AMERICAN FORK CITY PLANNING COMMISSION

OCTOBER 20, 2021

REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on October 20, 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 a land use map amendment from the Resort to the Design Industrial designation, located in the area of 100 West 1100 South

3. Hearing, review and action on a zone map amendment from the M-1 Marina to the PI-1 Planned Industrial zone, located in the area of 100 West 1100 South

4. Hearing, review and action on a preliminary and final plat for Beck Hillside Estates consisting of 15 lots, located in the area of 760 North 200 East in the R-1-9,000 zone

5. Hearing, review and action on a commercial site plan for Goldfish Swim School, located at 348 South 500 East in the GC-2 General Commercial zone

6. Hearing, review and action on a preliminary plan, final plat and site plan for Deer Park Subdivision consisting of two lots, located in the area of 9 West 1100 South in the PI-1 Planned Industrial zone

7. Hearing, review and action on amendments to Section 15.01.1430 of the American Fork City Municipal Code entitled Cul-De-Sac

8. Other Business

6. Site Plan Committee Report

7. Review and action on the minutes of the October 6, 2021 Planning Commission Regular Session

8. 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: 10/20/2021
STAFF: Ben Hunter

AGENDA TOPICS:

Hearing, review and action on a land use map amendment from the Resort designation to the Design Industrial designation, located near the northeast corner of 1100 South and 100 West.

Hearing, review and action on a zone map amendment from the M-1 Marinal zone, located near the northeast corner of 1100 South and 100 West.

ACTION REQUESTED: Recommendations of approval for land use and zone map amendments.

BACKGROUND INFORMATION		
Location:		Northeast corner of 1100 South and 100 West as shown on map
Applicants:		Bruce Frandsen
Existing Land Use:		Resort
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Residential Very Low Density
	South	Resort
	East	Design Industrial
	West	Residential Very Low Density
Existing Zoning:		M-1 Marina
Proposed Zoning:		PI-1 Planned Industrial
Surrounding Zoning:	North	Unincorporated
	South	M-1 Marina
	East	PI-1 Planned Industrial
	West	PR-2.0 Planned Residential

Background

The applicant proposes to amend the land use and zone map designations for approximately 10 acres of land as shown on the attached map. The engineering report will detail needs for roads and trails which would be conditions of approval. The proposed changes would modify to the Design Industrial land use/Planned Industrial PI-1 zone from its current Resort designation/Marina M-1 zone.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment subject to any findings, conditions, and modifications found in the Engineering Report.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment with a finding that the proposed land use designations are incongruent with adjacent existing development and the existing Shoreline Protection designation.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment and instruct the developer/staff to _____.

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment subject to any findings, conditions, and modifications found in the Engineering Report.

DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment with a finding that the proposed zone changes are incongruent with adjacent existing development and the existing Shoreline Protection zone.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment and instruct the developer/staff to _____.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 10/06/2021
STAFF: Wendelin Knobloch

AGENDA TOPICS:

Hearing, review and action on a land use map amendment from the Resort, Very-Low-Density Residential, General Commercial and Shoreline Protection designations to the Design Industrial designation, located in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West

Hearing, review and action on a zone map amendment from the M-1 Marina, SP Shoreline Preservation, PR-2.0 Planned Residential, and R-1-12,000 Residential zones to the PI-1 Planned Industrial zone, located in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West

ACTION REQUESTED: Recommendations of approval for land use and zone map amendments.

BACKGROUND INFORMATION		
Location:		1100 South and Utah Lake Shoreline east and west of 100 West as shown on map
Applicants:		Bruce Frandsen
Existing Land Use:		Various as advertised
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Residential Low Density, Design Industrial
	South	Resort
	East	Design Industrial, Residential Low Density, Residential Very Low Density
	West	Shoreline Protection, Residential Low Density, Residential Very Low Density, Design Commercial
Existing Zoning:		Southern Half of Lot: R-4-7,500 Northern Half of Lot: R-2-7,500
Proposed Zoning:		R-4-7,500
Surrounding Zoning:	North	R-2-7,500
	South	R-4-7,500
	East	R-2-7,500
	West	R-2-7,500

Background

The applicant proposes to amend the land use and zone map designations for approximately 95 acres of land as shown on the attached map. The engineering report

will detail needs for roads and trails which would be conditions of approval. The southeastern portion would change to the Design Industrial land use/Planned Industrial PI-1 zone from its current Resort designation/Marina M-1 zone.

Boat Harbor Road provides a natural break point in this area between a mix of Design Industrial/Residential Low Density/Resort on the eastern side and Low Density/Very Low Density Residential, Marina and Shoreline Protection designations.

Introducing Design Industrial development into areas that already possess recent residential development (e.g., Harbor Village) will negatively impact existing dwellings and will also be incongruent with the growth of the Boat Harbor and the Shoreline Protection designation, therefore planning staff recommends denial of the application as presented at the time of this writing.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment subject to any findings, conditions, and modifications found in the Engineering Report.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment with a finding that the proposed land use designations are incongruent with adjacent existing development and the existing Shoreline Protection designation.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment and instruct the developer/staff to _____.

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment subject to any findings, conditions, and modifications found in the Engineering Report.

DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment with a finding that the proposed zone changes are incongruent with adjacent existing development and the existing Shoreline Protection zone.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment and instruct the developer/staff to _____.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 10/20/2021

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: South Side

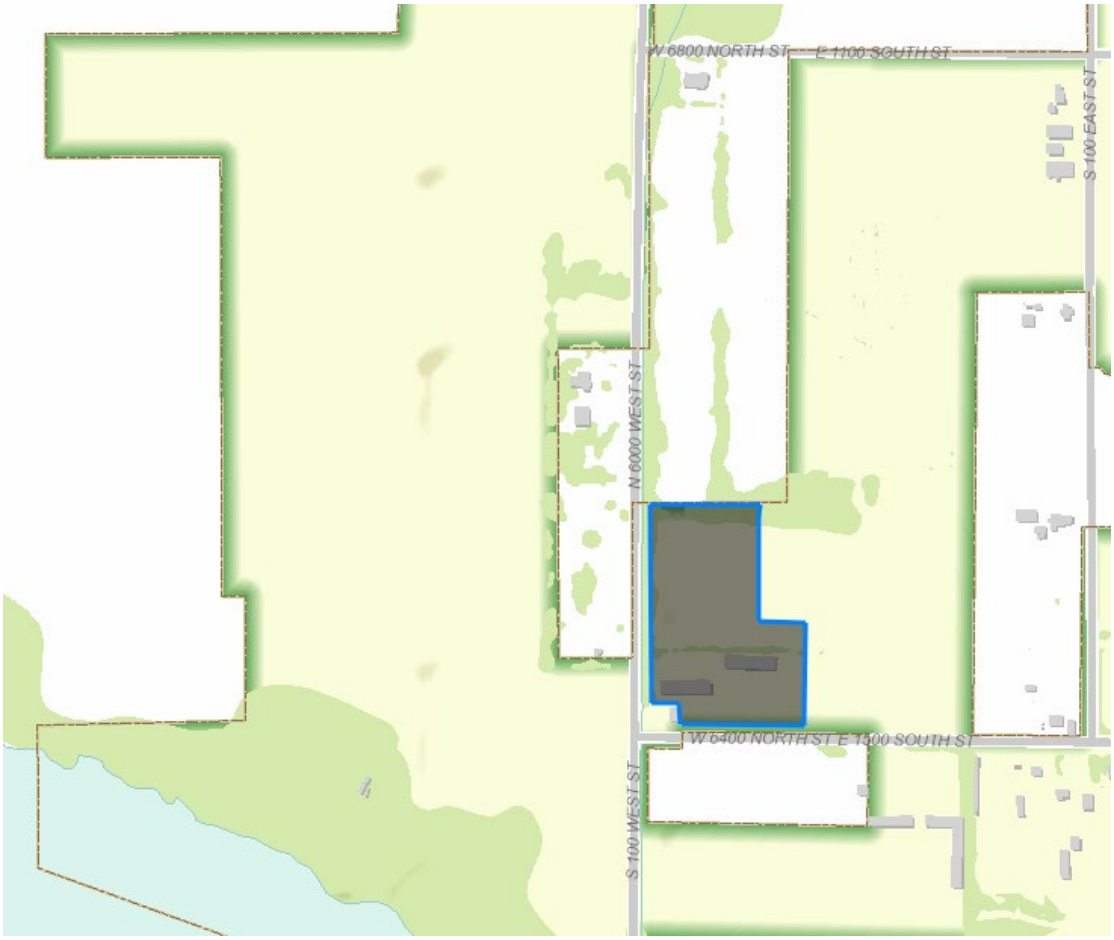
Project Address: 1600 South 100 West

Developer / Applicant's Name: Bruce Frandsen

Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☒ Zone Map Amendment
- ☐ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Project Map:



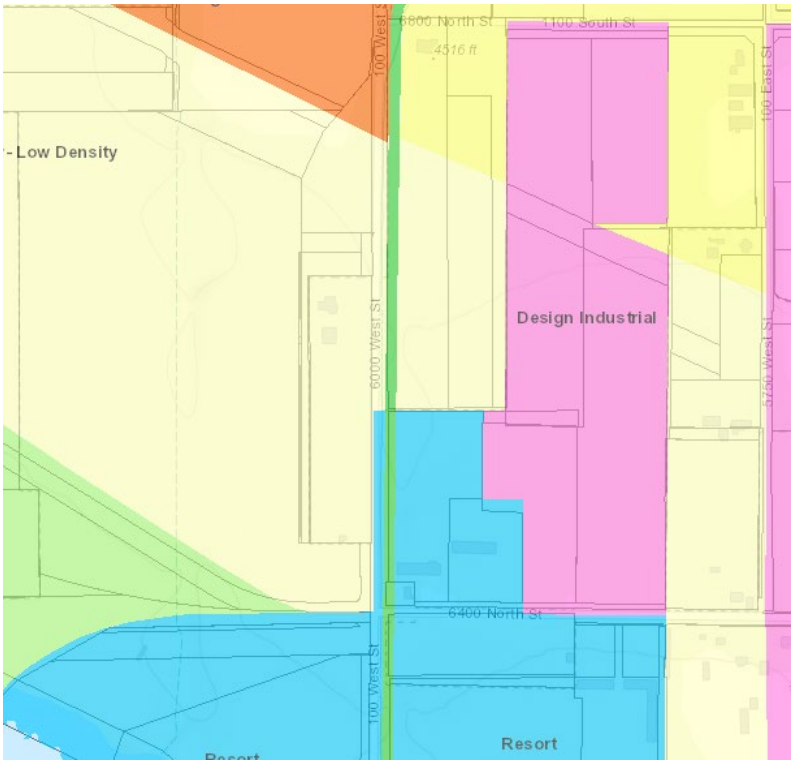
Engineering Division Requirements: As a condition of this zone map amendment, additional right-of-way shall be dedicated to the City at no cost to the City. Applicant shall provide to the City legal descriptions for the various dedications to be reviewed and approved prior to recording right-of-way deeds. Right-of-way dedication shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change or shall be dedicated to the city by deed within 60 days of the approved zone change as follows:

1. The City's Master Transportation Element and Bicycle and Pedestrian Element of the General Plan identifies 100 West as a minor collector with a shared use path and bike lane. The necessary right-of-way to meet American Fork City Standards and Specifications and cross sections for 100 West shall be dedicated to the City.

2. The City's Master Transportation Element and Bicycle and Pedestrian Element of the General Plan identifies 1500 South/Lake Shore Drive as a minor collector with a sidepath and bike lane. The necessary right-of-way to meet American Fork City Standards and Specifications and cross sections for 1500 South/Lake Shore Drive shall be dedicated to the City.

3. The City's Master Transportation Element and Bicycle and Pedestrian Element of the General Plan identifies 1100 South/570 West as a minor collector with a sidepath and a bike lane/buffered bike lane. The necessary right-of-way to meet American Fork City Standards and Specifications and cross sections for 1100 South/570 West shall be dedicated to the City.

Additional Information: The Planning Report has not been updated for this zone change request, which is a portion of the request on the 10/6/2021 agenda. The applicant proposes to amend the land use and zone map designations for approximately 10 acres of land to the Design Industrial land use/Planned Industrial PI-1 zone from its current Resort designation/Marina M-1 zone.



AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

GENERAL PLAN AMENDMENT (purple)

Technical Review Committee Submittal Form

Project Name: South Side

Location: 100 West 1000 South to Lake Shore

Reason/Description:

Utah County Parcel No(s): 130750025, 130750028, 130670108, 130670110, 130650045, 130640060, 130640058, 130640055,

Property Owner Name: South Side LLC

Property Owner Signature:

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Bruce Frandsen

Address: 7381 N. 6500 W., American Fork, UT

Telephone: 801-735-8381 Fax:

Email: frandsenb@gmail.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf — none
3. **Fee** as determined at time of Site Plan Review Fee: $250.00

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

PAID $ 250
PLAN REVIEW DEPOSIT
8/25/21

SUBMITTAL CHECKLIST (check to indicate items are included in submittal)

☐	Property Size (acres): _____
☐	What changing conditions make the proposed amendment reasonably necessary to promote the purpose of the American Fork City Land Use Plan? (typewritten)
☐	What is the current land use classification of the area to be considered? _____
☐	What land use classification are you proposing for the area to be considered? _____
☐	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

~~ZONE CHANGE (blue)~~

Technical Review Committee Submittal Form

Project Name: South Side

Location: 100 West, from about 1000 S to Lake shore

Reason/Description:

Utah County Parcel No(s):

Property Owner Name: South Side LLC

Property Owner Signature:

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Bruce Frandsen

Address: 7381 N 6500 W., A.F.

Telephone: 801-735-8381 Fax:

Email: frandsenb@gmail.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. **Fee** as determined at time of Site Plan Review Fee: $250.00

PAID $ 250
PLAN REVIEW DEPOSIT
8/25/21

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

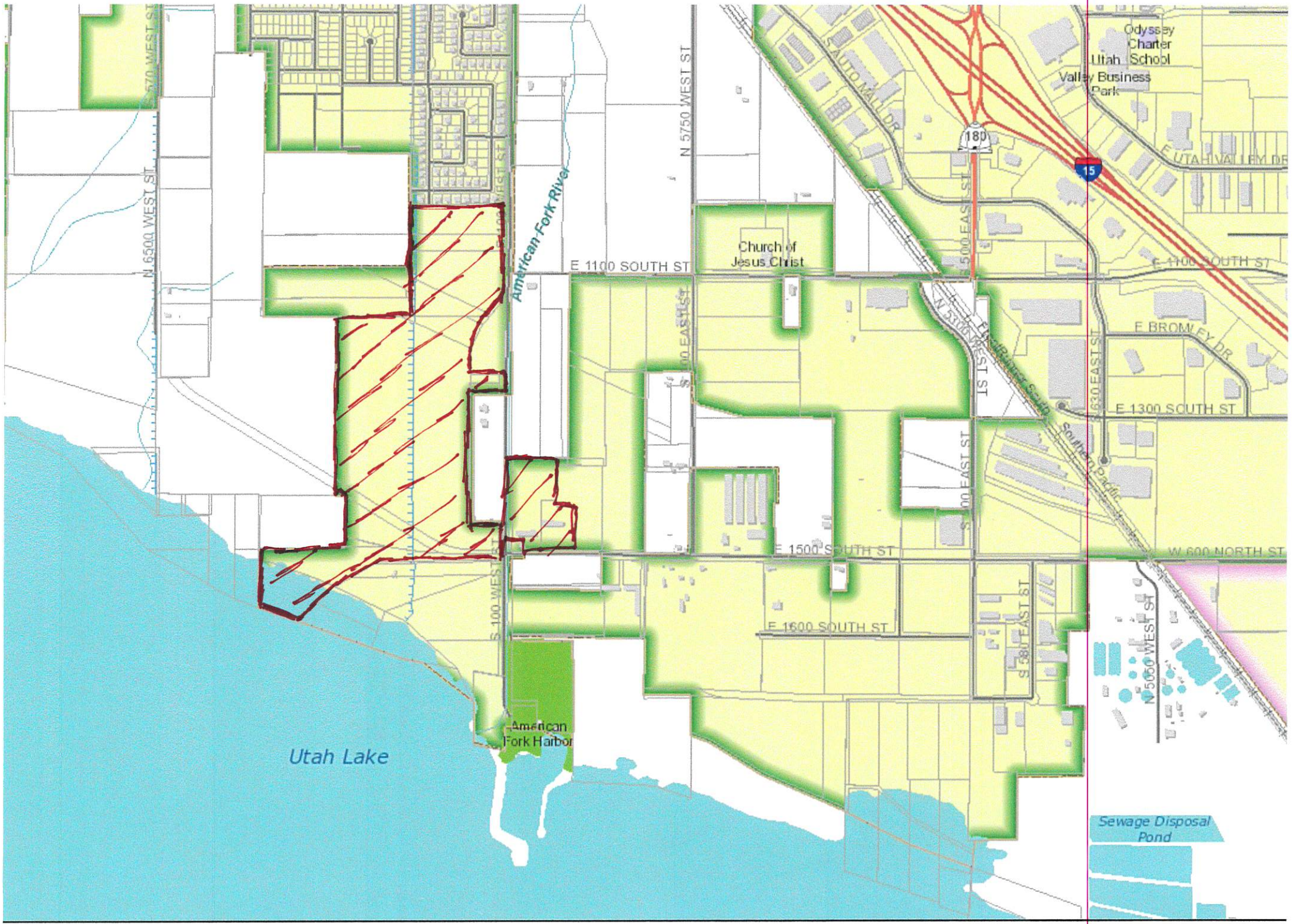
☐	Property Size (acres): approx 95 Current Zone Classification: PR 2.0 & SP
☐	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☐	Does the proposed zone change conform to the Land Use Plan? ☐ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.

☑	What zone classification are you proposing for the area to be considered? [redacted] PE-1
☑	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102



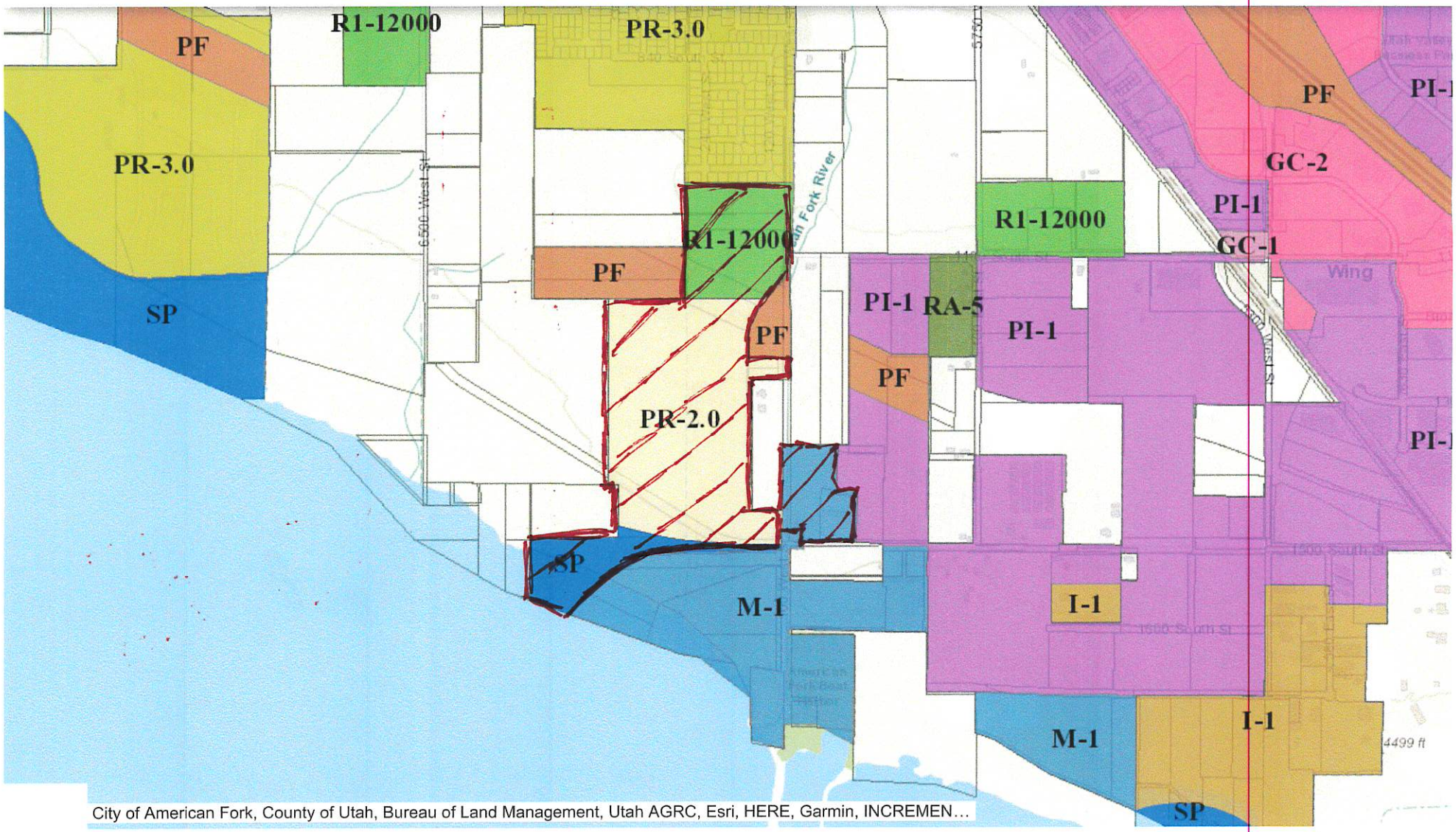
Utah County Parcel Map

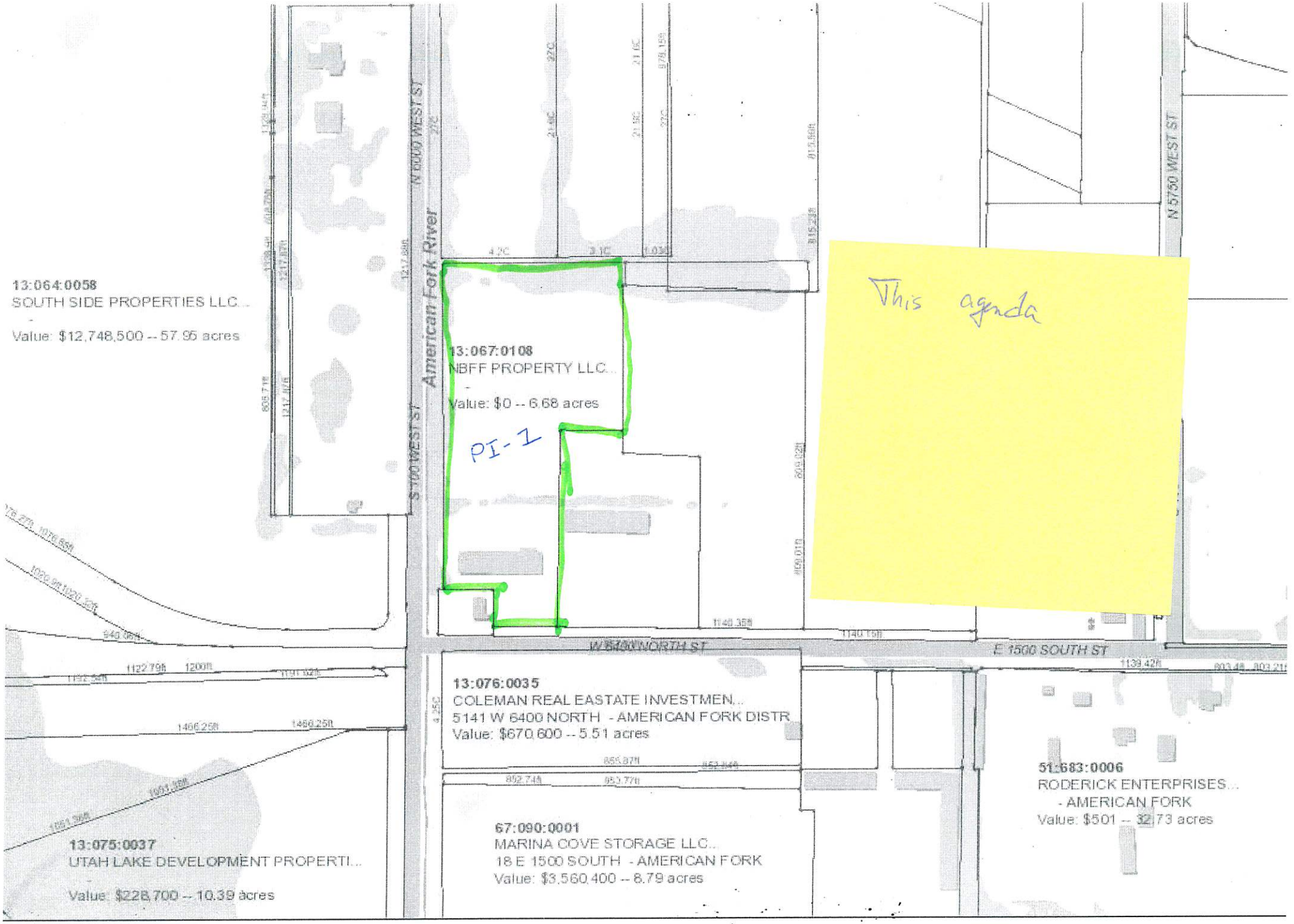
Frandsen Zone change request

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

Date: 8/19/2021

N


R1-12000
PR-3.0
PF
PR-3.0
SP
R1-12000
PF
PF
PR-2.0
SP
M-1
PF
PI-1
RA-5
PI-1
PF
PF
GC-2
PI-1
R1-12000
GC-1
PI-1
I-1
M-1
I-1
SP
6500 West St
Main Fork River
500 West St
1500 South St
4499 ft
City of American Fork, County of Utah, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMEN…



