**AMERICAN FORK CITY PLANNING COMMISSION**
**SEPTEMBER 8, 2021**
**REGULAR SESSION**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on September 8, 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 preliminary plan and final plats for Greenwood Creek Plats A and B located in the area of 900 North 640 West in the R-1-9,000 Residential zone

3. Hearing, review and action on an amendment to Section 17.4.608.6.B.e.(5) of the American Fork City Development Code to strike the timing requirement for completion of office/retail project components in the TOD zone

4. Other Business

5. Site Plan Committee Report

6. Review and action on the minutes of the August 18, 2021 Planning Commission Regular Session

7. 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: September 8, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary and final plats for Greenwood Creek Plats A and B, located in the area of 900 North 640 West, in the R1-9,000 Residential zone.

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

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | Approximately 900 North 640 West | | | |
| Applicant: | | Dudley & Associates, David Brotherson | | | |
| Existing Land Use: | | Vacant/Agriculture | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Residential | | | |
| | South | Residential | | | |
| | East | Residential | | | |
| | West | Residential | | | |
| Existing Zoning: | | R1-9,000 | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | R1-12,000 | | | |
| | South | RA-1 and R1-12,000 | | | |
| | East | R1-9,000 & R1-12,000 | | | |
| | West | PF, R1-12,000 and RA-1 | | | |
| Land Use Plan Designation: | | Residential Low Density (3 du/ac) | | | |
| Zoning within density range? | | x | Yes | | No |

Background

Greenwood Creek proposes 41 lots on 19.59 acres, with an overall density of 2.1 du/ac. The property was recently annexed and given zone designations of R1-9,000 and PF (Public Facilities). The area zoned PF was designated for a future open space/trail corridor along the Mitchell Hollow. The subdivision plat recognizes this open area/trail corridor. Open space for the trail corridor was also provided with the Mitchel Springs subdivision to the west. A trail will ultimately be constructed, connecting 700 North to 1120 North, and continue north into the Highland City trail system.

Access to Greenwood Creek is provided off 800 North, 640 West 860 North and 900 North. All lots meet or exceed the requirements of the R1-9,000 zone.

Section 17.8.211 of the Development Code

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

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

   The preliminary plan and final plat are being processed concurrently.

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

   This criterion has been met.

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

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

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

   Engineering will determine the costs.

e. The water rights conveyance documents have been provided.

   Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT:

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

1. The final plat is consistent with the Land Use Plan designation of “Low Density Residential”.

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

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

POTENTIAL MOTIONS

**APPROVAL**

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan of Greenwood Creek Plats A and B, subject to any findings, conditions and modifications found in the engineering report.

FINAL PLAT

Mr. Chairman, I move that we recommend approval of the final plat of Greenwood Creek Plats A and B, with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

**DENIAL**

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan of Greenwood Creek Plats A and B.

FINAL PLAT

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

**TABLE**

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan of Greenwood Creek Plats A and B.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat of Greenwood Creek Plats A and B.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 9/8/2021

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: Greenwood Creek Plats A and B

Project Address: 900 North 640 West

Developer / Applicant's Name: David Brotherson, 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).

**Plan Modifications Required:**

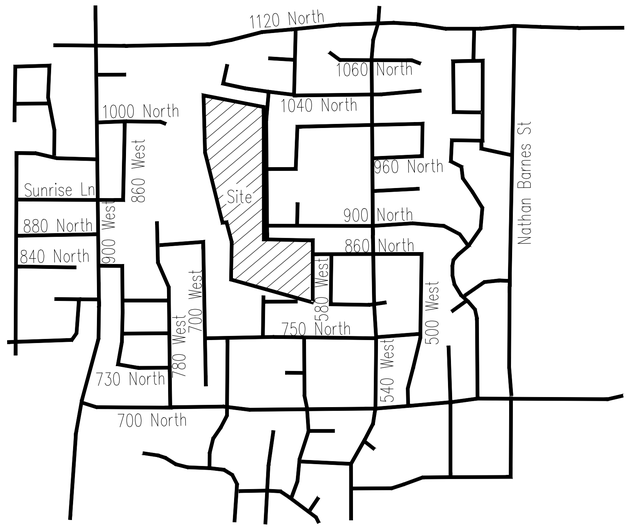
1. Outstanding TRC comments need to be addressed and verification by third parties that retaining wall design comments have been adequately addressed and recent plat modifications have been reviewed and approved per city requirements.

# Greenwood Creek

American Fork City — 900 North 640 West — Utah

Legend

| Symbol | Description |
|---|---|
| | Proposed 8" Sanitary Sewer Main |
| | Existing Sanitary Sewer Main (size noted on plan) |
| | Proposed Culinary Water Main (size noted on plan) |
| | Existing Culinary Water Main (size noted on plan) |
| | Existing Storm Drain pipe (size noted on plan) |
| | 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) |
| | Culindary Water Valve |
| | Fire Hydrant |
| S | Sanitary Sewer Manhole |
| D | 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 |




Vicinity Map

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of American Fork may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of American Fork construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

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## 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 Peterson | 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 |

SURVEY DESCRIPTION

Commencing at a point located North 00°45'55" West along the Section line 434.00 feet and West 849.62 feet from the Southeast corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along Parker Heights Subdivision the following 8 courses: North 15°07'32" West 26.13 feet, North 66°23'42" West 41.46 feet, North 75°00'15" West 125.58 feet, along the arc of a 25.00 foot radius curve to the right 32.98 feet (chord bears South 52°12'00" West 30.64 feet), South 89°59'10" West 186.50 feet, along the arc of a 25.00 foot radius curve to the right 39.29 feet (chord bears North 44°46'05" West 35.51 feet), North 00°28'41" East 8.09 feet, North 89°31'04" West 45.00 feet; thence North 00°28'56" East 58.96 feet; thence North 74°43'00" West 266.07 feet; thence along Mitchell Springs Subdivision the following 3 courses: North 00°48'00" East 310.15 feet, North 12°40'00" West 182.29 feet, West 34.49 feet; thence North 12°40'00" West 654.49 feet; thence West 2.28 feet; thence North 01°35'20" West along Mitchell Meadows Subdivision 447.88 feet; thence South 78°07'40" East along Searle Meadows Subdivision 537.71 feet; thence South 00°10'09" East along Searle Meadows Subdivision and Harvest Hill Subdivision 1121.90 feet; thence along said Harvest Hill Subdivision the following 2 courses: North 89°59'38" East 312.59 feet, North 88°04'58" East 90.05 feet; thence South 00°03'39" West along Lakeview Hills Subdivision 495.44 feet; thence South 00°15'37" West along Moser Subdivision 67.59 feet to the point of beginning.

AREA=853,408 sq. ft. or 19.59 acres

Basis of Bearing = North 00°45'55" West along the Section line (NAD 27)
Benchmark = Southeast corner Section 10, Township 5 South, Range 1 East, SLB&M
Elev = 4620.66

Developer:

Greenwood Creek LLC
1044 North 1360 East
Orem Utah, 84097
davidbrotherson@gmail.com

Owner:

LKS AG Inc.
40 East 1120 North
American Fork Utah 84003

Engineer:


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


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

Site Data:

Zone = R1-9000
Total Area = 19.59 Acres
Total number of Lots = 41

Fema Flood Plane Info
Zone X
Panel # 49049C0164F
June 19, 2020

Sheet No.
C - 1.0

## 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.
28. Sidewalks are to be constructed 4" thick with the stipulation that sidewalks will be replaced by 6" sidewalks through driveways by the homeowner at time of home construction.

## UTILITIES

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

| COMPANY | | CONTACT | PHONE |
|---|---|---|---|
| CENTURY LINK | – TELEPHONE | Ryan Allred | (801) 223-0084 |
| PACIFIC CORP | – POWER | Teria Walker | (801) 756 1310 |
| COMCAST | – CABLE | Elysia Valdez | (801) 401-3017 |
| QUESTAR GAS | – GAS | Trent Johnson | (801) 853-6548 |
| AMERICAN FORK CITY | – WATER | Jay Brems | (801) 763-3060 |
| AMERICAN FORK CITY | – SEWER | Ashton Hardy | (801) 763-3060 |
| AMERICAN FORK CITY | – STORM | Ashton Hardy | (801) 763-3060 |
| AMERICAN FORK CITY | – SWPPP | Harlan Nielson | (801) 763-3060 |
| AMERICAN FORK CITY | – P.I. | Jay Brems | (801) 763-3060 |

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

## TRAFFIC CONTROL

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

## EROSION AND SEDIMENT CONTROL

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

## WATER LINE

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

## SANITARY SEWER

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

## 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

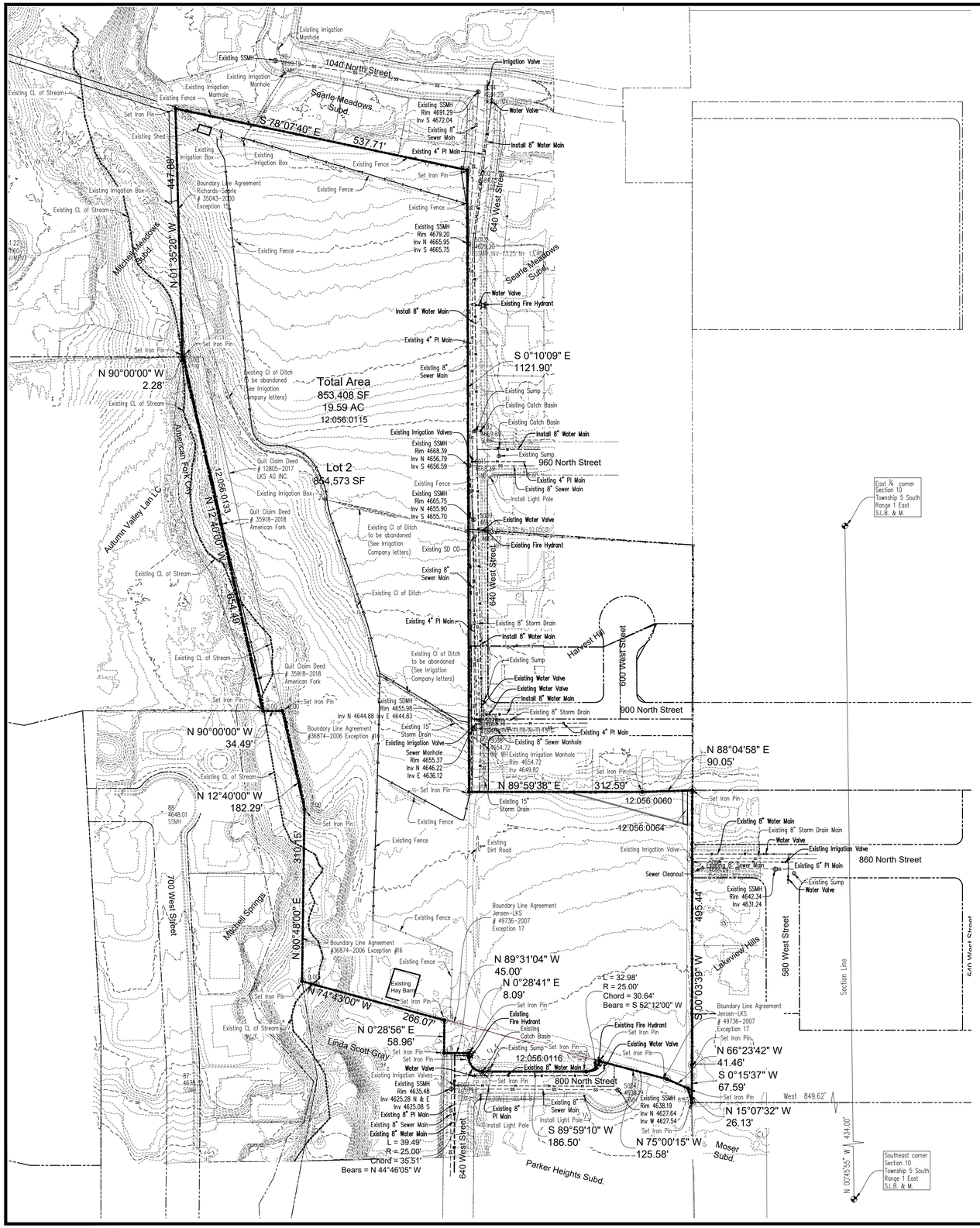
# Standard Notes

American Fork City Utah

| REVISIONS |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |
| 8-30-2021 |

| | |
|---|---|
| DATE | 12-14-2018 |
| SCALE | 1"=30' |
| BY | BHT |
| TRACING NO. | L - 14436 |

SHEET No.
C - 1.1




DEED DESCRIPTIONS

PARCEL 1
Commencing North 00°45'55" West 583.38 feet and West 1293.87 feet from the Southeast corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 75°00'15" East 290.01 feet; thence along a curve to the right (chord bears: South 52°12'00" West 30.64 feet, Radius = 25 feet); thence South 89°59'10" West 186.50 feet; thence along a curve to the right (chord bears North 44°46'05" West 35.51 feet, Radius = 25.00 feet); thence North 00°28'41" East 8.09 feet; thence North 89°31'04" West 45.00 feet; thence North 00°28'56" East 60.19 feet to beginning.

Tax Serial Number – 12:056:0116

PARCEL 2
Commencing North 460.70 feet and West 865.68 feet from the Southeast corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 66°23'42" West 37.69 feet; thence North 75°00'15" West 415.60 feet; thence South 1.23 feet; thence North 74°43'00" West 266.1 feet; thence North 00°48'00" East 310.15 feet; thence North 12°40'00" West 836.79 feet; thence West 36.77 feet; thence North 01°35'20" West 448.12 feet; thence South 78°07'40" East 537.74 feet; thence South 00°10'09" East 1073.51 feet; thence South 00°10'09" East 47.84 feet; thence North 89°59'38" East 173.75 feet; thence South 74°37'20" East 228.72 feet; thence South 00°20'21" West 473.43 feet to the point of beginning.

Tax Serial Number – 12:056:0115

PARCEL 3
Commencing North 933.76 feet and West 863.37 feet from the Southeast corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 74°37'20" West 7.69 feet; thence North 00°58'37" West 61.45 feet; thence North 88°04'58" East 8.84 feet; thence South 00°20'21" West 63.78 feet to the point of beginning.

Tax Serial Number – 12:056:0064

PARCEL 4
Commencing South 1725.44 feet and West 835.26 feet form the East corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 74°37'20" West 222.37 feet; thence North 89°59'38" East 140.08 feet; thence North 88°04'58" East 73.32 feet; thence South 00°58'37" East 61.45 feet to the point of beginning.

Tax Serial Number – 12:056:0060

PARCEL 5
Beginning at a point which is North 1140.22 feet and West 1628.48 feet from the Southeast corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence
North 12°40'00" West 654.49 feet; thence East 34.48 feet; thence South 12°40'00" East 654.49 feet; thence West 34.48 feet to the point of beginning.

Tax Serial Number – 12:056:0133

SURVEY DESCRIPTION

Commencing at a point located North 00°45'55" West along the Section line 434.00 feet and West 849.62 feet from the Southeast corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along Parker Heights Subdivision the following 8 courses: North 15°07'32" West 26.13 feet, North 66°23'42" West 41.46 feet, North 75°00'15" West 125.58 feet, along the arc of a 25.00 foot radius curve to the right 32.98 feet (chord bears South 52°12'00" West 30.64 feet), South 89°59'10" West 186.50 feet, along the arc of a 25.00 foot radius curve to the right 39.29 feet (chord bears North 44°46'05" West 35.51 feet), North 00°28'41" East 8.09 feet, North 89°31'04" West 45.00 feet; thence North 00°28'56" East 58.96 feet; thence North 74°43'00" West 266.07 feet; thence along Mitchell Springs Subdivision the following 3 courses: North 00°48'00" East 310.15 feet, North 12°40'00" West 182.29 feet, West 34.49 feet; thence North 12°40'00" West 654.49 feet; thence West 2.28 feet; thence North 01°35'20" West along Mitchell Meadows Subdivision 447.88 feet; thence South 78°07'40" East along Searle Meadows Subdivision 537.71 feet; thence South 00°10'09" East along Searle Meadows Subdivision and Harvest Hill Subdivision 1121.90 feet; thence along said Harvest Hill Subdivision the following 2 courses: North 89°59'38" East 312.59 feet, North 88°04'58" East 90.05 feet; thence South 00°03'39" West along Lakeview Hills Subdivision 495.44 feet; thence South 00°15'37" West along Moser Subdivision 67.59 feet to the point of beginning.

AREA=853,408 sq. ft. or 19.59 acres

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: CREEKSIDE HOMES, LLC, together with its successors and assigns and OLD REPUBLIC TITLE INSURANCE COMPANY:
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(b)(1), 8, 11(a), 13, 14, 16, 18, 19, 20, and 21 of Table A thereof.

Date of Plat or Map: March 8, 2021

Roger D. Dudley, PLS #147089

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

NORTH
1" = 100

SURVEYOR NOTES

1. This survey is referenced to a title commitment by Old Republic National Title Insurance Company, Commitment No. 21-2813 dated February 11, 2021.

2. The Basis of Bearing for this survey is the Section line between the Southeast corner and the East quarter corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian which bears North 00°45'55" West (NAD27).

3. The survey correctly shows the location of all buildings, structures and other improvements situated on the premises.

4. Site utilities (sewer, water, gas, telephone, power, etc.) are connected to public systems along 640 West Street and 800 North Street.

5. Direct access to this site is available to 640 West Street, 900 North Street and 960 North Street which are American Fork City public streets.

6. Gross Land Area: 854,876 sq. ft. or 19.63 acres

7. There are no encroachments onto adjoining premises, streets, alleys or easement areas by any buildings, structures or other improvements, and no encroachments onto the premises by buildings, structures or other improvements situated on adjoining premises.

8. There are possible wetlands on the site subject to formal delineation in progress.

9. 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 495517, with a date of identification of October 1982, for Community Number No. 495517-0120, in Utah County, State of Utah, which is the current Flood Insurance Rate Map for the community in which said property is situated.

10. The field work was completed on February 28, 2021.

11. There is no evidence of recent earth moving work or building additions.

12. There is no proposed changes in street right-of-way lines except widening and improvement for 640 West Street.

13. The address of the property is approximately 960 North 640 West American Fork, Utah 84003.

EXCEPTIONS NOTES

Exceptions 1 – 12: Not survey related and not shown.

Exception 13: All public utility and drainage easements and/or setbacks as designated on the official plat in the Office of the Utah County Recorder are addressed in exceptions 14 thru 27.

Exception 14: Easement of Mountain States Telephone and Telegraph Entry No. 34788:1981 is not plottable as recorded.

Exception 15: Boundary Line Agreement – Entry No. 35043:2000 is shown as recorded.

Exception 16: Boundary Line Agreement – Entry No.36874:2006 is shown as recorded.

Exception 17: Boundary Line Agreement – Entry No. 49736:2007 is shown as recorded.

Exceptions 18-27: Not survey related and not shown.

GRAPHIC SCALE

100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.

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

Creekside Homes

# ALTA-NSPS Land Title Survey

American Fork Utah

Revisions

| | |
|---|---|
| Date | 3-8-2021 |
| Scale | 1"=100' |
| By | BHT |
| Tracing No. | L - 14411 |

Sheet No.
C -1.2

| Line Table | | |
|---|---|---|
| Line | Length | Direction |
| T1 | 88.84' | S 01°35'20" E |
| T2 | 26.90' | S 36°10'31" E |
| T3 | 25.23' | S 12°23'58" E |
| T4 | 32.83' | S 12°23'58" E |
| T5 | 48.70' | S 17°16'40" E |
| T6 | 30.83' | S 11°07'34" E |
| T7 | 13.80' | S 11°07'34" E |
| T8 | 33.38' | S 14°43'00" E |
| T9 | 64.12' | S 13°40'16" W |
| T10 | 2.20' | S 07°51'56" E |
| T11 | 22.47' | S 07°51'56" E |
| T12 | 55.33' | S 26°17'21" E |
| T13 | 40.16' | S 07°05'26" W |
| T14 | 5.13' | S 26°01'45" W |
| T15 | 22.39' | S 26°01'45" W |
| T16 | 5.56' | S 49°50'08" E |
| T17 | 25.01' | S 74°35'55" E |
| T18 | 32.06' | S 35°55'41" E |
| T19 | 27.82' | S 14°50'45" E |
| T20 | 33.18' | S 02°24'12" E |
| T21 | 37.87' | S 72°37'04" E |
| T22 | 18.37' | S 18°32'54" E |
| T23 | 20.25' | S 42°23'21" E |
| T24 | 11.29' | S 42°23'21" E |
| T25 | 19.40' | S 28°11'16" E |
| T26 | 2.29' | S 07°09'10" E |
| T27 | 12.69' | S 07°09'10" E |
| T28 | 29.71' | S 21°04'56" E |
| T29 | 27.28' | S 12°17'18" W |
| T30 | 42.49' | S 27°21'34" W |
| T31 | 30.92' | S 03°19'46" E |
| T32 | 24.08' | S 00°48'00" W |

| Curve Data Table | | | | | |
|---|---|---|---|---|---|
| Curve | Radius | Length | Chord | Bearing | Delta |
| C1 | 25.00' | 39.49' | 35.51' | N 44°46'05" W | 90°30'09" |
| C2 | 25.00' | 32.98' | 30.64' | S 52°12'00" W | 75°35'04" |
| C3 | 269.00' | 14.46' | 14.46' | S 88°27'15" W | 3°04'45" |
| C4 | 331.00' | 24.62' | 24.62' | N 87°52'08" E | 4°15'45" |
| C5 | 500.00' | 49.18' | 49.16' | S 3°17'45" W | 5°38'08" |
| C6 | 331.00' | 36.30' | 36.28' | N 2°58'20" E | 6°16'58" |
| C7 | 46.00' | 67.79' | 61.82' | S 47°47'53" E | 84°25'56" |
| C8 | 46.00' | 86.26' | 74.17' | S 48°08'28" W | 107°26'46" |
| C9 | 15.00' | 24.59' | 21.93' | N 54°54'14" E | 93°55'15" |
| C10 | 30.00' | 13.17' | 13.07' | S 65°33'30" E | 25°09'18" |
| C11 | 63.00' | 67.30' | 64.14' | N 83°34'57" W | 61°12'12" |
| C12 | 63.00' | 66.28' | 63.27' | S 35°40'33" W | 60°16'49" |
| C13 | 63.00' | 60.41' | 58.13' | S 21°56'10" E | 54°56'38" |
| C14 | 30.00' | 22.95' | 22.39' | N 27°29'42" W | 43°49'34" |
| C15 | 77.00' | 89.36' | 84.43' | S 38°49'38" E | 66°29'25" |
| C16 | 77.00' | 24.11' | 24.01' | S 81°02'36" E | 17°56'30" |
| C17 | 15.00' | 23.52' | 21.18' | N 45°05'30" W | 89°50'42" |
| C18 | 15.00' | 23.60' | 21.24' | N 44°54'44" E | 90°09'47" |
| C19 | 30.00' | 21.06' | 20.63' | S 69°53'31" E | 40°13'43" |
| C20 | 63.00' | 43.26' | 42.42' | N 69°27'03" W | 39°20'47" |
| C21 | 63.00' | 57.79' | 55.78' | S 64°35'51" W | 52°33'24" |
| C22 | 63.00' | 70.25' | 66.67' | S 6°22'22" W | 63°53'35" |
| C23 | 63.00' | 72.25' | 68.36' | S 58°25'49" E | 65°42'46" |
| C24 | 63.00' | 60.99' | 58.63' | N 60°58'51" E | 55°27'56" |
| C25 | 30.00' | 29.71' | 28.51' | S 61°37'15" W | 56°44'45" |
| C26 | 15.00' | 23.52' | 21.18' | N 45°05'16" W | 89°50'13" |
| C27 | 300.00' | 32.90' | 32.88' | N 2°58'20" E | 6°16'58" |
| C28 | 531.00' | 5.32' | 5.32' | S 5°49'35" W | 0°34'28" |
| C29 | 531.00' | 46.91' | 46.89' | S 3°00'31" W | 5°03'41" |
| C30 | 12.00' | 18.95' | 17.04' | S 44°45'39" E | 90°28'41" |
| C31 | 469.00' | 29.47' | 29.47' | S 2°16'42" W | 3°36'03" |
| C32 | 469.00' | 16.66' | 16.66' | S 5°05'47" W | 2°02'05" |
| C33 | 15.00' | 21.96' | 20.05' | S 48°03'25" W | 83°53'11" |
| C34 | 362.00' | 24.73' | 24.73' | N 88°02'34" E | 3°54'53" |
| C35 | 15.00' | 24.69' | 22.00' | N 47°06'02" W | 94°19'26" |
| C36 | 12.00' | 18.84' | 16.96' | N 45°01'51" E | 89°56'19" |
| C37 | 55.00' | 7.57' | 7.56' | N 24°35'28" W | 7°52'53" |
| C38 | 60.00' | 29.94' | 29.63' | S 14°14'06" E | 28°35'35" |
| C39 | 15.00' | 22.43' | 20.40' | S 42°53'58" W | 85°40'34" |
| C40 | 238.00' | 12.19' | 12.19' | S 88°31'35" W | 2°56'05" |
| C41 | 300.00' | 16.12' | 16.12' | S 88°27'15" W | 3°04'45" |
| C42 | 300.00' | 22.32' | 22.31' | N 87°52'08" E | 4°15'45" |
| C43 | 15.00' | 25.25' | 22.37' | S 41°46'48" E | 96°26'25" |
| C44 | 362.00' | 41.76' | 41.74' | N 3°08'08" E | 6°36'34" |
| C45 | 15.00' | 23.60' | 21.24' | N 44°54'30" E | 90°09'18" |
| C46 | 15.00' | 22.10' | 20.16' | S 47°47'53" E | 84°25'56" |
| C47 | 15.00' | 28.13' | 24.19' | S 48°08'28" W | 107°26'46" |
| C48 | 15.00' | 20.41' | 18.87' | N 39°09'09" W | 77°58'00" |
| C49 | 362.00' | 2.20' | 2.20' | N 85°54'41" E | 0°20'52" |




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


Greenwood Creek

# Preliminary Plat

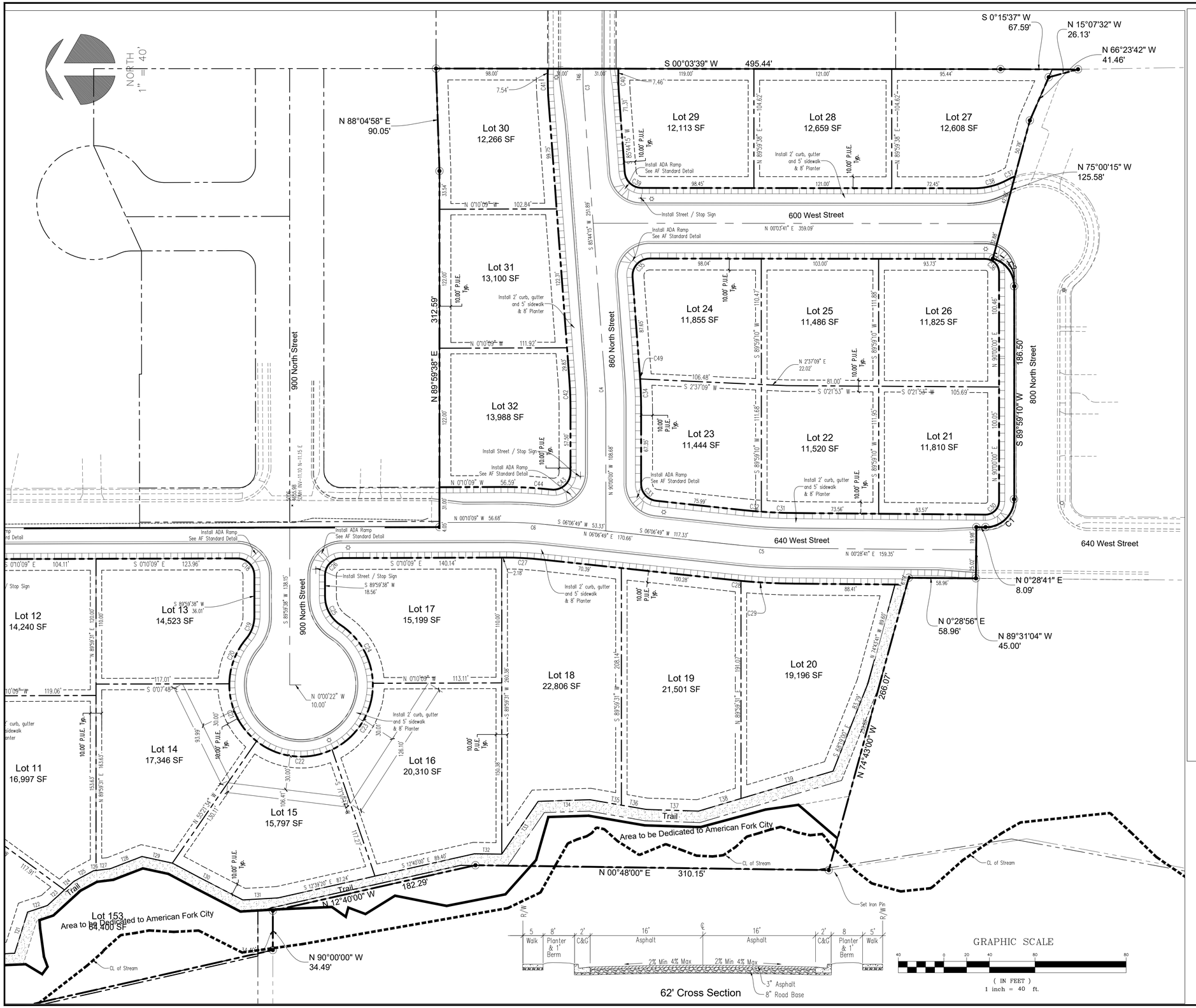
American Fork City Utah

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |
| 8-25-2021 |
| 9-2-2021 |