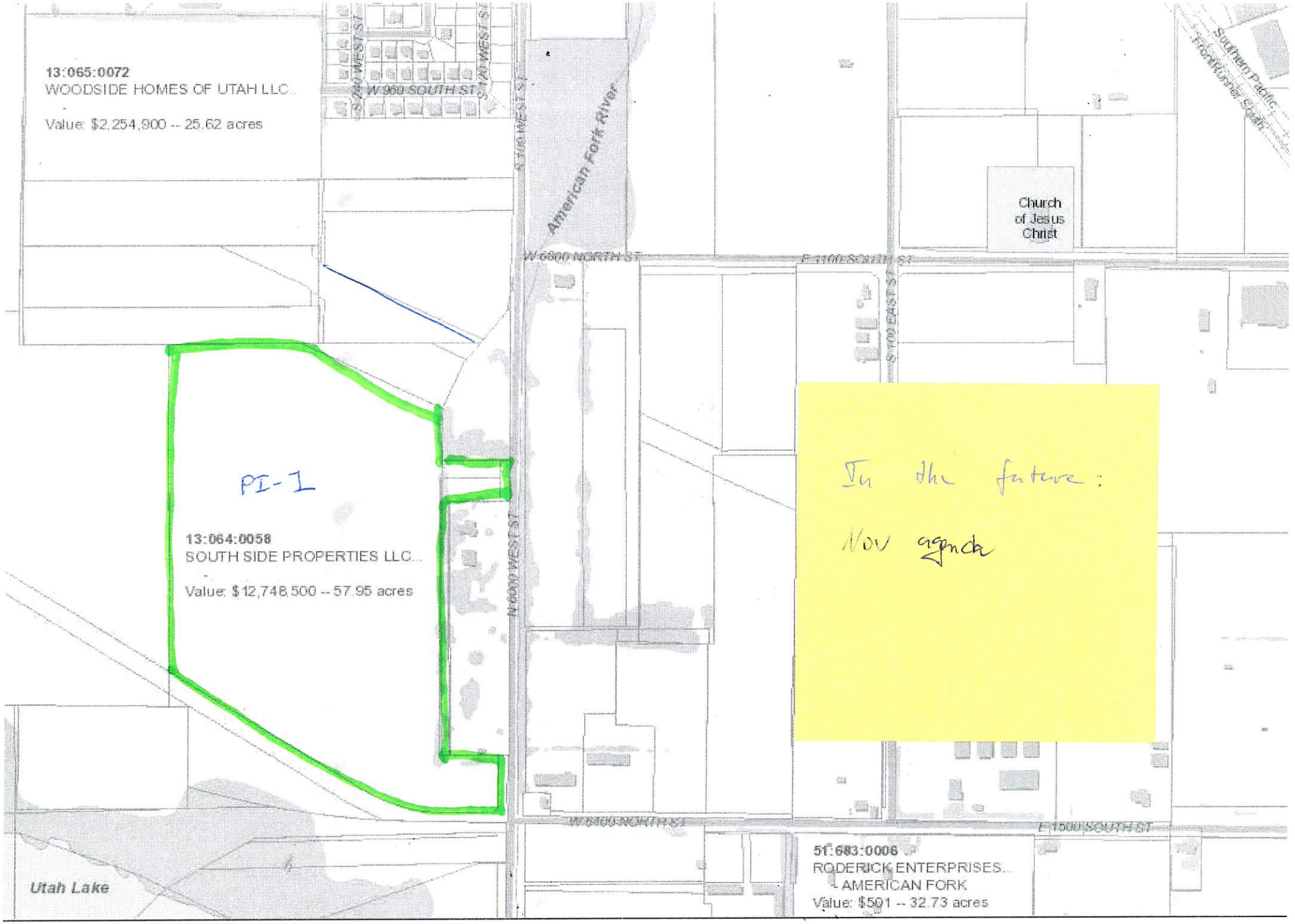
Utah County Parcel Map

1304000099

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

Date: 10/7/2021

N



Utah County Parcel Map

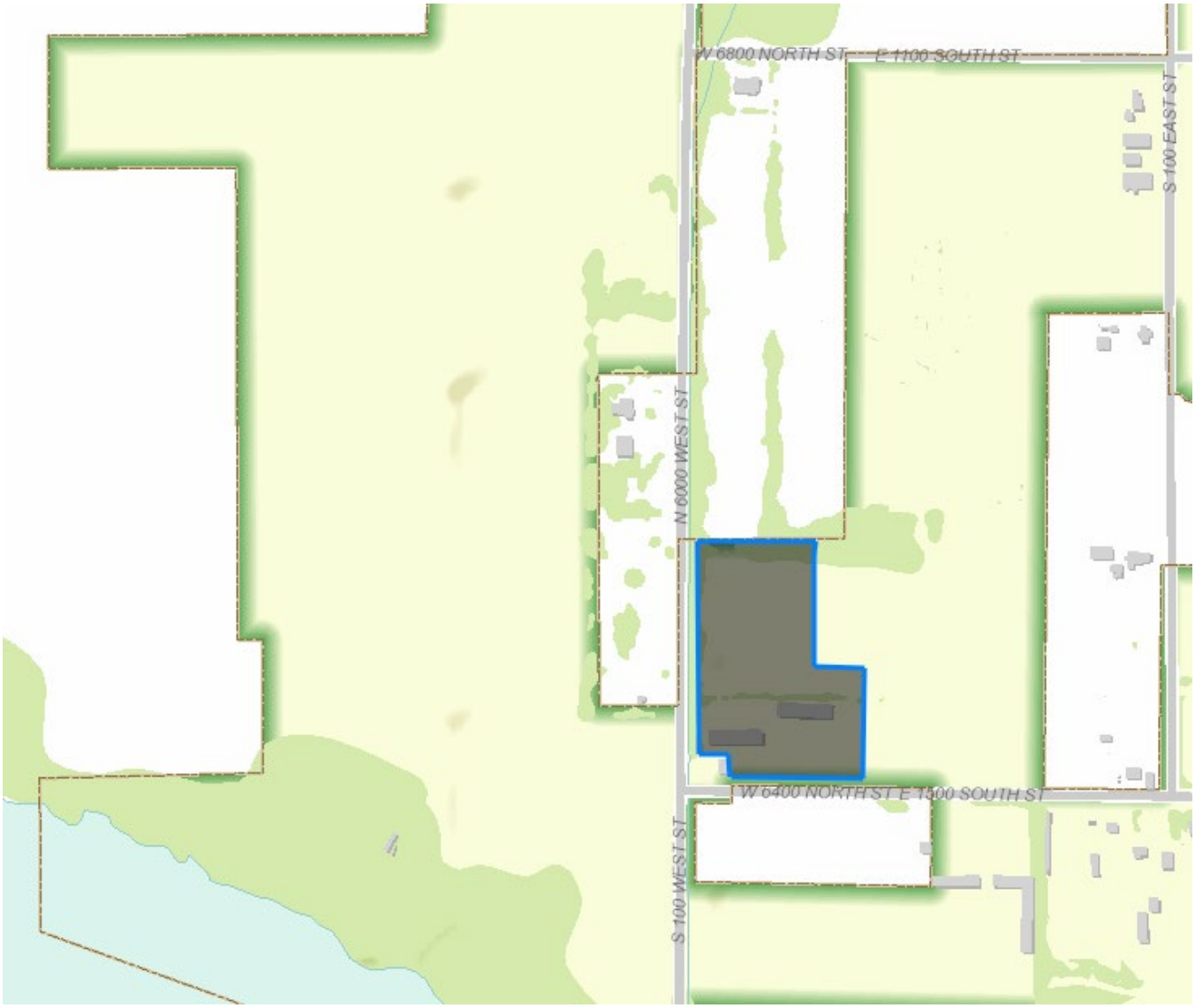
Frandsen zone change

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

Date: 10/7/2021

N

Zoning Amendment Request:



AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: October 20, 2021
STAFF PRESENTATION: Ben Hunter

AGENDA TOPIC: Hearing, review and action on the preliminary and final plat for Beck Hillside Estates, located in the area of 760 North 200 East, in the R1-9,000 Residential zone.

ACTION REQUESTED: Recommendation of denial of the preliminary plan and recommendation of denial of the final plat based on the plan set that City Staff provided to the applicant on October 5, 2021 with outstanding TRC comments that must be resolved in order to meet City requirements. The applicant submitted additional documents on Thursday, October 7, which did not give City Staff a reasonable amount of time to review the submittal and confirm all TRC comments have been addressed.
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BACKGROUND INFORMATION					
Location:		Approximately 760 North 200 East			
Applicant:		Keaton Morton, Anderson Development Services			
Existing Land Use:		Vacant/Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Agricultural			
	South	Vacant/Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-9,000			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	RA-1			
	South	R1-7,500			
	East	RA-1 & R1-9,000			
	West	R1-9,000			
Land Use Plan Designation:		Residential Low Density (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

Beck Hillside Estates proposes 15 lots on 5.49 acres, with an overall density of 2.7 du/ac. The property recently had a zone change and given a zone designation of R1-9,000.

Access to Greenwood Creek is provided off 200 East. 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 plats for Beck Hillside Estates, 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 Beck Hillside Estates, 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 Beck Hillside Estates, 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 Beck Hillside Estates.

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 Beck Hillside Estates.

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat of Beck Hillside Estates.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 10/20/2021

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: Beck Hillside Estates

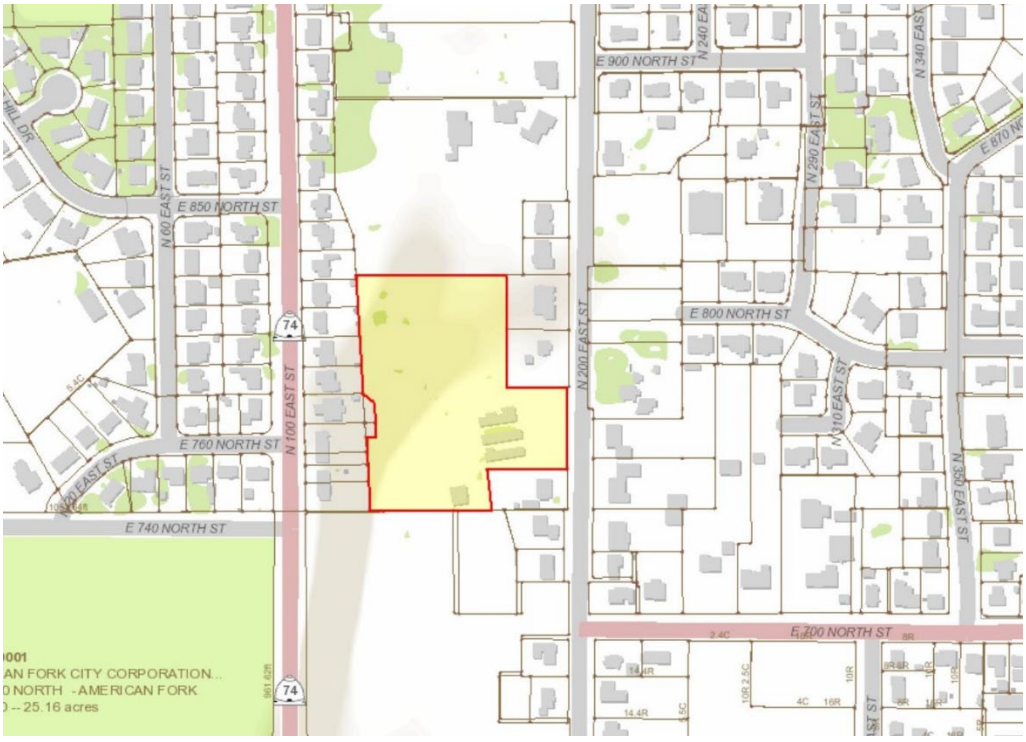
Project Address: 760 North 200 East

Developer / Applicant's Name: Keaton Morton/Anderson Development Services

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 DENIAL of the proposed development based on the plan set that City Staff provided to the applicant on October 5, 2021 with outstanding TRC comments that must be resolved in order to meet City requirements. The applicant submitted additional documents on Thursday, October 7, which did not give City Staff a reasonable amount of time to review the submittal and confirm all TRC comments have been addressed.

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

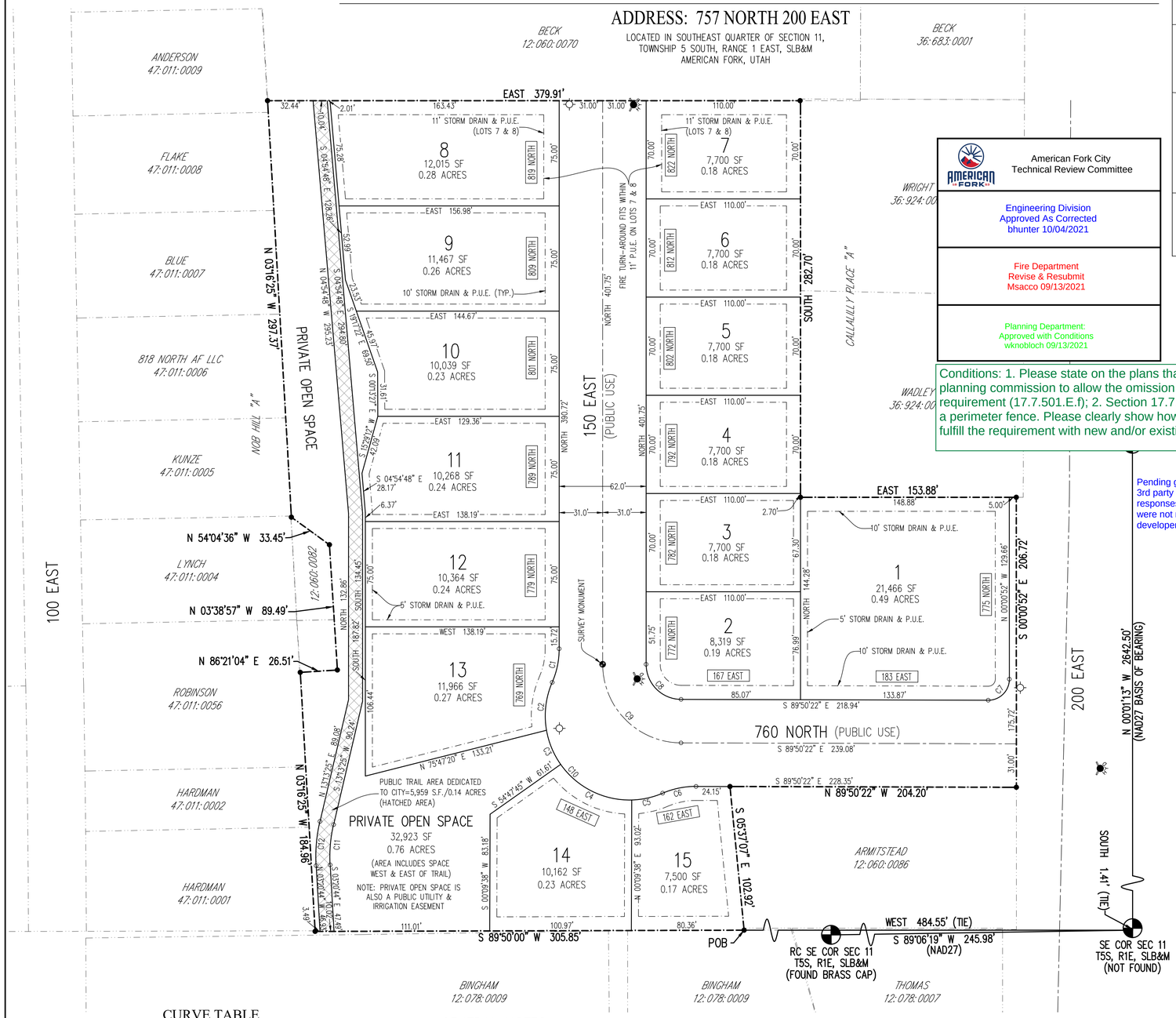
APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior 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, streetlight, 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).

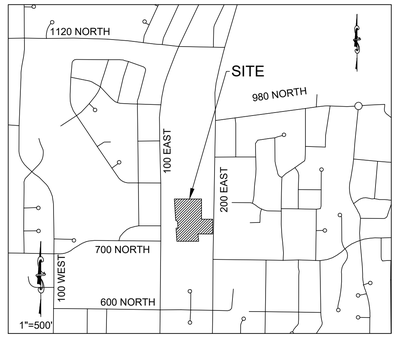
BECK HILLSIDE ESTATES PLAT "A"

ADDRESS: 757 NORTH 200 EAST

LOCATED IN SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK, UTAH



VICINITY MAP



American Fork City
Technical Review Committee

Engineering Division
Approved As Corrected
bhunter 10/04/2021

Fire Department
Revise & Resubmit
Msacco 09/13/2021

Planning Department:
Approved with Conditions
wknobloch 09/13/2021

Conditions: 1. Please state on the plans that you petition the planning commission to allow the omission of the RV parking requirement (17.7.501.E.f); 2. Section 17.7.501.E.j requires a perimeter fence. Please clearly show how you intend to fulfill the requirement with new and/or existing fencing.

Pending geotechnical 3rd party review since responses from geotech were not received from developer until 9/23.

TABULATIONS

ZONING CLASSIFICATION:
R1-9000, P.U.D.
TOTAL PROPERTY ACREAGE: 5.49 ACRES
TOTAL LOT ACREAGE: 3.49 ACRES
PRIVATE OPEN SPACE: 0.76 ACRES
PUBLIC OPEN SPACE (TRAIL): 0.14 ACRES
TOTAL OPEN SPACE ACREAGE: 0.89 ACRES
NUMBER OF LOTS: 15

ABRREVIATION TABLE

S	SOUTH
N	NORTH
W	WEST
E	EAST
PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET
P.O.B.	POINT OF BEGINNING

40 20 0 40 80 120

Scale 1" =40'

PLAT LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SURVEY MONUMENT
- PC/PT
- BOUNDARY LINE
- SECTION TIE
- EASEMENT LINE
- LOT LINE
- ADDRESS — ADDRESS LABEL
- LIGHT POLE
- FIRE HYDRANT

DATUM ELEVATION NOTE:

NGVD29 BENCHMARK ELEVATION = 4730.99'
NAVD88 BENCHMARK ELEVATION = 4734.52'
THE DIFFERENCE IN ELEVATIONS=3.53'
THESE PLANS CAN BE ADJUSTED TO NAVD88 BY RAISING ALL ELEVATIONS +3.53'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	60.00	24.58	23°28'08"	24.41	S 11°44'04" W
C2	60.00	34.85	33°17'01"	34.37	S 6°49'38" W
C3	60.00	26.59	25°23'22"	26.37	S 22°30'34" E
C4	60.00	59.01	56°21'17"	56.66	S 63°22'54" E
C5	60.00	22.70	21°40'32"	22.56	N 77°36'12" E
C6	60.00	24.50	23°23'42"	24.33	N 78°27'47" E
C7	15.00	23.61	90°10'30"	21.25	S 45°04'23" W
C8	25.00	39.20	89°50'22"	35.31	N 44°55'11" W
C9	56.00	87.81	89°50'22"	79.08	N 44°55'11" W
C10	60.00	143.16	136°42'12"	111.54	N 44°52'58" W
C11	100.00	28.92	16°34'8"	28.82	S 4°56'21" W
C12	110.00	31.81	16°34'8"	31.70	N 4°56'21" E

GENERAL NOTES

1. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8"X24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO ANY OCCUPANCY.
2. FLOOD ZONE DESIGNATION: X – AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
   FIRM MAP PANEL #: 49049C0168F
3. SETBACKS AND BUILDABLE AREA WILL BE IN ACCORDANCE W/ CURRENT ZONING.
4. GROUND WATER ENCOUNTERED 6.5' DOWN IN ONE TEST HOLE IN THIS SUBDIVISION PER THE GEOTECHNICAL STUDY. THE OTHER THREE TEST HOLES SHOWED NO GROUND WATER (TESTED DOWN 9' DEEP).
5. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL (1) ASPHALT PAVING IS INSTALLED; AND (2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
6. NO FOOTINGS, EAVES, ETC. CAN BE WITHIN ANY OF THE EASEMENTS.
7. DRY UTILITIES TO BE INSTALLED PRIOR TO BUILDING PERMIT.

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 1.41 FEET & WEST 484.55 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°50'00" WEST 305.85 FEET; THENCE NORTH 03°16'25" WEST 184.96 FEET; THENCE NORTH 86°21'04" EAST 26.51 FEET; THENCE NORTH 03°38'57" WEST 89.49 FEET; THENCE NORTH 54°04'36" WEST 33.45 FEET; THENCE NORTH 03°16'25" WEST 297.37 FEET; THENCE EAST 379.91 FEET; THENCE ALONG THE BOUNDARY OF CALLALILLY PLACE PLAT "A" THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 282.70 FEET, AND 2) EAST 153.88 FEET; THENCE SOUTH 00°00'52" EAST 206.72 FEET; THENCE NORTH 89°50'22" WEST 204.20 FEET; THENCE SOUTH 05°37'07" EAST 102.92 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS = 5.49 ACRES MORE OR LESS

NUMBER OF LOTS = 15

BASIS OF BEARING: THE LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°01'13" WEST

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, 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.

PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE PRIVATE OPEN SPACE AS INDICATED HEREON, TO THE _____HOME OWNERS ASSOCIATION

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

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

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

MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, 20__.

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

APPROVED
CITY ENGINEER

ATTEST
CLERK RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNING DIRECTOR — CHAIRPERSON, PLANNING COMMISSION.

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF _____A.D. 20___,
BY THE SEWER AUTHORITY.

SEWER & WATER AUTHORITY

PLAT "A"

BECK HILLSIDE ESTATES

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

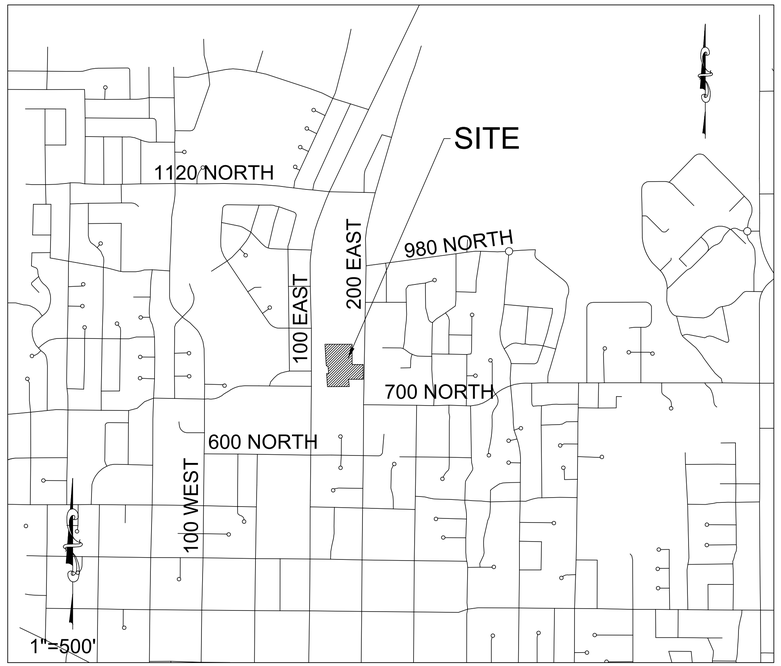
Surveyor's Seal	Notary Public Seal	Clerk-Recorder Seal	

BECK HILLSIDE ESTATES

ADDRESS: 757 NORTH 200 EAST

LOCATED IN SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK, UTAH

VICINITY MAP



SURVEYED DESCRIPTION

Beginning at a point located South 89°50'00" West along section line 484.55 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°50'00" West 305.85 feet; thence North 03°16'25" West 184.96 feet; thence North 86°21'04" East 26.51 feet; thence North 03°38'57" West 89.49 feet; thence North 54°04'36" West 33.45 feet; thence North 03°16'25" West 297.37 feet; thence East 379.91 feet; thence along the boundary of Callalilly Place Plat "A" the following two courses and distances: 1) South 282.70 feet, and 2) East 153.88 feet; thence South 0°00'52" East 206.72 feet; thence North 89°50'22" West 204.20 feet; thence South 05°37'07" East 102.92 feet to the point of beginning.
Area = 5.49 Acres

ABBREVIATION TABLE

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

GENERAL SUBDIVISION NOTES

1. CURRENT ZONING = R1-9000
2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
3. FLOOD ZONE DESIGNATION: ZONE X, FIRM MAP PANEL #: 49049C0168F
   ADOPTION DATE: JUNE 19, 2020
4. THERE ARE NO EXISTING WELLS ON THIS PROPERTY. THERE ARE NO EXISTING WELLS WITHIN 100' OF THIS PROPERTY.

CONTACT LIST:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Bill Westfall	(435) 623 4252
ROCKY MNT. POWER	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401 3017
COMCAST	– FIBER TEL	Sade Christensen	(801) 369 7360
QUESTAR GAS	– GAS (FOREMAN)	Wendy Edwards	(801) 853 8513
QUESTAR GAS	– GAS (HP)	Gaylan Sorensen	(801) 370 6577
DOMINION ENERGY	– 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
AMERICAN FORK CITY	– PLANNING	Adam Olsen	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	Ben Hunter	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	Dee Howard	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 763 3045
AF FIBER		Kyle Petersen	(801) 400-2933
AF FLOOD IRRIGATION COMPANY		Ernie John	(801) 471 6576
FIRE & RESCUE			911
TIMPANOGOS SPECIAL SERVICE DISTRICT		David Barlow	(801) 756 5231

SHEET INDEX

C1	COVER SHEET
C2	SITE & STREET TREE PLAN
C3	DEMOLITION PLAN
U1	OVERALL UTILITY PLAN
G1	OVERALL GRADING & DRAINAGE PLAN
PP1	150 EAST PLAN & PROFILE
PP2	760 NORTH PLAN & PROFILE
PP3	200 EAST & PROFILE
SWP1	EROSION CONTROL PLAN
SWP2	BMP DETAILS
SWP3	BMP DETAILS
D1	AMERICAN FORK STANDARD CONSTRUCTION NOTES
D2	DETAILS
D3	DETAILS
D4	DETAILS
1 OF 1	ATLA / NSPS LAND TITLE SURVEY

WATER, SEWER, & STORM DRAIN DETAILS:

SEE AMERICAN FORK STANDARD DRAWINGS FOR DETAILS ON CULINARY & SECONDARY WATER, SEWER, AND STORM DRAIN.

LAND TABULATIONS:

TOTAL PROPERTY AREA = 239,299 S.F.
RIGHT OF WAY AREA = 48,353 S.F.
LOT AREA = 152,064 S.F.
PRIVATE OPEN SPACE = 32,923 S.F.
PUBLIC OPEN SPACE (TRAIL) = 5,959 S.F.
TOTAL OPEN SPACE AREA = 38,882 S.F.

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

DATUM ELEVATION NOTE:

NGVD29 BENCHMARK ELEVATION = 4730.99'
NAVD88 BENCHMARK ELEVATION = 4734.52'
THE DIFFERENCE IN ELEVATIONS=3.53'
THESE PLANS CAN BE ADJUSTED TO NAVD88 BY RAISING ALL ELEVATIONS +3.53'

REGISTERED PROFESSIONAL ENGINEER
8/18/21
No. 270393
DAVID W. PETERSON
STATE OF UTAH

LAND SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

BENCH MARK

EAST 1/4 CORNER, SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4730.99' (NGVD29)
(FOUND BRASS CAP)

REVISIONS

Rev.	Date	Description
1	08/19/21	REVISED PER CITY COMMENTS

Developer: ANDERSON DEV. SERVICES
Phone: 801-856-2478

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

BECK HILLSIDE ESTATES
AMERICAN FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

COVER SHEET

Scale: 1"=40'
Date: 05/24/21
C1

96ft diameter
CUL-DE-SAC needed
for fire apparatus
turnaround per IFC
Appendix D D103.4

ANDERSON
47:011:0009

FLAKE
47:011:0008

BLUE
47:011:0007

818 NORTH AF LLC
47:011:0006

KUNZE
47:011:0005

LYNCH
47:011:0004

ROBINSON
47:011:0056

HARDMAN
47:011:0002

HARDMAN
47:011:0001

BECK
12:060:0070

BECK
36:683:0001

WRIGHT
36:924:0001

WADLEY
36:924:0002

ARMITSTEAD
12:060:0086

BINGHAM
12:078:0009

BINGHAM
12:078:0009

THOMAS
12:078:0007

END TRAIL

CONST. 10' TRAIL

PRIVATE OPEN SPACE

N 03°16'25" W 167.57

NOB HILL "A"

100 EAST

12:060:0082

N 54°04'36" W 33.45'

N 03°38'57" W 89.49'

N 86°21'04" E 26.51'

N 03°16'25" W 184.96'

END ROAD CONSTRUCTION

EXIST FENCE TO REMAIN

EAST 379.91'

INSTALL 'FIRE TURN-AROUND' SIGNAGE AT END OF LANE

R42.0'

83.94

INSTALL FIRE TURN-AROUND (SEE LEHI DETAIL ON SHEET D2). COORDINATE W/ GEOTECH TO ENSURE TURN-AROUND AREA CAN SUPPORT 80,000 LBS.

CONST. MODIFIED (MOUNTBALK) CURB & GUTTER (SEE DETAIL ON SHEET D2)

TRANSITION CURB TYPE

62.0'

PLANT STREET TREE (TYP.-SEE LANDSCAPE PLAN)

CONST. 24" HIGH BACK CURB & GUTTER

CONST. 5' WALK

CONST. 8' PLANTER

150 EAST

8

9

10

11

12

13

7

6

5

4

3

2

1

14

15

SOUTH 282.70'

CHALALY PLACE "A"

EXIST FENCE TO REMAIN

EXIST FENCE POST (TYP.)

PLANT STREET TREE (TYP.-SEE LANDSCAPE PLAN)

SURVEY MONUMENT

R25.0'

R60.0'

62.0'

PRIVATE OPEN SPACE

CONST. 10' TRAIL

CONST. 5' TRAIL

END TRAIL

EXIST FENCE TO REMAIN

S 89°50'00" W 305.85'

760 NORTH

INSTALL STOP SIGN

N 89°50'22" W 204.20'

EXIST FENCE TO REMAIN

END WALK

ADA RAMP TO BE CONSTRUCTED WHEN ARMISTEAD PARCEL IS DEVELOPED (RAMP WOULD ENCROACH ON PARCEL)

END CURB

ASPHALT TAPER

MATCH EXIST ASPHALT

EXIST EDGE OF ASPHALT

S 05°37'07" E 102.92'

POB

RC SE COR SEC 11
T5S, R1E, SLB&M
(FOUND BRASS CAP)

WEST 484.55' (TIE)

S 89°06'19" W 245.98'
(NAD27)

EXIST CURB

EXIST WALK

MATCH EXIST CURB

MATCH EXIST 4' WALK

EXIST FENCE TO REMAIN

EAST 153.88'

TAPER CURB

CONST. 24" HIGH BACK CURB & GUTTER

EXIST EDGE OF ASPHALT

CONST. 5' WALK

CONST. 8' PLANTER

S 00°00'52" E 206.72'

CONST. 24" HIGH BACK CURB & GUTTER

ASPHALT SAWCUT LINE

40.1'

ADA RAMP

CONST. 5' WALK

CONST. 8' PLANTER

200 EAST

N 00°01'13" W 2642.50'
(NAD27 BASIS OF BEARING)

SOUTH 1.41' (TIE)

SE COR SEC 11
T5S, R1E, SLB&M
(NOT FOUND)

DEPENDING ON THE CONDITION OF THE ROAD, ADDITIONAL ASPHALT WORK TO CENTERLINE MAY BE REQUIRED PER SECTION 15.01.1250

E 1/4 COR SEC 11
T5S, R1E, SLB&M
BM = 4730.99' (NGVD29)
(FOUND BRASS CAP)

TREE NOTE:

SEE LANDSCAPE PLANS FOR ADDITIONAL TREES WITHIN STREET RIGHT-OF-WAY.
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE ONE STREET TREE PER LOT ALONG FRONTAGE.

SITE LEGEND

- INSTALL STOP SIGN
- INSTALL STREET SIGN
- INSTALL STREET LIGHT
- SURVEY MONUMENT
- SECTION CORNER
- PROPERTY CORNER

40 20 0 40 80 120

Scale 1" = 40'

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

BENCH MARK

EAST 1/4 CORNER, SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4730.99' (NGVD29)
(FOUND BRASS CAP)

REVISIONS

Rev.	Date	Description
1	08/19/21	REVISED PER CITY COMMENTS

Developer: ANDERSON DEV. SERVICES
Phone: 801-856-2478

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

BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE & STREET TREE PLAN

Scale: 1"=40'
Date: 05/24/21
C2

EXIST FENCE TO REMAIN
EXIST FILLED-IN SDMH
TOP OF 36"=4713.64
REMOVE EXIST LANDSCAPE IRR BOX
REMOVE EXIST LANDSCAPE IRR BOX
TOP OF 36"=4713.54
EXIST 36" IRRIGATION PIPE
EXIST FENCE TO REMAIN
EXIST P.P.
EXIST 8" GROUND DRAIN
EXIST C.B.
EXIST SUMP RIM=4681.35 APPROX. 8" FL=4665.35
EXIST 42" P.I. (DIP) (APPROX. LOCATION)
ABANDONED 6" CUL. (DIP) (APPROX. LOCATION)
EXIST 18" CUL (DIP) (APPROX. LOCATION)
ABANDONED 10" CUL. (ST) (APPROX. LOCATION)
EXIST 16" CUL. (DIP) (APPROX. LOCATION)
EXIST 6" P.I. (PVC)
REMOVE EXIST LANDSCAPE IRR BOX
REMOVE EXIST LANDSCAPE IRR BOX
REMOVE EXIST LANDSCAPE IRR BOX
EXIST FENCE POST (TYP.)
EXIST FENCE TO REMAIN
EXIST FENCE TO REMAIN
EXIST P.I. SERVICE TO REMAIN
EXIST GAS (APPROX. LOCATION)
EXIST TEL (APPROX. LOCATION)
EXIST OVERHEAD POWER
RELOCATE EXIST P.P. INTO PLANTER STRIP
EXIST SSMH
EXIST SSMH RIM=4680.12 IE=4669.07
TOP OF 36"=4712.64
REMOVE EXIST LANDSCAPE IRR BOX
REMOVE EXIST FENCES
ASPHALT SAWCUT LINE
EXIST 24" CMP CULVERT PIPE TO BE ABANDONED
EXIST SSMH
REMOVE EXIST BUILDING
REMOVE EXIST CONCRETE
REMOVE EXIST POWER
REMOVE EXIST ASPHALT DRIVE
REMOVE EXIST BUILDING
SHED
REMOVE EXIST IRR DIVERSION STRUCTURE
EXIST CUL. SERVICE TO REMAIN
REMOVE EXIST BUILDING
REMOVE EXIST ASPHALT SHOULDER
REMOVE EXIST LANDSCAPE IRR BOXES
REMOVE EXIST IRR PIPE
ASPHALT SAWCUT LINE
REMOVE EXIST LANDSCAPE IRR BOX
REMOVE EXIST CONCRETE DITCH
EXIST F.H.
REMOVE EXIST FENCES
EXIST FENCE TO REMAIN
RELOCATE EXIST CUL. SERVICE, CAP EXIST SERVICE AT MAIN.
RELOCATE EXIST P.P. SOUTHWEST BEHIND CURB
EXIST SSMH RIM=4678.06 IE=4666.46
REMOVE EXIST BARN
REMOVE EXIST LANDSCAPE IRR BOX
EXIST FENCE TO REMAIN

30 15 0 30 60 90
Scale 1" = 30'

Know what's below. Call before you dig.

BENCH MARK	REVISIONS		
EAST 1/4 CORNER, SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4730.99' (NGVD29) (FOUND BRASS CAP)	Rev.	Date	Description
	1	08/19/21	REVISED PER CITY COMMENTS

Developer: ANDERSON DEV. SERVICES
Phone: 801-856-2478

EXCEL ENGINEERING
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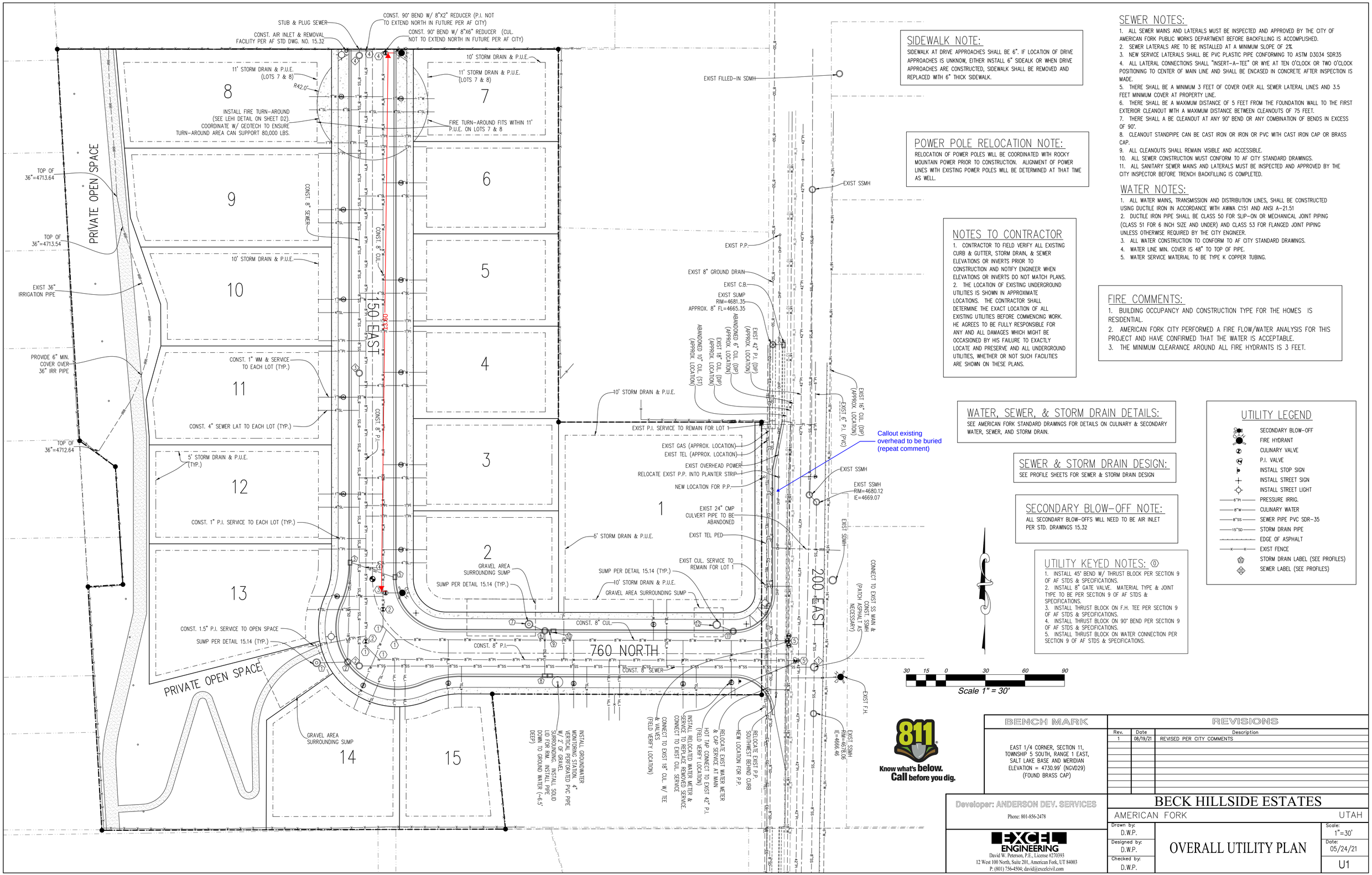
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

DEMOLITION PLAN

Scale: 1"=30'
Date: 05/24/21
C3



SIDEWALK NOTE:

SIDEWALK AT DRIVE APPROACHES SHALL BE 6". IF LOCATION OF DRIVE APPROACHES IS UNKNOW, EITHER INSTALL 6" SIDEALK OR WHEN DRIVE APPROACHES ARE CONSTRUCTED, SIDEWALK SHALL BE REMOVED AND REPLACED WITH 6" THICK SIDEWALK.

POWER POLE RELOCATION NOTE:

RELOCATION OF POWER POLES WILL BE COORDINATED WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION. ALIGNMENT OF POWER LINES WITH EXISTING POWER POLES WILL BE DETERMINED AT THAT TIME AS WELL.

NOTES TO CONTRACTOR

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

SEWER NOTES:

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

WATER NOTES:

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

FIRE COMMENTS:

1. BUILDING OCCUPANCY AND CONSTRUCTION TYPE FOR THE HOMES IS RESIDENTIAL.
2. AMERICAN FORK CITY PERFORMED A FIRE FLOW/WATER ANALYSIS FOR THIS PROJECT AND HAVE CONFIRMED THAT THE WATER IS ACCEPTABLE.
3. THE MINIMUM CLEARANCE AROUND ALL FIRE HYDRANTS IS 3 FEET.

WATER, SEWER, & STORM DRAIN DETAILS:

SEE AMERICAN FORK STANDARD DRAWINGS FOR DETAILS ON CULINARY & SECONDARY WATER, SEWER, AND STORM DRAIN.

SEWER & STORM DRAIN DESIGN:

SEE PROFILE SHEETS FOR SEWER & STORM DRAIN DESIGN

SECONDARY BLOW-OFF NOTE:

ALL SECONDARY BLOW-OFFS WILL NEED TO BE AIR INLET PER STD. DRAWINGS 15.32

UTILITY KEYED NOTES: ⓪

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 90° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

UTILITY LEGEND

- SECONDARY BLOW-OFF
- FIRE HYDRANT
- CULINARY VALVE
- P.I. VALVE
- INSTALL STOP SIGN
- INSTALL STREET SIGN
- INSTALL STREET LIGHT
- 6"PI — PRESSURE IRRIG.
- 8"W — CULINARY WATER
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE
- EDGE OF ASPHALT
- X — X — EXIST FENCE
- STORM DRAIN LABEL (SEE PROFILES)
- SEWER LABEL (SEE PROFILES)

Know what's below. Call before you dig.