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=40' |
| By | BHT |
| Tracing No. | |

Sheet No.
C - 2.0




## Line Table

| Line | Length | Direction |
|---|---|---|
| T1 | 88.84' | S 01°35'20" E |
| T2 | 26.90' | S 36°10'31" E |
| T3 | 25.23' | S 12°23'58" E |
| T4 | 32.83' | S 12°23'58" E |
| T5 | 48.70' | S 17°16'40" E |
| T6 | 30.83' | S 11°07'34" E |
| T7 | 13.80' | S 11°07'34" E |
| T8 | 33.38' | S 14°43'00" E |
| T9 | 64.12' | S 13°40'16" W |
| T10 | 2.20' | S 07°51'56" E |
| T11 | 22.47' | S 07°51'56" E |
| T12 | 55.33' | S 26°17'21" E |
| T13 | 40.16' | S 07°05'26" W |
| T14 | 5.13' | S 26°01'45" W |
| T15 | 22.39' | S 26°01'45" W |
| T16 | 5.56' | S 49°50'08" E |
| T17 | 25.01' | S 74°35'55" E |
| T18 | 32.06' | S 35°55'41" E |
| T19 | 27.82' | S 14°50'45" E |
| T20 | 33.18' | S 02°24'12" E |
| T21 | 37.87' | S 72°37'04" E |
| T22 | 18.37' | S 18°32'54" E |
| T23 | 20.25' | S 42°23'21" E |
| T24 | 11.29' | S 42°23'21" E |
| T25 | 19.40' | S 28°11'16" E |
| T26 | 2.29' | S 07°09'10" E |
| T27 | 12.69' | S 07°09'10" E |
| T28 | 29.71' | S 21°04'56" E |
| T29 | 27.28' | S 12°17'18" W |
| T30 | 42.49' | S 27°21'34" W |
| T31 | 30.92' | S 03°19'46" E |
| T32 | 24.08' | S 00°48'00" W |

## Curve Data Table

| Curve | Radius | Length | Chord | Bearing | Delta |
|---|---|---|---|---|---|
| C1 | 25.00' | 39.49' | 35.51' | N 44°46'05" W | 90°30'09" |
| C2 | 25.00' | 32.98' | 30.64' | S 52°12'00" W | 75°35'04" |
| C3 | 269.00' | 14.46' | 14.46' | S 88°27'15" W | 3°04'45" |
| C4 | 331.00' | 24.62' | 24.62' | N 87°52'08" E | 4°15'45" |
| C5 | 500.00' | 49.18' | 49.16' | S 3°17'45" W | 5°38'08" |
| C6 | 331.00' | 36.30' | 36.28' | N 2°58'20" E | 6°16'58" |
| C7 | 46.00' | 67.79' | 61.82' | S 47°47'53" E | 84°25'56" |
| C8 | 46.00' | 86.26' | 74.17' | S 48°08'28" W | 107°26'46" |
| C9 | 15.00' | 24.59' | 21.93' | N 54°54'14" E | 93°55'15" |
| C10 | 30.00' | 13.17' | 13.07' | S 65°33'30" E | 25°09'18" |
| C11 | 63.00' | 67.30' | 64.14' | N 83°34'57" W | 61°12'12" |
| C12 | 63.00' | 66.28' | 63.27' | S 35°40'33" W | 60°16'49" |
| C13 | 63.00' | 60.41' | 58.13' | S 21°56'10" E | 54°56'38" |
| C14 | 30.00' | 22.95' | 22.39' | N 27°29'42" W | 43°49'34" |
| C15 | 77.00' | 89.36' | 84.43' | S 38°49'38" E | 66°29'25" |
| C16 | 77.00' | 24.11' | 24.01' | S 81°02'36" E | 17°56'30" |
| C17 | 15.00' | 23.52' | 21.18' | N 45°05'30" W | 89°50'42" |
| C18 | 15.00' | 23.60' | 21.24' | N 44°54'44" E | 90°09'47" |
| C19 | 30.00' | 21.06' | 20.63' | S 69°53'31" E | 40°13'43" |
| C20 | 63.00' | 43.26' | 42.42' | N 69°27'03" W | 39°20'47" |
| C21 | 63.00' | 57.79' | 55.78' | S 64°35'51" W | 52°33'24" |
| C22 | 63.00' | 70.25' | 66.67' | S 6°22'22" W | 63°53'35" |
| C23 | 63.00' | 72.25' | 68.36' | S 58°25'49" E | 65°42'46" |
| C24 | 63.00' | 60.99' | 58.63' | N 60°58'51" E | 55°27'56" |
| C25 | 30.00' | 29.71' | 28.51' | S 61°37'15" W | 56°44'45" |
| C26 | 15.00' | 23.52' | 21.18' | N 45°05'16" W | 89°50'13" |
| C27 | 300.00' | 32.90' | 32.88' | N 2°58'20" E | 6°16'58" |
| C28 | 531.00' | 5.32' | 5.32' | S 5°49'35" W | 0°34'28" |
| C29 | 531.00' | 46.91' | 46.89' | S 3°00'31" W | 5°03'41" |
| C30 | 12.00' | 18.95' | 17.04' | S 44°45'39" E | 90°28'41" |
| C31 | 469.00' | 29.47' | 29.47' | S 2°16'42" W | 3°36'03" |
| C32 | 469.00' | 16.66' | 16.66' | S 5°05'47" W | 2°02'05" |
| C33 | 15.00' | 21.96' | 20.05' | S 48°03'25" W | 83°53'11" |
| C34 | 362.00' | 24.73' | 24.73' | N 88°02'34" E | 3°54'53" |
| C35 | 15.00' | 24.69' | 22.00' | N 47°06'02" W | 94°19'26" |
| C36 | 12.00' | 18.84' | 16.96' | N 45°01'51" E | 89°56'19" |
| C37 | 55.00' | 7.57' | 7.56' | N 24°35'28" W | 7°52'53" |
| C38 | 60.00' | 29.94' | 29.63' | S 14°14'06" E | 28°35'35" |
| C39 | 15.00' | 22.43' | 20.40' | S 42°53'58" W | 85°40'34" |
| C40 | 238.00' | 12.19' | 12.19' | S 88°31'35" W | 2°56'05" |
| C41 | 300.00' | 16.12' | 16.12' | S 88°27'15" W | 3°04'45" |
| C42 | 300.00' | 22.32' | 22.31' | N 87°52'08" E | 4°15'45" |
| C43 | 15.00' | 25.25' | 22.37' | S 41°46'48" E | 96°26'25" |
| C44 | 362.00' | 41.76' | 41.74' | N 3°08'08" E | 6°36'34" |
| C45 | 15.00' | 23.60' | 21.24' | N 44°54'30" E | 90°09'18" |
| C46 | 15.00' | 22.10' | 20.16' | S 47°47'53" E | 84°25'56" |
| C47 | 15.00' | 28.13' | 24.19' | S 48°08'28" W | 107°26'46" |
| C48 | 15.00' | 20.41' | 18.87' | N 39°09'09" W | 77°58'00" |
| C49 | 362.00' | 2.20' | 2.20' | N 85°54'41" E | 0°20'52" |

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

# Greenwood Creek
# Preliminary Plat
American Fork City Utah

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |
| 8-25-2021 |

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=40' |
| By | BHT |
| Tracing No. | |

Sheet No.
C - 2.1

NORTH
1" = 40'

Irrigation Valve
Existing 4" PI Main
Existing SSMH
Rim 4691.29
Inv 4672.04
4"x 8" Tee
2-4" G.V.
8" GV
8" Tee
8" G.V.
Existing Fire Hydrant assembly
Install 60" SSMH #15
STA = 14+95.55
Rim = 4678.08
FL IN = 4665.22
FL IN = 4665.22
FL OUT = 4665.02
640 West Street
Existing 8" Sewer Main
Existing Sump
Existing Catch Basin
Existing PI Valves
960 North Street
Existing 8" Water Main
Existing 4" PI Main
Existing 8" Sewer Main
Existing Fire Hydrant assembly
Existing SSMH
Rim 4665.75
Inv North 4655.90
Inv South 4655.70
8" Tee
8" G.V.
Existing 4" PI Main
Existing 8" SD Pipe
Existing 8" Sewer Main
Install 60" SSMH #13
STA = 9+69.20
Rim = 4663.65
FL IN = 4654.39
FL IN = 4654.39
FL OUT = 4654.19
Existing SSMH
Rim 4679.20
Inv 4665.95
Install Catch Basin #1
STA = 10+93.48
Rim = 4678.32
FL IN = 4674.71
FL OUT = 4675.32
Bottom 4673.32
Install 33.25 L.F. 18" RCP @ 1.32%
Install Light Pole
Install 60" Sump #3
STA = 11+29.67
Rim = 4677.71
FL IN = 4674.71
Bottom 4666.71
Install 19.31 L.F. 18" RCP @ 0.88%
Install Pretreatment Catch Basin #2
STA = 11+07.03
Rim = 4677.88
FL IN = 4674.88
FL OUT = 4674.88
Bottom = 4672.38
Install 1" PI Lot w/ 1" Meter Typ.
Install 4" Sewer Lot Typ.
Install Double 1" PI Lot w/ 1" Meters Typ.
Install 1" Water Service w/ 1" Meter Typ.
Existing SSMH
Rim 4668.39
Inv 4656.79
4"x8" Tee w/ 8" GV on New Line
Install Double Catch Basin #3
STA = 0+47.50
Rim = 4663.24
FL OUT = 4660.24
Bottom = 4658.24
Install 60" Sump
STA = 0+20.42
Rim = 4663.23
FL IN = 4658.79
Bottom 4653.23
Install Light Pole
Install 23.64 L.F. 18" RCP @ 5.11%
Install Double Pretreatment Catch Basin
STA = 0+47.44
Rim = 4663.24
Bottom = 4657.50
FL IN = 4660.00
FL OUT = 4660.00
Install 31.01 L.F. 18" RCP @ 0.77%
Lot 1
13,023 SF
Lot 37
936 SF
Lot 38
10,444 SF
Lot 39
10,250 SF
Lot 40
10,055 SF
Lot 41
11,216 SF
Lot 12
14,240 SF
1000 North Street
Install 8" C-900 PVC Sec. Water Main
Install 309.78 L.F. 8" SDR 35 PVC @ 1.44%
950 North Street
Install 8" C-900 PVC Cul. Water Main
Install 8" C-900 PVC Sec. Water main
Install 239.96 L.F. 8" SDR 35 PVC @ 0.51%
Lot 2
13,099 SF
Lot 36
17,058 SF
Lot 35
15,945 SF
Lot 34
14,802 SF
Lot 33
13,433 SF
Lot 11
16,997 SF
Install 13.51 L.F. 18" RCP @ 1.26%
Install Sump
STA = 4+20.12
Rim = 4668.12
FL IN = 4663.90
Bottom 4658.12
Install Pretreatment Catch Basin
STA = 4+05.07
Rim = 4667.07
FL IN = 4664.07
FL OUT = 4664.07
Bottom = 4661.57
Install Fire Hydrant assembly
45° bend
Install 60" SSMH #12
STA = 2+43.06
Rim = 4664.71
FL IN = 4655.80
FL OUT = 4655.60
Install 62.21 L.F. 8" PVC Pipe @ 0.53%
Install 1" Water Service w/ 1" Meter
Install 4" Sewer Lot Typ.
Install Light Pole
Install Fire Hydrant assembly
22.5° Bend
90° Bend
680 West Street
Install 8" C-900 PVC Cul. Water Main
Install 8" C-900 PVC Sec. Water Main
Install 271.97 L.F. 8" PVC Pipe @ 2.88%
Install 274.88 L.F. 8" PVC Pipe @ 2.09%
Lot 3
13,023 SF
Lot 6
15,117 SF
Lot 7
14,353 SF
Lot 8
15,110 SF
Lot 9
15,653 SF
Lot 10
14,386 SF
Lot 153
64,400 SF
Existing 24" SD Pipe to be abandoned
Existing SDMH to be removed
Existing SD/Irrigation Box to be removed
Existing SSMH
Install 60" SSMH #10
STA = 8+64.08
Rim = 4681.10
FL OUT = 4670.11
FL OUT = 4670.11
Install Light Pole
Install 60" SSMH #14
STA = 5+85.21
Rim = 4675.17
FL IN = 4664.37
FL OUT = 4664.17
Install Double 1" PI Lot w/ 1" Meter Typ.
Install Catch Basin
STA = 4+15.81
Rim = 4667.53
FL OUT = 4664.53
Bottom 4662.53
Install 32.54 L.F. 18" RCP @ 1.41%
Install 60" SSMH #11
STA = 3+09.27
Rim = 4665.06
FL IN = 4656.33
FL OUT = 4656.13
Trail
Lot 4
24,838 SF
Lot 5
16,270 SF
Area to be Dedicated to American Fork City
CL of Stream
Existing Pipe to be removed (Construct Concrete Plug in Box to eliminate Irrigation Lateral)
Existing Irrigation Box
CL of Stream

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

CAUTION!!! Notice to contractors

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Greenwood Creek

# Utility Plan

Utah

American Fork City

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |
| 8-25-2021 |
| 8-30-2021 |

| |
|---|
| Date 5-26-2021 |
| Scale 1"=40' |
| By BHT |
| Tracing No. |

Sheet No.
C - 3.0

NORTH
1" = 40'

Lot 30
12,266 SF

Lot 29
12,113 SF

Lot 28
12,659 SF

Lot 27
12,608 SF

Lot 31
13,100 SF

Lot 24
11,855 SF

Lot 25
11,486 SF

Lot 26
11,825 SF

Lot 32
13,988 SF

Lot 23
11,444 SF

Lot 22
11,520 SF

Lot 21
11,810 SF

Lot 12
14,240 SF

Lot 13
14,523 SF

Lot 17
15,199 SF

Lot 18
22,806 SF

Lot 19
21,501 SF

Lot 20
19,196 SF

Lot 14
17,346 SF

Lot 16
20,310 SF

Lot 11
16,997 SF

Lot 15
15,797 SF

Lot 153
64,400 SF

600 West Street

860 North Street

900 North Street

800 North Street

640 West Street

Existing SSMH #29
STA = 4+25.12
Rim = 4644.27
FL IN = 4631.76
FL OUT = 4631.66

Existing 3x3 SD Box
Grate 4639.77
FL 4635.02

Existing FL Ditch 4637.66

Existing Open
Ditch to be piped

Install 23.92 18" ADS SD Pipe @ 1.38%

FL 18" ADS SD Pipe
4637.33

Existing 18" ADS SD

Existing 15" PVC SD Pipe

Install 3x3 SD Box
Grate 4640.01
FL 4637.33

Install Light Pole

11¼ bend

45° bend

Install 8" C-900 PVC Sec. Water Main

Install 148.99 L.F. 8" PVC Pipe @ 1.68%

Install 60" SSMH #26
STA = 3+90.23
Rim = 4644.63
FL OUT = 4634.25
FL OUT = 4634.26

Install 1" PI Lot
w/ 1" Meter Typ.

Install Pretreatment
Catch Basin
STA = 2+62.43
Rim = 4638.54
FL IN = 4635.25
FL OUT = 4635.25
Bottom of Box = 4632.75

46.38.34
TBC

Existing SSMH #27
STA = 0+00.04
Rim = 4638.19
FL IN = 4627.64

Install Sump # 18
STA = 0+47.20
Rim = 4638.57
FL IN = 4635.00
Bottom 4628.57

Install 70.25 L.F. 18" RCP @ 2.44%

Install 386.20 L.F. 8" SD 35 PVC @ 1.71%

Install 4" C-900 PVC Sec. Water Main

Install 8" C-900 PVC Cul. Water Main

Install 31.92 L.F. 18" RCP @ 0.91%

8" Tee

3-8" G.V.

Install Catch Basin #16
STA = 0+60.36
Rim = 4638.54
FL OUT = 4635.54

Install Light Pole

Existing
Fire Hydrant
to be relocated

Install 1" PI Lot
w/ 1" Meter Typ.

Install 4" Sewer
Lat Typ.

Install Double
1" PI Lot Typ.
w/ 1" Meter Typ.

Install Fire Hydrant
assembly

Install 6" C-900 PVC Cul. Water Main

Existing 8" Water Main

Existing 8" Sewer Main

Install 8 in x 8 in 7" PVC Sec. Water main

Existing 4" PI Main

Existing 8" Water Main

Existing SDMH
Rim 4655.95
Inv 4644.88
8" Tee

3-8" G.V.

Existing Water Valve

Existing 8" SD Pipe

Existing 8" Sewer Main

Existing 8" C-900 PVC Sec. Water Main

4"x 8" Reducer

Existing SSMH #19
STA = 6+45.05
Rim = 4655.45
FL IN = 4646.22
FL IN = 4646.22
FL OUT = 4636.12

Install Blow Off

Install PI Blow Off

Install 32.63 L.F. 18" RCP @ 0.86%

Install Double Catch Basin
STA = 0+52.02
Rim = 4643.28
FL OUT = 4640.28
Bottom 4638.28

Install 4" Sewer
Lat Typ.

Install Pretreatment
Catch Basin
STA = 0+42.75
Rim = 4643.23
FL IN = 4640.00
FL OUT = 4640.00
Bottom = 4637.50

Install 17.43 L.F. 18" RCP @ 5.74%

Install Sump #9
STA = 0+21.92
Rim = 4643.62
FL IN = 4639.00
Bottom=4633.62

Install 1" PI Lot Typ.

Existing Catch Basin

Existing
Fire Hydrant

Install Pretreatment
Catch Basin #20
STA = 1+18.74
Rim = 4639.50
FL IN = 4636.30
FL OUT = 4636.30
Bottom = 4633.80

Install 9.72 L.F. 15"
RCP @ 3.09%

90° Bend

Install 8" C-900 PVC Cul. Water Main

Install 184.48 L.F. 8" Sewer SD 35 PVC @ 1.37%

Install 8" C-900 PVC Sec. Water Main

Install 30.92 L.F. 15" RCP @ 0.62%

Install 260.52 L.F. 8" SD 35 PVC @ 2.25%

Existing 8" Water Main

Existing 8" Sewer Main

Existing SSMH #25
STA = 0+00.04
Rim = 4635.48
FL IN = 4625.28

Existing 8" PI Main

Install Sump
STA = 1+07.60
Rim = 4639.54
FL IN = 4636.00
Bottom = 4629.54

Install Catch Basin #19
STA = 1+18.71
Rim = 4639.50
FL OUT = 4636.50
Bottom = 4634.50

Install 48" SSMH
STA = 4+53.01
Rim = 4644.88
FL OUT = 4633.88

Install 60" SSMH
STA = 2+64.55
Rim = 4642.15
FL IN = 4631.35
FL OUT = 4631.15

Existing Light Pole

4637.99
TBC

4637.77
TBC

4637.59
TBC

4637.38
TBC

4636.77
TBC

4636.24
TBC

4633.76
TBC

Existing 4" PI Main

Existing 8" SD Pipe

Existing 8" Sewer Main

4"x 8" Tee
& 8" G.V. on
new line

2-4" G.V.S

Install 60" Sump # 12
STA = 6+16.35
Rim = 4652.60
FL IN = 4649.00
Bottom 4642.60

Install 3.61 L.F. 18" RCP @ 5.54%

Install Light Pole

Install Pretreatment
Catch Basin
STA = 6+16.42
Rim = 4652.20
FL IN = 4649.20
FL OUT = 4649.20
Bottom = 4646.70

Install Catch Basin #10
STA = 0+46.14
Rim = 4654.64
FL OUT = 4651.64
Bottom = 4649.64

Install Fire Hydrant
assembly

Install 67.10 L.F. 18" RCP @ 3.64%

Install 8" C-900 PVC Cul. Water Main

900 North Street

Install 182.98 L.F. 8" PVC Pipe @ 0.40%

Install 1" PI Lot
w/ 1" Meter Typ.

Install Blow off

Install Blow off

Install 60" SSMH #18
STA = 1+86.98
Rim = 4655.41
FL OUT = 4646.96

Install 1" Water Service
w/ 1" Meter Typ.

Install Light Pole

Install Double
1" PI Lot Typ.
w/ 1" Meters Typ.

Trail

CL of Stream

Area to be Dedicated to American Fork City

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

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Greenwood Creek

# Utility Plan

American Fork City Utah

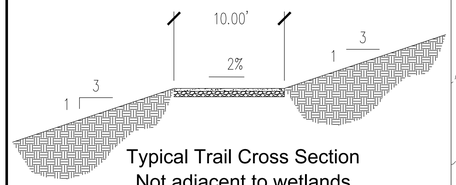
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

| Revisions |
|---|
| 8-12-2021 |
| 8-25-2021 |
| 8-30-2021 |
| 9-2-2021 |

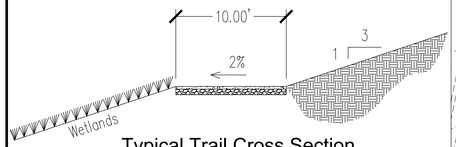
| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=40' |
| By | BHT |
| Tracing No. | |

Sheet No.
C - 3.1

NORTH
1" = 40'




Typical Trail Cross Section
Not adjacent to wetlands



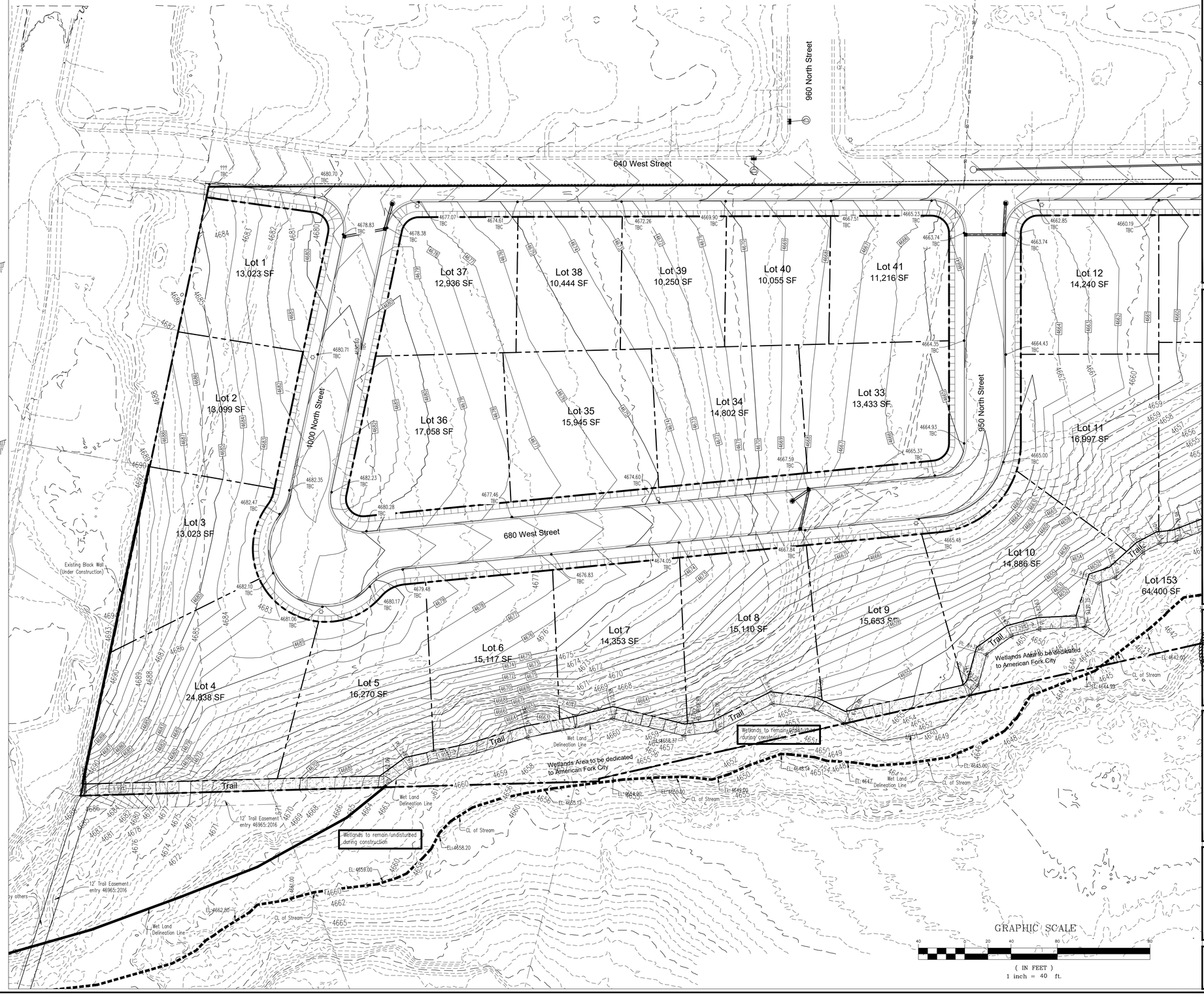

Typical Trail Cross Section
Adjacent to wetlands

Wetlands to remain undisturbed during construction

CAUTION!!! Notice to contractors

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353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252


Greenwood Creek

# Grading & Drainage Plan

American Fork City Utah

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |
| 8-25-2021 |
| 9-2-2021 |

| |
|---|
| Date 5-26-2021 |
| Scale 1"=40' |
| By BHT |
| Tracing No. |

Sheet No.
C - 4.0

NORTH
1" = 40'

Lot 30
12,266 SF

Lot 29
12,113 SF

Lot 28
12,659 SF

Lot 27
12,608 SF

600 West Street

Lot 31
13,100 SF

Lot 24
11,855 SF

Lot 25
11,486 SF

Lot 26
11,825 SF

900 North Street

860 North Street

Lot 32
13,988 SF

Lot 23
11,444 SF

Lot 22
11,520 SF

Lot 21
11,810 SF

640 West Street

Lot 12
4,240 SF

Lot 13
14,523 SF

Lot 17
15,199 SF

900 North Street

Lot 18
22,806 SF

Lot 19
21,501 SF

Lot 20
19,196 SF

Lot 14
17,346 SF

Lot 11
6,997 SF

Lot 16
20,310 SF

Lot 15
15,797 SF

Trail

Wetlands Area to be dedicated to American Fork City

Wetlands to remain undisturbed during construction

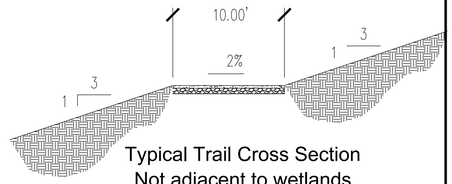
Wet Land Delineation Line

Install Rockery Retaining Walls

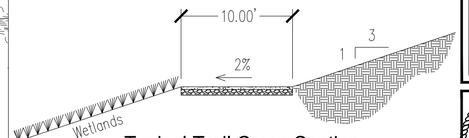
CL of Stream

Lot 153
64,400 SF

GRAPHIC SCALE
( IN FEET )
1 inch = 40 ft.




Typical Trail Cross Section
Not adjacent to wetlands




Typical Trail Cross Section
Adjacent to wetlands

Wetlands to remain undisturbed during construction

CAUTION!!! Notice to contractors

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Know what's below. 811
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UTILITY NOTIFICATION CENTER, INC.
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DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Greenwood Creek

# Grading & Drainage Plan

Utah

American Fork City

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |
| 8-25-2021 |
| 9-2-2021 |

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=40' |
| By | BHT |
| Tracing No. | |

Sheet No.
C - 4.1

NORTH
1" = 20'

960 North Street

640 West Street

Existing Fire Hydrant assembly

Existing Sump

Existing Catch Basin

Existing 6" Water Main

Existing 8" Sewer Main

Existing 4" Pl Main

Existing SSMH #1
STA = 10+21.76
Rim = 4665.97
FL IN = 4655.90
FL OUT = 4655.70

Existing 8" Water Main

Existing 4" Pl Main

Existing Pl Valves

Existing 8" Sewer Main

Existing SSMH #2
STA = 11+19.14
Rim = 4668.62
FL IN = 4656.59
FL OUT = 4656.39

Existing SSMH #3
STA = 15+19.50
Rim = 4679.24
FL IN = 4665.99
FL OUT = 4665.79

Install SSMH #5
STA = 14+95.55
Rim = 4678.08
FL IN = 4665.22
FL OUT = 4665.02

8" Tee

4" Tee

EPC: 11+73.38

PC: 15+68.93

PT: 15+19.50

PC: 15+19.50

PT: 14+95.55

Install Light Pole

Install 60" Sump #3
STA = 11+29.67
Rim = 4677.71
FL IN = 4674.71
Bottom = 4667.71

Install 33.25 L.F. 18" RCP @ 1.32%

Install 19.31 L.F. 18" RCP @ 0.88%

Install Pretreatment Catch Basin #2
STA = 11+07.03
Rim = 4677.88
FL IN = 4674.88
FL OUT = 4674.88
Bottom = 4672.38

Install Double Catch Basin #1
STA = 10+93.48
Rim = 4678.32
FL OUT = 4675.32
Bottom = 4673.32

Install 1" Pl Lot w/ 1" Meter Typ.