BENCH MARK

EAST 1/4 CORNER, SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4730.99' (NGVD29)
(FOUND BRASS CAP)

REVISIONS

Rev.	Date	Description
1	08/19/21	REVISED PER CITY COMMENTS

Developer: ANDERSON DEV. SERVICES
Phone: 801-856-2478

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

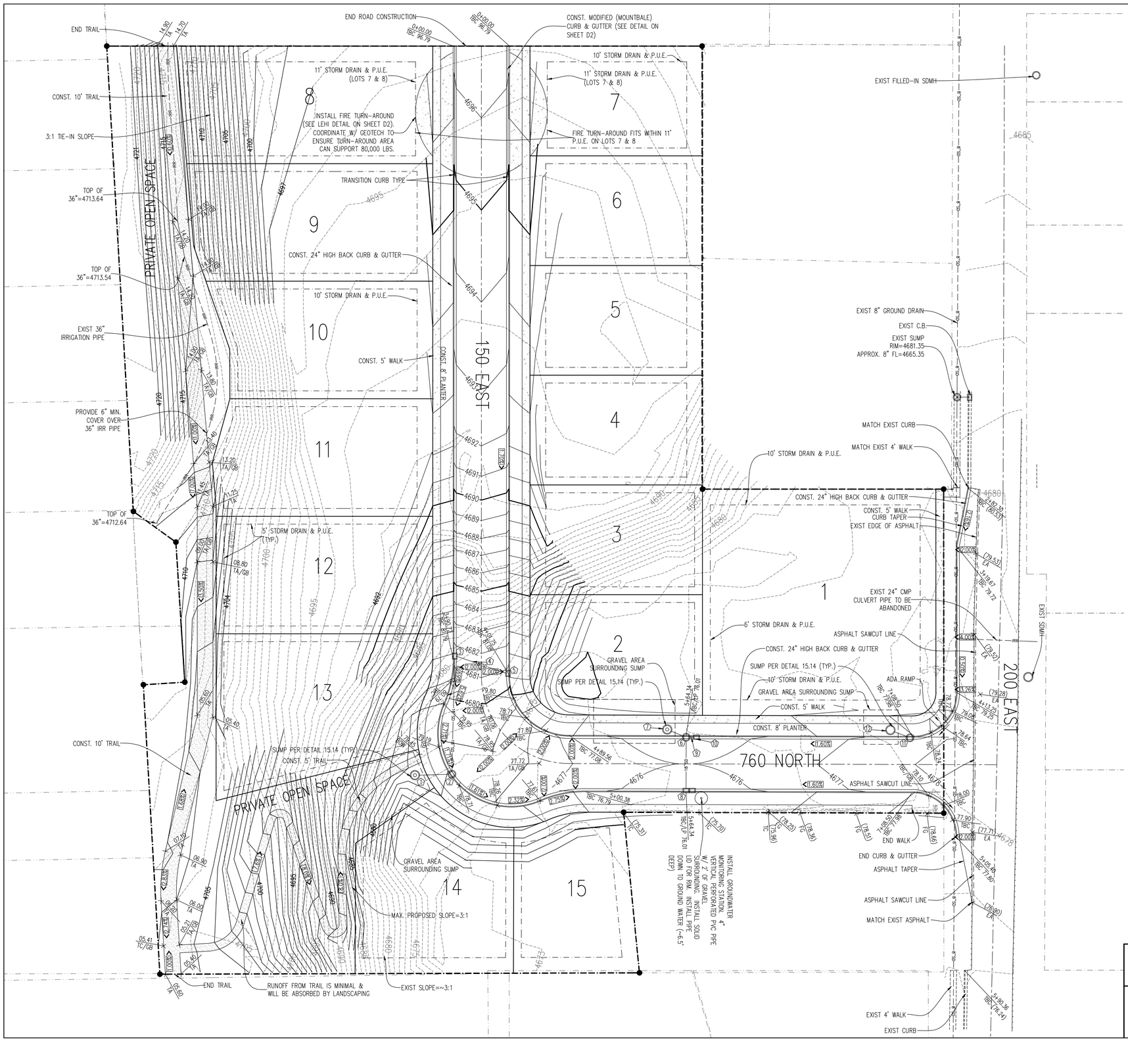
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

OVERALL UTILITY PLAN

Scale: 1"=30'
Date: 05/24/21
U1



SIDEWALK NOTE:

SIDEWALK AT DRIVE APPROACHES SHALL BE 6" THICK. IF LOCATION OF DRIVE APPROACHES IS UNKNOW, EITHER INSTALL 6" THICK SIDEWALK, OR WHEN DRIVE APPROACHES ARE CONSTRUCTED, SIDEWALK SHALL BE REMOVED AND REPLACED WITH 6" THICK SIDEWALK.

STORM DRAIN KEYED NOTES:

1-3. SEE PROFILES
4. CONST. 33.8 L.F. 18" RCP @ S=1.0%
5. CONST. 2'X3' CATCH BASIN, TBC=4681.08, GRATE=4680.58, 18" IE OUT=4677.08
6-8. SEE PROFILES
9. CONST. 3.0 L.F. 18" RCP @ S=5.7%
10. CONST. 2'X3' CATCH BASIN, TBC=4676.02, GRATE=4675.52, 18" IE OUT=4672.02
11-12. SEE PROFILES

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
4808	EXISTING CONTOUR
00	PROPOSED CONTOUR

STORM DRAIN DESIGN:

SEE PROFILE SHEETS FOR STORM DRAIN DESIGN

30 15 0 30 60 90

Scale 1" = 30'

Know what's below. Call before you dig.

BENCH MARK

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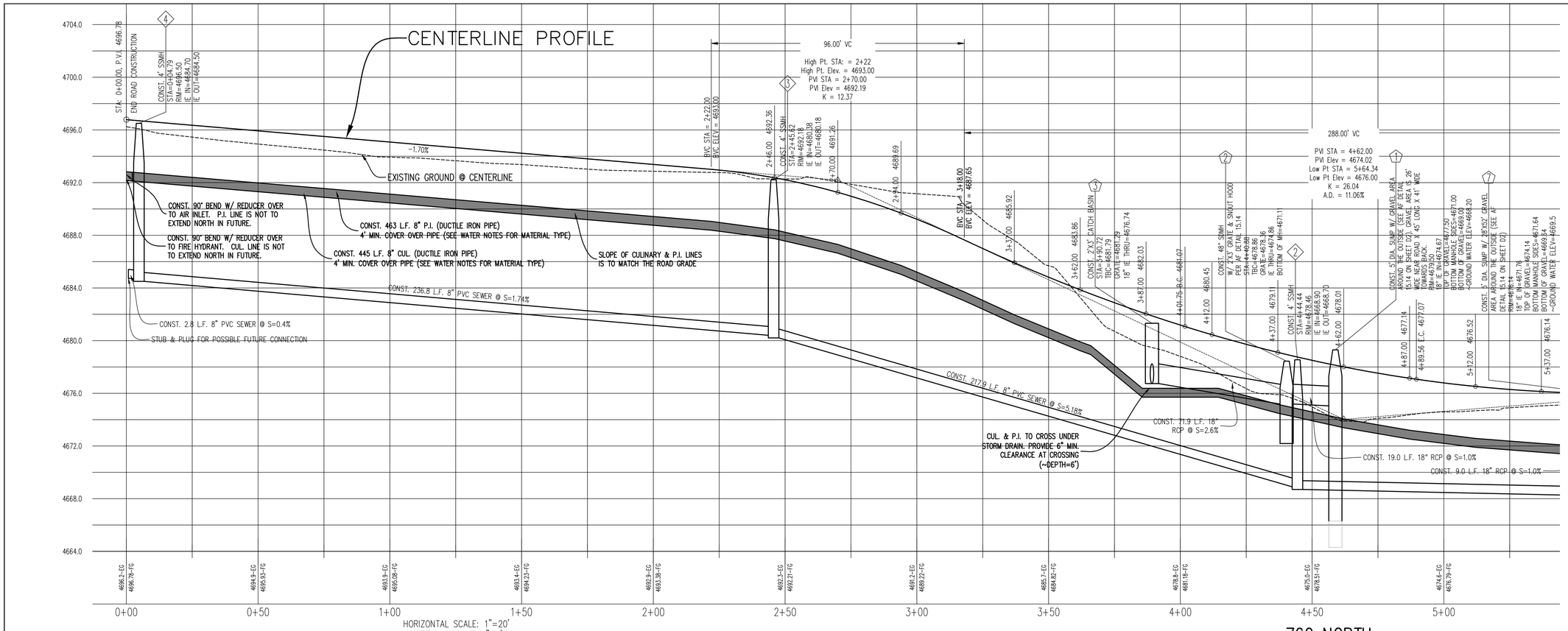
EXCEL ENGINEERING
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P: (801) 756-4504; david@excelcivil.com

BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

OVERALL GRADING & DRAINAGE PLAN

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.
Scale: 1"=30'
Date: 05/24/21
G1



SEWER NOTES:

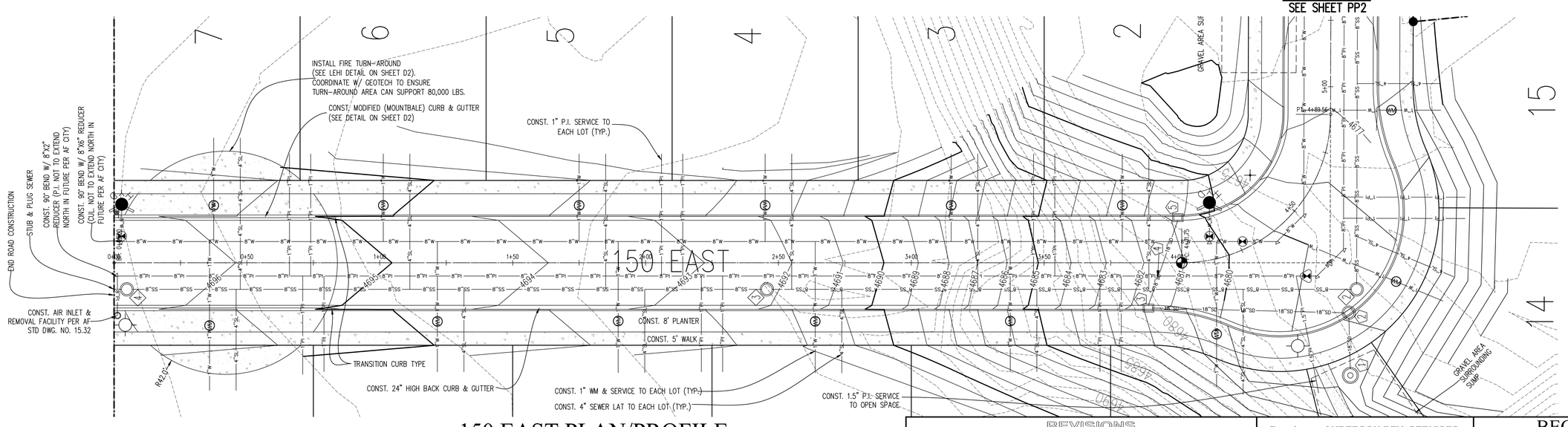
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STORM DRAIN KEYED NOTES: (00)

1-3. SEE PROFILES
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GRADING NOTE:

SEE GRADING PLAN FOR SPOT ELEVATIONS ALONG CURB.

20 10 0 20 40 60
Scale 1" = 20'

150 EAST PLAN/PROFILE

REVISIONS		
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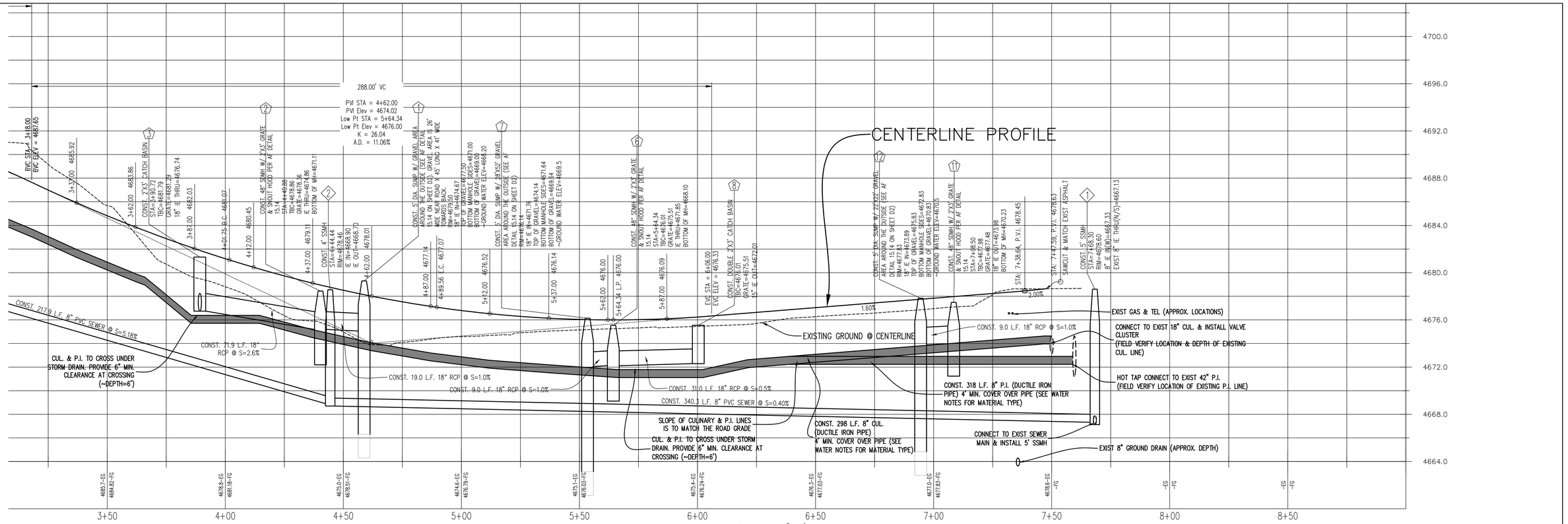
Developer: ANDERSON DEV. SERVICES
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BECK HILLSIDE ESTATES
AMERICAN FORK UTAH

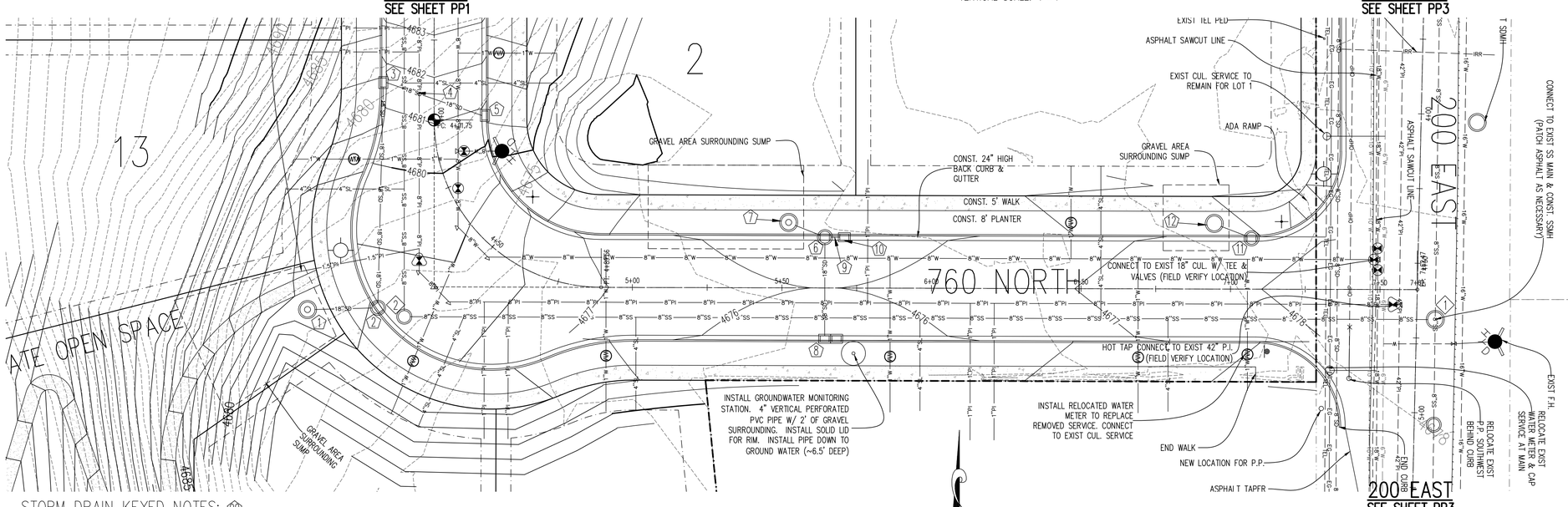
Drawn by: D.W.P.	Scale: 1"=40'
Designed by: D.W.P.	Date: 05/24/21
Checked by: D.W.P.	PP1

150 EAST PLAN & PROFILE



150 EAST
SEE SHEET PP1

200 EAST
SEE SHEET PP3



SEWER NOTES:

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GRADING NOTE:

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760 NORTH PLAN/PROFILE

20 10 0 20 40 60
Scale 1" = 20'

REVISIONS		
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Developer: ANDERSON DEV. SERVICES
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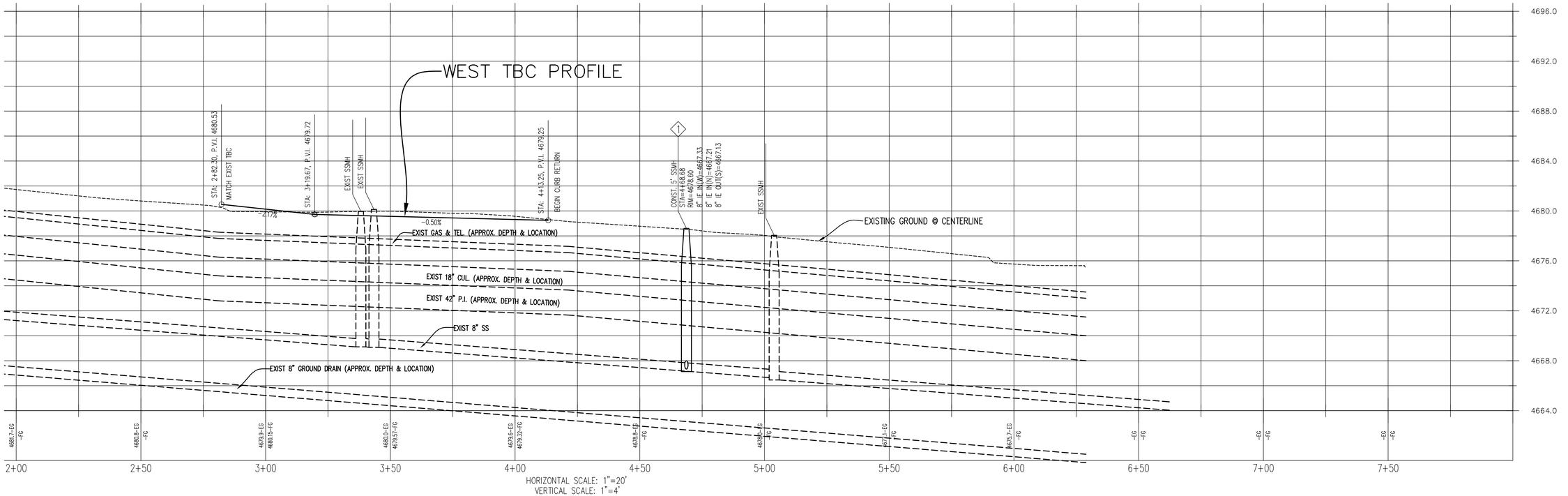
BECK HILLSIDE ESTATES

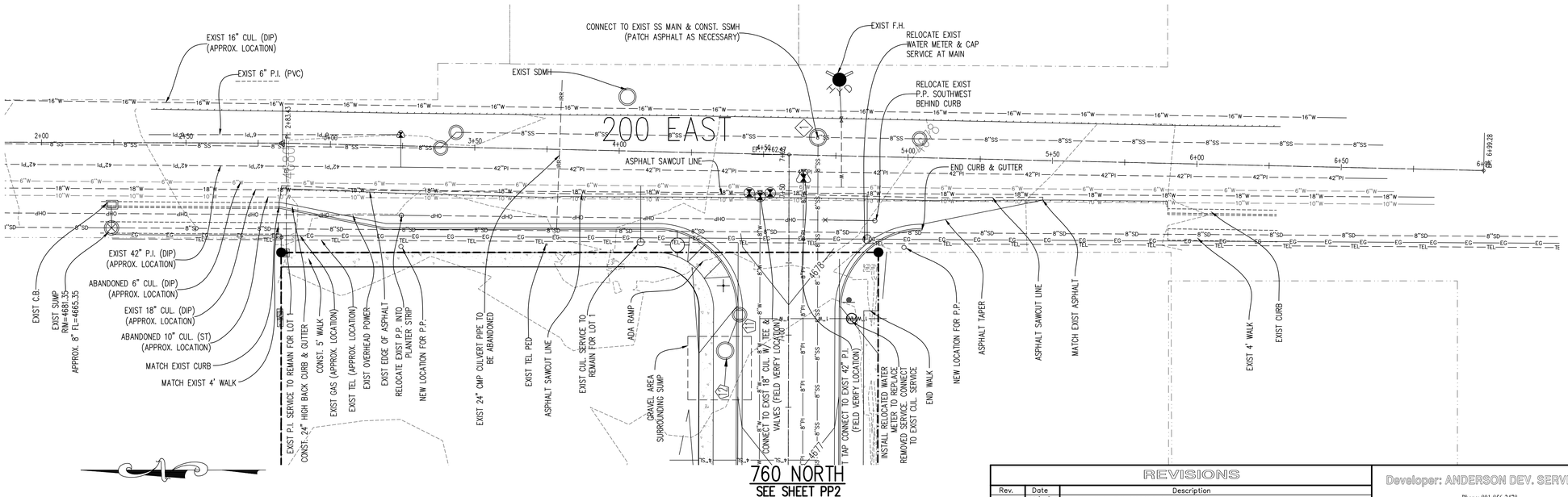
AMERICAN FORK UTAH

Drawn by:	Designed by:	Checked by:
D.W.P.	D.W.P.	D.W.P.