Install 4" Sewer Lot Typ.

Install 1" Water Service w/ 1" Meter Typ.

Install Double 1" Pl Lot Typ. w/ 1" Meters Typ.

Lot 1

16+68.93

16+50

16+00

15+50

14+50

13+50

12+50

11+50

10+50

12+00

11+00

100.00' VC
PVI STA = 14+70.21
PVI Elev = 4676.97
Low Pt STA = 14+20.21
Low Pt Elev = 4675.66
K = 57.58
A.D. = 1.74%

4.36%

2.62%

EVC STA = 14+20.21
EVC ELEV = 4676.66

BVC STA = 14+20.21
BVC ELEV = 4676.66

Install Double Catch Basin
STA = 10+93.48
Rim = 4678.32
FL OUT = 4675.32
Bottom = 4673.32

Install Pretreatment Catch Basin
STA = 11+07.03
Rim = 4677.88
FL IN = 4674.88
FL OUT = 4674.88
Bottom = 4672.38

Existing 4" Pl Main

Existing 8" Water Main

Existing 20.05 L.F. 8" PVC Pipe @ 2.86%

Install 33.25 L.F. 18" RCP @ 1.32%

Existing 8" Water Main

Existing 372.42 L.F. 8" PVC Pipe @ 2.26%

Existing 4" Pl Main

Existing 93.77 L.F. 8" PVC Pipe @ 0.52%

Install SSMH #5
STA = 14+95.55
Rim = 4678.08
FL IN = 4665.22
FL OUT = 4665.02

Existing SSMH #2
STA = 11+19.14
Rim = 4668.62
FL IN = 4656.59
FL OUT = 4656.39

4700
4690
4680
4670
4660

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

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


# 640 West Street Improvement Plan

Greenwood Creek

American Fork, Utah

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |
| 8-25-2021 |

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=20' |
| By | BHT |
| Tracing No. | L - |

Sheet No.
C - 5

NORTH
1" = 20'

640 West Street

900 No

Lot 32
13,988 SF

Lot 13
14,523 SF

Lot 17
15,199 SF

Lot 12

Existing SSMH #41
STA = 10+21.76
Rim = 4665.97
FL IN = 4655.90
FL OUT = 4655.70

Install 60" SSMH #13
STA = 9+69.20
Rim = 4663.65
FL IN = 4654.39
FL IN = 4654.39
FL OUT = 4654.19

Existing SSMH
Rim 4655.95
Inv 4644.88

Existing SSMH Drop MH
STA = 6+45.05
Rim = 4655.45
FL IN = 4646.22
FL OUT = 4636.12

Install Blow off

Install 4" Sewer Lat Typ.

Install Catch Basin
STA = 0+52.02
Rim = 4643.28
FL OUT = 4640.28
Bottom = 4638.28

Install 60" Sump
STA = 0+20.42
Rim = 4663.23
FL IN = 4658.79
Bottom = 4653.23

Install Light Pole

Install 31.01 L.F. 18"
RCP @ 0.77%

Install Double Catch Basin #13
STA = 0+47.50
Rim = 4663.24
FL OUT = 4660.24
Bottom = 4658.24

Install 23.64 L.F. 18"
RCP @ 5.11%

Install Double Pretreatment
Catch Basin
STA = 0+47.44
Rim = 4663.24
FL IN = 4660.00
FL OUT = 4660.00
Bottom = 4657.50

Install 67.10 L.F. 18"
Concrete Pipe @ 3.64%

Install Catch Basin #10
STA = 0+46.14
Rim = 4654.64
FL OUT = 4651.64
Inv = 4649.64

Install Fire Hydrant
Assembly

Install Sump # 12
STA = 6+16.35
Rim = 4652.60
FL IN = 4649.00

Install 3.61 L.F. 18"
RCP @ 5.54%

Install Light Pole

Install Pretreatment
Catch Basin
STA = 6+16.42
Rim = 4652.20
FL IN = 4649.20
FL OUT = 4649.20
Bottom = 4646.70

Install SSMH 60" #23
STA = 4+53.01
Rim = 4644.88
FL OUT = 4633.88

Install 1" Water Service
w/ 1" Water Meter Typ.

Existing 8" SD Pipe

Existing 8" Water Main

Existing 8" Sewer Main

Existing 4" Pl Main

Existing 8" Water Main

Existing 8" SD Pipe

Existing 8" Sewer Main:

Existing 4" Pl Main

Water Valve

8" Tee

3-8" G.V.

4"x 8" Bend

Install 8" C-900 PVC Pl Main

11¼ bend

Existing 4" Pl Main

Existing 320.17 L.F. 8" PVC Pipe @ 2.49%

Existing 48.57 L.F.
8" PVC Pipe @ 2.70%

Existing 8" Water Main

Existing 8" Water Main

Install CB
STA = 0+46.14
Rim = 4654.64
FL OUT = 4651.64
Bottom = 4649.64

Install 67.10 L.F. 18"
RCP @ 3.64%

Existing SSMH Drop MH #19
STA = 6+45.05
Rim = 4655.45
FL IN = 4646.22
FL OUT = 4636.12

Install Pretreatment CB
STA = 6+16.42
Rim = 4652.20
FL IN = 4649.20
Bottom = 4646.70

Install 8" C-900 PVC Pl Main

Install SSMH #23
STA = 4+53.01
Rim = 4644.88
FL OUT = 4633.88

Double Catch Basin #13
STA = 0+47.50
Rim = 4663.24
FL OUT = 4660.24
Bottom = 4658.24

Grade Break
Sta: 9+82.00, 4664.16

Install Double
Pretreatment Catch Basin
STA = 0+47.44
Rim = 4663.24
FL IN = 4660.00
FL OUT = 4660.00
Bottom = 4657.50

Install 31.01 L.F. 18"
RCP @ 0.77%

Existing SSMH #41
STA = 10+21.76
Rim = 4665.97
FL IN = 4655.90
FL OUT = 4655.70

Install 60" SSMH
STA = 9+69.20
Rim = 4663.65
FL IN = 4654.39
FL IN = 4654.39
FL OUT = 4654.19

2.55%

80.00' VC
High Pt. STA: = 7+02
High Pt. Elev. = 4657.02
PVI STA = 6+62.00
PVI Elev = 4656.00
K = 18.65

EVC STA = 7+40.00
EVC ELEV = 4657.02

BVC STA = 6+72.00
BVC ELEV = 4653.26

6.84%

EVC STA = 5+99.72
EVC ELEV = 4651.74

150.00' VC
PVI STA = 5+24.72
PVI Elev = 4646.61
Low Pt STA = 4+49.72
Low Pt Elev = 4645.34
K = 29.17
A.D. = 5.14%

BVC STA = 4+49.72
BVC ELEV = 4645.34

1.70%

10+00 9+50 9+00 8+50 8+00 7+50 7+00 6+50 6+00 5+50 5+00 4+50

4670 4660 4650 4640 4630

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

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801-224-1252

Greenwood Creek

# 640 West Street Improvement Plan

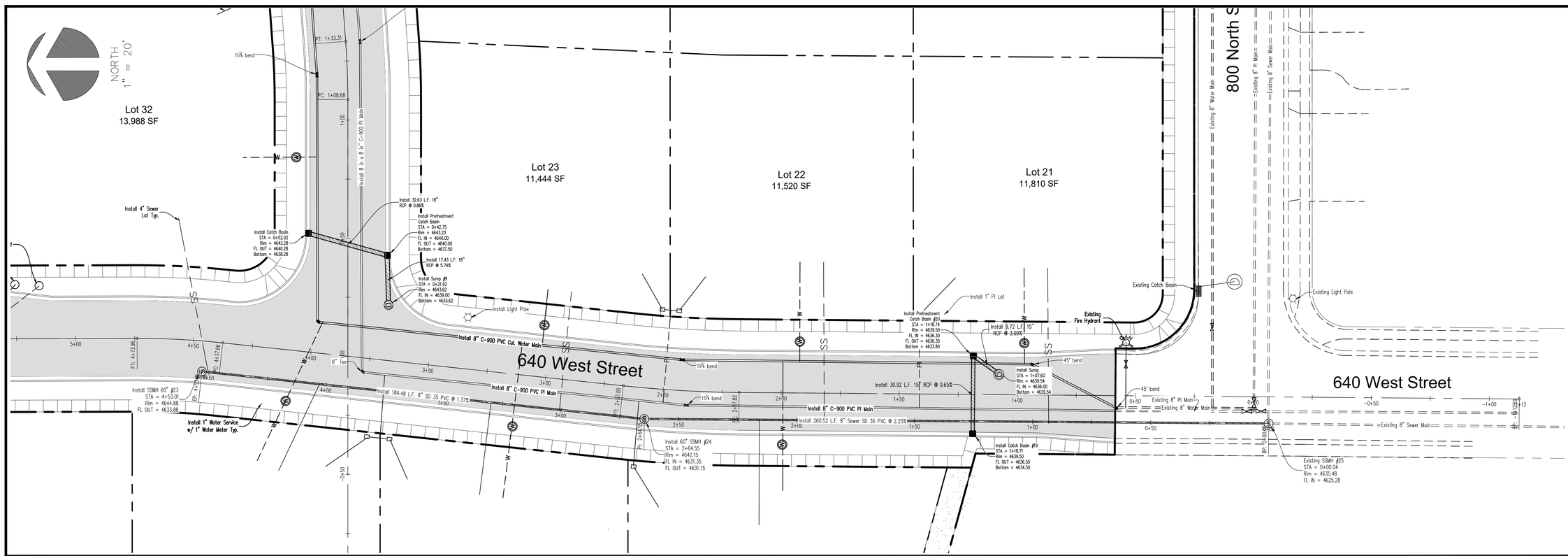
American Fork Utah

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |
| 8-25-2021 |

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=20' |
| By | BHT |
| Tracing No. | L - |

Sheet No.
C - 5.1




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Greenwood Creek

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| Revisions |
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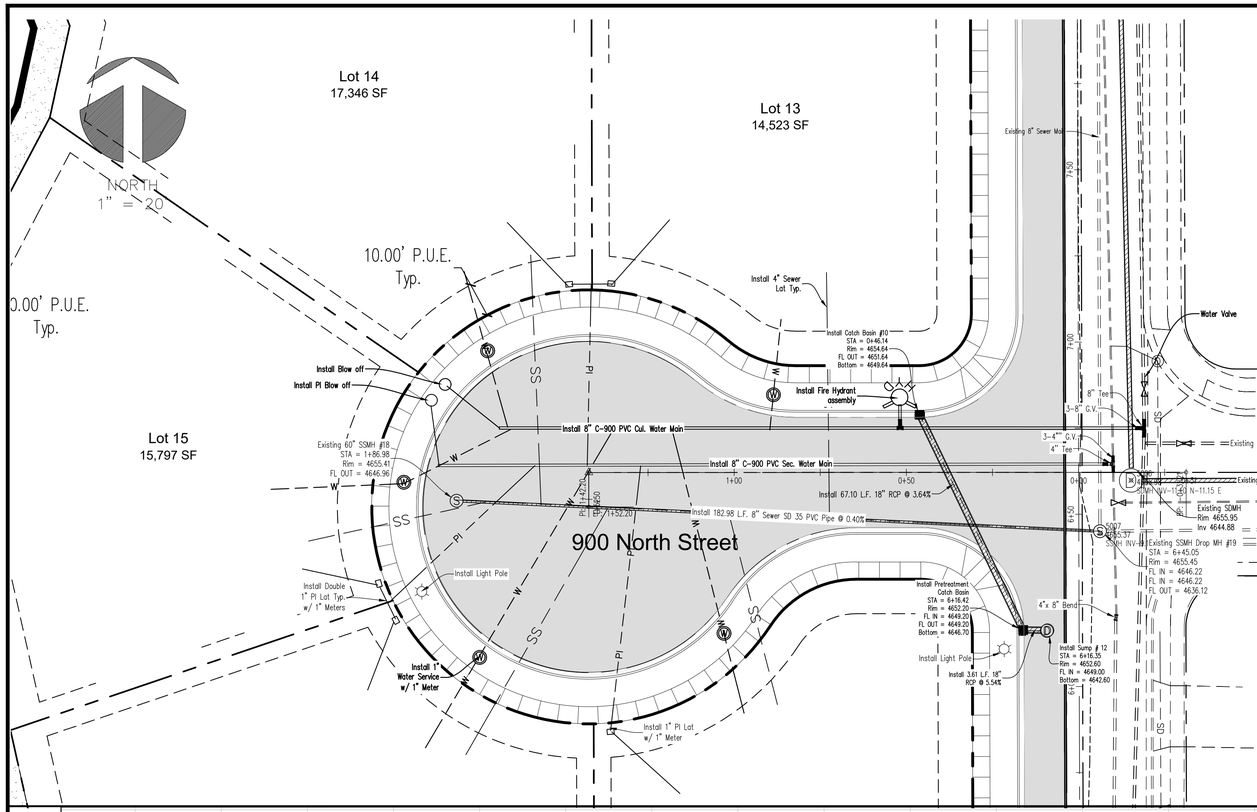
| |
|---|
| Date 5-26-2021 |
| Scale 1"=20' |
| By BHT |
| Tracing No. L - |

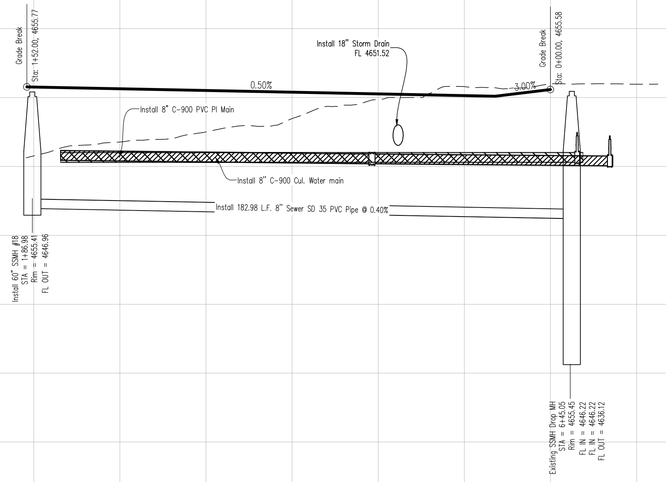
Sheet No.
C - 5.2

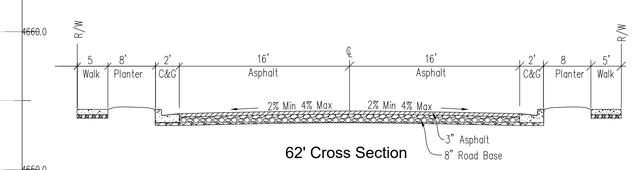



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62' Cross Section

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

# 900 North Street Improvement Plan

Greenwood Creek

American Fork, Utah

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |
| 8-25-2021 |

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=20' |
| By | BHT |
| Tracing No. | L - |

Sheet No.
C - 6

NORTH
1" = 20'

Lot 32
13,988 SF

Lot 31
13,100 SF

Lot 30
12,266 SF

Lot 29
12,113 SF

Lot 24
11,855 SF

Lot 23
11,444 SF

860 North Street

860 North Street

PT: 4+73.96

PC: 4+37.66

Install 4" Sewer Lat Typ.

Install 60" SSMH #23
STA = 4+53.01
Rim = 4644.88
FL OUT = 4633.88

Install 1" Pi Lat w/ 1" Meter

Install Light Pole

Install 1" Water Service w/ 1" Meter

Existing 8" Water main

Existing 8" PVC Sec. Water main

Install Double Catch Basin
STA = 0+52.02
Rim = 4643.28
FL OUT = 4640.28
Bottom = 4638.28

Install Fire Hydrant assembly

3-8" G.V.

8" Tee

Install 8" C-900 PVC Cul. Water Main

Install 8" C-900 PVC Pi Main

Install 32.63 L.F. 18" RCP @ 0.86%

Install 17.43 L.F. 18" RCP @ 5.74%

Install Double Pretreatment Catch Basin
STA = 0+42.75
Rim = 4643.23
FL IN = 4640.00
FL OUT = 4640.00
Bottom = 4637.50

Install 60" Sump #9
STA = 0+21.92
Rim = 4643.62
FL IN = 4639.00
Bottom = 4633.62

Install 184.48 L.F. 8" Sewer SD 35 PVC @ 1.17%

Install 148.99 L.F. 8" Sewer SD 35 PVC Pipe @ 1.68%

Install 60" SSMH #26
STA = 3+90.23
Rim = 4644.63
FL OUT = 4634.25
FL OUT = 4634.26

Existing SSMH # 29
STA = 4+25.12
Rim = 4644.27
FL IN = 4631.76
FL OUT = 4631.66

45° bend

11¼ bend

PC: 3+65.70

PT: 3+89.02

PC: 1+68.68

PT: 1+33.33

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Grade Break
Sta: 0+00.00, 4644.23

-3.00%

Install SSMH #9
STA = 0+21.92
Rim = 4643.62
FL IN = 4639.00
Bottom = 4633.62

Install Double Pretreatment CB #8
STA = 0+42.75
Rim = 4643.23
FL IN = 4640.00
FL OUT = 4640.00
Bottom = 4637.50

Install 8" C-900 PVC Pi Main

Install 17.43 L.F. 18" RCP @ 5.74%

0.50%

Install 8" C-900. Cul. Water main

Grade Break
Sta: 3+71.68, 4645.53

Install 8" C-900 PVC Pi Main

Install 8" C-900. Cul. Water main

-1.71%

Grade Break
Sta: 5+19.51, 4643.00

Install 148.99 L.F. 8" Sewer SD 35 PVC Pipe @ 1.68%

Install 60" SSMH #26
STA = 3+90.23
Rim = 4644.63
FL OUT = 4634.25
FL OUT = 4634.26

Existing SSMH # 29
STA = 4+25.12
Rim = 4644.27
FL IN = 4631.76
FL OUT = 4631.66

R/W 5 Walk | 8' Planter | 2' C&G | 16' Asphalt | ℄ | 16' Asphalt | 2' C&G | 8 Planter | 5' Walk R/W

2% Min 4% Max | 2% Min 4% Max

3" Asphalt
8" Road Base

62' Cross Section

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

4644.61-EG 4644.61-FG | 4644.24-EG 4644.24-FG | 4643.89-EG 4643.89-FG | 4643.51-EG 4643.51-FG | 4643.23-EG 4643.23-FG | 4643.98-EG 4643.98-FG | 4643.05-EG 4643.05-FG | 4642.95-EG 4642.95-FG | 4642.85-EG 4642.85-FG | 4644.05-EG 4644.05-FG | 4644.00-EG 4644.00-FG | 4643.00-EG 4643.00-FG | -EG -FG

-0+50 | 0+00 | 0+50 | 1+00 | 1+50 | 2+00 | 2+50 | 3+00 | 3+50 | 4+00 | 4+50 | 5+00 | 5+50

4660 4650 4640 4630 4620


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


Greenwood Creek

# 860 North Street Improvement Plan

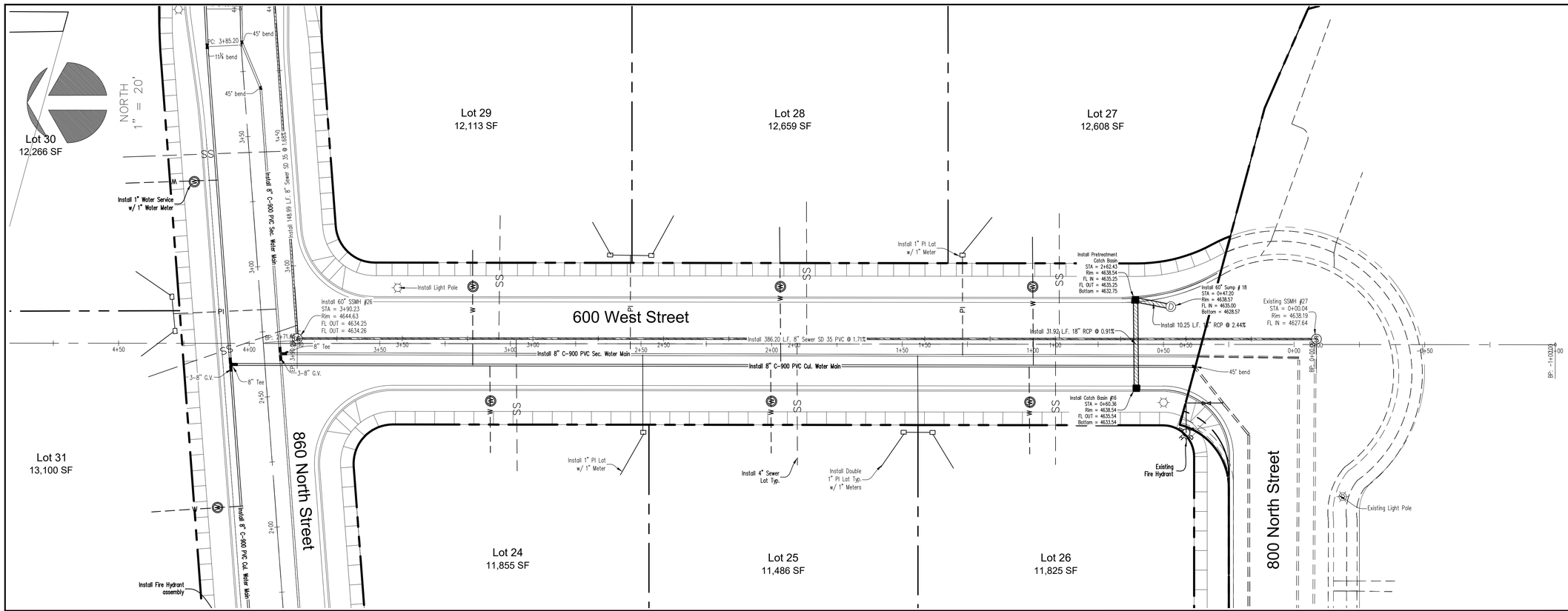
American Fork, Utah

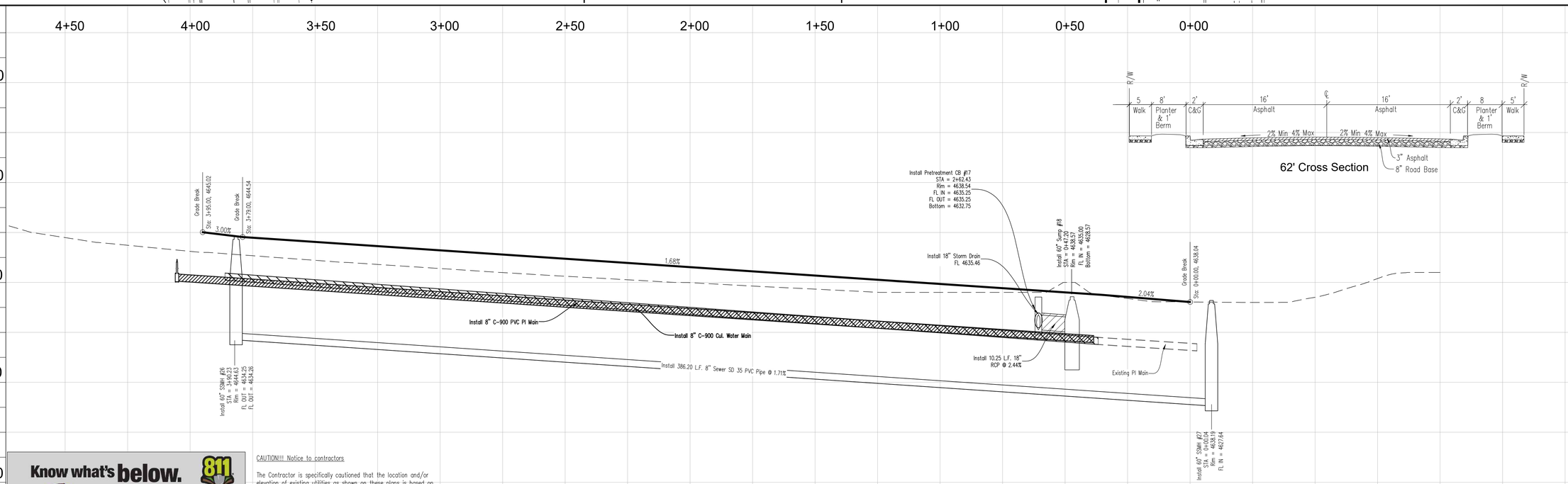
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions
7-16-2021
7-30-2021
8-12-2021
8-25-2021

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=20' |
| By | BHT |
| Tracing No. | L - |

Sheet No.
C - 7







62' Cross Section

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




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

Greenwood Creek

# 600 West Street Improvement Plan

American Fork Utah

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

Revisions
7-16-2021
7-30-2021
8-12-2021
8-25-2021

Date 5-26-2021
Scale 1"=20'
By BHT
Tracing No. L -

Sheet No.
C - 8

NORTH
1" = 20'

Lot 2
13,099 SF

Lot 36
17,058 SF

Lot 35
15,945 SF

Lot 34
14,802 SF

Lot 33
13,433 SF

Lot 2
854,051 SF

Lot 3
13,023 SF

Lot 8
15,110 SF

Lot 9
15,653 SF

1000 North Street

680 West Street

Install 1" Water Service w/ 1" Meter

Install 4" Sewer Lat Typ.

Install 8" C-900 Cul. Water Main

Install 339.78 L.F. 8" Sewer SD 35 PVC @ 1.44%

Install 8" C-900 Pl Main

P.T. 8+75.03

22.5° Bend

90°Bend

22.5° Bend

90° bend

P.C. 8+46.08

Install 60" SSMH #10
STA = 8+64.08
Rim = 4681.10
FL OUT = 4670.11
FL OUT = 4670.11

Install Light Pole

Install Fire Hydrant assembly

Install Double 1" Pl Lot Typ. w/ 1" meters

Install 1" Water Service w/ 1" Meter Typ.

Install 8" C-900 Water Main

Install 8" C-900 Pl Main

Install 274.88 L.F. 8" Sewer SD 35 PVC Pipe @ 2.09%

Install 60" SSMH #14
STA = 5+85.21
Rim = 4675.17
FL IN = 4664.37
FL OUT = 4664.17

Install 271.97 L.F. 8" Sewer SD 35 PVC Pipe @ 2.88%

Install Pretreatment Catch Basin
STA = 4+05.07
Rim = 4667.07
FL IN = 4664.07
FL OUT = 4664.07
Bottom = 4661.57

Install 13.51 L.F. 18" RCP @ 1.26%

Install Sump
STA = 4+20.12
Rim = 4668.12
FL IN = 4663.90
Bottom = 4658.12

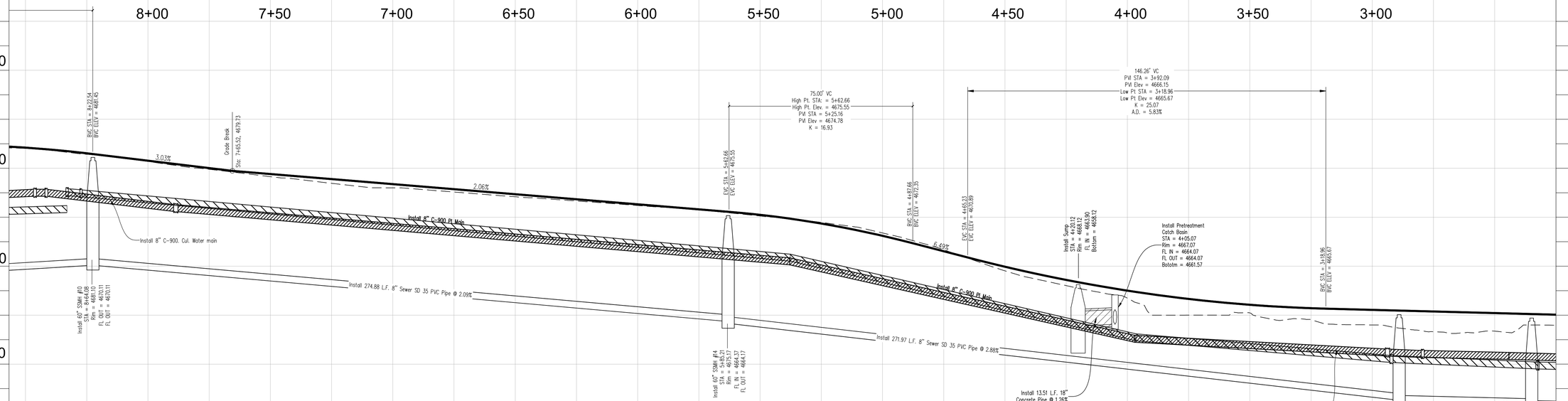
Install 32.54 L.F. 18" RCP @ 1.41%

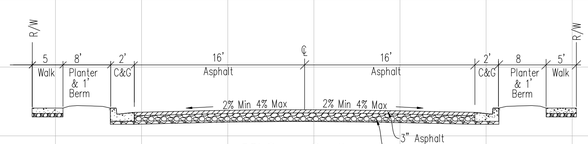
Install Catch Basin
STA = 4+15.81
Rim = 4667.53
FL OUT = 4664.53
Bottom = 4662.53

45° bend

Install Fire Hydrant assembly

Install Light Pole




62' Cross Section

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

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

CAUTION!!! Notice to contractors

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


Greenwood Creek

# 680 West Street Improvement Plan

Utah

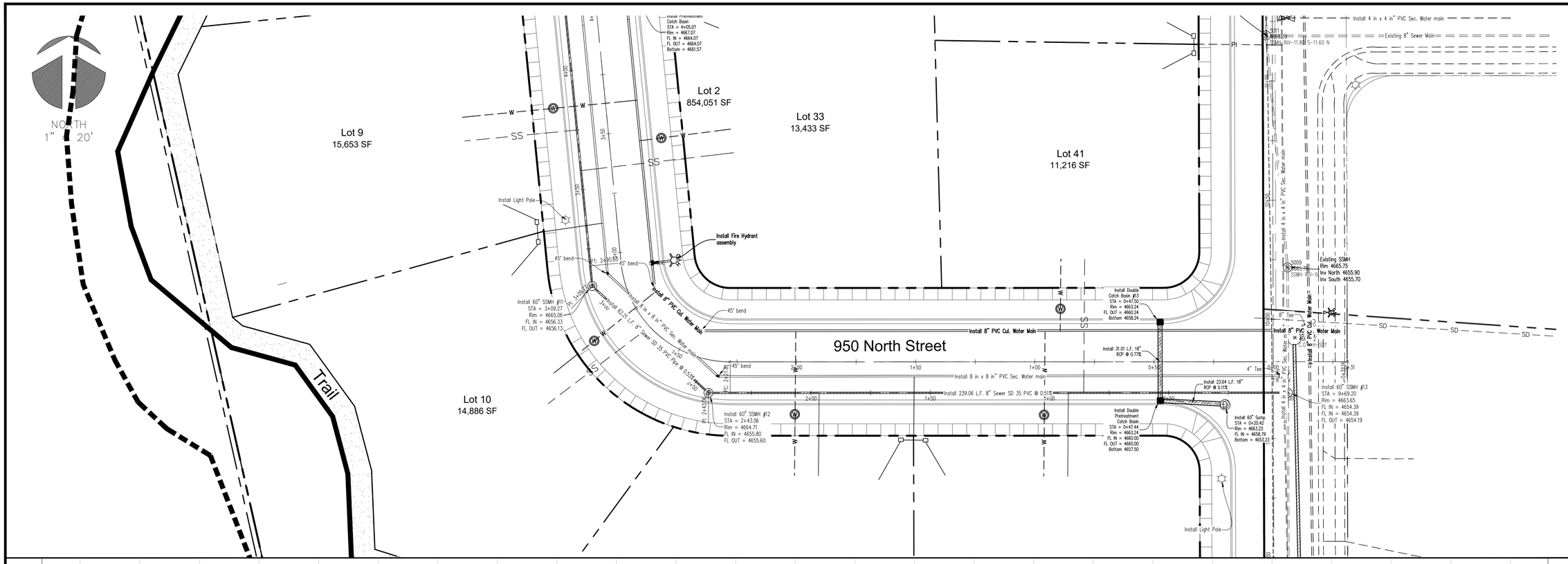
American Fork

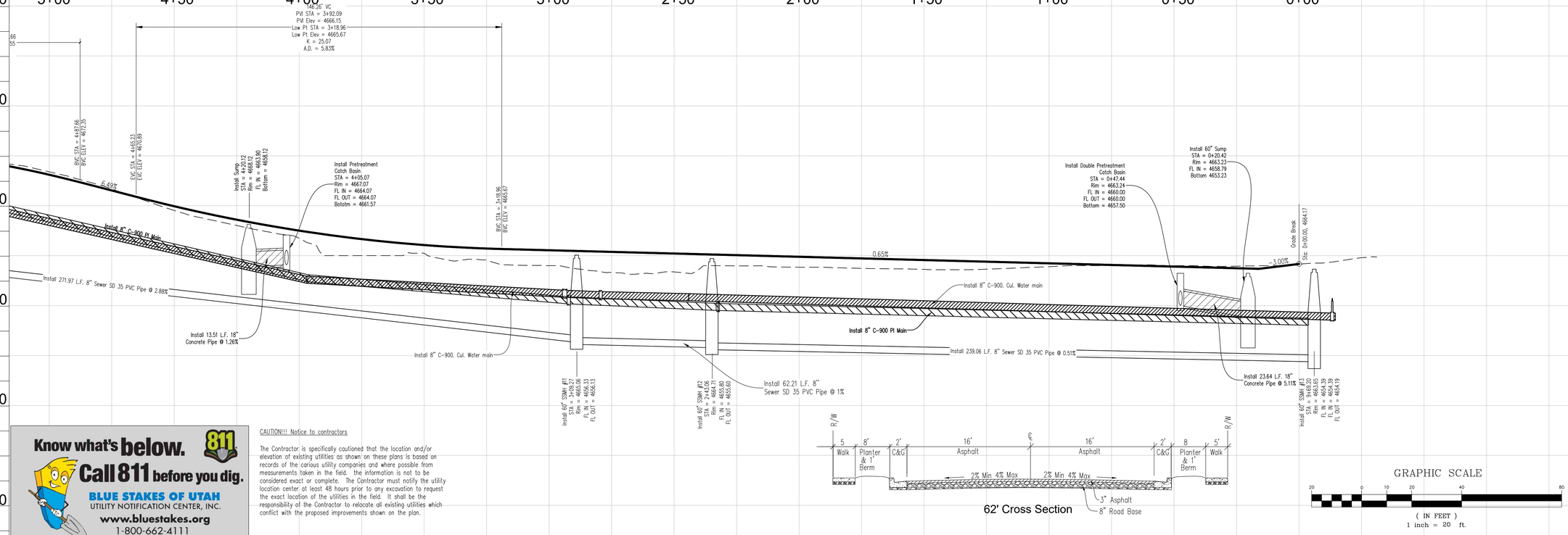
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-25-2021 |

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=20' |
| By | BHT |
| Tracing No. | L - |

Sheet No.
C - 9













CAUTION!!! Notice to contractors

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

Greenwood Creek

# 950 North Street Improvement Plan

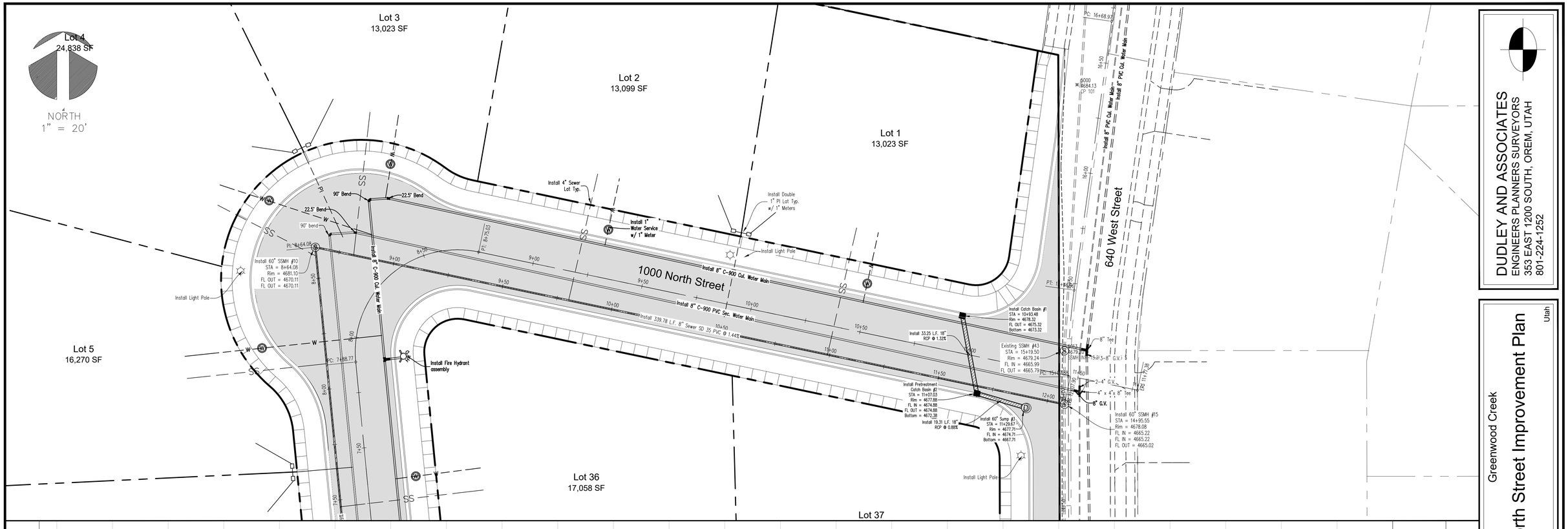
American Fork Utah

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-25-2021 |

| |
|---|
| Date |
| 5-26-2021 |
| Scale |
| 1"=20' |
| By |
| BHT |
| Tracing No. |
| L - |

Sheet No.
C - 10




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

Greenwood Creek

# 1000 North Street Improvement Plan

American Fork Utah

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-25-2021 |

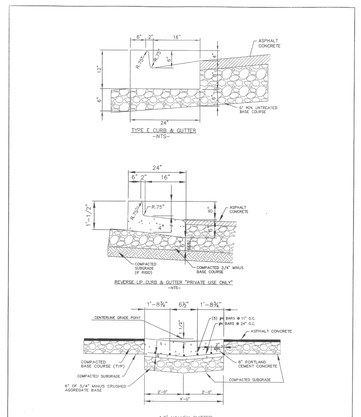
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| Scale | 1"=20' |
| By | BHT |
| Tracing No. | L - |

Sheet No.
C - 11

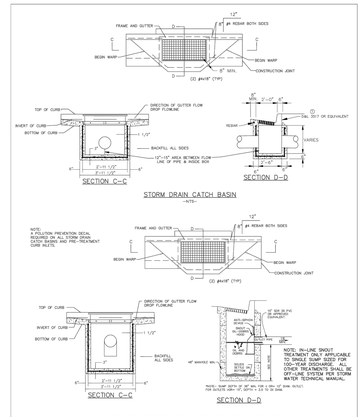
Know what's below. Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

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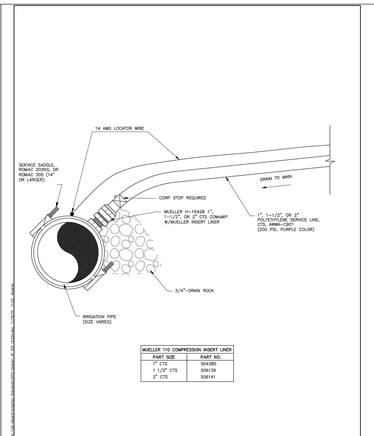

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| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




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

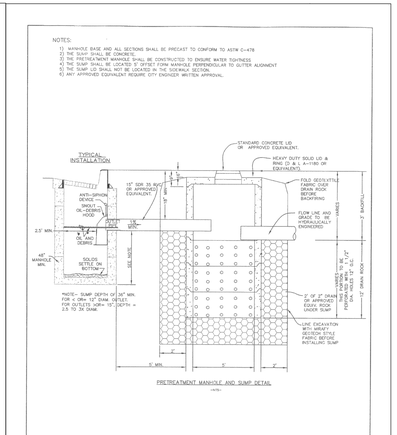



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| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |

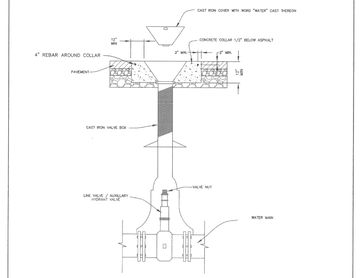



| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504385 |
| 1-1/2" CTS | 506139 |
| 2" CTS | 506141 |

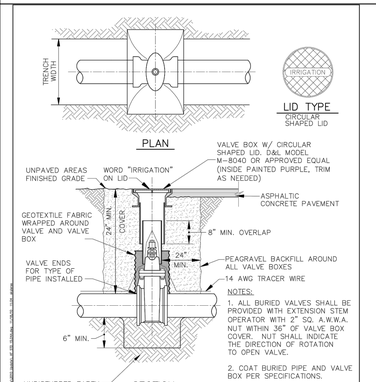
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| DATE: | | | | |
| SCALE: | | | | |



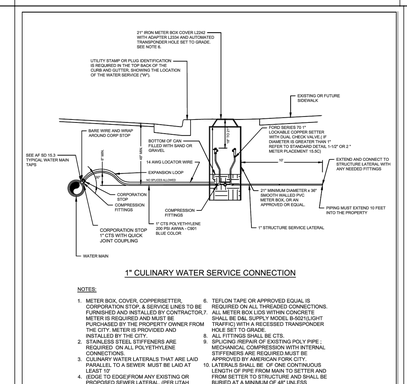

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| DRAWN: JSP | Northern ENGINEERING AND SURVEYING, INC. 1594 E. 800 N. OREM, UTAH 84097 (801) 802-8888 | AMERICAN FORK CITY | STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP | DRAWING NO. 15.14 |
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




| | | | | |
|---|---|---|---|---|
| DRAWN: JSP | Northern ENGINEERING AND SURVEYING, INC. 1594 E. 800 N. OREM, UTAH 84097 (801) 802-8888 | AMERICAN FORK CITY | STANDARD DETAIL FOR: VALVE BOX DETAIL | DRAWING NO. 15.4 |
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| DATE: JULY 2002 | | | | |
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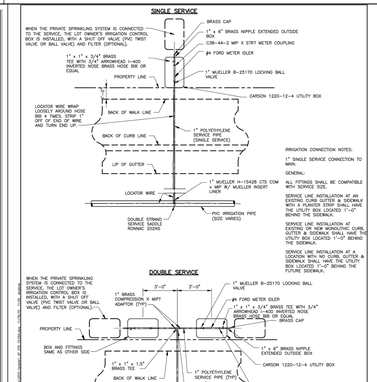



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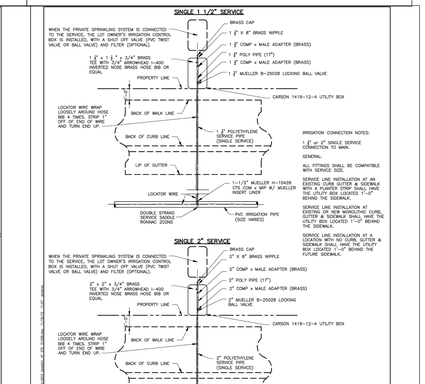



NOTES:
1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR.2 METER IS REQUIRED AND MUST BE INSTALLED BY A CONTRACTOR OWNER FROM THE CITY". METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE 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. CULINARY 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 DAL SUPPLY MODEL B-802?LIGHT DUTY WITH READ-O-GRAM 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. NO COMPRESSION FITTINGS ON CURB STOP.
10. LATERALS SHALL BE: CP ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO2 SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
11. METER SETTER SHALL BE LOCATED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

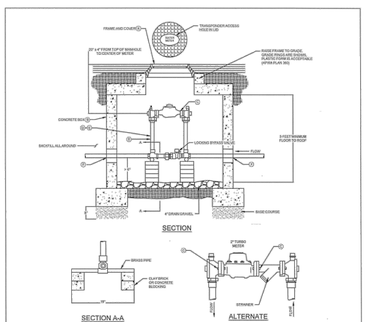
| | | | | |
|---|---|---|---|---|
| DRAWN BY: NLP | AMERICAN FORK | AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030 | 1" CULINARY WATER SERVICE CONNECTION | DRAWING NO 15.5 |
| REVISED: ABW | | | | |
| DATE: 9/18/2019 | | | | |
| SCALE: VARIES | | | | |




| | | | | |
|---|---|---|---|---|
| DRAWN: | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER | DRAWING NO. 15.5A |
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| DATE: | | | | |
| SCALE: | | | | |

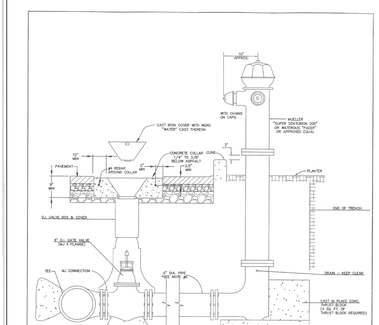



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|---|---|---|---|---|
| DRAWN: | HORROCKS ENGINEERS | AMERICAN FORK CITY | STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER | DRAWING NO. 15.5B |
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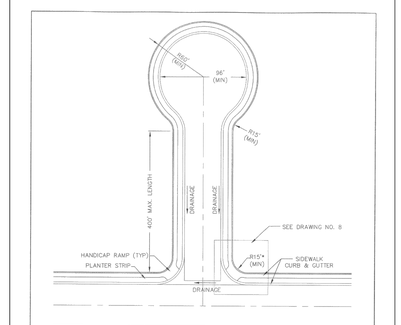



| LEGEND | | | |
|---|---|---|---|
| NO. | * | ITEM | DESCRIPTION |
| A | | 27" FRAME AND COVER | APWA PLAN 502 |
| B | | CONCRETE BOX | APWA PLAN 505 |
| C | | STAINLESS STEEL METER BOLT WITH NUT | 5/8" x 2-3/4" 304 SS |
| D | | 1 1/2" CUSTOM SETTER WITH LOCKING BYPASS | |
| E | | 2" CUSTOM SETTER WITH LOCKING BYPASS | |
| F | | CORE/KNOCKOUT THROUGH VAULT WALL | PIPES PASSING THROUGH CONCRETE VAULT SHALL BE/PROTECTED FROM CORROSION BY ENCASEMENT IN CONCRETE OR BY COATING WITH OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROMLIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. PROVISIONS SHALL BE MADE FOR DIFFERENTIAL SETTLEMENT AND EXPANSION AND CONTRACTION OF PIPING.(IFC-305.1). REMAINING HOLE SHALL BE SEALED. |

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

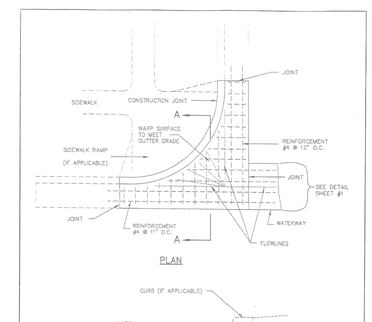



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|---|---|---|---|---|
| DRAWN: JSP | Northern ENGINEERING AND SURVEYING, INC. 1594 E. 800 N. OREM, UTAH 84097 (801) 802-8888 | AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT | DRAWING NO. 15.6 |
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |

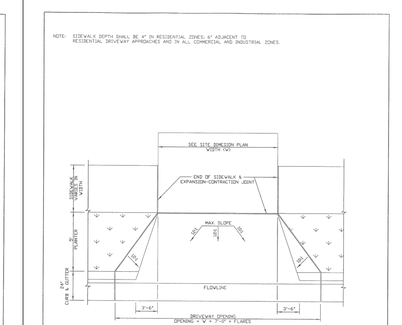



GENERAL NOTES:
INSTALL CATCH BASINS AND ASSOCIATED PIPING AS REQUIRED IN THE EVENT THE GRADE OF THE STREET SLOPES INTO THE CUL-DE-SAC.
* SEE TABLE ON DRAWING NO. 15.24 FOR PROPERTY LINE AND TBC RADIUS.

| | | | | |
|---|---|---|---|---|
| DRAWN: JSP | Northern ENGINEERING AND SURVEYING, INC. 1594 E. 800 N. OREM, UTAH 84097 (801) 802-8888 | AMERICAN FORK CITY | STANDARD DETAIL FOR: CUL-DE-SAC | DRAWING NO. 15.7 |
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




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|---|---|---|---|---|
| DRAWN: JSP | Northern ENGINEERING AND SURVEYING, INC. 1594 E. 800 N. OREM, UTAH 84097 (801) 802-8888 | AMERICAN FORK CITY | STANDARD DETAIL FOR: INTERSECTION RADIUS REBAR DETAIL | DRAWING NO. 15.8 |
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




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|---|---|---|---|---|
| DRAWN: JSP | Northern ENGINEERING AND SURVEYING, INC. 1594 E. 800 N. OREM, UTAH 84097 (801) 802-8888 | AMERICAN FORK CITY | STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER | DRAWING NO. 15.9 |
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |


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


# DETAIL SHEET

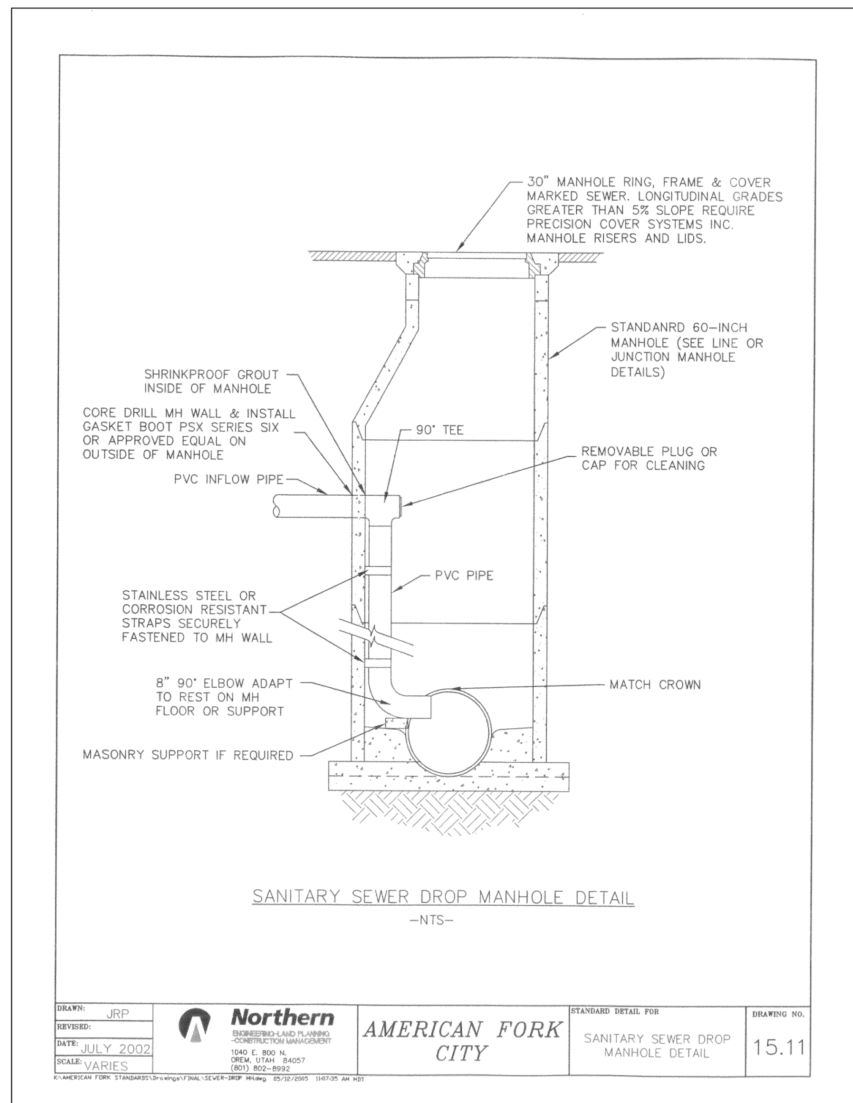
American Fork, Utah

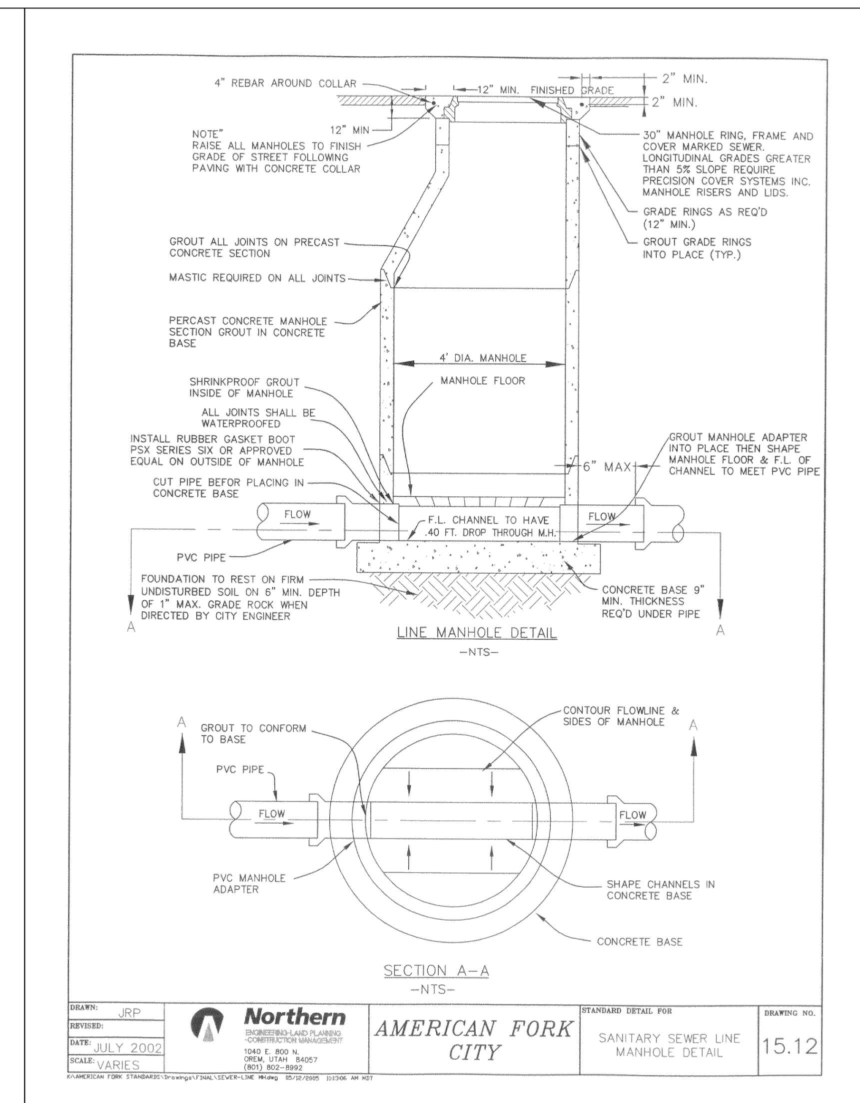
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