760 NORTH PLAN & PROFILE

Scale: 1"=40'
Date: 05/24/21
PP2





200 EAST PLAN/PROFILE

20 10 0 20 40 60

Scale 1" = 20'

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BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

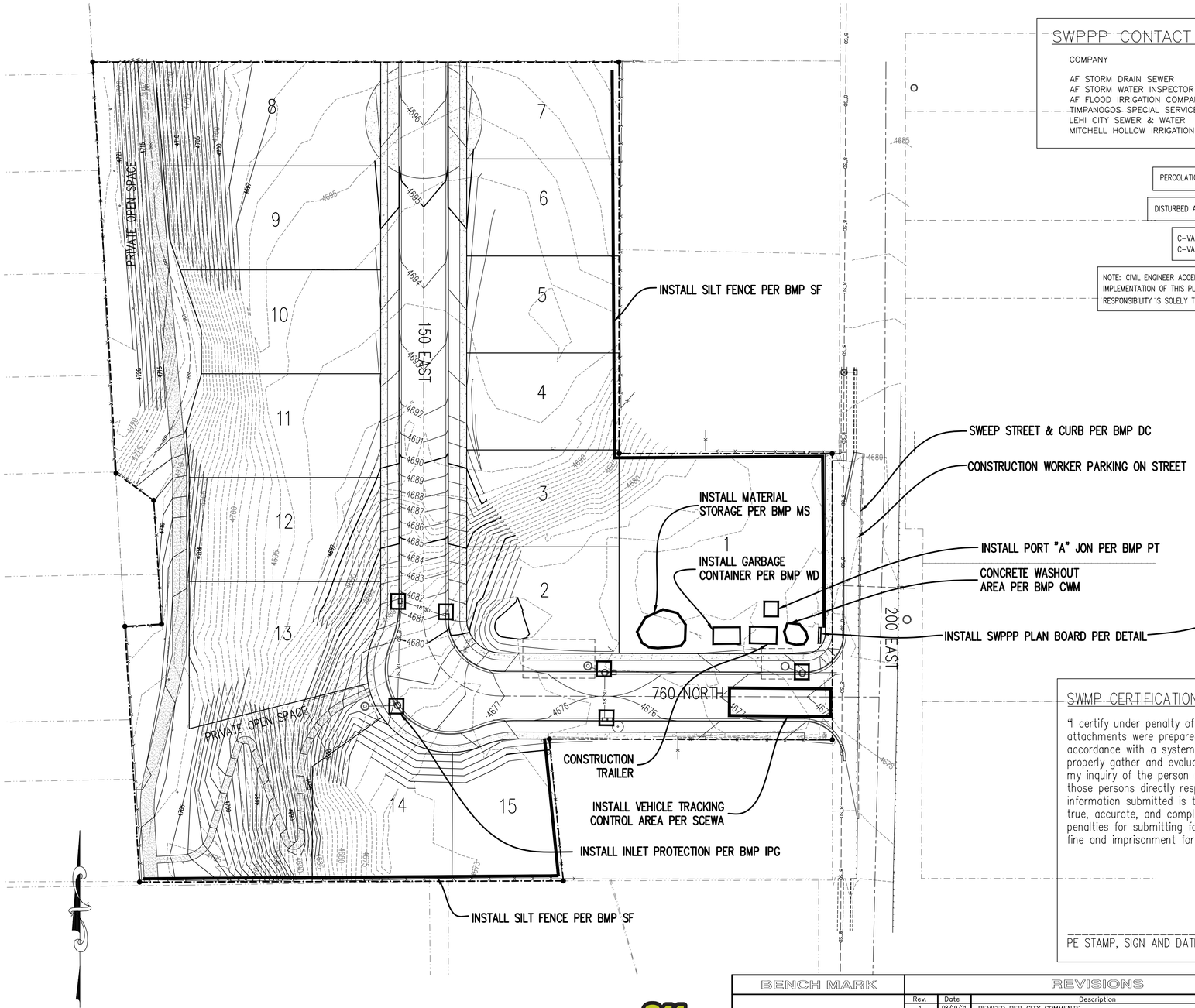
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

200 EAST
PLAN & PROFILE

Scale: 1"=40'
Date: 05/24/21
PP3

BECK HILLSIDE ESTATES

ADDRESS: 757 NORTH 200 EAST



SWPPP CONTACT LIST:

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

PERCOLATION RATE: 10 MINUTES PER INCH

DISTURBED AREA = 5.5 ACRES (ENTIRE SITE)

C-VALUE BEFORE CONSTRUCTION = 0.4
C-VALUE AFTER CONSTRUCTION = 0.50

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

VICINITY MAP



SWPPP Storm Water Pollution Prevention Plan

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

Project Name: 123abc

minimum sign dimension 4'x4'

SWPPP Location: ABC Company Construction Trailer
100 W Center

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

NOI 8.5"x 11"

NOI 8.5"x 11"

SWPPP Drawing 17"x 22"

SWMP CERTIFICATION STATEMENT

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

_____
PE STAMP, SIGN AND DATE

SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

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

EROSION CONTROL NOTES:

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

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

BENCH MARK

EAST 1/4 CORNER, SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4730.99' (NGVD29)
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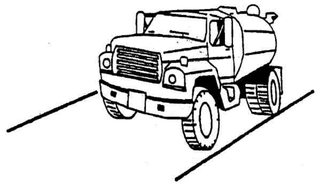
BECK HILLSIDE ESTATES
AMERICAN FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

EROSION CONTROL PLAN

Scale: 1"=40'
Date: 05/24/21
SWP1

BMP: Dust Controls — DC



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: Parking Lot Sweeping/Vacuuming — PLSV



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

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

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

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

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

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

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

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

■ High ☒ Medium ☐ Low

BMP: Temporary and Permanent Seeding — TPS



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

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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

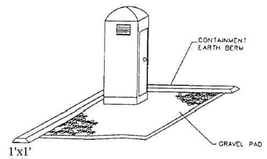
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



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

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

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

Limitations:
No limitations.

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

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

Adapted from Salt Lake County BMP Fact Sheet

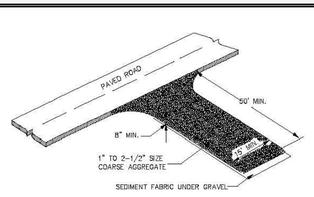
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

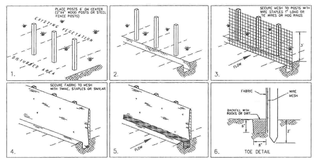
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

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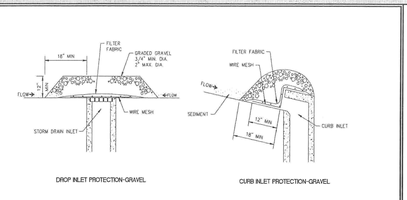
Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

Implementation Requirements
- ▪ Capital Costs
- ▪ O&M Costs
- ▪ Maintenance
- ▫ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



Description:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

Application:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

Installation/Application Criteria:
- Place wire mesh (with ½ inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

Limitations:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

Maintenance:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

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

Developer: ANDERSON DEV. SERVICES
Phone: 801-856-2478

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

BECK HILLSIDE ESTATES

AMERICAN FORK — UTAH

Drawn by:	Scale:
D.W.P.	NTS
Designed by: D.W.P.	Date: 05/24/21
Checked by: D.W.P.	SWP2

BMP DETAILS

BMP: Concrete Waste Management — CWM



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: BMP Inspection and Maintenance — BMPIM



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

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

Limitations:
- Availability of trained staff

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

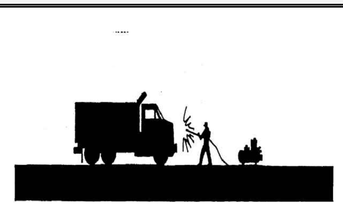
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Cleaning — VEC



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

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

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

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

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

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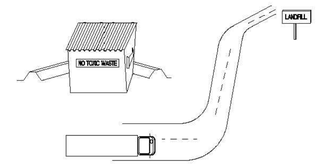
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



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

Application:
All construction sites.

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

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

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

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

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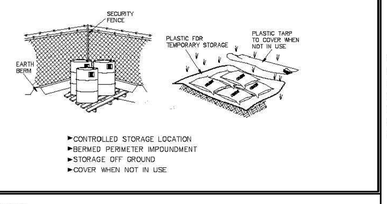
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



Description:
Controlled storage of on-site materials.

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

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

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

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

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

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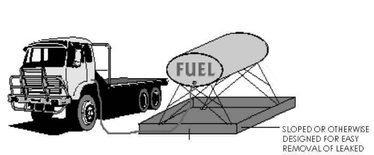
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Fueling — VEF



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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: Spill Clean-Up — SCU



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

Application:
All sites

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

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BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

Drawn by: D.W.P.	BMP DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 05/24/21
Checked by: D.W.P.		SWP3

GENERAL NOTES

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

UTILITIES

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

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	BILL WESTFALL	(435) 623 4252
ROCKY MNT. POWER	– POWER	TERIA WALKER	(801) 756 1310
COMCAST	– CABLE	ELYSIA VALDEZ	(801) 401 3017
COMCAST	– FIBER TEL	SADE CHRISTENSEN	(801) 369 7360
QUESTAR GAS	– GAS (FOREMAN)	WENDY EDWARDS	(801) 853 8513
QUESTAR GAS	– GAS (HP)	GAYLAN SORENSEN	(801) 370 6577
DOMINION ENERGY	– 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
AMERICAN FORK CITY	– PLANNING	ADAM OLSEN	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	BEN HUNTER	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	DEE HOWARD	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	MAT SACCO	(801) 763 3045
AF FIBER		KYLE PETERSEN	(801) 400-2933
AF FLOOD IRRIGATION COMPANY		ERNIE JOHN	(801) 471 6576
FIRE & RESCUE			911
TIMPANOGOS SPECIAL SERVICE DISTRICT		DAVID BARLOW	(801) 756 5231

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.
8. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
9. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
10. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
11. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
12. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
13. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
14. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
15. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

PRESSURIZED IRRIGATION LINE

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

REVISIONS

Rev.	Date	Description
1	08/19/21	REVISED PER CITY COMMENTS

Developer: ANDERSON DEV. SERVICES
Phone: 801-856-2478

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

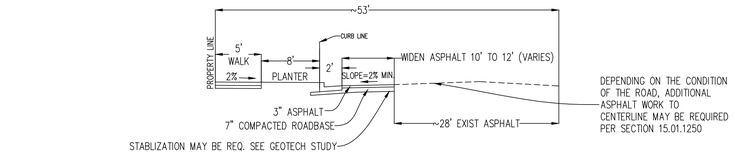
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

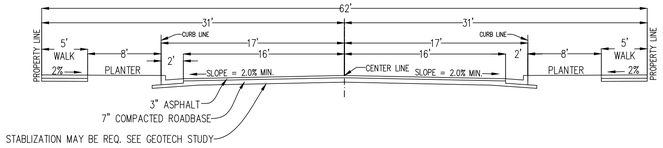
AMERICAN FORK STANDARD CONSTRUCTION NOTES

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Date: 05/24/21
D1



200 EAST HALF STREET SECTION

NOT TO SCALE

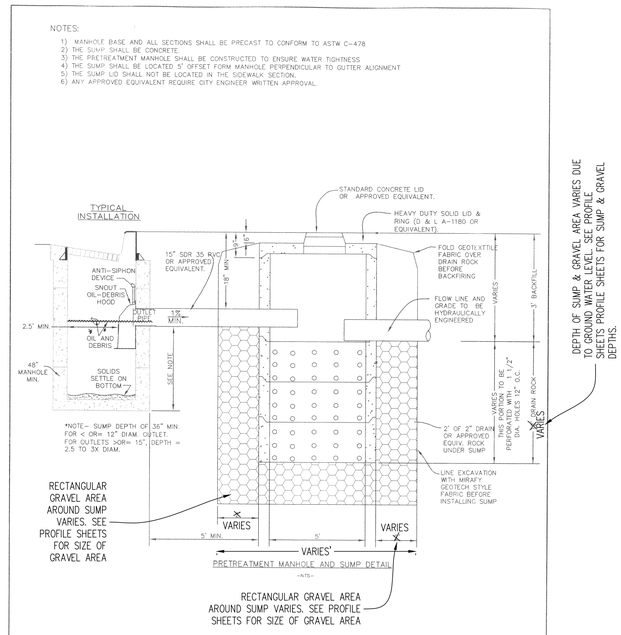


62' STREET SECTION

NOT TO SCALE

NOTES:

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

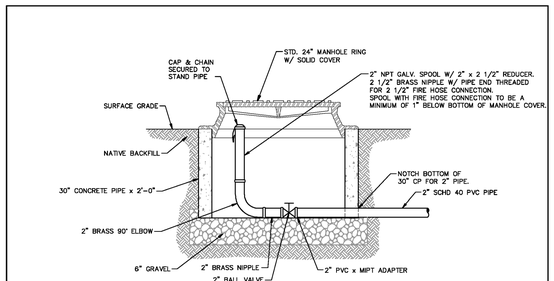


PRETREATMENT MANHOLE AND SUMP DETAIL

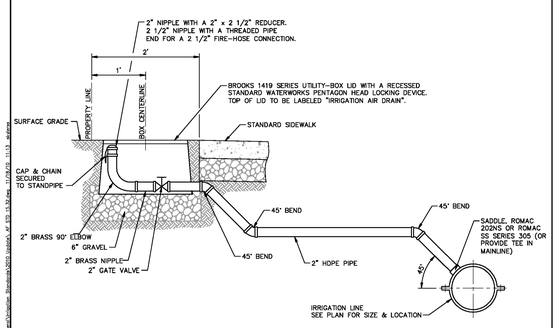
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DRAWN: JRP	Northern ENGINEERING, LAND PLANNING, CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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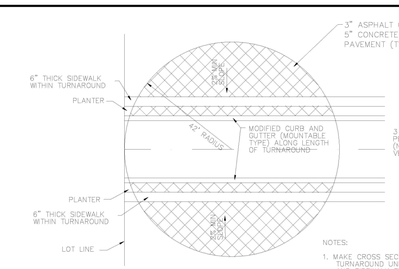
STANDARD SECTION WHERE NO STREET IMPROVEMENTS EXIST

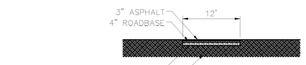


STANDARD SECTION WHERE STREET IMPROVEMENTS EXIST

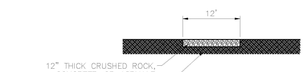
DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: AIR INLET & REMOVAL FACILITY FOR SECONDARY WATER	DRAWING NO. 15.32
REVISED: 11/2010				
DATE:				
SCALE:				

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MAINTENANCE ACCESS WITH ASPHALT TRAIL ABOVE

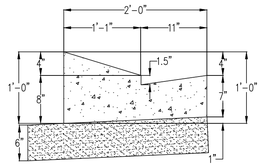


ALL WEATHER ACCESS

LEHI CITY

TEMPORARY TURNAROUND AND ACCESS ROADS

LEHI CITY STANDARD DRAWINGS ROAD-14



MODIFIED CURB DETAIL

REVISIONS		
Rev.	Date	Description
1	08/19/21	REVISED PER CITY COMMENTS

Developer: ANDERSON DEV. SERVICES

Phone: 801-856-2478

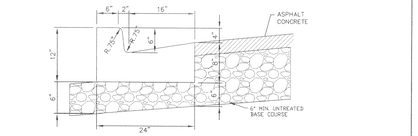
EXCEL ENGINEERING

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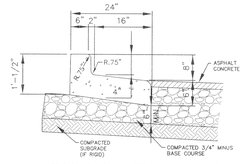
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

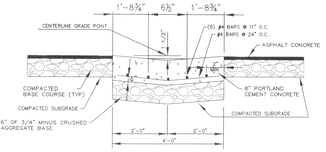
Drawn by: D.W.P.	DETAILS	Scale: NTS
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TYPE E CURB & GUTTER
-NTS-

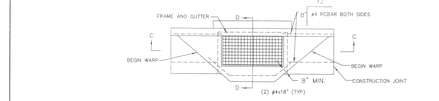


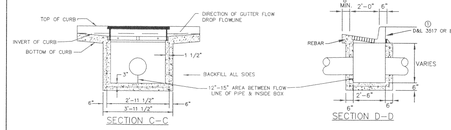
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-



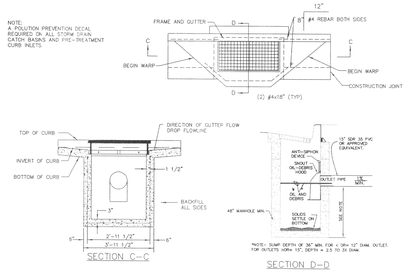
4.0' VALLEY GUTTER
-NTS-

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



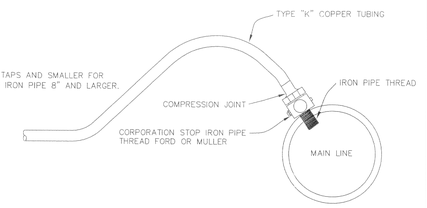


STORM DRAIN CATCH BASIN
-NTS-

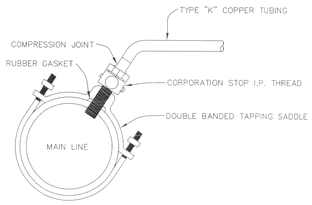


PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR CATCH BASIN	DRAWING NO. 15.2

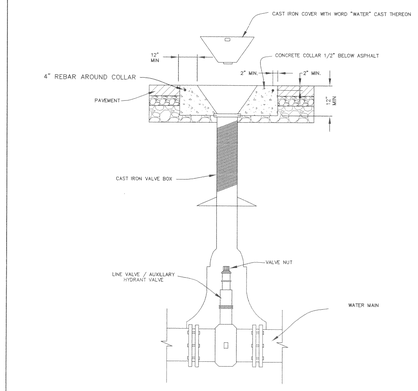


OPTION #2



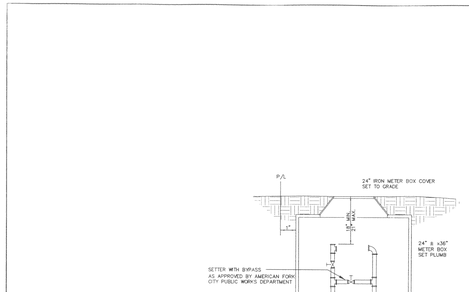
OPTION #1

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



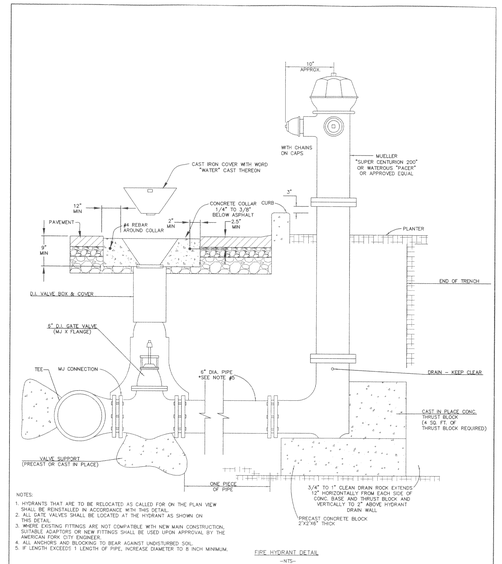
VALVE BOX DETAIL

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



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

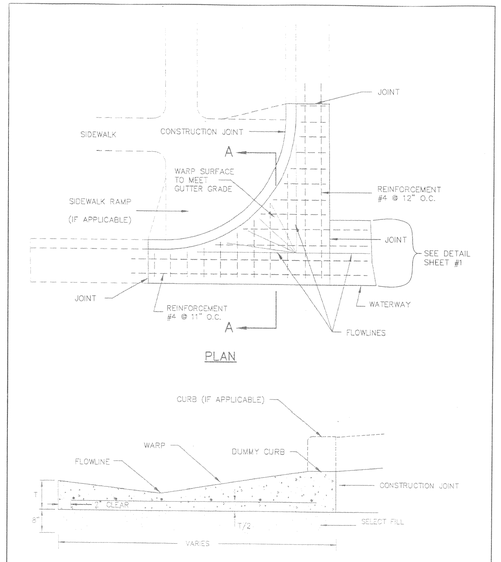
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5



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

FIRE HYDRANT DETAIL
-NTS-

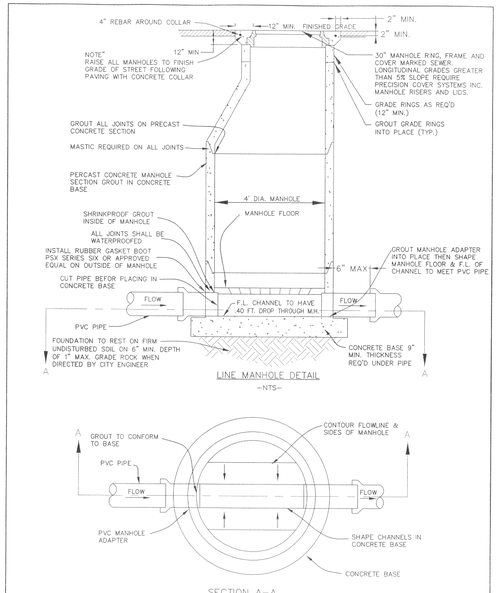
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR FIRE HYDRANT	DRAWING NO. 15.6



PLAN

SECTION A-A

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR INTERSECTION RADIUS REBAR DETAIL	DRAWING NO. 15.8



LINE MANHOLE DETAIL
-NTS-

SECTION A-A
-NTS-

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

REVISIONS		
Rev.	Date	Description

Developer: ANDERSON DEV. SERVICES
Phone: 801-856-2478

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

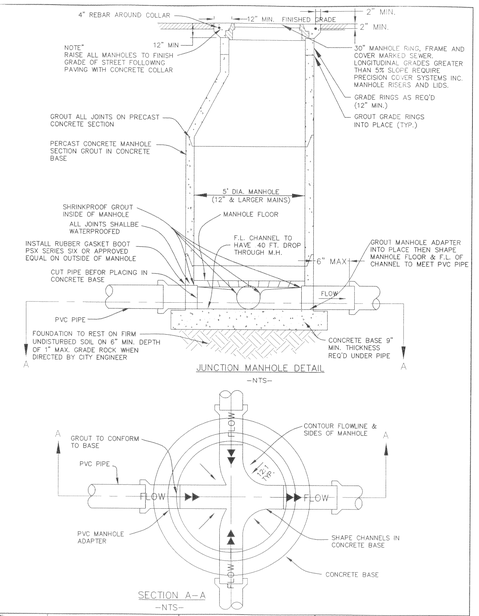
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

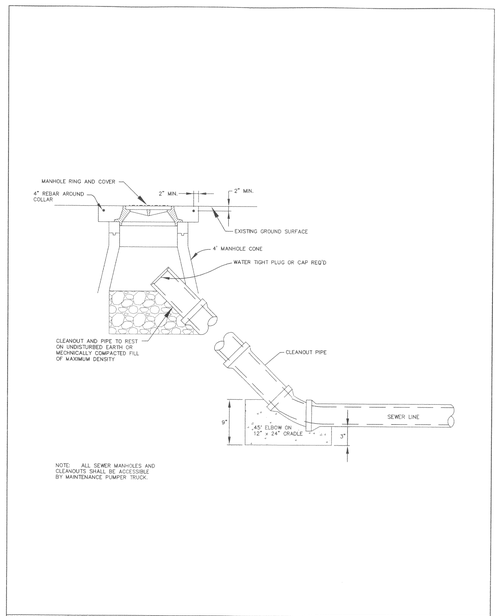
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

DETAILS

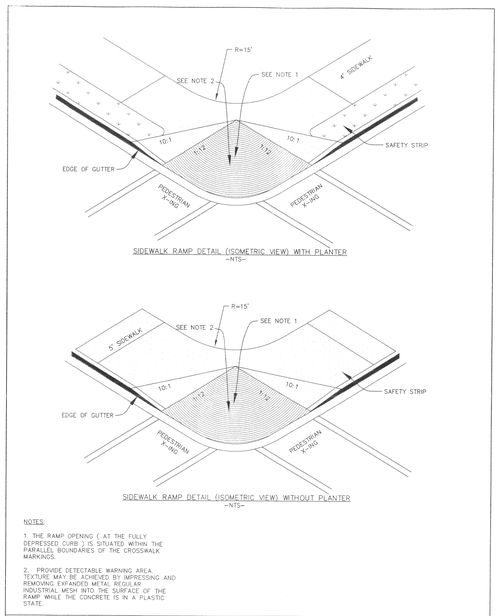
Scale: NTS
Date: 05/24/21
D3



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



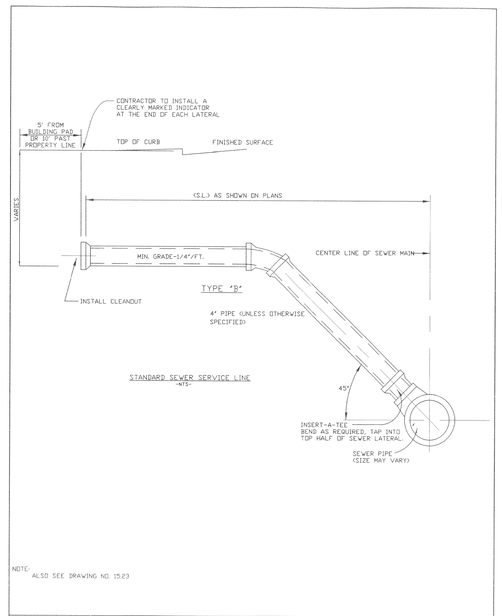
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTES:

1. THE RAMP OPENING (AT THE FULLY DEPRESSED CURB) IS SITUATED WITHIN THE PARALLEL BOUNDARIES OF THE CROSSWALK MARKINGS.
2. PROVIDE DETECTABLE WARNING AREA. TEXTURE MAY BE ACHIEVED BY IMPRESSING AND REMOVING EXPANDED METAL REGULAR INDUSTRIAL MESH INTO THE SURFACE OF THE RAMP WHILE THE CONCRETE IS IN A PLASTIC STATE.