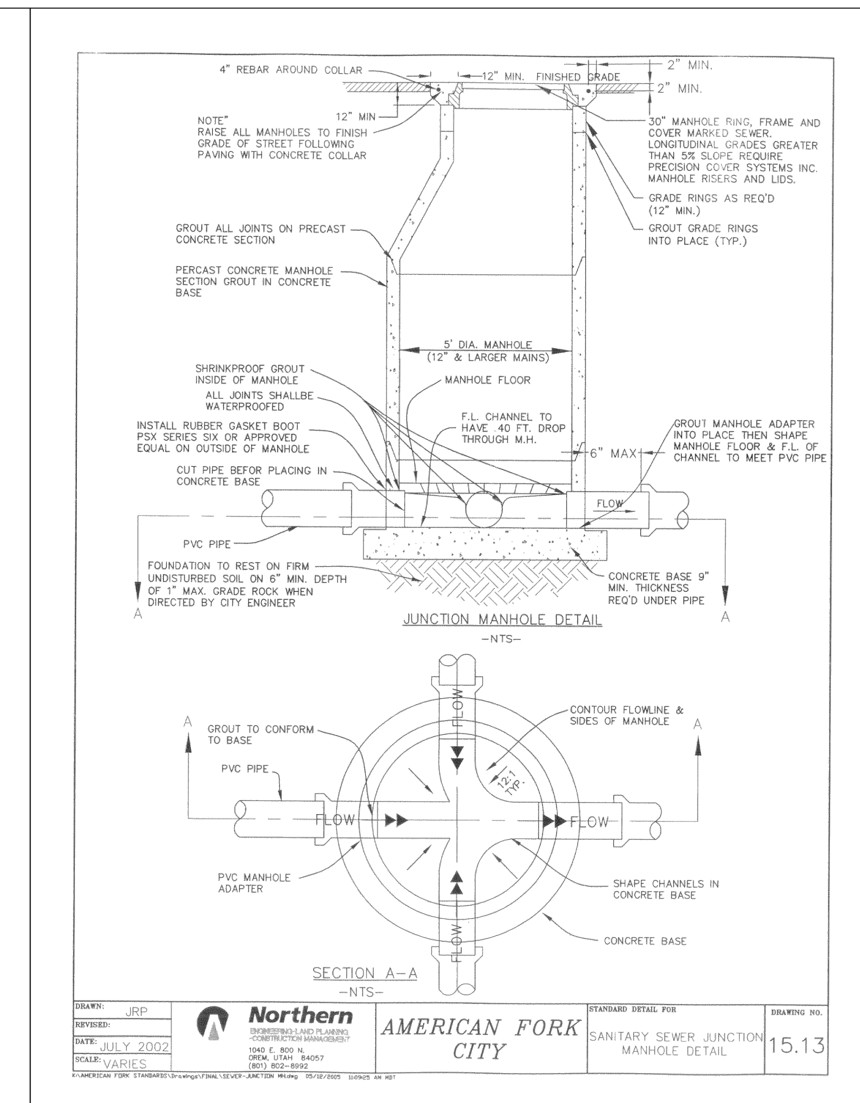
Revisions

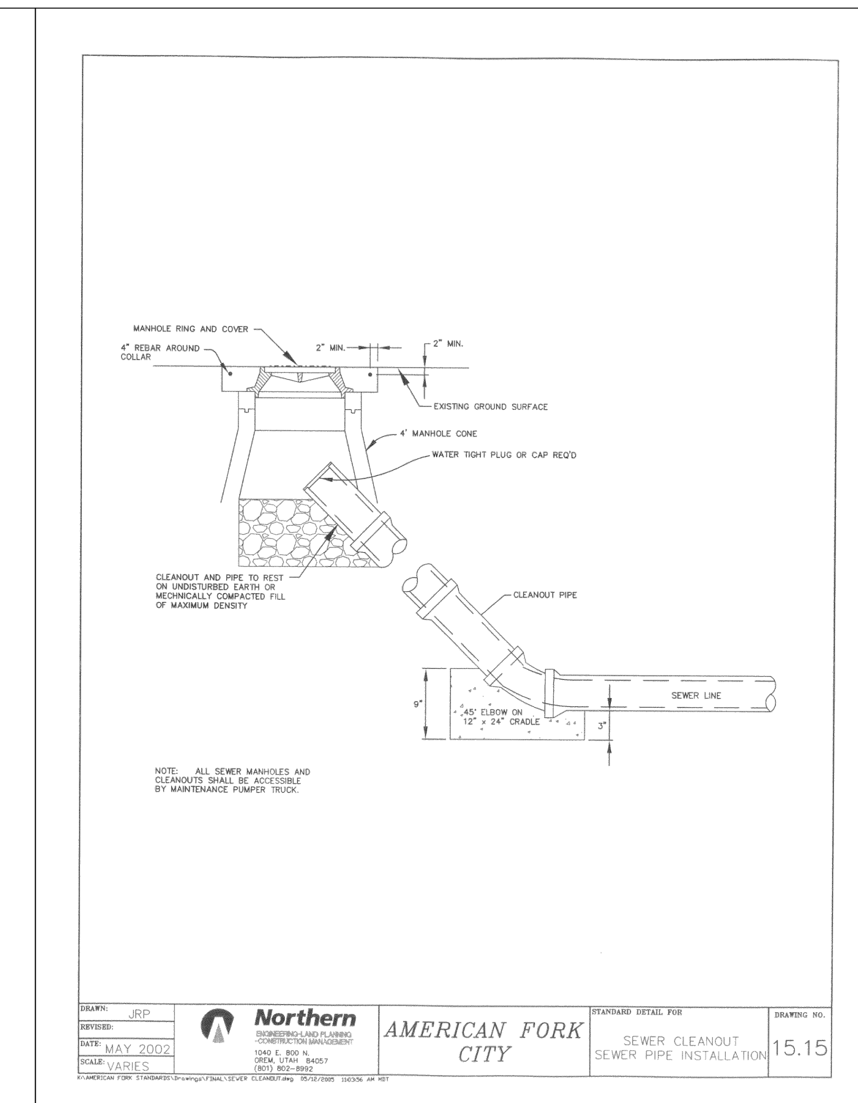
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Scale
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By
TD
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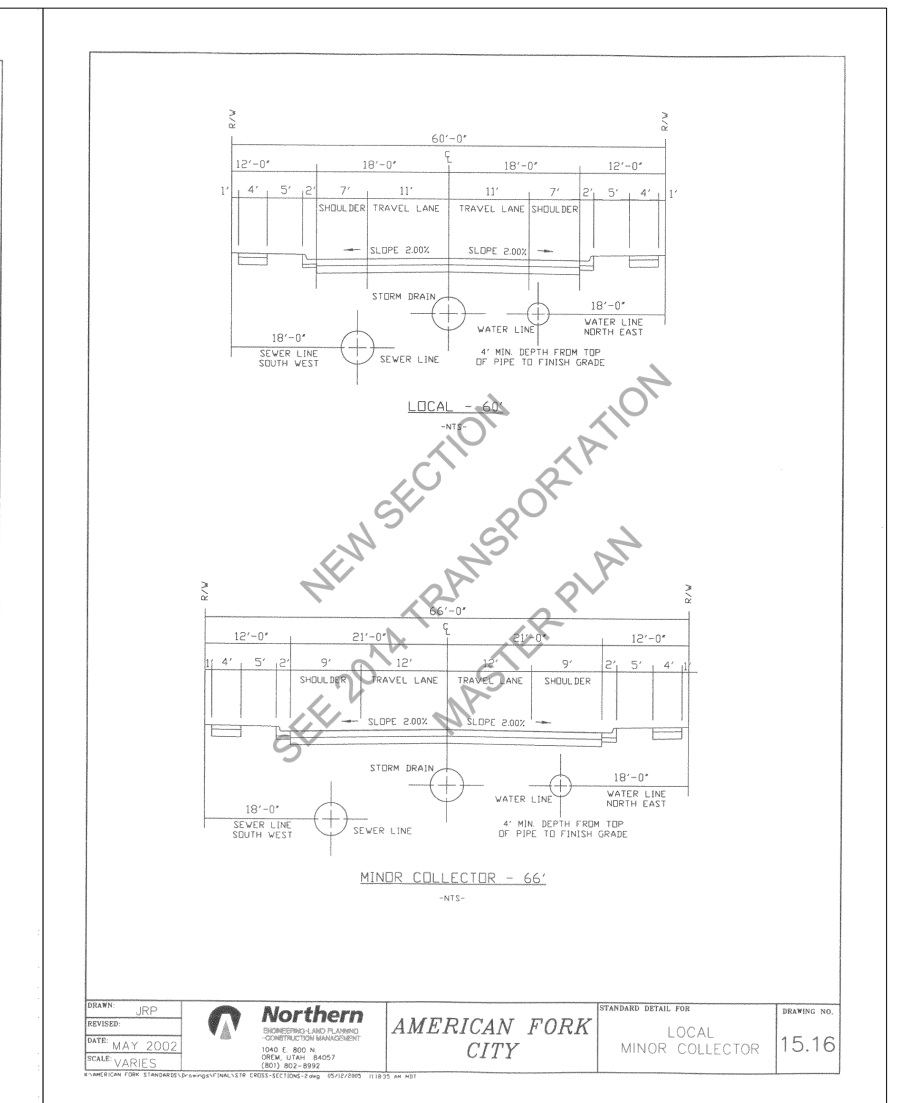
Sheet No.
C - 12.0

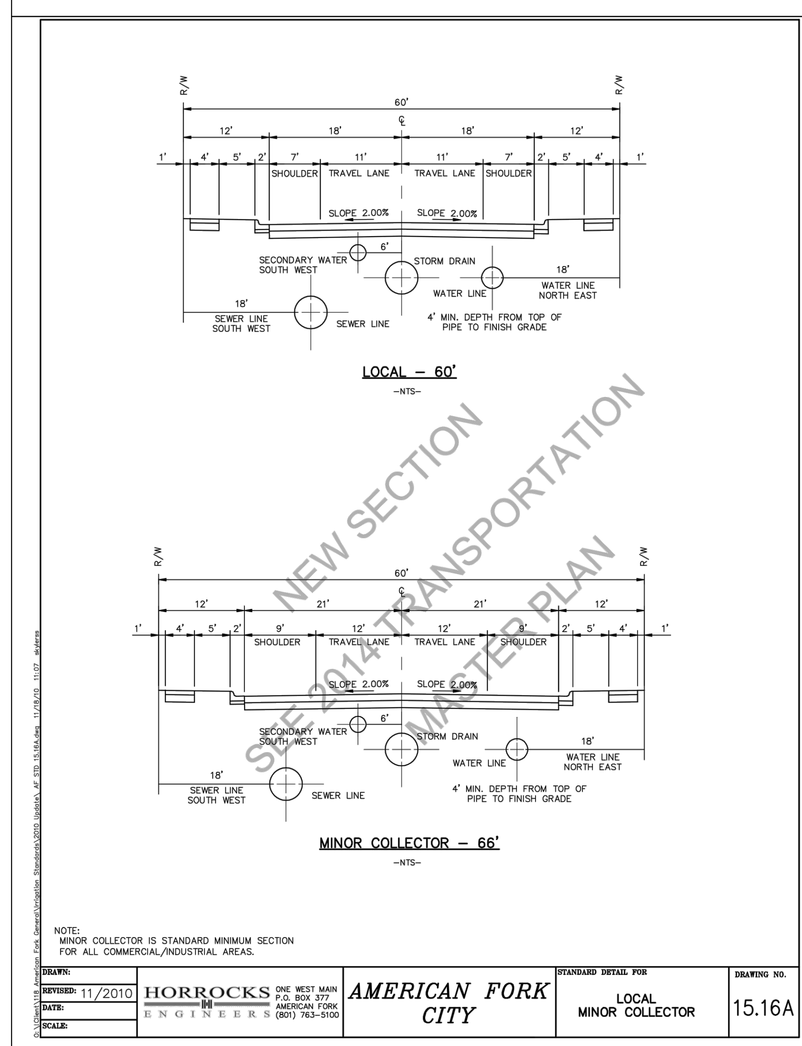


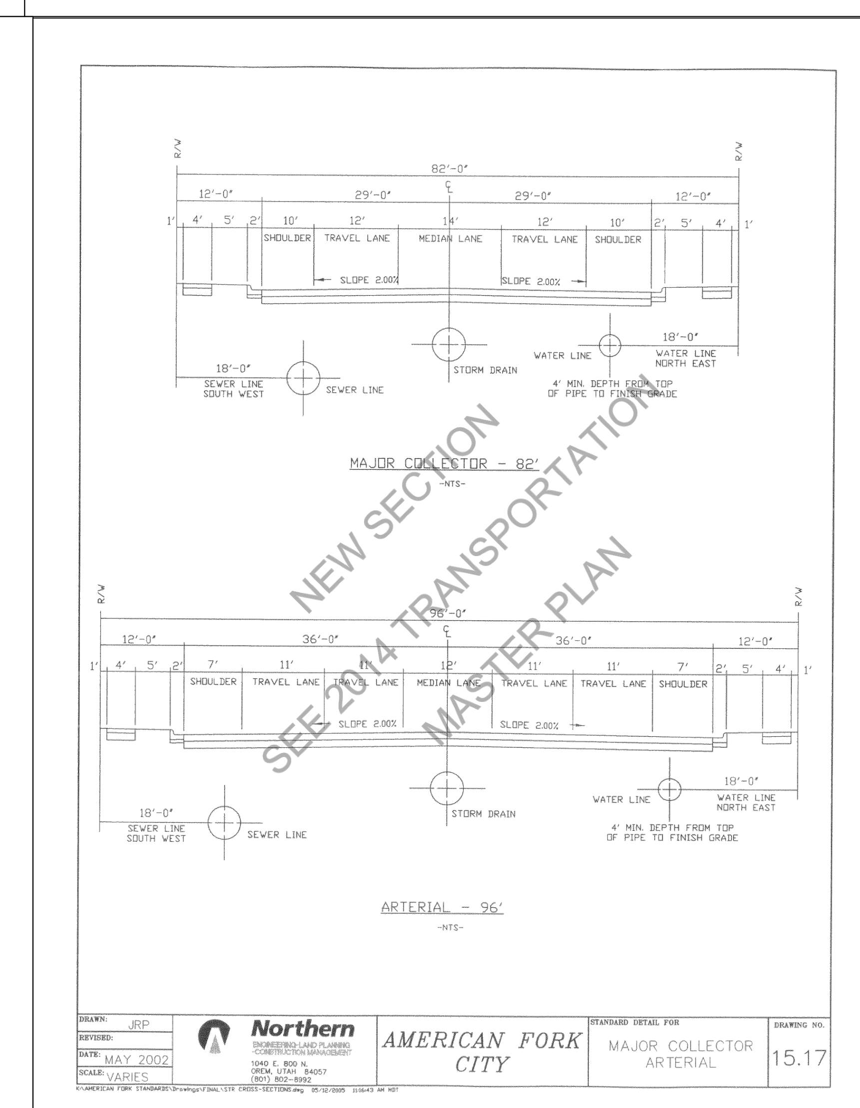



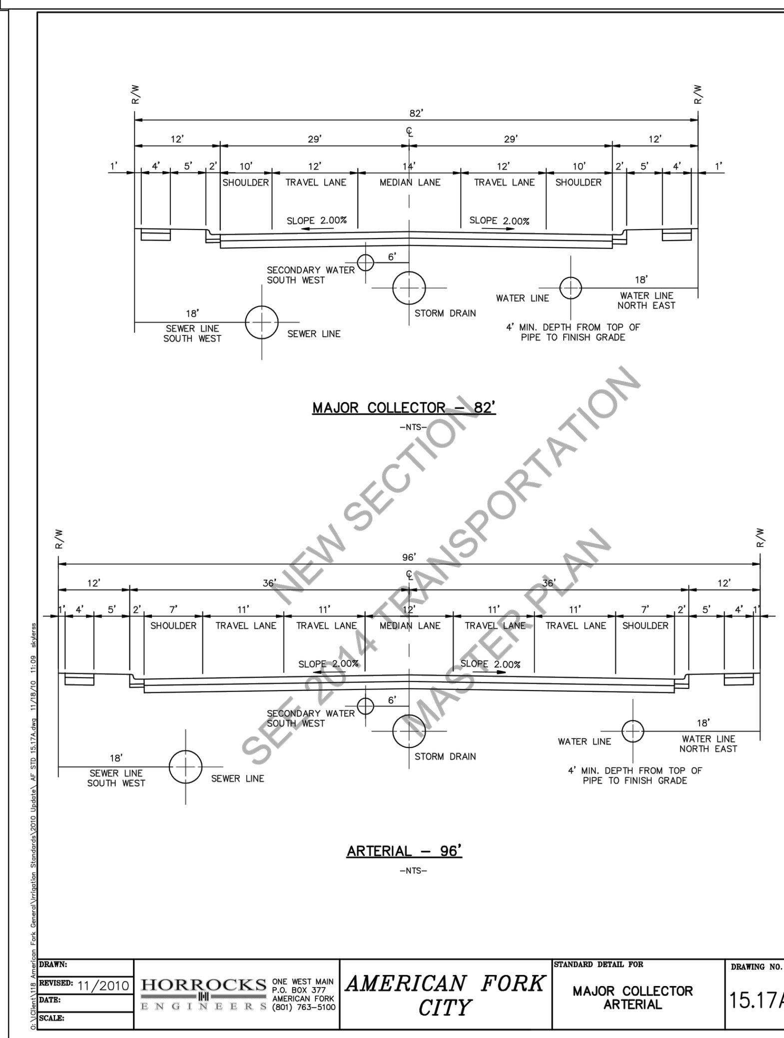



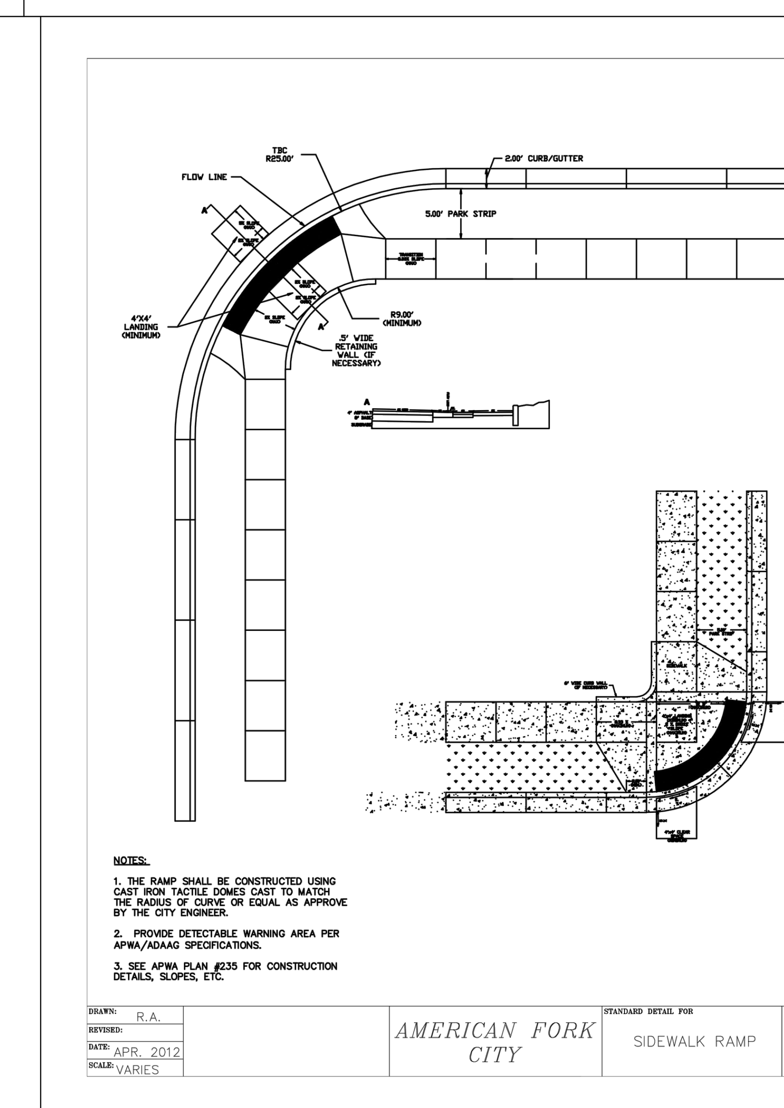



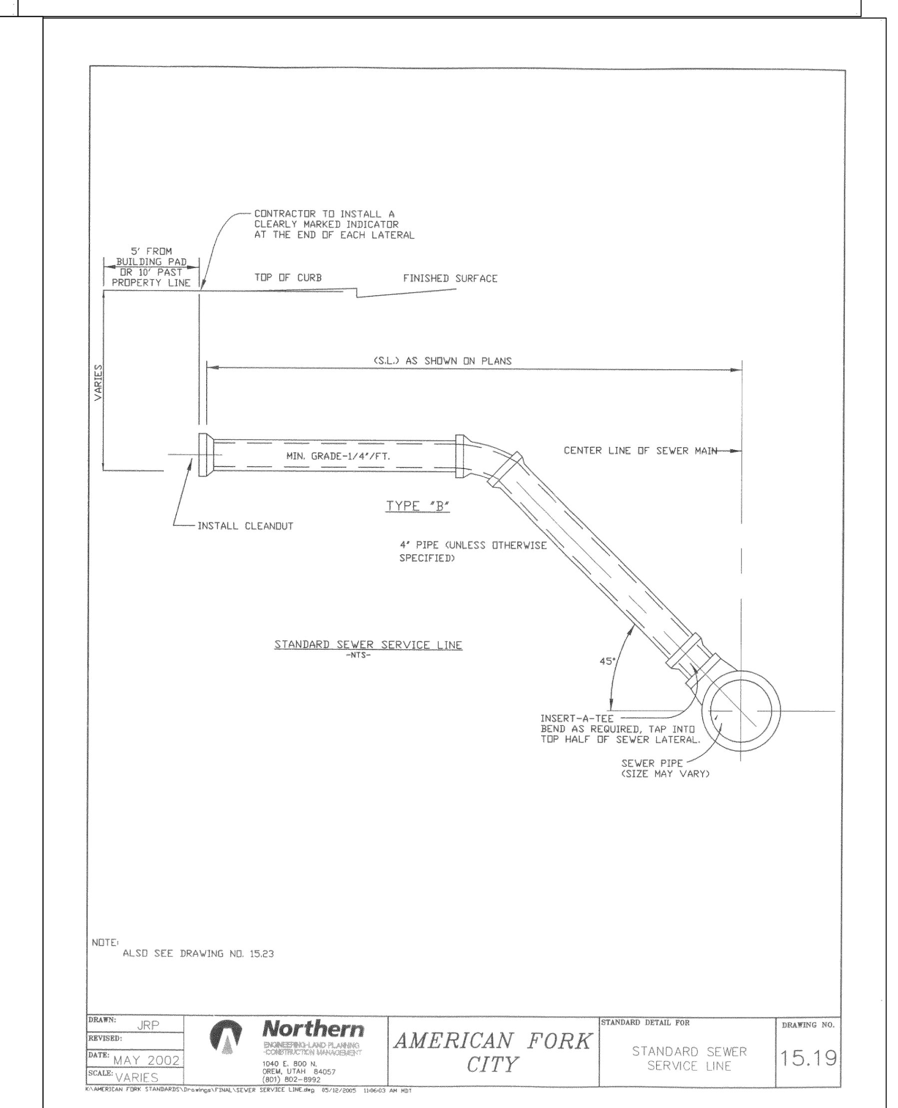



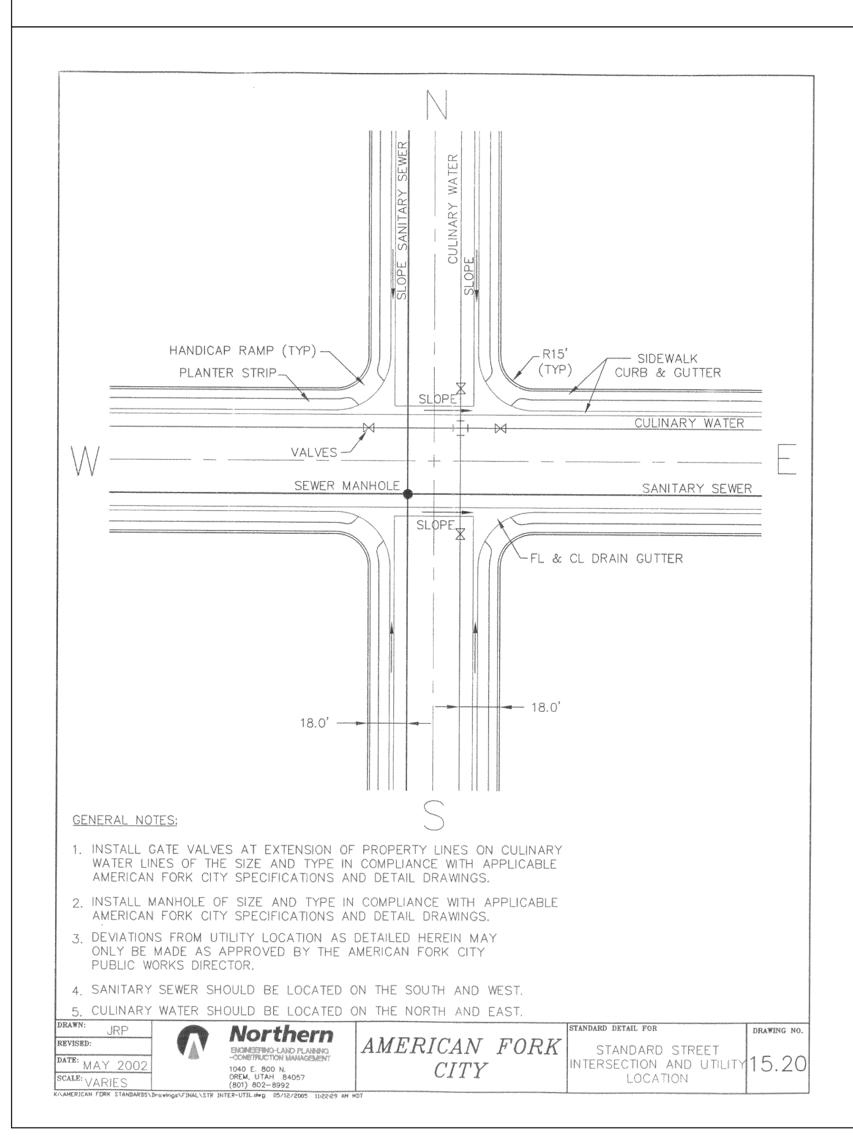



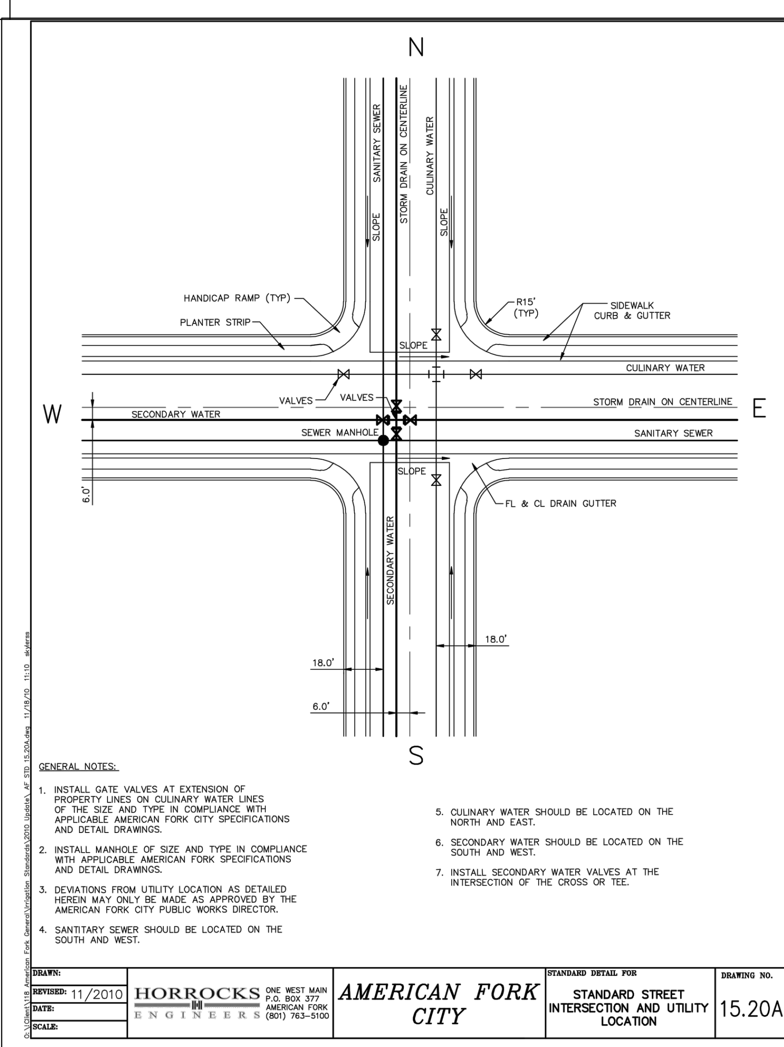



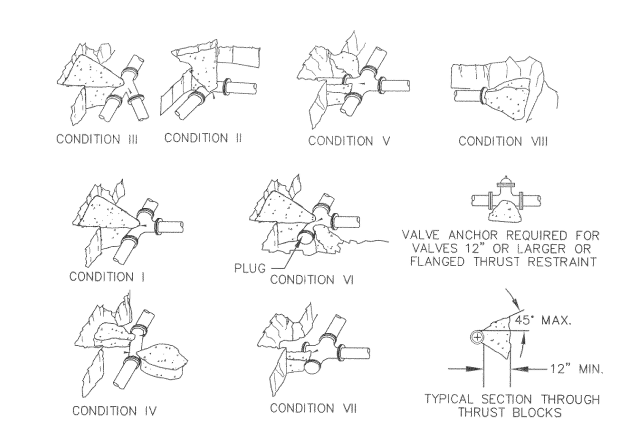



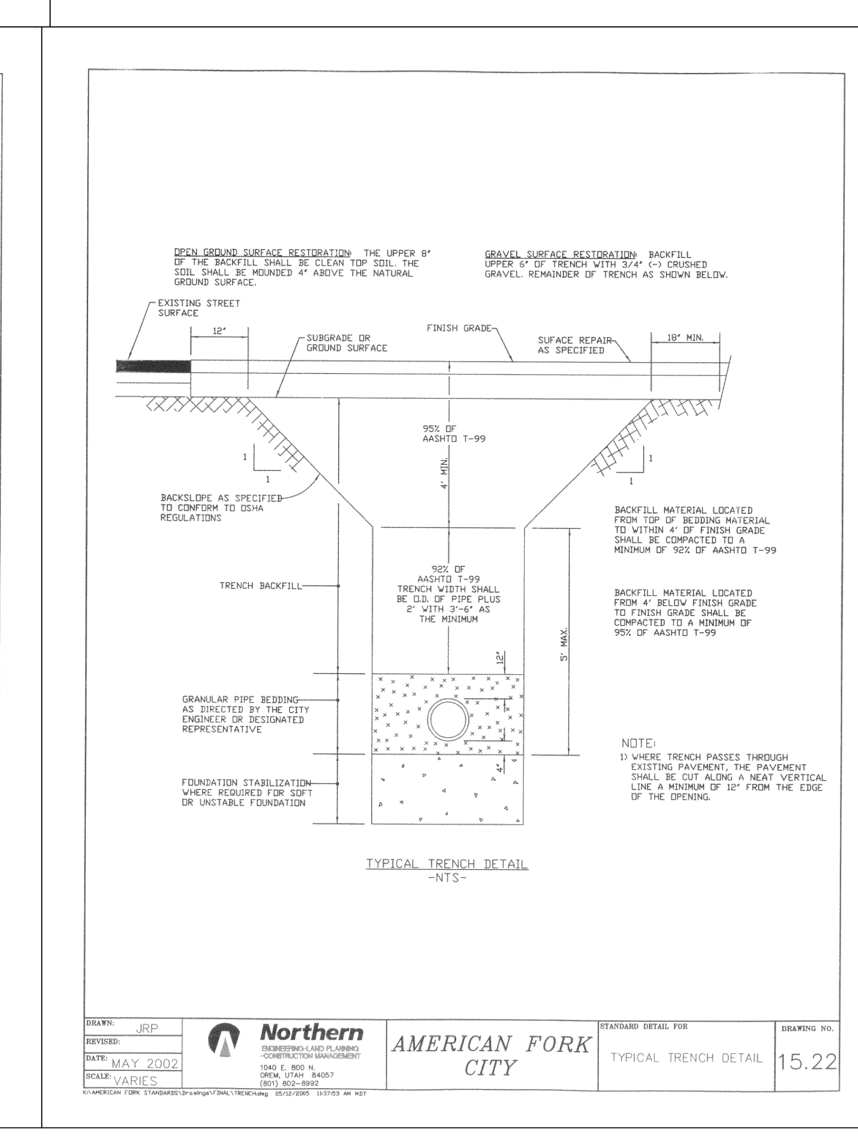

NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY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