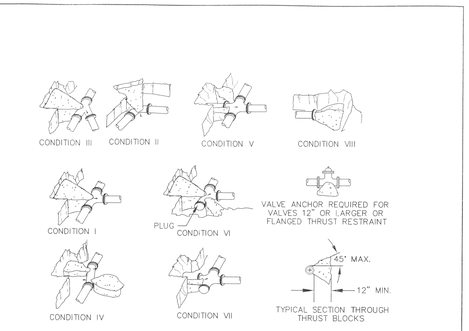
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SIDEWALK RAMP	DRAWING NO. 15.18
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

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



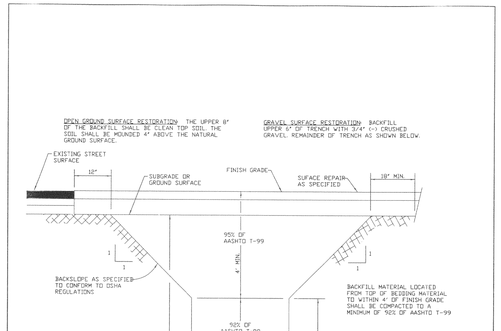
NOTES:

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

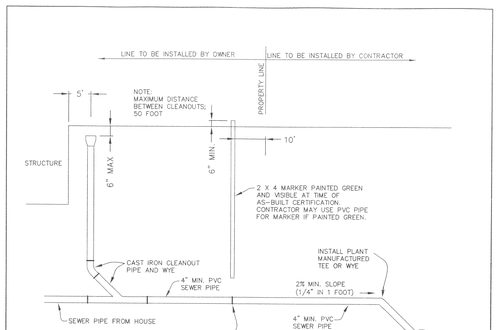
WATER LINE THRUST BLOCK DETAILS

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

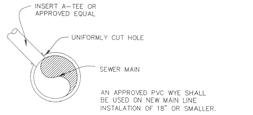


TYPICAL TRENCH DETAIL
-NTS-

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



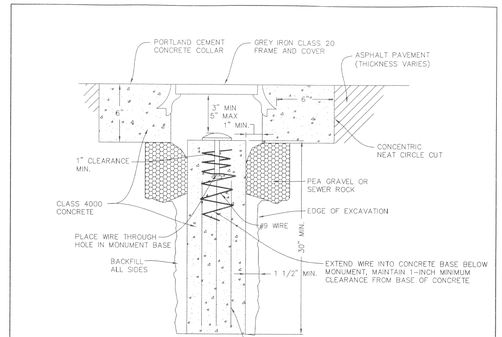
SEWER LATERAL DETAIL
-NTS-



SEWER SERVICE LATERAL SADDLE
-NTS-

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

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

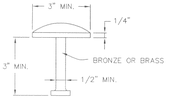


SECTION
-NTS-

NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.



CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

REVISIONS		
Rev.	Date	Description

Developer: ANDERSON DEV. SERVICES
Phone: 801-856-2478

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

BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

DETAILS

Scale: NTS
Date: 05/24/21
D4



PLAT LEGEND

- PARCEL BOUNDARIES
- NEIGHBOR TITLES
- EASEMENT LINE
- CENTERLINE ROAD
- CONCRETE
- EDGE ASPHALT
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- POWER LINE
- PHONE / FIBER OPTIC
- GAS LINE
- CONTOUR LINE

VICINITY MAP



ZONING TABLE

MINIMUM LOT DIMENSIONS	
AREA	1 AC.
WIDTH	150'
DEPTH	100'
MINIMUM BUILDING SETBACKS	
FRONT	30'
SIDE	8/10'
REAR	25'
BUILDING SPACING	12'
ACCESSORY BUILDING (SIDE AND REAR)	5'
BUILDING HEIGHT	
MAXIMUM	36'
BUILDING SIZE	
MINIMUM	900 SQ FT
BUILDING WIDTH	
MINIMUM	20'

COMMITMENT FOR TITLE INSURANCE

A COMMITMENT FOR TITLE INSURANCE # 303966, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, DATED MARCH 2, 2021.

SCHEDULE A:

ITEM 1-4	SURVEYOR MAKES NO COMMENT
ITEM 5	SEE LEGAL DESCRIPTION

SCHEDULE B-II:

ITEM 1	FACTS - NONE FOUND
ITEM 2	NON-RECORDED EASEMENTS - SEE MAP FOR POWER LOCATION
ITEM 3	CONFLICTS IN BOUNDARY - OVERLAP WITH PARCEL 12:078:0009 LIKELY DUE TO AN ERROR IN ITS TITLE. PARCEL SHOULD NOT OVERLAP SECTION LINE. RECOMMEND HAVING NEIGHBOR QUIT CLAIM THE CURRENT DESCRIPTION OF SUBJECT PARCEL TO CURRENT OWNER
ITEM 4	LIENS - NO COMMENT
ITEM 5	MINING/WATER CLAIMS - NO COMMENT
ITEM 6	TAXES AS LIENS - NO COMMENT
ITEM 7	UTILITY FEES - NO COMMENT
ITEM 8	DEFECTS IN PUBLIC RECORDS - NO COMMENT
ITEM 9	PROPERTY TAXES - NO COMMENT
ITEM 10	FARMLAND ASSESSMENT ACT - NO COMMENT
ITEM 11	CITY/DISTRICT ASSESSMENTS - NO COMMENT
ITEM 12	RIGHT-OF-WAY, EASEMENTS, DITCHES - SEE MAP FOR IRRIGATION & OVERHEAD POWER SERVICE POLE LOCATIONS
ITEM 13	MINERAL RIGHTS - NO COMMENT
ITEM 14	IRRIGATION EASEMENT 1111:1982 - 15' EASEMENT - EXACT LOCATION NOT DEFINED
ITEM 15-16	DEFECTS IN TITLE - NO COMMENT
ITEM 17	SCR LIENS - NO COMMENT
ITEM 18	TITLE INSURANCE - NO COMMENT

ALTA / NSPS TABLE "A"

2. ADDRESS 757 NORTH 200 EAST, AMERICAN FORK, UT 84003
3. FLOOD ZONE CLASSIFICATION FEMA FIRM PANEL 49049C0168F EFFECTIVE JUNE 19, 2020. ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
4. GROSS LAND AREA TOTAL AREA = 5.49 ACRES.
5. VERTICAL RELIEF GROUND SURVEY. E QTR COR. SEC. 11 = 4730.99'

6a. CURRENT ZONING CLASSIFICATION
RA-1, RESIDENTIAL AGRICULTURAL, SEE ZONING TABLE

7a. EXTERIOR DIMENSIONS OF ALL BUILDINGS SEE MAP

8. SUBSTANTIAL VISIBLE IMPROVEMENTS SEE MAP.
9. PARKING AREAS NO MARKED STALLS ON SITE.
11. LOCATION OF UTILITIES, VISIBLE & MARKED SEE MAP.
UTILITIES WERE LOCATED BASED ON VISIBLE STRUCTURES AND OTHER VISIBLE EVIDENCES. NO GUARANTEE IS GIVEN THAT ADDITIONAL UTILITIES DO NOT EXIST ON THE SITE WHICH ARE NOT VISIBLE OR MARKED ON THE GROUND. IT IS RECOMMENDED THAT BLUESTAKES BE CALLED PRIOR TO ANY EXCAVATION.
13. NAMES OF ADJOINING OWNERS SEE MAP
16. OBSERVED EVIDENCE OF RECENT CONSTRUCTION NONE FOUND
17. STREET CONSTRUCTION/CHANGES IN ALIGNMENT NONE FOUND

RECORD DESCRIPTION

Commencing at a point South 1.41 feet and West 484.55 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°50'00" West 305.85 feet; thence North 3°16'25" West 184.96 feet; thence North 86°21'04" East 26.5 feet; thence North 3°38'56" West 35.92 feet; thence North 88°54'01" East .01 feet; thence North 3°38'57" West 53.57 feet; thence North 54°04'36" West 33.45 feet; thence North 3°16'25" West 297.37 feet; thence East 379.7 feet; thence South 282.7 feet; thence East 154.09 feet; thence South 0°00'52" East 206.72 feet; thence North 89°50'22" West 204.2 feet; thence South 5°37'07" East 102.92 feet to the point of beginning.

SURVEYOR'S CERTIFICATION

To RD Development, Westcor Land Title Insurance Company, and American Land Title Association:

This is to cerfity that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 7a, 8, 9, 11, 13, 16, and 17 of Table A thereof. The field work was completed in April 2021.

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
9-16-21
STATE OF UTAH

9-16-21
DATE

AARON D. THOMAS - PLS NO. 6418780

40 20 0 40 80 120
Scale 1" = 40'

PROJECT NAME	BECK HILLSIDE ESTATES		
ADDRESS +/-	757 NORTH 200 EAST		
CITY: AMERICAN FORK	COUNTY: UTAH	STATE: UTAH	

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

CIVIL ENGINEER: EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; F: (801) 756-4511

ALTA / NSPS LAND TITLE SURVEY

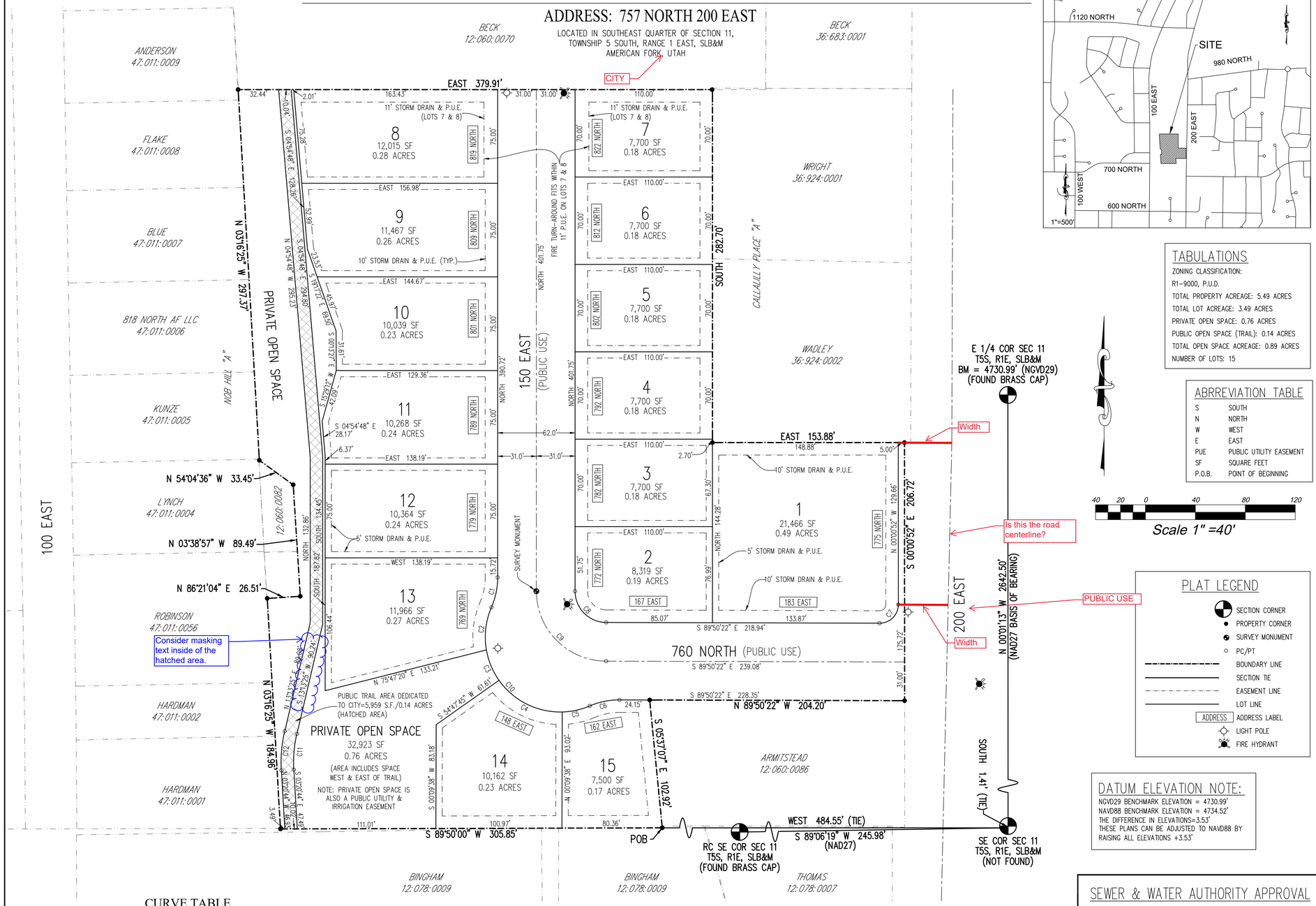
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

SHEET:	1 OF 1
DATE:	APR. 16, 2021
SCALE:	1"=40'

BECK HILLSIDE ESTATES PLAT "A"

ADDRESS: 757 NORTH 200 EAST

LOCATED IN SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M
AMERICAN FORK, UTAH



VICINITY MAP

TABULATIONS

ZONING CLASSIFICATION:
R1-9000, P.U.D.
TOTAL PROPERTY ACREAGE: 5.49 ACRES
TOTAL LOT ACREAGE: 3.49 ACRES
PRIVATE OPEN SPACE: 0.76 ACRES
PUBLIC OPEN SPACE (TRAIL): 0.14 ACRES
TOTAL OPEN SPACE ACREAGE: 0.89 ACRES
NUMBER OF LOTS: 15

ABRREVIATION TABLE

S	SOUTH
N	NORTH
W	WEST
E	EAST
PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET
P.O.B.	POINT OF BEGINNING

40 20 0 40 80 120

Scale 1" =40'

PLAT LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SURVEY MONUMENT
- PC/PT
- BOUNDARY LINE
- SECTION TIE
- EASEMENT LINE
- LOT LINE
- ADDRESS — ADDRESS LABEL
- LIGHT POLE
- FIRE HYDRANT

DATUM ELEVATION NOTE:

NGVD29 BENCHMARK ELEVATION = 4730.99'
NAVD88 BENCHMARK ELEVATION = 4734.52'
THE DIFFERENCE IN ELEVATIONS=3.53'
THESE PLANS CAN BE ADJUSTED TO NAVD88 BY RAISING ALL ELEVATIONS +3.53'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	60.00	24.58	23°28'08"	24.41	S 11°44'04" W
C2	60.00	34.85	33°17'01"	34.37	S 6°49'38" W
C3	60.00	26.59	25°23'22"	26.37	S 22°30'34" E
C4	60.00	59.01	56°21'17"	56.66	S 63°22'54" E
C5	60.00	22.70	21°40'32"	22.56	N 77°36'12" E
C6	60.00	24.50	23°23'42"	24.33	N 78°27'47" E
C7	15.00	23.61	90°10'30"	21.25	S 45°04'23" W
C8	25.00	39.20	89°50'22"	35.31	N 44°55'11" W
C9	56.00	87.81	89°50'22"	79.08	N 44°55'11" W
C10	60.00	143.16	136°42'12"	111.54	N 44°52'58" W
C11	100.00	28.92	16°34'8"	28.82	S 4°56'21" W
C12	110.00	31.81	16°34'8"	31.70	N 4°56'21" E

GENERAL NOTES

1. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8"X24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO ANY OCCUPANCY.
2. FLOOD ZONE DESIGNATION: X – AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
   FIRM MAP PANEL #: 49049C0168F
3. SETBACKS AND BUILDABLE AREA WILL BE IN ACCORDANCE W/ CURRENT ZONING.
4. GROUND WATER ENCOUNTERED 6.5' DOWN IN ONE TEST HOLE IN THIS SUBDIVISION PER THE GEOTECHNICAL STUDY. THE OTHER THREE TEST HOLES SHOWED NO GROUND WATER (TESTED DOWN 9' DEEP).
5. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL (1) ASPHALT PAVING IS INSTALLED; AND (2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
6. NO FOOTINGS, EAVES, ETC. CAN BE WITHIN ANY OF THE EASEMENTS.
7. DRY UTILITIES TO BE INSTALLED PRIOR TO BUILDING PERMIT.

SEWER & WATER AUTHORITY APPROVAL

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

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 1.41 FEET & WEST 484.55 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°50'00" WEST 305.85 FEET; THENCE NORTH 03°16'25" WEST 184.96 FEET; THENCE NORTH 86°21'04" EAST 26.51 FEET; THENCE NORTH 03°38'57" WEST 89.49 FEET; THENCE NORTH 54°04'36" WEST 33.45 FEET; THENCE NORTH 03°16'25" WEST 297.37 FEET; THENCE EAST 379.91 FEET; THENCE ALONG THE BOUNDARY OF CALLALILLY PLACE PLAT 'A' THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 282.70 FEET, AND 2) EAST 153.88 FEET; THENCE SOUTH 00°00'52" EAST 206.72 FEET; THENCE NORTH 89°50'22" WEST 204.20 FEET; THENCE SOUTH 05°37'07" EAST 102.92 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS = 5.49 ACRES MORE OR LESS

NUMBER OF LOTS = 15

BASIS OF BEARING: THE LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°01'13" WEST

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, 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.

PURSUANT TO UTAH CODE 10-9a-604(1)(D) THE OWNER HEREBY CONVEYS THE PRIVATE OPEN SPACE AS INDICATED HEREON TO THE _____ HOME OWNERS ASSOCIATION

_____

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

Fill in HOA name and address.

_____ _____

_____ _____

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

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

_____
MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, 20__.

_____ _____
MAYOR CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED
_____
CITY ENGINEER

ATTEST
_____
CLERK RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

_____ _____
PLANNING DIRECTOR CHAIRPERSON, PLANNING COMMISSION.

PLAT "A"

BECK HILLSIDE ESTATES

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

Surveyor's Seal	Notary Public Seal	Clerk-Recorder Seal	

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: October 20, 2021
STAFF PRESENTATION: Ben Hunter

AGENDA TOPIC: Hearing, review and action on the commercial site plan for Goldfish Swim School, located at 348 South 500 East, in the GC-2 Planned Commercial zone.

ACTION REQUESTED: Denial of the commercial site plan based on the plan set that City Staff provided to the applicant on October 5, 2021 with outstanding TRC comments that must be resolved in order to meet City requirements.

.

BACKGROUND INFORMATION					
Location:		348 South 500 East			
Applicant:		Lars Grisley, Goldfish Swim School			
Existing Land Use:		Vacant/Design Commercial			
Proposed Land Use:		Design Commercial			
Surrounding Land Use:	North	Design Commercial			
	South	Design Commercial			
	East	Design Commercial			
	West	Residential High Density			
Existing Zoning:		GC-2			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	GC-2			
	South	GC-2			
	East	GC-1 & GC-2			
	West	R4-7,500			
Land Use Plan Designation:		Design Commercial			
Zoning within density range?		x	Yes		No

Background

Goldfish Swim School proposes a one-story, 8,530 square foot building with 80 parking stalls for a swim school to teach swimming to children 1.01 acres. The use is a permitted use identified as a specialty school as allowed in the GC-2 Planned Commercial Zone. Access to the Goldfish Swim school is provided off 500 East.

POTENTIAL MOTIONS

APPROVAL

Mr./Mrs. Chairman, I move that we approve the commercial site plan of the Goldfish Swim School, subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr./Mrs. Chairman, I move that we deny the commercial site plan of the Goldfish Swim School.

TABLE

PRELIMINARY PLAN

Mr./Mrs. Chairman, I move that we table action on the commercial site plan of the Goldfish Swim School.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 10/20/2021

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: Goldfish Swim School

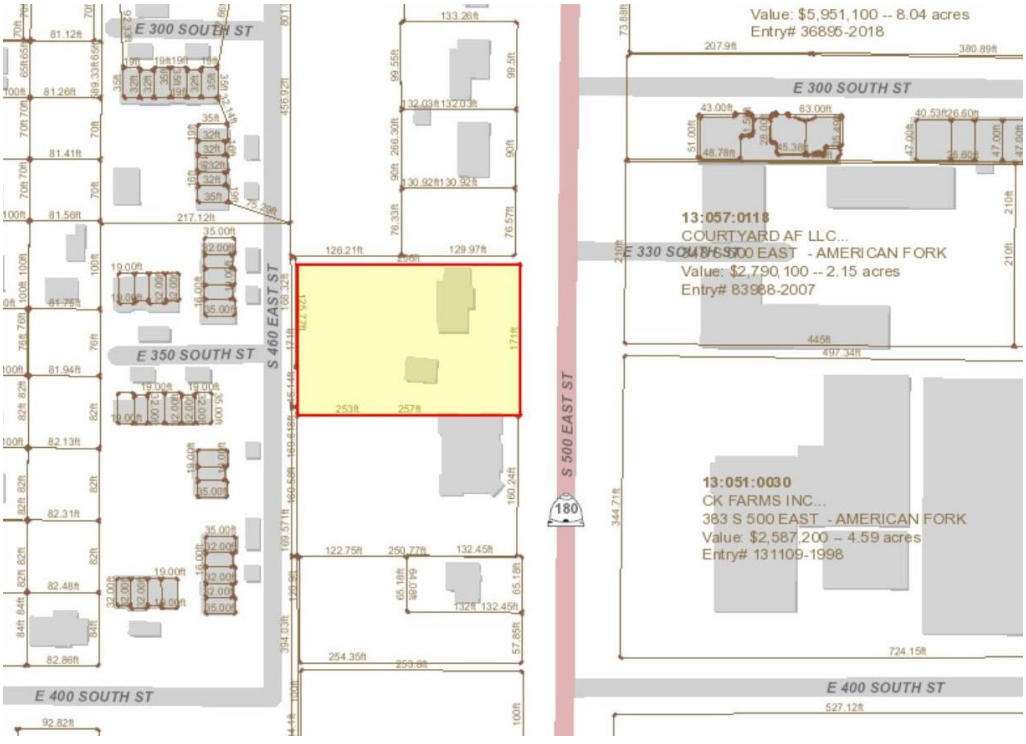
Project Address: 348 South 500 East

Developer / Applicant's Name: Lars Grisley/Goldfish Swim School

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 DENIAL of the proposed development based on the plan set that City Staff provided to the applicant on October 5, 2021 with outstanding TRC comments that must be resolved in order to meet City requirements.

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).

GORDON GEOTECHNICAL ENGINEERING, INC.

August 16, 2021
Job No. 900-003-21

Goldfish Swim School
1485 South 3000 West
Salt Lake City, Utah 84115

Attention: Ms. Katie Grisley

Re: Addendum to Geotechnical Study
Infiltration Rate
Proposed Goldfish Swim School
348 South 500 East
American Fork, Utah

Provide a site specific percolation test result to confirm the assumeed recommendation conforms to actual conditions on the ground. Update drainage calculations accordingly (if needed).

A recommended infiltration rate has been requested for the design of a storm water detention system within the natural soils at the site. Gordon Geotechnical Engineering previously performed a geotechnical study for the referenced site dated May 28, 2021[1].

The natural soils encountered in the exploration borings are generally silty or sandy clay (CL) with significant layers of sands and gravels with silt (SP-SM, GP-GM). It is our experience that the infiltration rate will decrease over the lifetime of the system due to siltation and the introduction of other materials. Accordingly, we recommend a conservative reduced design infiltration rate of at least 60 minutes per inch be used in design for a system installed in the natural clay soils. A design infiltration rate of 15 minutes per inch may be used for a system installed in the sand and gravel soils.

We appreciate the opportunity of providing this service for you. If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Gordon Geotechnical Engineering, Inc.

LICENSED PROFESSIONAL ENGINEER
8.16.21
No. 10975604
JORDAN K. CULP
STATE OF UTAH

Jordan K. Culp, State of Utah No. 10975604
Professional Engineer

Reviewed By:

Patrick R. Emery, State of Utah No. 7941710
Professional Engineer

JKC/PRE:nc

Addressee (email only)

---

1 "Report, Geotechnical Study, Proposed Goldfish Swim School, 348 South 500 East, American Fork, Utah" G² Job Number 900-003-21, Dated May 28, 2021.

goldfish swimschool

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 CTV	Cable TV utility lines
P P	Existing Power lines
P 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)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement

How are you addressing the liquefaction issues that were identified in the geotechnical report?

American Fork City
Technical Review Committee

Engineering Division
Revise & Resubmit
bhunter 10/05/2021

Fire Department
Revise & Resubmit
Msacco 09/08/2021

Planning Department:
Approved
wknobloch 09/02/2021



VICINITY MAP

Planning Department

275 East 200 North
American Fork, Utah 84003
Phone (801) 763-3060
Fax (801) 763-3005

Project Manager: Adam Olsen

Public Safety

75 East 80 North
American Fork, Utah 84003
801-763-3020
Fire Marshall - Mat Sacco 801-763-3045

Emergency 911
Utah County Animal Shelter 801-785-3442

Engineering

Engineer: Trent Andrus
275 East 200 North
American Fork, Utah 84003
Phone (801) 763-3060
Fax (801) 763-3005

Building Inspection

275 East 200 North
American Fork, Utah 84003
Phone (801) 763-3060
Fax (801) 763-3005
Dan Rojas

Timpanogos Special Sewer District (TSSD)
6400 North 5050 West
Utah County, Utah 84003
801-756-5231
David Barlow

Public Works Department

275 East 200 North
American Fork, Utah 84003
Phone (801) 763-3060
Fax (801) 763-3005

Gas

Dominion Energy
1140 West 200 South
Salt Lake City, Utah 84119
Phone (801) 853-6585
Trent Johnson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 759-1310 — 801-756-1310
Fax (801) 756-1274
Teria Walker

Telephone

CenturyLink
160 East University Parkway Suite G
Orem, Utah 84058
Phone (435)-623-4252
Bill Westfall

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 401-3017
Fax (801) 487-1887
Elysia Valdez

Project Address:

348 South 500 East
American Fork, Utah 84003

Developer/Owner:

GOLDFISH SWIM SCHOOL

Architect:

Krieger Klatt Architects
2120 East 11 Mile Rd.
Royal Oak, MI 48067
248-414-9270
www.kriegerklatt.com

Engineer/Land Surveyor:

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

Site Data:

Zone = GC-2 (General Commercial)
Total Property Area = 43,937 sq.ft. or 1.01 Acres
Total number of Buildings = 1

Building Data:

Footprint Area = 8,540 sq.ft.
IBC Construction Type II
IFC Occupancy Type Group E
Buildings will NOT be fire sprinkled

Is this occupancy designation correct? Swimming pools are normally A-3 or A-4 occupancies based upon a provision of spectator seating.

If occupant load is over 300, sprinklers are required

Parking Requirements

Total parking required = 1 space / 200 sq.ft. = 43
Total parking provided = 80
ADA Spaces Required = 4 ADA Accessible spaces

Sheet Index

1.0	Cover Sheet
	ALTA Survey
1.1	General Notes
1.2	Demolition Plan
2.0	Site Plan
LS1.1-LS 4.2	Landscape Plan
A100	Architectural Floor Plan
A200	Architectural Elevation
A201	Architectural Elevation
CS 000	3D Rendering
CS 001	Trash Enclosure details
3.0	Utility Plan
P-1	500 East Improvement Plan
ES 102	Photometric Plan
4.0	Grading and Drainage Plan
5.0-5.1	Project Detail Sheets
6.0	Erosion Control Sheet
7.0	UDOT Exhibit
7.1	UDOT Details
7.2	UDOT Details

	Square Footage	Acreage	Percent of total
Total Area	43,937	1.01	100
Total Building / Pad Area	8,530	0.19	19
Total Hard Surface Area	27,442	0.63	62
Total Impervious Area	35,699	0.82	81
Total Landscaped Area	18,912	0.19	19

Tabulation Table

Sheet No.
C - 1.0

ALTA/NSPS LAND TITLE SURVEY

PARCEL NUMBER 13-051-0059

LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK, UTAH COUNTY, UTAH

TO DRAKE BLOEBAUM, VANGUARD TITLE INSURANCE AGENCY, LLC:

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, 5, 11, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 17, 2020

DATE OF MAP: DECEMBER 21, 2020.

SURVEY NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO CORRECTLY IDENTIFY THE BOUNDARY LINES AND CORNERS OF THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT PROVIDED FOR FUTURE DEVELOPMENT OF SAID PROPERTY.

THE RECORD LEGAL DESCRIPTION COMMENCES FROM A MONUMENT LOCATED IN THE INTERSECTION OF FIFTH EAST AND SECOND SOUTH STREETS, SAID MONUMENT WAS NOT FOUND. THE SURVEYED BOUNDARY DESCRIPTION DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION AND WAS PREPARED TO IDENTIFY THE PROPERTY BOUNDARY WITH TIES TO THE UTAH COUNTY SURVEY MONUMENTS IN SECTION 24, T5S, R1E, SLB&M, WITH THE FOLLOWING BOUNDARY DETERMINATIONS. THE EASTERLY BOUNDARY LINE WAS ESTABLISHED FROM THE EXISTING HIGHWAY RIGHT OF WAY PLANS FOR UDOT PROJECT NO. F-001-6(7) AND SP-0180(1)0. SAID EASTERLY BOUNDARY LINE BEING THE EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROAD 180 (500 EAST STREET). THE SOUTHERLY BOUNDARY LINE WAS ESTABLISHED FROM BOUNDARY LINE AGREEMENT RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 123211-1998, ALSO REFERENCED IN THIS SURVEY AS EXCEPTION 16. THE WESTERLY BOUNDARY LINE WAS ESTABLISHED FROM THE EXISTING EASTERLY BOUNDARY LINE OF PENNYLANE TOWNHOMES PHASE 2, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 60952-1999, MAP NO. 8076. THE NORTHERLY BOUNDARY LINE WAS ESTABLISHED ALONG AN EXISTING FENCE LINE BETWEEN THE SURVEYED PARCEL AND ADJOINING PARCEL NO. 13-057-0127 TO THE SOUTHWEST CORNER OF WYLER SUBDIVISION, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO 81222-2017, MAP NO. 15672. THE NORTHERLY BOUNDARY THEN CONTINUES ALONG THE SOUTH LINE OF WYLER SUBDIVISION TO THE EXISTING HIGHWAY RIGHT OF WAY LINE.

BASIS OF BEARING
NORTH 00°04'38" WEST BETWEEN A FOUND UTAH COUNTY BRASS CAP AT THE SOUTH QUARTER CORNER OF SECTION 24 AND A FOUND UTAH COUNTY BRASS CAP AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

RECORD LEGAL DESCRIPTION FROM TITLE REPORT

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF FIFTH EAST STREET, AMERICAN FORK, WHICH POINT OF BEGINNING IS SOUTH 0°24' WEST ALONG THE CENTERLINE OF SAID FIFTH EAST STREET 882.85 FEET AND NORTH 89°36' WEST 30.0 FEET FROM THE INTERSECTION MONUMENT AT FIFTH EAST STREET AND SECOND SOUTH STREET, AMERICAN FORK; AND RUNNING THENCE SOUTH 0°24' WEST ALONG THE STREET LINE 171.0 FEET; THENCE NORTH 89°36' WEST 256.0 FEET; THENCE NORTH 171.0 FEET; THENCE SOUTH 89°36' EAST 257.0 FEET TO THE POINT OF BEGINNING, UTAH COUNTY, STATE OF UTAH.

SURVEYED BOUNDARY DESCRIPTION

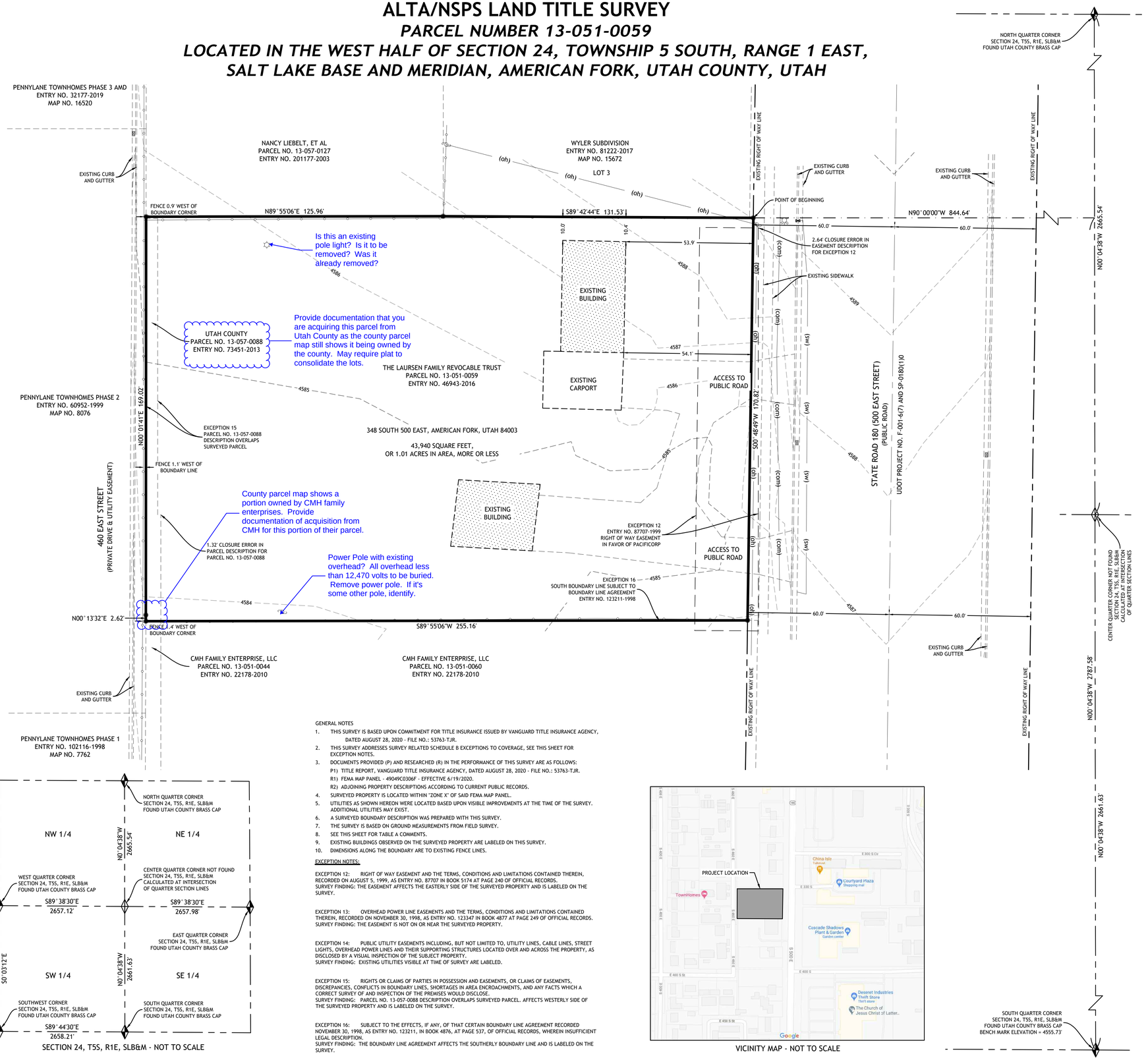
A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF FIFTH EAST STREET, AMERICAN FORK, WHICH POINT OF BEGINNING IS 2787.58 FEET NORTH 0°04'38" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE AND 844.64 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING IS ALSO, BY RECORD, SOUTH 0°24' WEST ALONG THE CENTERLINE OF SAID FIFTH EAST STREET 882.85 FEET AND NORTH 89°36' WEST 30.0 FEET FROM THE INTERSECTION MONUMENT AT FIFTH EAST STREET AND SECOND SOUTH STREET, AMERICAN FORK; AND RUNNING THENCE SOUTH 0°48'49" WEST 170.82 FEET ALONG SAID WEST LINE OF FIFTH EAST STREET TO THE BOUNDARY LINE DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 123211-1998; THENCE ALONG SAID BOUNDARY LINE AGREEMENT SOUTH 89°55'06" WEST 255.16 FEET TO THE EASTERLY BOUNDARY LINE OF PENNYLANE TOWNHOMES PHASE 2, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO. 60952-1999, MAP NO. 8076; THENCE ALONG SAID PENNYLANE TOWNHOMES PHASE 2 THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 0°13'32" EAST 2.62 FEET, AND 2) NORTH 0°01'41" EAST 169.02 FEET; THENCE NORTH 89°55'06" EAST 125.96 FEET TO THE SOUTHWEST CORNER OF WYLER SUBDIVISION, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AS ENTRY NO 81222-2017, MAP NO. 15672; THENCE ALONG SAID WYLER SUBDIVISION SOUTH 89°42'44" EAST 131.53 FEET TO SAID WEST LINE OF FIFTH EAST STREET AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 43,940 SQUARE FEET, OR 1.01 ACRES IN AREA, MORE OR LESS.

TABLE A COMMENTS:

ITEM 1: BOUNDARY CORNERS NOTED ON SURVEY.
ITEM 2: ADDRESS OF SURVEYED PROPERTY: 348 SOUTH 500 EAST, AMERICAN FORK, UT 84003.
ITEM 3: FLOOD ZONE CLASSIFICATION: 'ZONE X'.
ITEM 4: GROSS LAND AREA: 43,940 SQUARE FEET, OR 1.01 ACRES IN AREA, MORE OR LESS.
ITEM 5: VERTICAL RELIEF LABELED ON SURVEY. ORIGINATING BENCH MARK SOUTH QUARTER CORNER SECTION 24, T5S, R1E, SLB&M UTAH COUNTY BRASS CAP, NAVD88 ELEVATION = 4555.73'. ELEVATION DERIVED FROM RTK GPS MEASUREMENTS FROM THE STATE OF UTAH VRS NETWORK. CONTOURS DISPLAYED AT 1 FOOT INTERVAL.
ITEM 11: OBSERVED EVIDENCE OF UTILITIES LABELED ON SURVEY.
ITEM 13: ADJOINING OWNER NAMES LABELED ON SURVEY.



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- FEMA FLOOD PLAIN LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE & ASPHALT
- EXISTING BUILDING
- FENCE LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- (4252) EXISTING GROUND CONTOUR
- (ss) SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- (w) CULINARY WATER LINE
- FIRE HYDRANT
- CULINARY WATER METER
- CULINARY WATER FIXTURES
- (sw) SECONDARY WATER LINE
- SECONDARY WATER FIXTURES
- STORM DRAIN LINE
- SD COMBOBOX, INLET & CLEANOUT
- UTILITY POLE
- LIGHT POLE
- (oh) OVERHEAD UTILITY
- (ug) UNDERGROUND UTILITY
- EB ELECTRICAL BOX / MANHOLE
- XFMR ELECTRICAL TRANSFORMER
- (com) COMMUNICATIONS LINE
- COMM COMMUNICATIONS BOX / MANHOLE
- (gas) GAS LINE
- GAS METER
- GUY WIRE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGN
- IR IRRIGATION CONTROL VALVE

SECTION 24, T5S, R1E, SLB&M - NOT TO SCALE

GENERAL NOTES

1. THIS SURVEY IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY VANGUARD TITLE INSURANCE AGENCY, DATED AUGUST 28, 2020 - FILE NO.: 53763-TJR.
2. THIS SURVEY ADDRESSES SURVEY RELATED SCHEDULE B EXCEPTIONS TO COVERAGE, SEE THIS SHEET FOR EXCEPTION NOTES.
3. DOCUMENTS PROVIDED (P) AND RESEARCHED (R) IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:
   P1) TITLE REPORT, VANGUARD TITLE INSURANCE AGENCY, DATED AUGUST 28, 2020 - FILE NO.: 53763-TJR.
   R1) FEMA MAP PANEL - 49049C0306F - EFFECTIVE 6/19/2020.
   R2) ADJOINING PROPERTY DESCRIPTIONS ACCORDING TO CURRENT PUBLIC RECORDS.
4. SURVEYED PROPERTY IS LOCATED WITHIN "ZONE X" OF SAID FEMA MAP PANEL.
5. UTILITIES AS SHOWN HEREON WERE LOCATED BASED UPON VISIBLE IMPROVEMENTS AT THE TIME OF THE SURVEY. ADDITIONAL UTILITIES MAY EXIST.
6. A SURVEYED BOUNDARY DESCRIPTION WAS PREPARED WITH THIS SURVEY.
7. THE SURVEY IS BASED ON GROUND MEASUREMENTS FROM FIELD SURVEY.
8. SEE THIS SHEET FOR TABLE A COMMENTS.
9. EXISTING BUILDINGS OBSERVED ON THE SURVEYED PROPERTY ARE LABELED ON THIS SURVEY.
10. DIMENSIONS ALONG THE BOUNDARY ARE TO EXISTING FENCE LINES.

EXCEPTION NOTES:

EXCEPTION 12: RIGHT OF WAY EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED ON AUGUST 5, 1999, AS ENTRY NO. 87707 IN BOOK 5174 AT PAGE 240 OF OFFICIAL RECORDS.
SURVEY FINDING: THE EASEMENT AFFECTS THE EASTERLY SIDE OF THE SURVEYED PROPERTY AND IS LABELED ON THE SURVEY.

EXCEPTION 13: OVERHEAD POWER LINE EASEMENTS AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED ON NOVEMBER 30, 1998, AS ENTRY NO. 123347 IN BOOK 4877 AT PAGE 249 OF OFFICIAL RECORDS.
SURVEY FINDING: THE EASEMENT IS NOT ON OR NEAR THE SURVEYED PROPERTY.

EXCEPTION 14: PUBLIC UTILITY EASEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITY LINES, CABLE LINES, STREET LIGHTS, OVERHEAD POWER LINES AND THEIR SUPPORTING STRUCTURES LOCATED OVER AND ACROSS THE PROPERTY, AS DISCLOSED BY A VISUAL INSPECTION OF THE SUBJECT PROPERTY.
SURVEY FINDING: EXISTING UTILITIES VISIBLE AT TIME OF SURVEY ARE LABELED.

EXCEPTION 15: RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AND EASEMENTS, OR CLAIMS OF EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY OF AND INSPECTION OF THE PREMISES WOULD DISCLOSE.
SURVEY FINDING: PARCEL NO. 13-057-0088 DESCRIPTION OVERLAPS SURVEYED PARCEL. AFFECTS WESTERLY SIDE OF THE SURVEYED PROPERTY AND IS LABELED ON THE SURVEY.

EXCEPTION 16: SUBJECT TO THE EFFECTS, IF ANY, OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 30, 1998, AS ENTRY NO. 123211, IN BOOK 4876, AT PAGE 537, OF OFFICIAL RECORDS, WHEREIN INSUFFICIENT LEGAL DESCRIPTION.
SURVEY FINDING: THE BOUNDARY LINE AGREEMENT AFFECTS THE SOUTHERLY BOUNDARY LINE AND IS LABELED ON THE SURVEY.

VICINITY MAP - NOT TO SCALE

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 20

0 10 20 40 60

DEVELOPER:

NOTES:

ALTA/NSPS LAND TITLE SURVEY
348 SOUTH 500 EAST, AMERICAN FORK, UTAH, 84003

PROFESSIONAL LAND SURVEYOR
Electronic Seal
KYLE W. TURNER
PLS # 7820824
FOR REVIEW
STATE OF UTAH

DO NOT FILE SURVEY FOR REVIEW

DRAKE BLOEBAUM

PARCEL NUMBER 13-051-0059

ALTA/NSPS LAND TITLE SURVEY

PROJECT:	
DRAWN BY:	KWT
REVIEWED BY:	TEJ
REVISIONS:	
No. DATE	REMARKS

DATE: DECEMBER 2020

SHEET NUMBER: 1 OF 1

C:\Users\Kyler Turner\EDM Partners Dropbox\Projects\Goldfish\Survey\Goldfish ALTA.dwg

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.

UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to standards, specifications, and plans.

2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.

3. Contractor shall coordinate with all utility companies for installation requirements and specifications.

4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be preformed prior to announced building possession and the final connection of service.

5. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these pans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

6. Underground utilities shall be installed, inspected and approved before backfilling.

7. Contractor shall notify Engineering inspectors 72 hours before connecting to any existing utility.

8. All fill material is to be in place and compacted before installation of proposed utilities.

9. Existing utilities shall be verified in field prior to installation of any new lines.

10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.

11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.

12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.

13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.

14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.

15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.

16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).

17. Drawings do not purport to show all existing utilities.

18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.

19. See notice requirement under general project notes.

20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.

21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

SANITARY SEWER GENERAL NOTES

1. See this sheet for general project notes.

2. All sanitary sewer construction shall be in conformance with the standards and specifications. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.

3. All gravity sanitary sewer lines shall be in conformance with the standards and specifications.

4. Sanitary sewer lines shall be ASTM D3034 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications. ASTM D3034 SDR-35 PVC

5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.

6. All sanitary sewer main testing shall be accordance with the standards and specifications copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.

7. Compaction of all trenches within the project site must be attained and compaction results submitted to Department of Public Works.

8. The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.

9. The contractor is responsible for the following:

(A) Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.

(B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.

(C) Verification and protection of all existing utilities within the limits of construction.

(D) Providing as-built drawings to the City and engineer.

(E) All permitting, development, location, connecting and inspection.

(F) Verifying all standard details conform to the current standards and specifications.

(G) For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.

(H) Reference architectural plans for all connections to building services and verify locations as shown.

10. The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.

11. The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.

12. Sanitary sewer pipes shall be bedded in accordance with standards.

STORM DRAIN GENERAL NOTES

1. The contractor shall be responsible for the following:
(A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.

(B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.

(C) Verification and protection of all existing utilities within the limits of construction.

(D) Providing as-built drawings to the city and engineer.

(E) All permitting, development, location, connection and inspection.

(F) Scheduling all required inspections.

2. All storm drain construction shall be in conformance with standards, specifications, and plans.

3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.

4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.

5. Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.

6. All storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.

7. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".

8. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction.

9. Storm drains shall be bedded in accordance with the City standards.

GRADING PLAN GENERAL NOTES

1. Contours shown are for finished paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.

2. All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.

3. If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.

4. Unless otherwise shown, not proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.

5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.

6. On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.

7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.

8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.

9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.

10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.

11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.

12. Grades within asphalt areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.

13. Spot elevations represent flow line or top of asphalt unless otherwise noted.

14. The contractor is responsible for providing his own estimate of earthwork quantities.

15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.