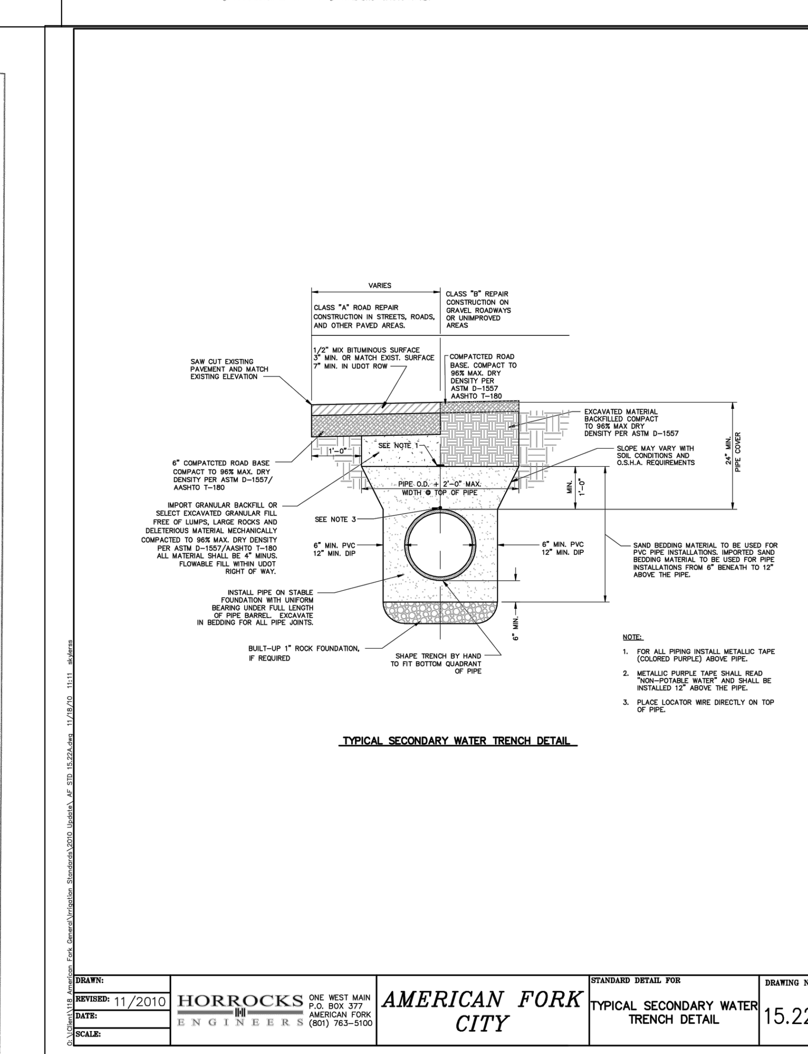
THRUST BLOCK BEARING AREA IN SQ. FEET

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

WATER LINE THRUST BLOCK DETAILS

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




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

# DETAIL SHEET

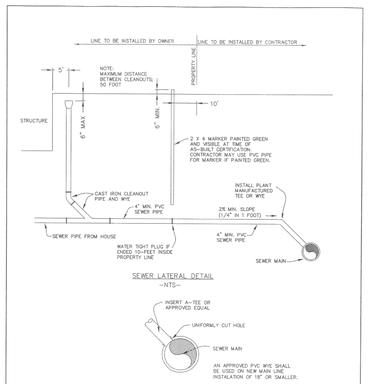
American Fork, Utah

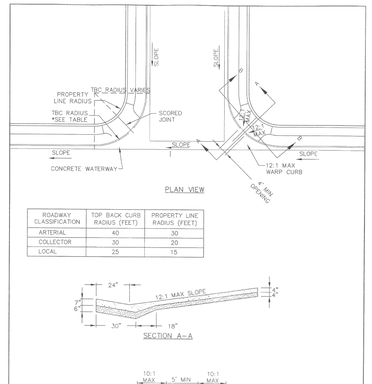
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

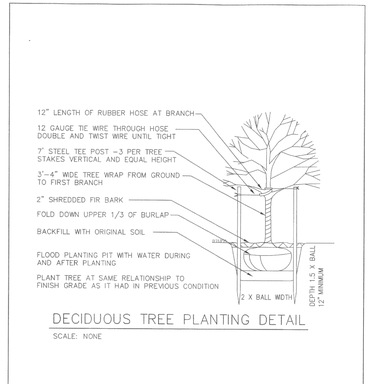
Revisions

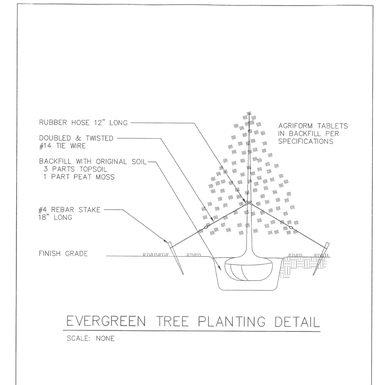
Date
2021
Scale
not to scale
By
TD
Tracing No.

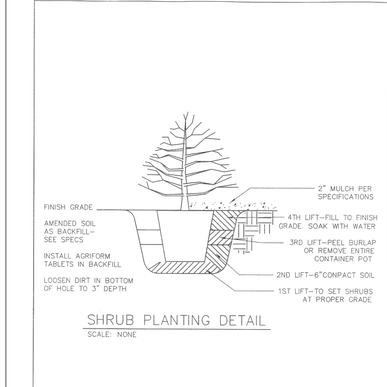
Sheet No.
C - 12.1

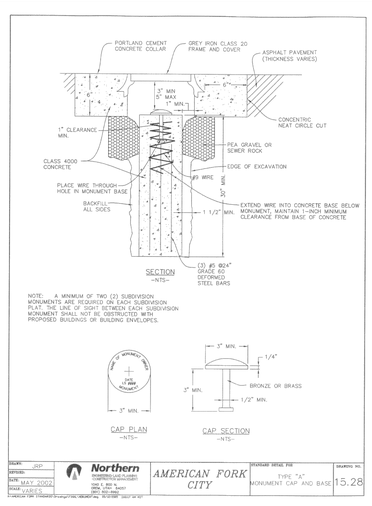


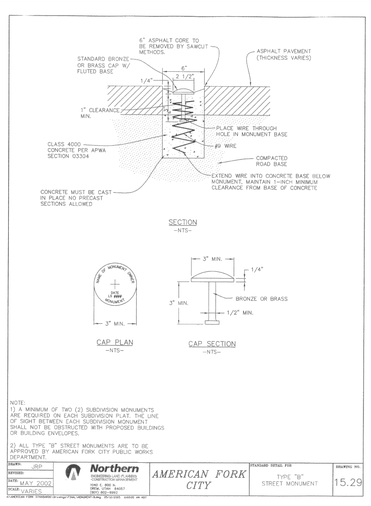



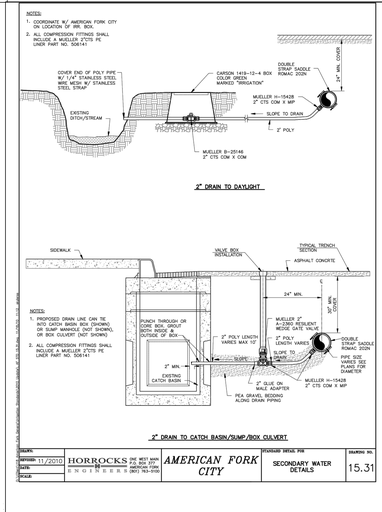



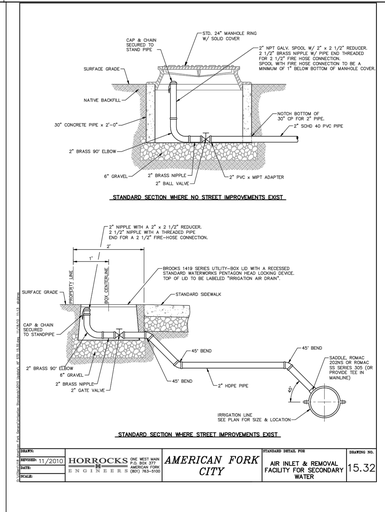



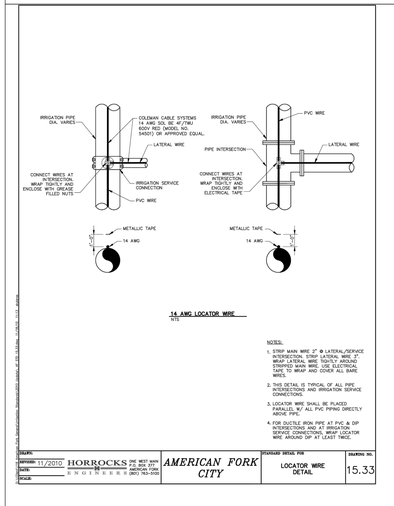



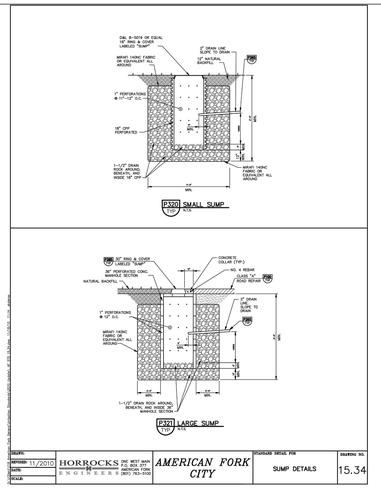


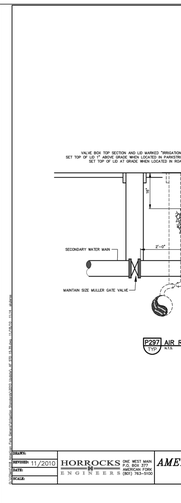


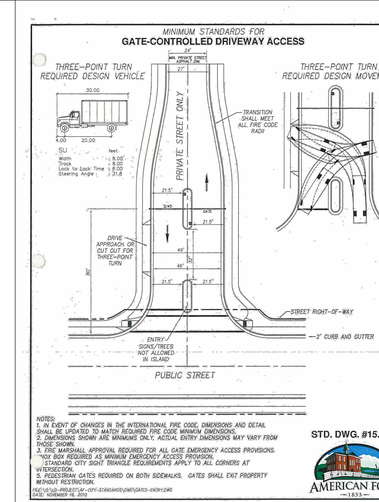


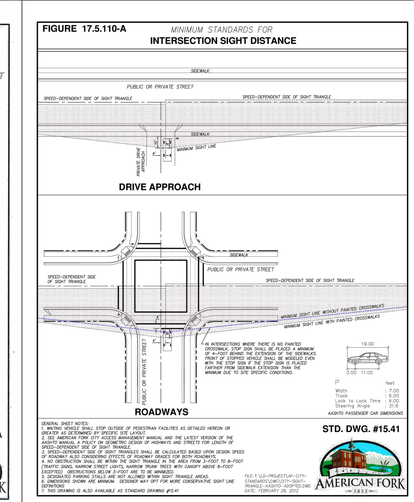




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801-224-1252

# DETAIL SHEET

Utah American Fork.

Revisions

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

Date
2021
Scale
not to scale
By
TD
Tracing No.

Sheet No.
C - 12.2

MINIMUM STANDARDS FOR

## M.A.G. REGIONAL TRAIL

EXHIBIT 'H'

### REGIONAL TRAIL NOTES

1. CROSS-SECTIONS FOR REGIONAL TRAILS THAT INVOLVE MULTIPLE COMMUNITIES WHERE THE PRIMARY PLANNING AGENT IS THE MOUNTAINLAND ASSOCIATION OF GOVERNMENT (M.A.G.) SHALL CONFORM TO THE M.A.G. DESIGNATED CROSS-SECTION FOR THAT PROJECT. EXCEPTIONS TO THIS STANDARD MAY BE APPROVED BY THE CITY COUNCIL BASED UPON A FINDING THAT THE M.A.G. CROSS-SECTION IS TECHNICALLY INFEASIBLE FOR A GIVEN LOCATION. M.A.G. SHALL BE CONSULTED REGARDING ANY DEVIATION.
2. TRAILS IN THE AMERICAN FORK CITY TRAILS MASTER PLAN CONTAINING THIS DESIGNATION ARE:
   A. THE MURDOCK CANAL TRAIL
   B. THE UTAH LAKE SHORELINE TRAIL
3. WHERE NO OTHER INFORMATION IS AVAILABLE, DEVELOPMENT PARCELS SHALL DESIGNATE/DEDICATE A 30-FOOT TRAIL CORRIDOR FOR THESE PURPOSES.

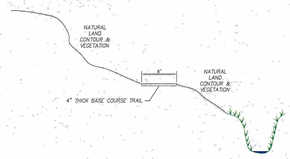
STD. DWG. #15.40H

FILE:T:\LD-PROJECTS\AF-CITY-STANDARDS\DWG\MAG-TRAIL.DWG
DATE: NOVEMBER 16, 2010

MINIMUM STANDARDS FOR

## NATIVE REGIONAL TRAIL

EXHIBIT 'G'




TRAIL CROSS-SECTION

STD. DWG. #15.40G

FILE:T:\LD-PROJECTS\AF-CITY-STANDARDS\DWG\NATIVE-TRAIL.DWG
DATE: NOVEMBER 16, 2010

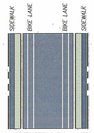
MINIMUM STANDARDS FOR

## NEIGHBORHOOD TRAIL

### LIMITED RIGHT-OF-WAY TRAIL - RETROFIT PROJECT

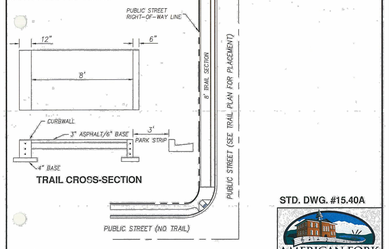
EXHIBIT 'A'

SIDEWALK/BIKE LANE OPTION




NOTE: CONSTRUCTED TRAIL IS CITY PREFERRED OPTION. SIDEWALK/BIKE LANE OPTION ALLOWED/INTENDED AS INTERIM MEASURE.

CONSTRUCTED TRAIL




TRAIL CROSS-SECTION

STD. DWG. #15.40A

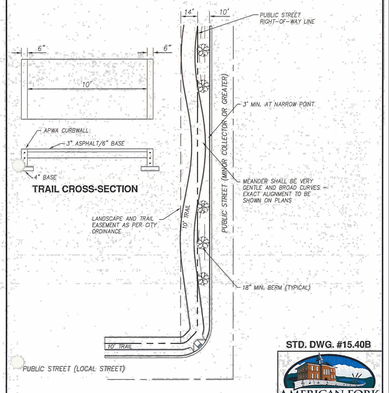
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DATE: NOVEMBER 16, 2010

MINIMUM STANDARDS FOR

## NEIGHBORHOOD TRAIL

### MEANDERING TRAIL ALONG ROADSIDE
### NEW CONSTRUCTION

EXHIBIT 'B'




STD. DWG. #15.40B

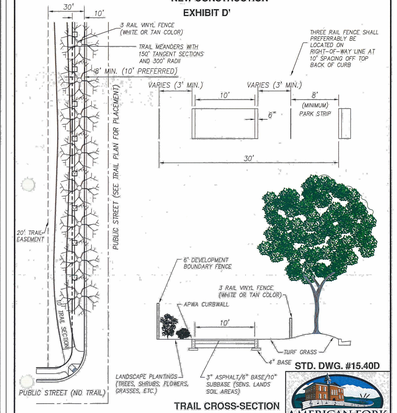
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DATE: NOVEMBER 16, 2010

MINIMUM STANDARDS FOR

## NEIGHBORHOOD TRAIL

### RURAL-LANDSCAPED TRAIL - ROADSIDE
### NEW CONSTRUCTION

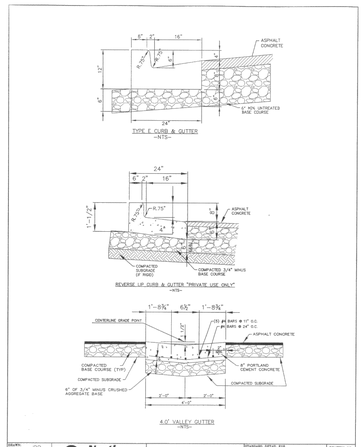
EXHIBIT 'D'




TRAIL CROSS-SECTION

STD. DWG. #15.40D

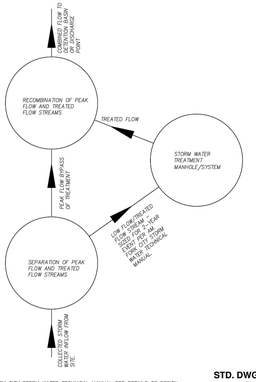
FILE: T:\LD-PROJECTS\AF-CITY-STANDARDS\DWG\RURAL-TRAIL.DWG
DATE: NOVEMBER 16, 2010




| | | | |
|---|---|---|---|
| DRAWN: JCP | Northern Engineering & Surveying, Inc. 1964 E. 800 N. Vernal, Utah 84078 (801) 800-4880 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER | DRAWING NO. 15.1 |
| DESIGNED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: 1"=10' | | | | |

MINIMUM STANDARDS FOR

## OFF-LINE OIL/WATER/SEDIMENT SEPARATOR

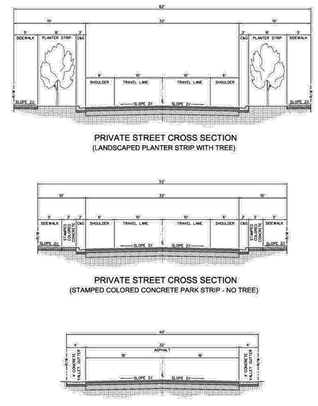



NOTES:
1. SEE AMERICAN FORK CITY STORM WATER TECHNICAL MANUAL FOR DETAILS OF DESIGN, CONSTRUCTION, AND TESTING REQUIREMENTS.
2. SPECIFIC TREATMENT SYSTEM FOR A GIVEN SITE TO BE DESIGNED BY REGISTERED PROFESSIONAL ENGINEER PERFORMING THE STORM DRAIN SYSTEM DESIGN FOR THE SITE IN QUESTION.
3. CITY ENGINEER MAY ALLOW IN-LINE TREAMENT DEVICE IF PEAK FLOWS ARE ATTENUATED UPSTREAM AND NEVER ALLOWED TO REACH TREATMENT DEVICE.

STD. DWG. #15.42

FILE:T:\LD-PROJECTS\AF-CITY-STANDARDS\DWG\OFF-LINE-OWS.DWG
DATE: APRIL 17, 2012

FIGURE 1




PRIVATE STREET CROSS SECTION
(LANDSCAPED PLANTER STRIP WITH TREE)




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



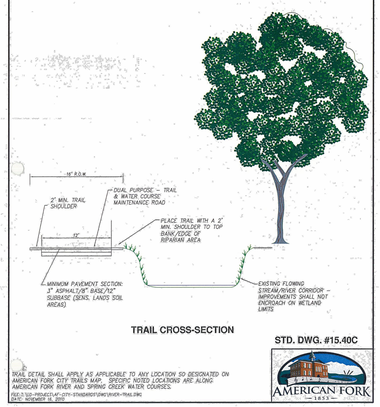

ALLEY CROSS SECTION

| | | | |
|---|---|---|---|
| JUB ENGINEERS, Inc. | PRIVATE STREETS & ALLEY CROSS SECTIONS | SHEET | FIG-1 |
| | AMERICAN FORK CITY CORPORATION AMERICAN FORK, UTAH | | |

MINIMUM STANDARDS FOR

## REGIONAL & NEIGHBORHOOD TRAIL (ALONG WATER COURSE)

EXHIBIT 'C'




TRAIL CROSS-SECTION

TRAIL DETAIL SHALL APPLY AS APPLICABLE TO ANY LOCATION SO DESIGNATED ON AMERICAN FORK CITY TRAILS MAP. SPECIFIC NOTED LOCATIONS ARE ALONG AMERICAN FORK RIVER AND SPRING CREEK WATER COURSES.

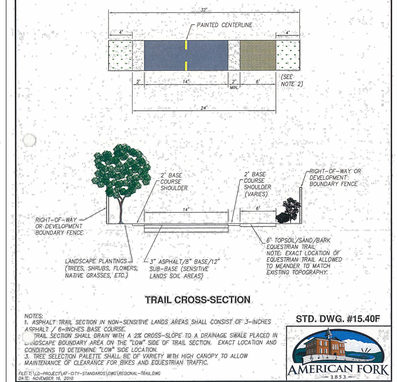
STD. DWG. #15.40C

FILE:T:\LD-PROJECTS\AF-CITY-STANDARDS\DWG\RIVER-TRAIL.DWG
DATE: NOVEMBER 16, 2010

MINIMUM STANDARDS FOR

## REGIONAL TRAIL

EXHIBIT 'F'




TRAIL CROSS-SECTION

NOTES:
1. ASPHALT TRAIL SECTION IN NON-SENSITIVE LANDS AREAS SHALL CONSIST OF 3-INCHES ASPHALT / 8-INCHES BASE COURSE.
   TRAIL SECTION SHALL DRAIN WITH A 2% CROSS-SLOPE TO A DRAINAGE SWALE PLACED IN LANDSCAPE BOUNDARY AREA ON THE "DRY" SIDE OF TRAIL SECTION. EXACT LOCATION AND CONDITIONS TO DETERMINE "DRY" SIDE LOCATION.
2. TREE SELECTION PALETTE SHALL BE OF VARIETY WITH HIGH CANOPY TO ALLOW MAINTENANCE OF CLEARANCE FOR BIKES AND EQUESTRIAN TRAFFIC.

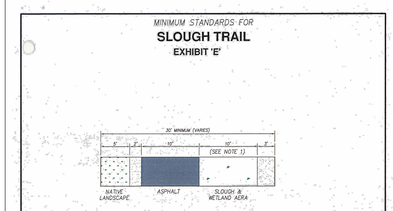
STD. DWG. #15.40F

FILE:T:\LD-PROJECTS\AF-CITY-STANDARDS\DWG\REGIONAL-TRAIL.DWG
DATE: NOVEMBER 16, 2010

MINIMUM STANDARDS FOR

## SLOUGH TRAIL

EXHIBIT 'E'




TRAIL CROSS-SECTION

NOTES:
1. MINIMUM SECTION IS SHOWN ONLY – RIGHT-OF-WAY MAY NEED TO EXPAND BASED UPON U.S.A.C.O.E. WETLAND DELINEATION LIMITS ALONG SLOUGH CORRIDORS.
   TREES AND OTHER LANDSCAPE VEGETATION SHALL BE OF NATIVE VARIETIES REQUIRING NO IRRIGATION EITHER THAN PLANT ESTABLISHMENT PERIOD. PLANTINGS SHALL NOT OBSTRUCT WATER COURSE MAINTENANCE EQUIPMENT OPERATION.
3. PAVEMENT SECTION SHALL BE DESIGNED TO SUPPORT WATER COURSE MAINTENANCE TRUCK LOADING.

STD. DWG. #15.40E

FILE:T:\LD-PROJECTS\AF-CITY-STANDARDS\DWG\SLOUGH-TRAIL.DWG
DATE: NOVEMBER 16, 2010


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


# DETAIL SHEET

American Fork, Utah

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

Revisions

| |
|---|
| Date |
| 2021 |
| Scale |
| not to scale |
| By |
| TD |
| Tracing No. |

Sheet No.
C - 12.3

NORTH
1" = 40'

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.

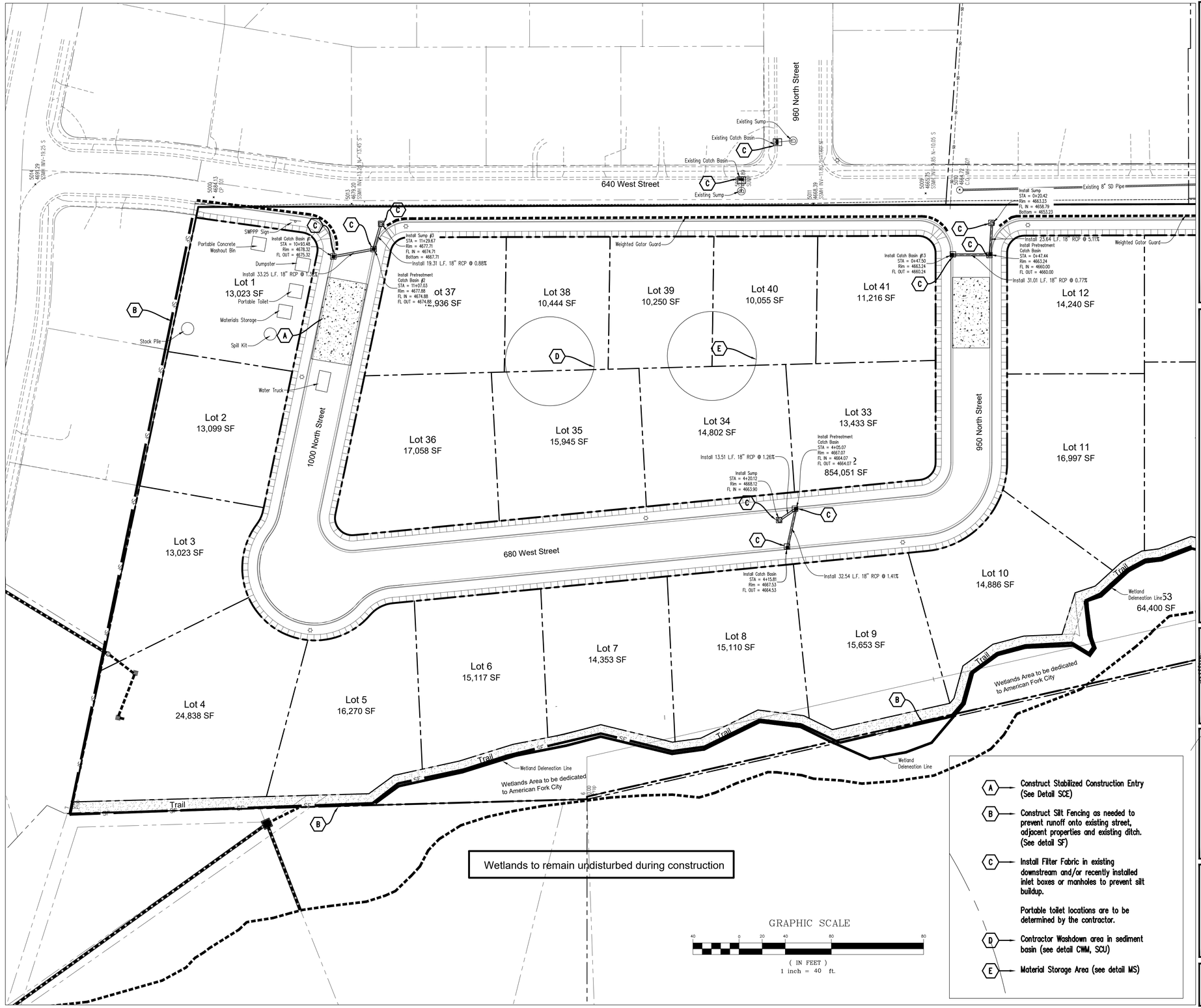
7. Spill Cleanup (SCU) All on site materials used in construction will be maintained on site to prevent harmful materials from entering off site receiving waters.

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

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.
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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
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353 EAST 1200 SOUTH, OREM, UTAH
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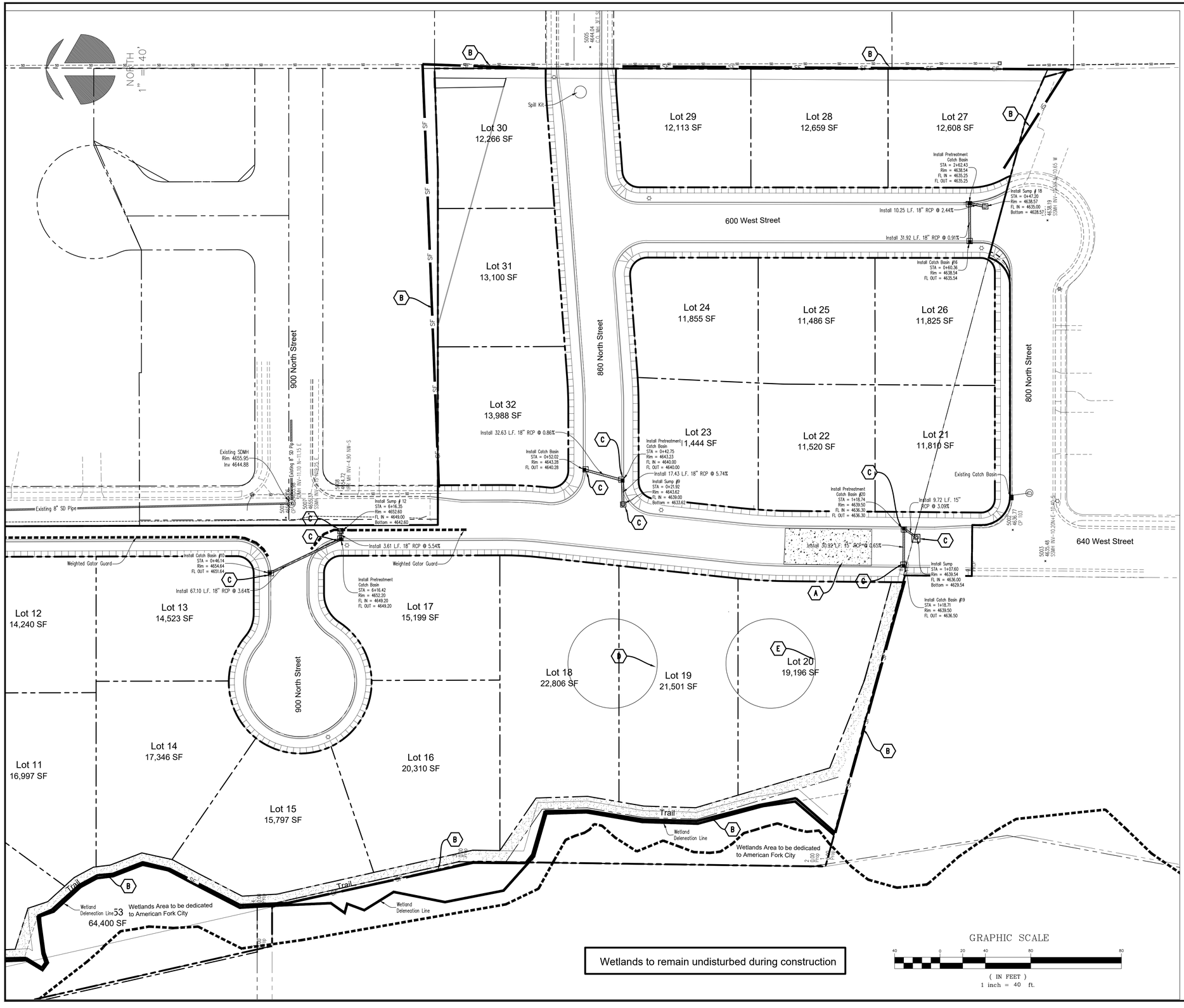
Greenwood Creek
SWPPP
American Fork City Utah

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

Revisions
7-16-2021
7-30-2021
8-25-2021

Date
5-26-2021
Scale
1"=40'
By
BHT
Tracing No.

Sheet No.
C - 13.0




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.

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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) **Construct Stabilized Construction Entry (See Detail SCE)**
- (B) **Construct Silt Fencing as needed to prevent runoff onto existing street, adjacent properties and existing ditch. (See detail SF)**
- (C) **Install Filter Fabric in existing downstream and/or recently installed inlet boxes or manholes to prevent silt buildup.**

  **Portable toilet locations are to be determined by the contractor.**
- (D) **Contractor Washdown area in sediment basin (see detail CWM, SCU)**
- (E) **Material Storage Area (see detail MS)**

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.

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

Greenwood Creek

# SWPPP

American Fork City Utah

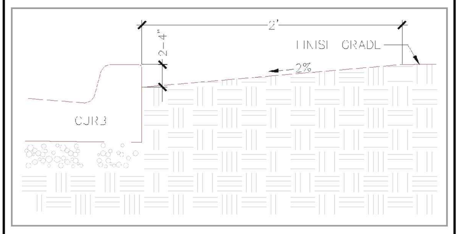
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-25-2021 |

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=40' |
| By | BHT |
| Tracing No. | |

Sheet No.
C - 13.1

## BMP: Curb Sedimentation Trap — CST




**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

**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

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

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

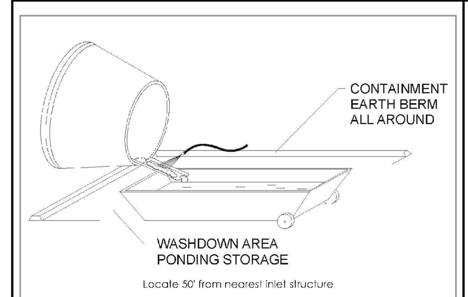
**Implementation Requirements**
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

**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




**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

**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.

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

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

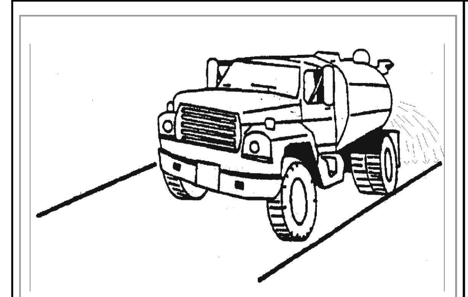
**Implementation Requirements**
- $ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

**Relative Costs**
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

## BMP: Dust Controls — DC



**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

**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.

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

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

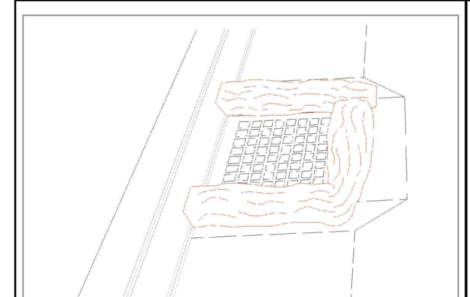
**Implementation Requirements**
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

**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



**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

**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

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

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

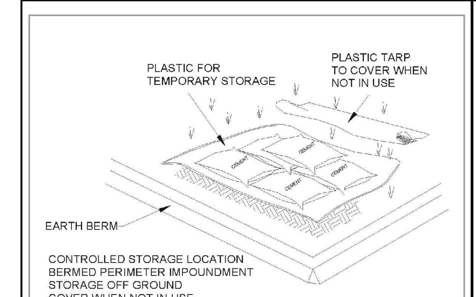
**Implementation Requirements**
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

**Relative Costs**
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

## BMP: Material Storage — MS




**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

**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.

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

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

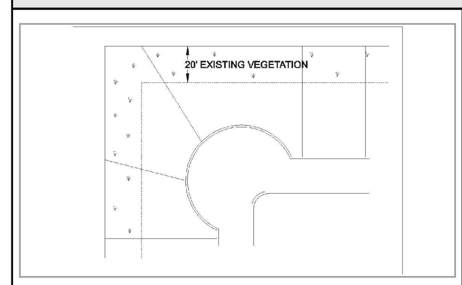
**Implementation Requirements**
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $$$ Training

**Relative Costs**
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

## BMP: Preservation of Existing Vegetation — PEV




**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

**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.

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

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

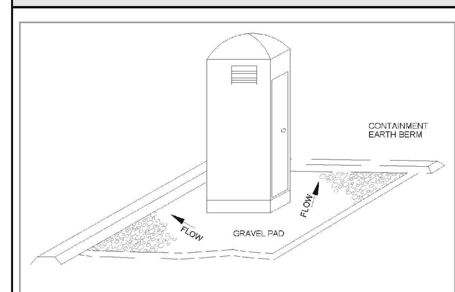
**Implementation Requirements**
- $ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

**Relative Costs**
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

## BMP: Portable Toilets — PT




**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

**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.

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

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

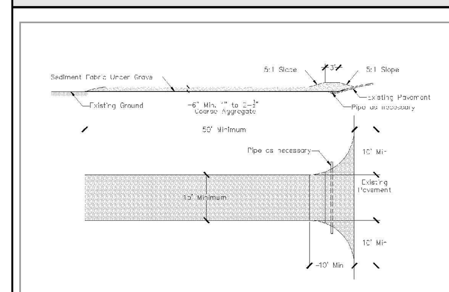
**Implementation Requirements**
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

**Relative Costs**
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

## BMP: Stabilized Construction Entrance — SCE



**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

**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.

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

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

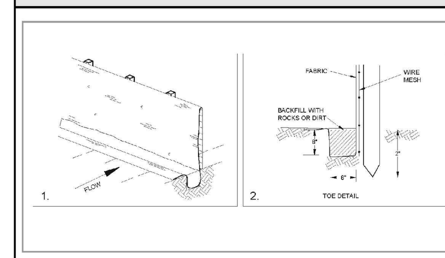
**Implementation Requirements**
- $$$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

**Relative Costs**
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

## BMP: Silt Fence — SF




**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

**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.

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

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

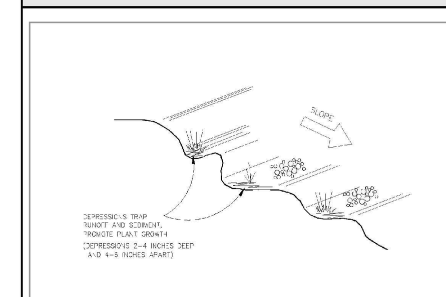
**Implementation Requirements**
- $$ Capital Costs
- $$$ O & M Costs
- $$ Maintenance
- $ Training

**Relative Costs**
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

## BMP: Surface Roughening — SR




**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

**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.

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

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

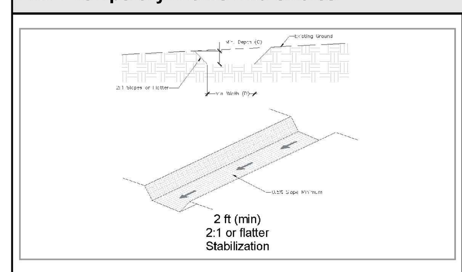
**Implementation Requirements**
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

**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




**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

**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.

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

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

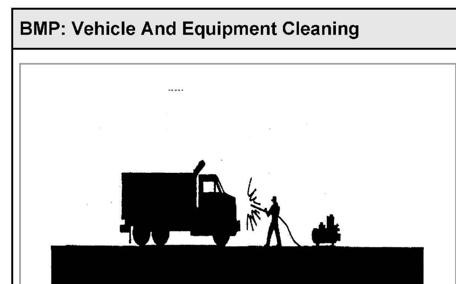
**Implementation Requirements**
- $$$ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

**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



**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

**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.

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

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

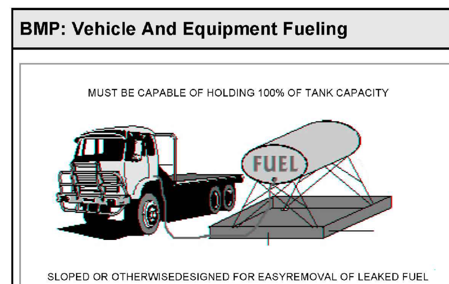
**Implementation Requirements**
- $$ Capital Costs
- $ O & M Costs
- $$$ Maintenance
- $ Training

**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




**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

**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.

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

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

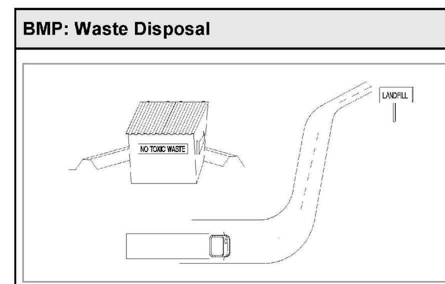
**Implementation Requirements**
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

**Relative Costs**
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

## BMP: Waste Disposal — WD




**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

**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.

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

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

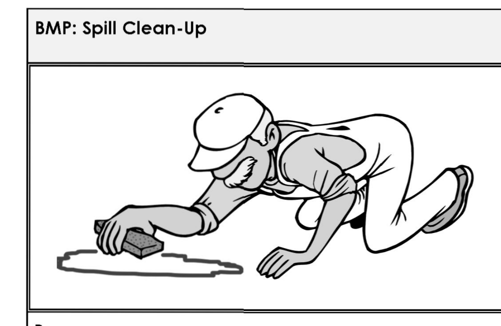
**Implementation Requirements**
- $$$ Capital Costs
- $$$ O & M Costs
- $$ Maintenance
- $$$ Training

**Relative Costs**
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

## BMP: Spill Clean-Up — SCU



**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

Adapted from Salt Lake County BMP Fact Sheet

**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.

**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.

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

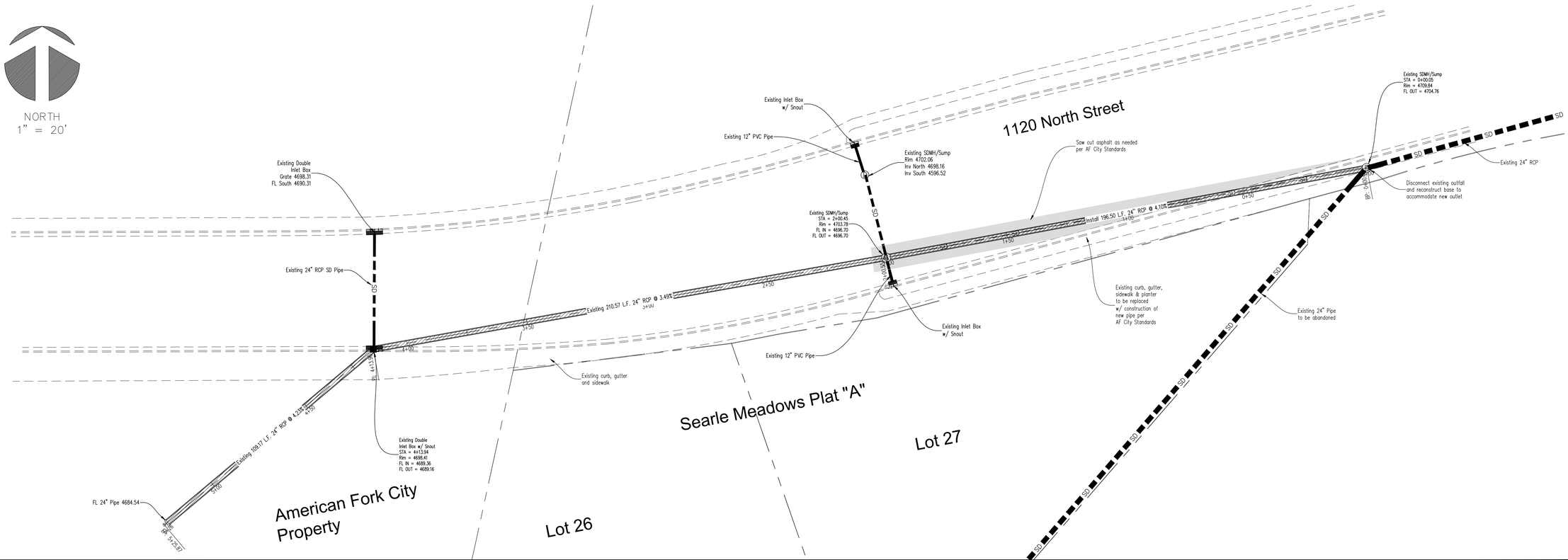

Greenwood Creek
BMPS
American Fork City
Utah

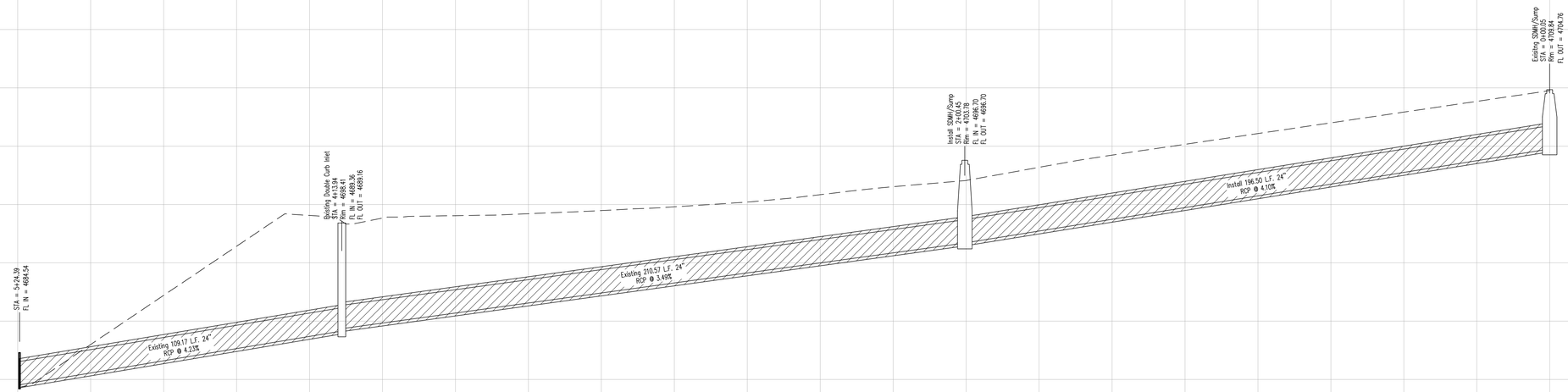
REVISIONS
8-25-2021

DATE 5-26-2021
SCALE None
BY BHT
TRACING NO.

SHEET No.
C - 14.0

NORTH
1" = 20'





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


Greenwood Creek

# Offsite Storm Drain Plan

Utah

American Fork

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

| Revisions |
|---|
| 7-16-2021 |
| 7-30-2021 |
| 8-12-2021 |

| |
|---|
| Date 5-26-2021 |
| Scale 1"=20' |
| By BHT |
| Tracing No. L - |

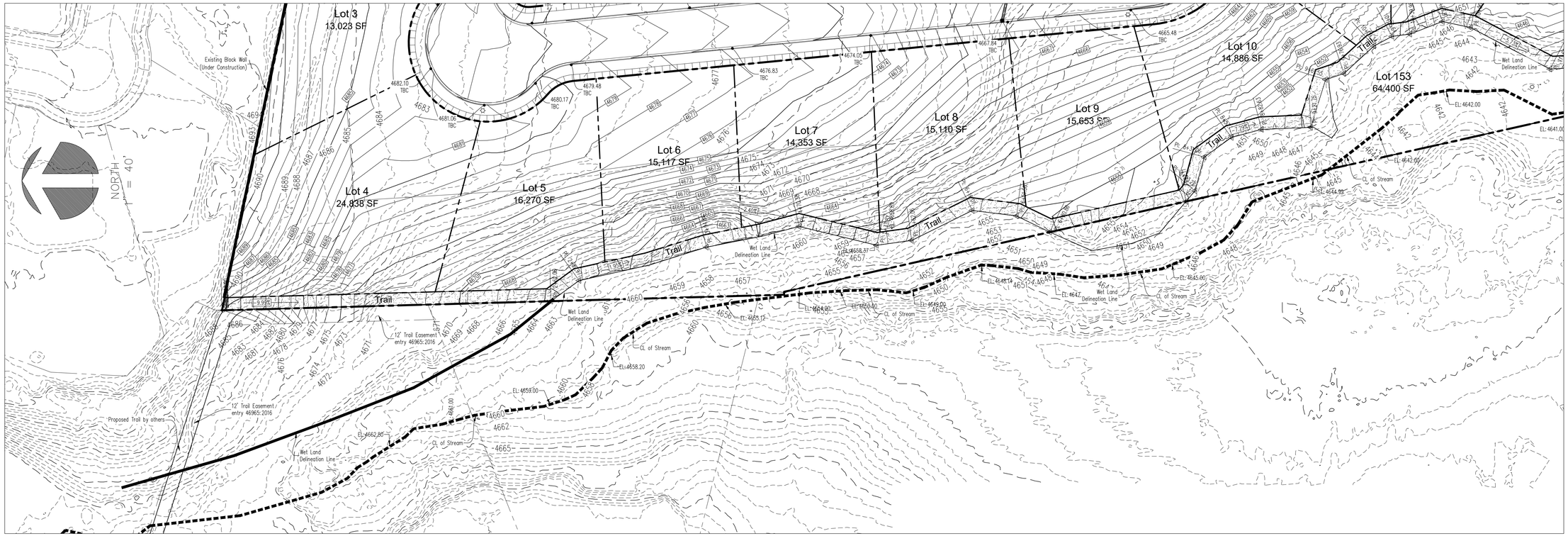
Sheet No.
C - 15

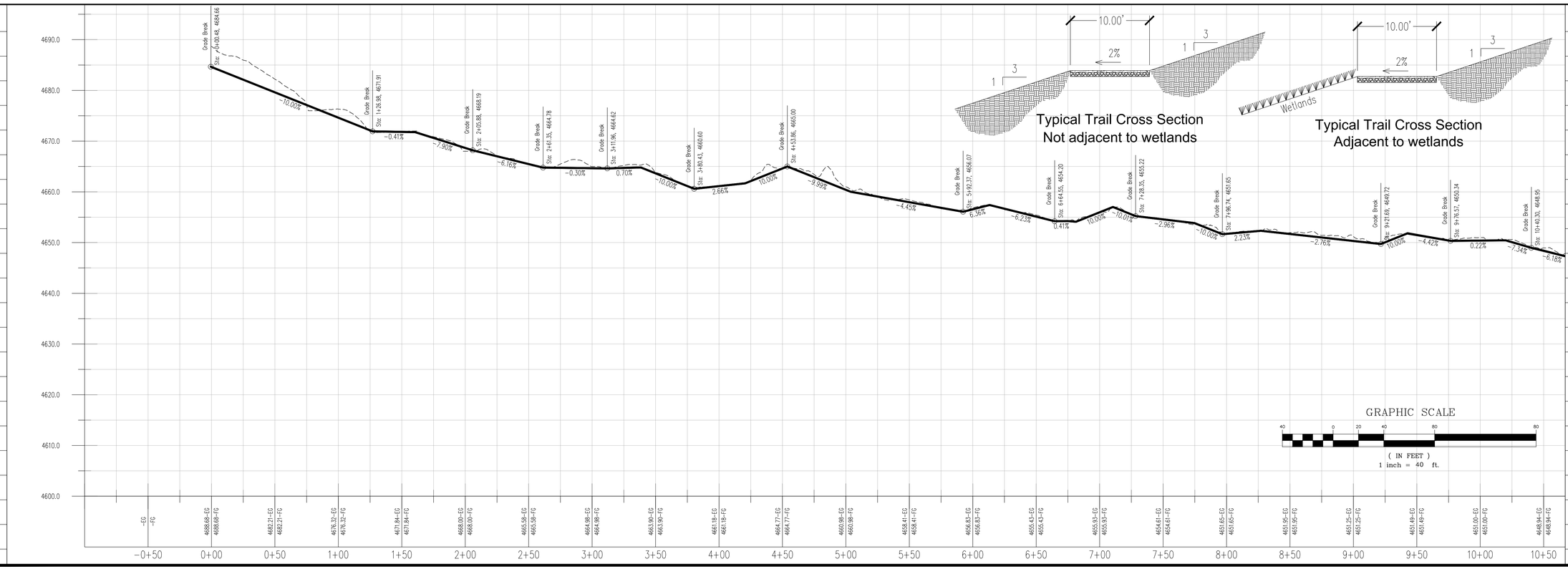
GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.




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.




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

Greenwood Creek

# Trail Profile

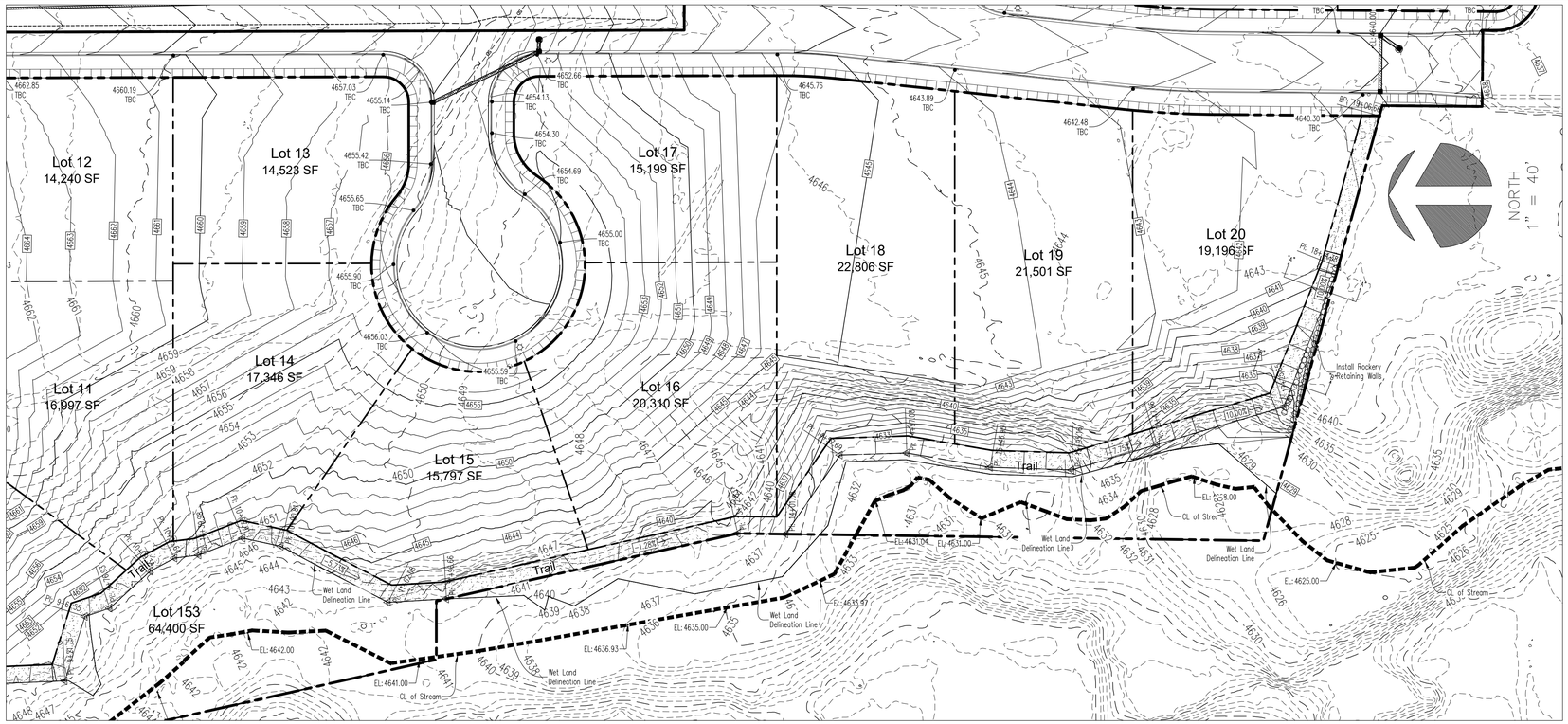
American Fork City Utah

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

| Revisions |
|---|
| 8-25-2021 |
| 9-2-2021 |

| |
|---|
| Date |
| 5-26-2021 |
| Scale |
| 1"=40' |
| By |
| TD |
| Tracing No. |
| L - |

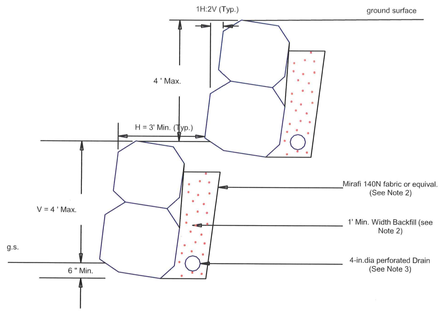
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C - 16




## Rockery Wall Details

NOTES:

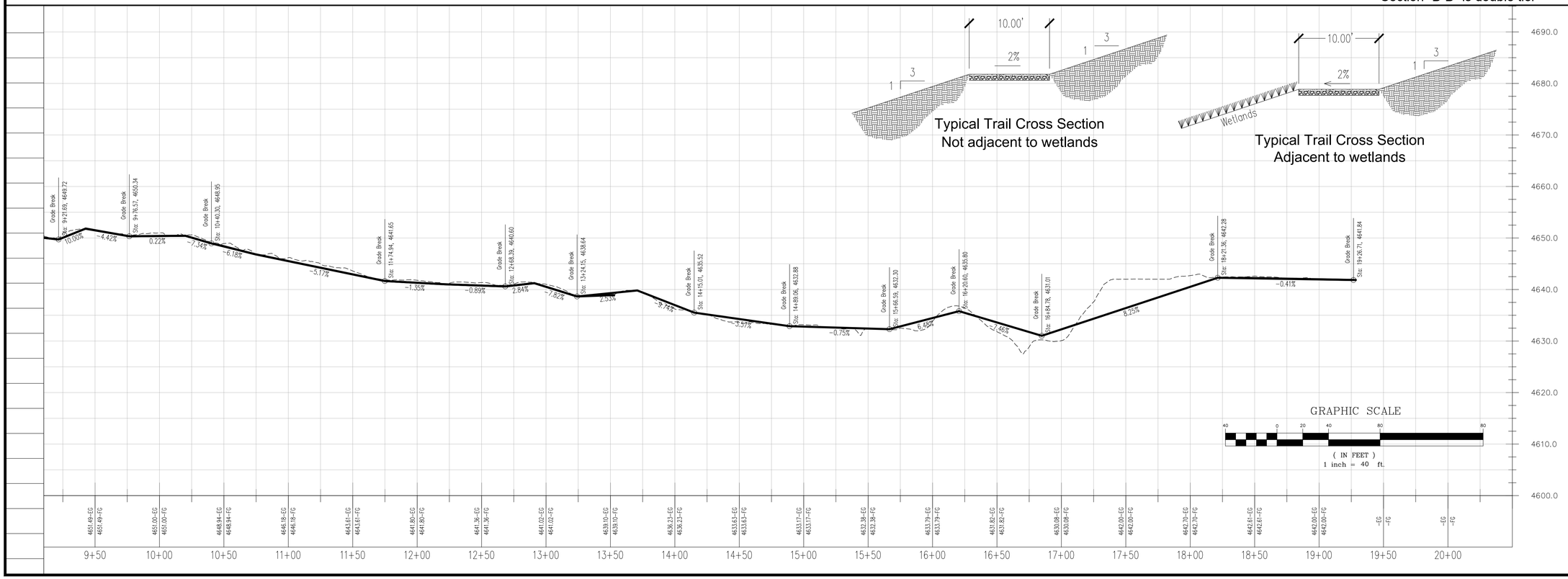
1. Backfill soils should be placed in loose lifts not exceeding a thickness of 12 inches, moisture conditioned to within 2% of optimum, and compacted to a minimum 95% of the maximum dry density as determined by ASTM D-1557.
2. Free-draining backfill shall consist of clean 3/4-inch to 2-inch size gravel having less than 10% passing the No. 4 sieve and less than 5% passing No. 200 sieve, or may use Miradrain (or equivalent) instead of gravel & fabric above the drain pipe.
3. Perforated drain shall be wrapped with fabric, sloped at a minimum 1%, and discharged to an appropriate drainage device.
4. Boulder depths into the hillside shall be a minimum 30 inches for the bottom row grading to a minimum 24 for the upper row for each tier.




NOT TO SCALE

| | | | | |
|---|---|---|---|---|
| Lot 20 Greenwood Creek<br>835 North 640 West, American Fork, Utah | CMT ENGINEERING LABORATORIES<br>Wall Details | Date | 1-Sep-21 | Figure 4 |
| | | Job No. | 14735 | |

Note: Section "A-A" is single tier
Section "B-B" is double tier




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

Greenwood Creek

# Trail Profile

American Fork City, Utah

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

| Revisions |
|---|
| 8-25-2021 |
| 9-2-2021 |

| | |
|---|---|
| Date | 5-26-2021 |
| Scale | 1"=40' |
| By | BHT |
| Tracing No. | L - |

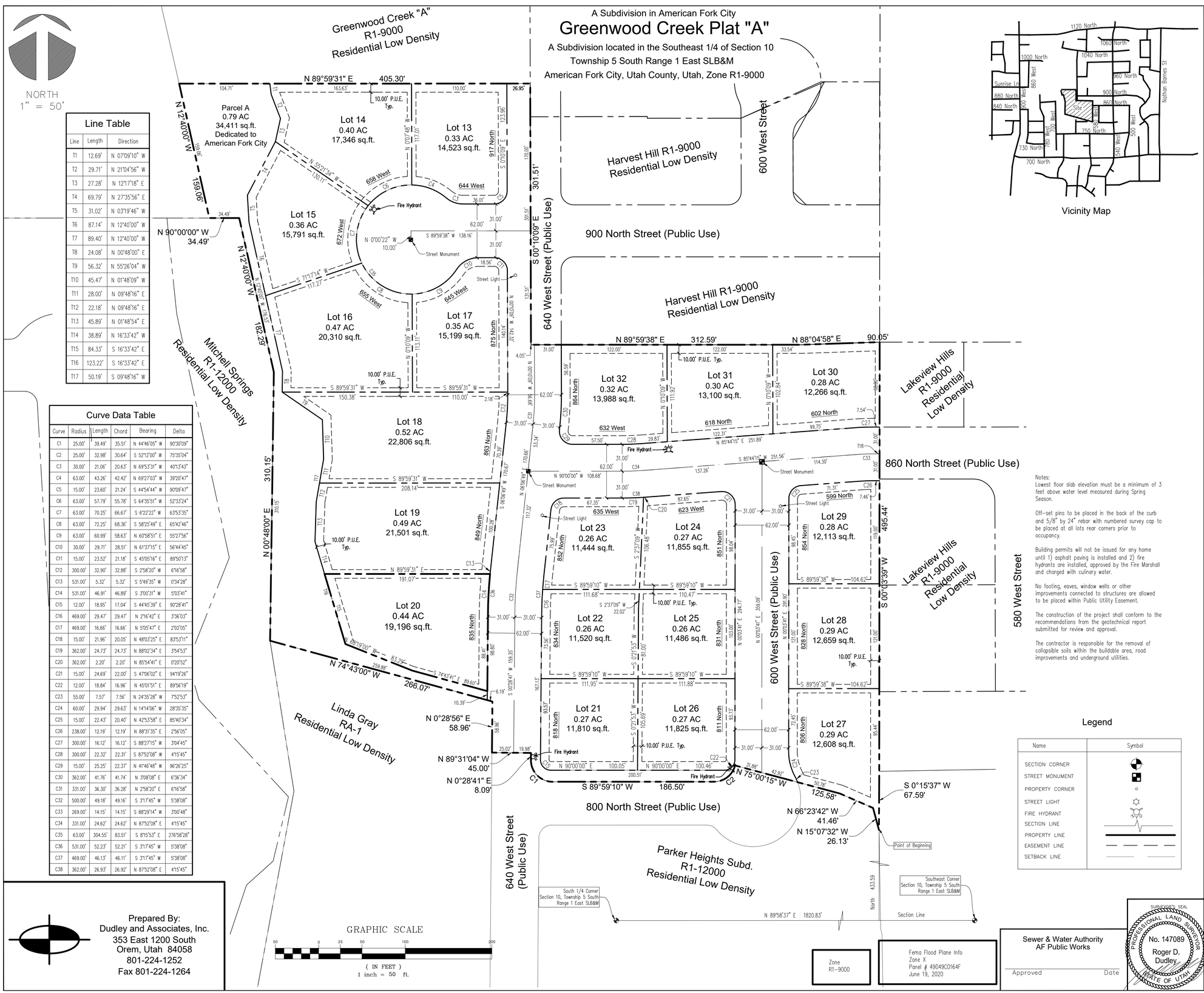
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C-17

A Subdivision in American Fork City

# Greenwood Creek Plat "A"

A Subdivision located in the Southeast 1/4 of Section 10
Township 5 South Range 1 East SLB&M
American Fork City, Utah County, Utah, Zone R1-9000

NORTH
1" = 50'




## Line Table

| Line | Length | Direction |
|---|---|---|
| T1 | 12.69' | N 07°09'10" W |
| T2 | 29.71' | N 21°04'56" W |
| T3 | 27.28' | N 12°17'18" E |
| T4 | 69.79' | N 27°35'56" E |
| T5 | 31.02' | N 03°19'46" W |
| T6 | 87.14' | N 12°40'00" W |
| T7 | 89.40' | N 12°40'00" W |
| T8 | 24.08' | N 00°48'00" E |
| T9 | 56.32' | N 55°26'04" W |
| T10 | 45.47' | N 01°48'09" W |
| T11 | 28.00' | N 09°48'16" E |
| T12 | 22.18' | N 09°48'16" E |
| T13 | 45.89' | N 01°48'54" E |
| T14 | 38.89' | N 16°33'42" W |
| T15 | 84.33' | S 16°33'42" E |
| T16 | 123.22' | S 16°33'42" E |
| T17 | 50.19' | S 09°48'16" W |

## Curve Data Table

| Curve | Radius | Length | Chord | Bearing | Delta |
|---|---|---|---|---|---|
| C1 | 25.00' | 39.49' | 35.51' | N 44°46'05" W | 90°30'09" |
| C2 | 25.00' | 32.98' | 30.64' | S 52°12'00" W | 75°35'04" |
| C3 | 30.00' | 21.06' | 20.63' | N 69°53'31" W | 40°13'43" |
| C4 | 63.00' | 43.26' | 42.42' | N 69°27'03" W | 39°20'47" |
| C5 | 15.00' | 23.60' | 21.24' | S 44°54'44" W | 90°09'47" |
| C6 | 63.00' | 57.79' | 55.78' | S 64°35'51" W | 52°33'24" |
| C7 | 63.00' | 70.25' | 66.67' | S 6°22'22" W | 63°53'35" |
| C8 | 63.00' | 72.25' | 68.36' | S 58°25'49" E | 65°42'46" |
| C9 | 63.00' | 60.99' | 58.63' | N 60°58'51" E | 55°27'56" |
| C10 | 30.00' | 29.71' | 28.51' | N 61°37'15" E | 56°44'45" |
| C11 | 15.00' | 23.52' | 21.18' | S 45°05'16" E | 89°50'13" |
| C12 | 300.00' | 32.90' | 32.88' | S 2°58'20" W | 6°16'58" |
| C13 | 531.00' | 5.32' | 5.32' | S 5°49'35" W | 0°34'28" |
| C14 | 531.00' | 46.91' | 46.89' | S 3°00'31" W | 5°03'41" |
| C15 | 12.00' | 18.95' | 17.04' | S 44°45'39" E | 90°28'41" |
| C16 | 469.00' | 29.47' | 29.47' | N 2°16'42" E | 3°36'03" |
| C17 | 469.00' | 16.66' | 16.66' | N 5°05'47" E | 2°02'05" |
| C18 | 15.00' | 21.96' | 20.05' | N 48°03'25" E | 83°53'11" |
| C19 | 362.00' | 24.73' | 24.73' | N 88°02'34" E | 3°54'53" |
| C20 | 362.00' | 2.20' | 2.20' | N 85°54'41" E | 0°20'52" |
| C21 | 15.00' | 24.69' | 22.00' | S 47°06'02" E | 94°19'26" |
| C22 | 12.00' | 18.84' | 16.96' | N 45°01'51" E | 89°56'19" |
| C23 | 55.00' | 7.57' | 7.56' | N 24°35'28" W | 7°52'53" |
| C24 | 60.00' | 29.94' | 29.63' | N 14°14'06" W | 28°35'35" |
| C25 | 15.00' | 22.43' | 20.40' | N 42°53'58" E | 85°40'34" |
| C26 | 238.00' | 12.19' | 12.19' | N 88°31'35" E | 2°56'05" |
| C27 | 300.00' | 16.12' | 16.12' | S 88°27'15" W | 3°04'45" |
| C28 | 300.00' | 22.32' | 22.31' | S 87°52'08" W | 4°15'45" |
| C29 | 15.00' | 25.25' | 22.37' | N 41°46'48" W | 96°26'25" |
| C30 | 362.00' | 41.76' | 41.74' | N 3°08'08" E | 6°36'34" |
| C31 | 331.00' | 36.30' | 36.28' | N 2°58'20" E | 6°16'58" |
| C32 | 500.00' | 49.18' | 49.16' | S 3°17'45" W | 5°38'08" |
| C33 | 269.00' | 14.15' | 14.15' | S 88°29'14" W | 3°00'48" |
| C34 | 331.00' | 24.62' | 24.62' | N 87°52'08" E | 4°15'45" |
| C35 | 63.00' | 304.55' | 83.51' | S 8°15'53" E | 276°58'28" |
| C36 | 531.00' | 52.23' | 52.21' | S 3°17'45" W | 5°38'08" |
| C37 | 469.00' | 46.13' | 46.11' | S 3°17'45" W | 5°38'08" |
| C38 | 362.00' | 26.93' | 26.92' | N 87°52'08" E | 4°15'45" |




Vicinity Map

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

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

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

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

## Legend

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

GRAPHIC SCALE

50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.


Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264


Zone
R1-9000

Fema Flood Plane Info
Zone X
Panel # 49049C0164F
June 19, 2020

Sewer & Water Authority
AF Public Works

Approved Date

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

CLERK-RECORDER SEAL

## Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

## Boundary Description

Commencing at a point located North 89°58'37" East along the Section line 1820.83 feet and North 433.59 feet from the South quarter corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along Parker Heights Subdivision following 8 courses: North 15°07'32" West 26.13 feet, North 66°23'42" West 41.46 feet, North 75°00'15" West 125.58 feet, along the arc of a 25.00 foot radius curve to the right 32.98 feet (chord bears South 52°12'00" West 30.64 feet), South 89°59'10" West 186.50 feet, along the arc of a 25.00 foot radius curve to the right 39.49 feet (chord bears North 44°46'05" West 35.51 feet), North 00°28'41" East 8.09 feet, North 89°31'04" West 45.00 feet; thence North 00°28'56" East 58.96 feet; thence North 74°43'00" West 266.07 feet; thence along Mitchell Springs Subdivision the following 3 courses: North 00°48'00" East 310.15 feet, North 12°40'00" West 182.29 feet, West 34.49 feet; thence North 12°40'00" West 159.06 feet; thence North 89°59'31" East 405.30 feet; thence along Harvest Hill Subdivision for the following 3 courses: South 00°10'09" East 301.51 feet, North 89°59'38" East 312.59 feet, North 88°04'58" East 90.05 feet; thence South 00°03'39" West along Lakeview Hills Subdivision 495.44 feet; thence South 00°15'37" West along said subdivision 67.59 feet to the point of beginning.

AREA=9.82 AC
Basis of Bearing: N89°58'37"E along the Section Line (NAD 27)
# of Lots Created 20 Lots

Date Surveyor
(See Seal Below)

## Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20___.

by: by:

## Acknowledgement

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

On the _____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires _____ NOTARY PUBLIC
(See Seal Below)

## 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 _____ CITY ENGINEER
ATTEST _____ AMERICAN FORK CITY RECORDER

## Planning Commission Approval

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

_____ Planner
_____ Chairman, Planning Commission

Plat " A "

# Greenwood Creek

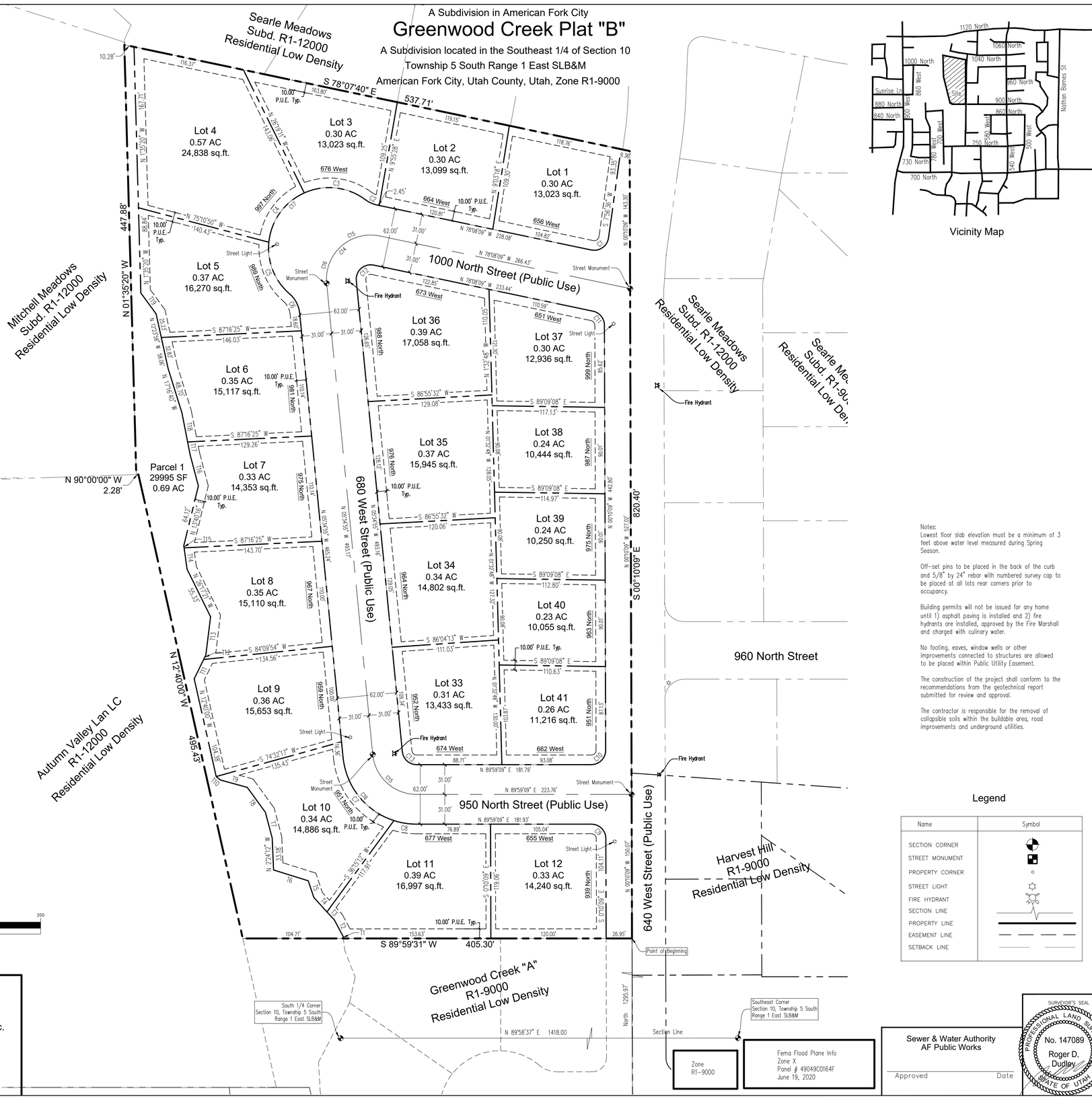
American Fork City, _____ Subdivision _____ Utah County, Utah
Scale: 1" = 50 Feet

A Subdivision in American Fork City

# Greenwood Creek Plat "B"

A Subdivision located in the Southeast 1/4 of Section 10
Township 5 South Range 1 East SLB&M
American Fork City, Utah County, Utah, Zone R1-9000

NORTH
1" = 50'







Vicinity Map

| Line Table | | |
|---|---|---|
| Line | Length | Direction |
| T1 | 2.29' | N 07°09'10" W |
| T2 | 19.40' | N 28°11'16" W |
| T3 | 11.29' | N 42°23'21" W |
| T4 | 20.25' | N 42°23'21" W |
| T5 | 18.37' | N 18°32'54" W |
| T6 | 37.87' | N 72°37'04" W |
| T7 | 27.82' | N 14°50'45" W |
| T8 | 32.06' | N 35°55'41" W |
| T9 | 29.15' | N 74°35'55" W |
| T10 | 5.56' | N 49°50'08" W |
| T11 | 22.39' | N 26°01'45" E |
| T12 | 5.13' | N 26°01'45" E |
| T13 | 40.16' | N 07°05'26" E |
| T14 | 22.47' | N 07°51'56" W |
| T15 | 2.20' | N 07°51'56" W |
| T16 | 33.38' | N 14°43'00" W |
| T17 | 13.80' | N 11°07'34" W |
| T18 | 30.83' | N 11°07'34" W |
| T19 | 26.90' | N 36°10'31" W |

| Curve Data Table | | | | | |
|---|---|---|---|---|---|
| Curve | Radius | Length | Chord | Bearing | Delta |
| C1 | 15.00' | 24.59' | 21.93' | S 54°54'14" W | 93°55'15" |
| C2 | 30.00' | 13.17' | 13.07' | N 65°33'30" W | 25°09'18" |
| C3 | 63.00' | 67.30' | 64.14' | N 83°34'57" W | 61°12'12" |
| C4 | 63.00' | 66.28' | 63.27' | S 35°40'33" W | 60°16'49" |
| C5 | 63.00' | 60.41' | 58.13' | S 21°56'10" E | 54°56'38" |
| C6 | 30.00' | 22.95' | 22.39' | S 27°29'42" E | 43°49'34" |
| C7 | 77.00' | 89.36' | 84.43' | S 38°49'38" E | 66°29'25" |
| C8 | 77.00' | 24.11' | 24.01' | S 81°02'36" E | 17°56'30" |
| C9 | 15.00' | 23.52' | 21.18' | S 45°05'30" E | 89°50'42" |
| C10 | 15.00' | 23.60' | 21.24' | S 44°54'30" W | 90°09'18" |
| C11 | 15.00' | 20.41' | 18.87' | S 39°09'09" E | 77°58'00" |
| C12 | 15.00' | 28.13' | 24.19' | N 48°08'28" E | 107°26'46" |
| C13 | 15.00' | 22.10' | 20.16' | N 47°47'53" W | 84°25'56" |
| C14 | 46.00' | 86.26' | 74.17' | S 48°08'28" W | 107°26'46" |
| C15 | 46.00' | 67.79' | 61.82' | S 47°47'53" E | 84°25'56" |
| C16 | 77.00' | 113.47' | 103.48' | S 47°47'53" E | 84°25'56" |
| C17 | 63.00' | 193.99' | 125.94' | S 38°48'20" W | 176°25'38" |

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

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

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

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

## Legend

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

## Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

## Boundary Description

Commencing at a point located North 89°58'37" East along the Section line 1418.00 feet and North 1295.97 feet from the South quarter corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°59'31" West 405.30 feet; thence North 12°40'00" West 495.43 feet; thence West 2.28 feet; thence North 01°35'20" West along Mitchell Meadows Subdivision 447.88 feet; thence South 78°07'40" East along Searle Meadows Subdivision 537.71 feet; thence South 00°10'09" East along said subdivision 820.40 feet to the point of beginning.

AREA= 9.77 AC

Basis of Bearing : North 89°58'37" East along the Section line (NAD 27)
# of Lots Created = 21

Date

Surveyor
(See Seal Below)

## Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20___.

by: by:

## Acknowledgement

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

On the _____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires _____

NOTARY PUBLIC
(See Seal Below)

## 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 _____ CITY ENGINEER

ATTEST _____ AMERICAN FORK CITY RECORDER

## Planning Commission Approval

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

Planner

Chairman, Planning Commission

Plat " B "

# Greenwood Creek

American Fork City, Subdivision Utah County, Utah

Scale: 1" = 50 Feet


Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264


Sewer & Water Authority
AF Public Works

Approved Date

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

CLERK-RECORDER SEAL

**Hearing, review and action on an amendment to Section 17.4.608.B.e(5) of the American Fork City Development Code to strike the timing requirement for completion of office/retail project components in the TOD zone.**

The Council recently approved an amendment allowing clustering of commercial uses on streets other than 200 South within the TOD "mixed use core" area. Clarification was given that the 25% equivalent requirement may be clustered into one building or dispersed in separate buildings throughout a residential project.

The Code currently reads: *For buildings within the Mixed-Use Core sub-district, all buildings abutting 200 South shall have an equivalent of 100% ground floor area designated for office and/or retail use (Table 6E-Building Use). For all buildings within project areas abutting streets other than 200 South, an equivalent of 25% ground floor area shall be designated for office and/or retail use (Table 6E-Building Use). The 25% equivalent may be satisfied collectively in one building or dispersed throughout the project area in various buildings. Delivery of the office/retail use shall occur no later than at completion of 75% build-out of any residential portions of the project area.*

The applicant, representing The Kelton Apartments (for which the above text was recently amended to allow clustering of the commercial component), requests the timing element be removed, and in its place read: *Delivery of the 25% equivalent office/retail use is not required to be constructed concurrently with the residential component"*.

Effectively, this eliminates the requirement to provide a commercial component in a multi-family residential development within the Core area. Staff is opposed to this amendment request and proposes a negative recommendation to the Planning Commission.

**Potential Motions**

**APPROVAL**

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

**DENIAL (Staff Recommendation)**

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

**TABLE**

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

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
AUGUST 18, 2021

The American Fork City Planning Commission met in a regular session on August 18, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

| | |
|---|---|
| Present: | Vice Chair Christine Anderson |
| | Jenny Peay |
| | Bruce Frandsen |
| | Chris Christiansen |
| Absent: | Chairman John Woffinden |
| | Rod Brocious |
| | Harold Dudley |
| Staff Present: | Adam Olsen, City Planner |
| | Wendelin Knobloch, Planner |
| | Ben Hunter, Engineer |
| | Lisa Halversen, Administrative Assistant |
| Others Present: | Jon Davis, Roger Dudley, Chad Claybaugh, Scott & Julie Fambrough, George Bills, Josh Bushman |

Vice Chair Anderson led the "Pledge of Allegiance."

1. 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

Mr. Olsen informed commissioners that Bonneville Vista Plat A (20 units) was approved in 2013. Plats 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.

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

Mr. Roger Dudley, civil engineer for the project, added that the plan is for 12 townhomes similar to the ones that have been built and they will have a second access. The office building will come before the planning commission later separately.

**Public Hearing Opened**

No comments received.

**Public Hearing Closed**

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

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

| | |
|---|---|
| **Vice Chair Christine Anderson** | **Aye** |
| **Jenny Peay** | **Aye** |
| **Bruce Frandsen** | **Aye** |
| **Chris Christiansen** | **Aye** |

**The motion passed.**

2. Other Business

Mr. Olsen discussed the planning commission summer dinner that will be held on Thursday, September 2 at 6:30 pm at Rotary Park. It will be catered by Wallaby's.

He added that city council will be scheduling a joint work session to discuss:

1. How do we deal with issue of applicants wanting to diminish the mixed-use requirement in the TOD zone?
2. Should we look again at the downtown CC-1 architectural standards? Would it make sense to consider changing to a maximum of 3 instead of a minimum of 4 exterior materials? There will be an architect present at the meeting. Mr. Olsen will send out an invite soon, a firm date hasn't been set yet.

Mr. Olsen also asked if since the joint work session will be at 4 pm, would it help more commissioners be able to attend if it was held via zoom?

Ms. Anderson feels that these kinds of conversations are easier in person. Mr. Christiansen, Mr. Frandsen and Ms. Peay all indicated they will be able to attend.

3. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, September 8, 2021. There will be a code text amendment for the TOD zone dealing

with the mixed-use requirement as well as the Greenwood Creek subdivision on Searle property. There will likely be more items, there is an extra week this month so the agenda will be sent out next week.

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

**Mr. Frandsen moved to recommend approval of the minutes of the August 4, 2021 Planning Commission Regular Session.**

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

| | |
|---|---|
| **Vice Chair Christine Anderson** | **Aye** |
| **Jenny Peay** | **Aye** |
| **Bruce Frandsen** | **Aye** |
| **Chris Christiansen** | **Aye** |

**The motion passed.**

5. Adjournment

**Mr. Christiansen motioned to adjourn.**

**Mr. Frandsen seconded the motion. All voted in favor.**

Meeting adjourned at 7 :15 pm.

Lisa Halversen, Administrative Assistant