16. Were new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.

17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.

18. Pre cast structures may be used at contractor's option.

19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove

20. Existing grade contour intervals shown at 1 foot intervals.

21. Proposed grade contour intervals shown at 1 foot intervals.

22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.

23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.

24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.

25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.

26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.

27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.

28. Construction shall comply with all applicable governing codes and be constructed to same.

29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.

30. Site work shall meet or exceed site specifications.

31. All concrete to have a minimum 28 day compression strength of 4000 PSI.

GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the City Public Works, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT. Inspection services and construction certification to be provided by engineer of record.

2. 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, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.

3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.

4. The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.

5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.

6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.

7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.

8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.

9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required buy the construction activities.

10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.

11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.

12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.

13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.

14. All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.

15. The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.

16. All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.

17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.

18. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.

19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.

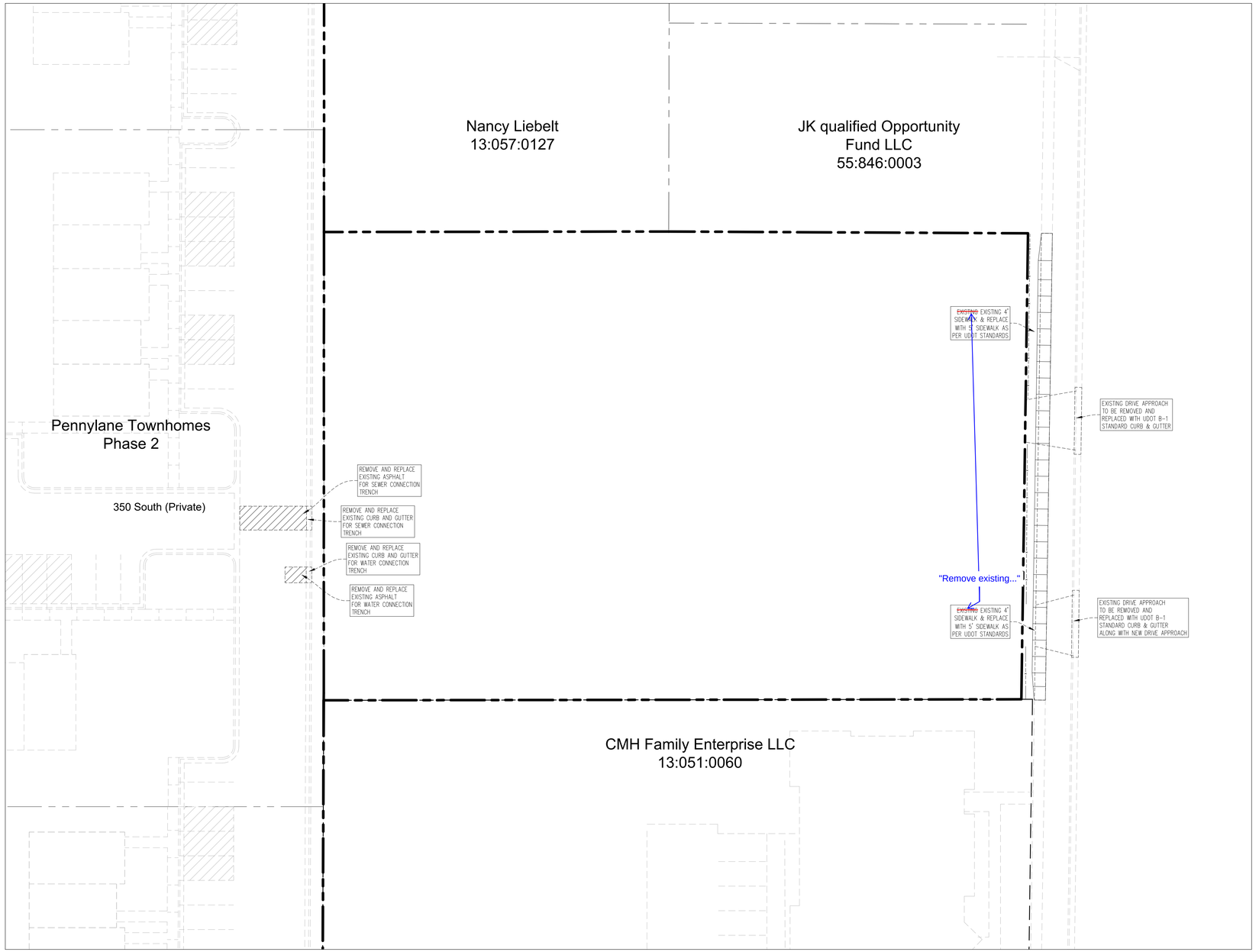
20. Contractor shall be responsible for obtaining all temporary power and water to the sire, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)

21. In general, limits of site work are up to (and excluding) constructing sidewalks.

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

Sheet No.
C - 1.1

NORTH
1" = 30



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.



All sheets should be stamped, signed, and dated by a Utah Licensed Professional Engineer



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

Goldfish Swim School

Demolition Plan

American Fork Utah

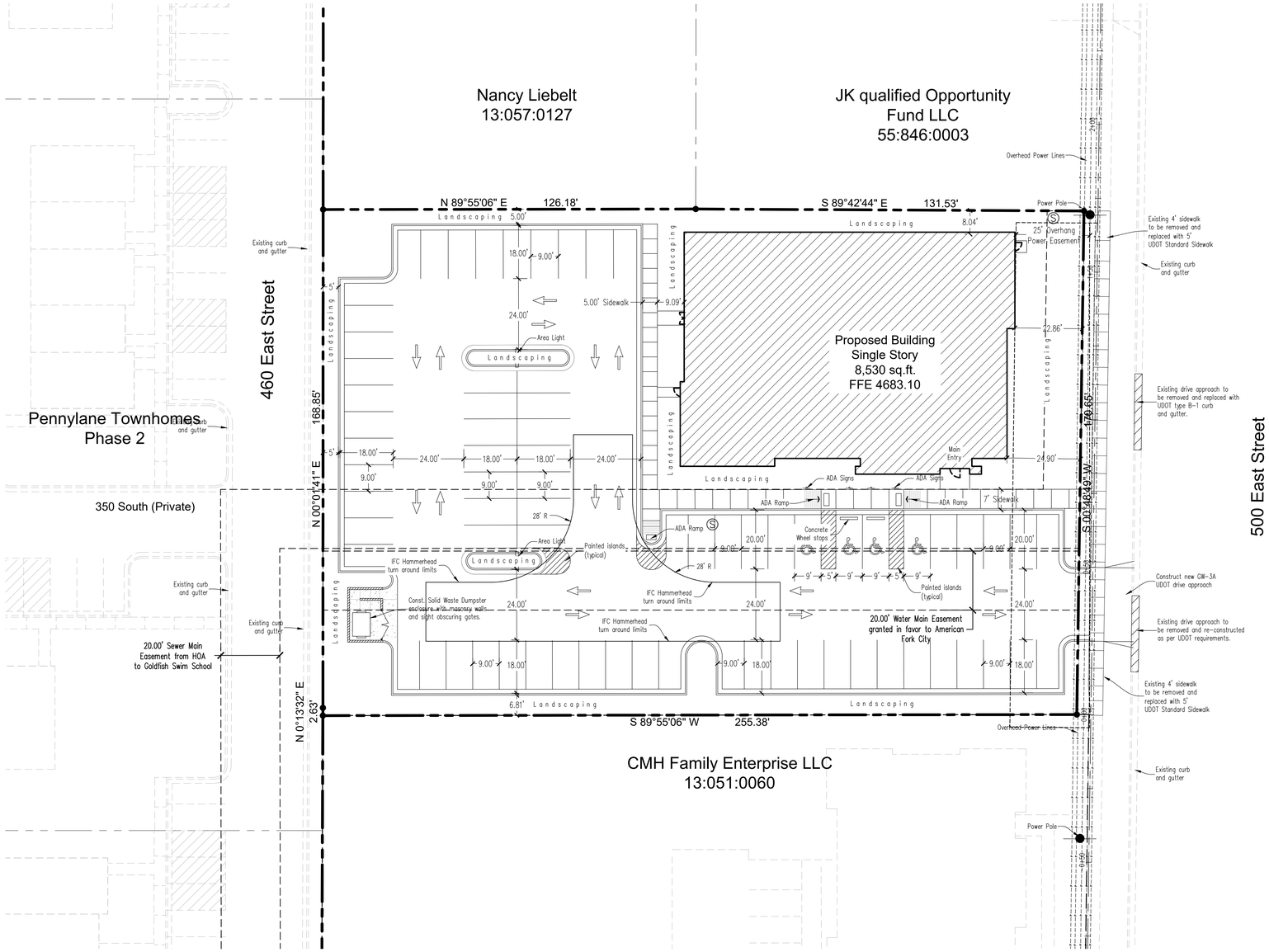
Revisions

Date 8-24-2021
Scale 1" = 20'
By TD
Tracing No. L - 14630

Sheet No.
C -

goldfish swimschool

NORTH
1" = 20'



500 East Street

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.



Project Address:

348 South 500 East
American Fork, Utah 84003

Developer/Owner:

GOLDFISH SWIM SCHOOL

Architect:

Krieger Klatt Architects
2120 East 11 Mile Rd.
Royal Oak, MI 48067
248-414-9270
www.kriegerklatt.com

Engineer/Land Surveyor:

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

Site Data:

Zone = GC-2 (General Commercial)
Total Property Area = 43,937 sq.ft. or 1.01 Acres
Total number of Buildings = 1

Building Data:

Footprint Area = 8,540 sq.ft.
IBC Construction Type II
IFC Occupancy Type Group E
Buildings will NOT be fire sprinkled

Parking Requirements

Total parking required = 1 space / 200 sq.ft. = 43
Total parking provided = 80
ADA Spaces Required = 4 ADA Accessible spaces

GRAPHIC SCALE

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

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

Goldfish Swim School
American Fork, Utah

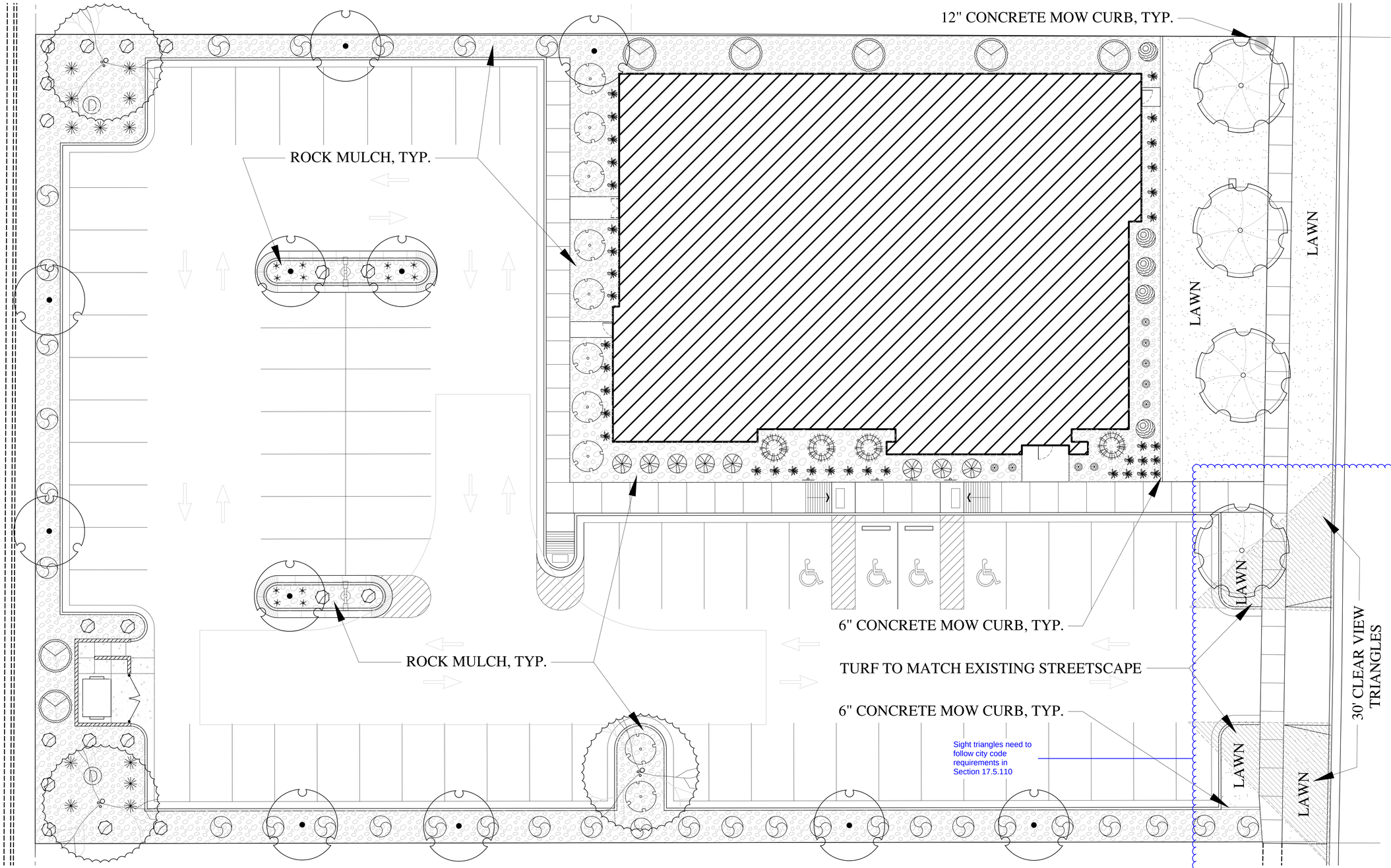
Site Plan

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D Dudley
8-24-21
STATE OF UTAH

Revisions

Date	8-24-2021
Scale	1" = 20'
By	TD
Tracing No.	L - 14630

Sheet No.
C - 2.0



AREA CALCULATIONS

TOTAL SITE AREA *NOT INCLUDING PARK STRIP AREA (1,565 S.F.)	44,557 S.F.
TOTAL LANDSCAPE AREA	9,932 S.F.
TURF GRASS	2,409 S.F.
PLANTER BED *NOT INCLUDING PARK STRIP GRASS AREA (1,318 S.F.)	7,523 S.F.
TREES (1 PER 2,500 S.F. OF IMPROVED AREA	
REQUIRED:	18
PROVIDED	18
SHRUBS (1 PER 300 S.F. OF IMPROVED AREA	
REQUIRED:	149
PROVIDED:	156

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' IMPERIAL HONEY LOCUST	3	2" CAL
	PRUNUS SERRULATA 'KWANZAN' KWANZAN JAPANESE FLOWERING CHERRY	4	2" CAL.
	TILIA CORDATA 'CORZAM' CORINTHIAN LITTLELEAF LINDEN	11	2" CAL.

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CORNUS ALBA 'MINBAT' BATON ROUGE DOGWOOD	33	5 GAL.
	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD	19	5 GAL.
	HISBISCUS SYRIACUS 'ANTONG TWO' LIL KIM DWARF ROSE OF SHARON	5	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'SMPOTW' TINY WINE NINEBARK	8	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	10	5 GAL.
	VIBURNUM X BURKWOODII BURKWOOD VIBURNUM	7	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	JUNIPERUS CHINENSIS 'BLUE POINT'" BLUE POINT JUNIPER	4	5-6' TALL

PERENNIALS / GRASSES LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' FEATHER REED GRASS	9	1 GAL.
	CAREX ELATA 'BOWLES GOLDEN' BOWLES GOLDEN SEDGE	12	1 GAL.
	CAREX MUSKINGUMENSIS 'ICE FOUNTAINS' ICE FOUNTAINS PALM SEDGE	12	1 GAL.
	HEMEROCALLIS X 'ALWAYS AFTERNOON' DAYLILY	37	1 GAL.
	KENTUCKY BLUE GRASS MIN. 3 VARIETIES	3,727 S.F.	SOD ROLLS

10' 0 10' 20' 30'

SCALE: 1"=10'-0" ON 24X36 SHEET

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Client:
Goldfish Swim Schools

Project:
GSS - American Fork, UT
348 South 500 East
American Fork, Utah

Issued	Description	By
04.19.2021	Site Plan Review	TS
06.07.2021	TRC Review	DW
08.24.2021	TRC Revisions 01	DW

Brand Standard:
All Brand Standards must be followed - No deviation permitted without prior written Goldfish Franchise approval.

Seal:
STATE OF UTAH
DARREN G. WILSON
NO. 356187
08-24-2021
LICENSED LANDSCAPE ARCHITECT

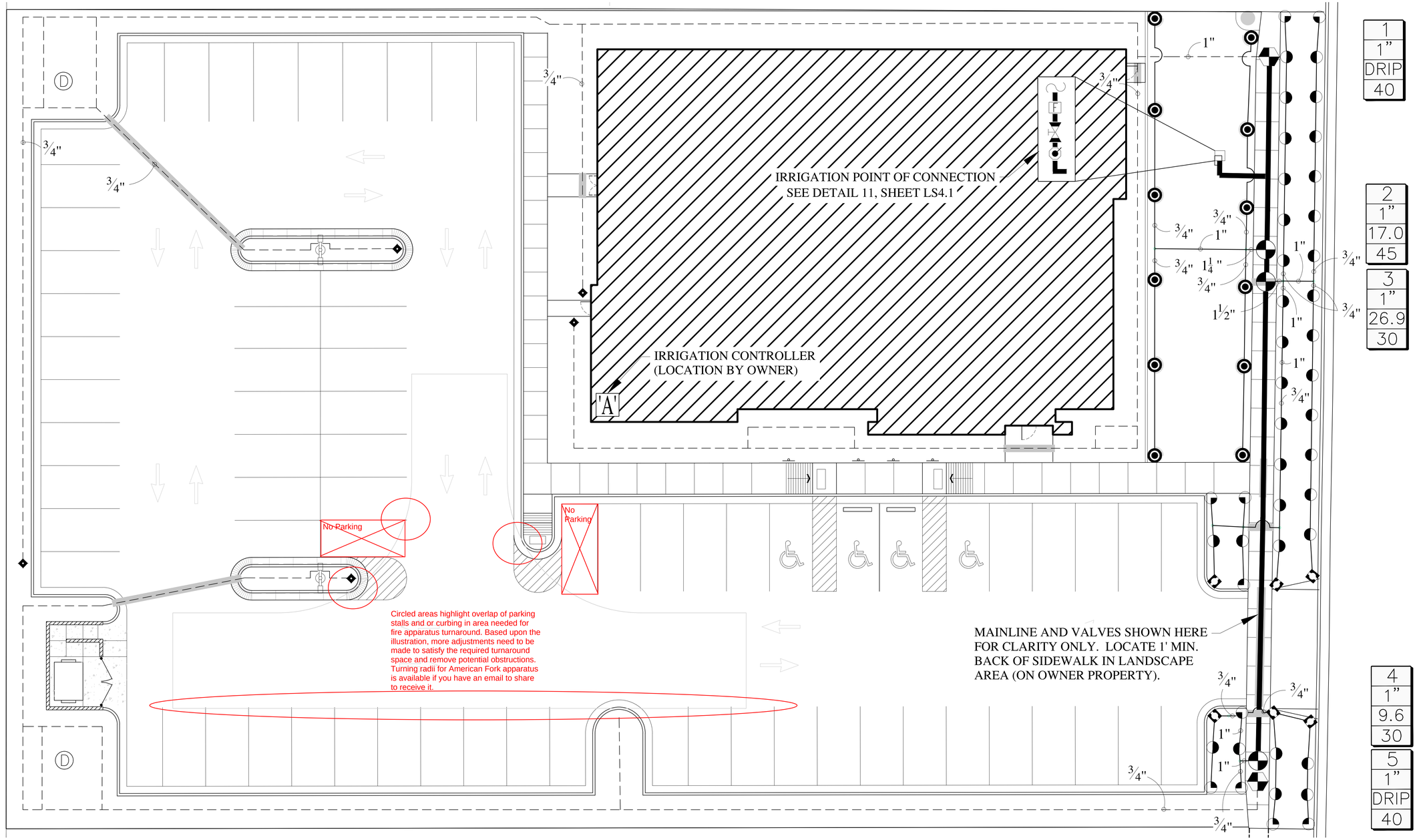
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
PLANTING PLAN

Project Number:
21-017

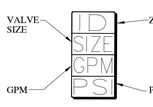
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	16-19	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	16-19	SEE IRRIGATION DETAILS
NOT SHOWN	DRIPLINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	--	.26/18"	16-19	SEE IRRIGATION DETAILS
	RAIN BIRD 1804-PRS POP-UP SPRAY 10 SERIES	Q,T,H	10'	30	.39	.53	.79	--	--	--	--	6	ADJUST ARC AS NEEDED
T	RAIN BIRD 1804-PRS POP-UP SPRAY SERIES VAN	VAN	10'	30	--	--	--	--	--	--	--	6	ADJUST ARC AS NEEDED
	RAIN BIRD R-VAN24 (RD-04-SAM-P45 TURF ROTARY)	VAN	24'	45	--	--	--	--	--	--	--	6	ADJUST ARC AS NEEDED
'A'	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. LC. TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
F	1-1/2" RAINBIRD SCREEN FILTER											12-13	SEE IRRIGATION DETAILS
	1-1/2" SCHEDULE 80 ISOLATION VALVE											12-13	JUMBO VALVE BOX
	1-1/2" POINT OF CONNECTION TO P.I. WATER MAIN PER CIVIL DRAWINGS.											12-13	JUMBO VALVE BOX
	RAIN BIRD PESB-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN). INSTALL PRS-D OPTION PER DETAILS.											5-7	SEE IRRIGATION DETAILS
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM											14	JUMBO VALVE BOX
	1-1/2" SCH. 40 PVC MAINLINE											4, 8	SEE IRRIGATION DETAILS
	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											4, 8	SEE IRRIGATION DETAILS
	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPH. L.C. SHALL SIZE PIPE PER DETAILS AND SPECS.											16-19	SEE IRRIGATION DETAILS
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44NP FOR SYSTEM BLOWOUT, ALL GALVANIZED FITTINGS & PIPE.											3	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											4	SEE IRRIGATION DETAILS
	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL)											8	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE. SIZE TO BE 2X THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZE ALLOWED.											4	COORDINATE WITH ALL TRADES
◆	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											15	REFERENCE DETAILS

VALVE ID TAG



DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER IRRIGATION DETAILS.
4. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.

IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE LANDSCAPE CONTRACTOR (L.C.) SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. L.C. SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. L.C. SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS/QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
5. L.C. SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN SCH. 40 ELECTRICAL CONDUIT. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
6. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
7. MAIN LINE SHALL BE 1.1/2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM, 1-1/2" PIPE MAX. 30 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
8. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
9. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
10. LANDSCAPE ARCHITECT OR OWNER SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. L.C. SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. L.C. SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
11. L.C. SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS. L.C. SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
12. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
13. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY. L.C. TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR TREES PER THE DETAILS. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
14. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. L.C. SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
15. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 110 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE FILTER PER MANUFACTURER SPECS. INSTALL THE FILTER AND PRESSURE REDUCER IN A VALVE BOX (SIZE AS REQUIRED). ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
16. INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.

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Project:
GSS - American Fork, UT
348 South 500 East
American Fork, Utah

Issued	Description	By
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08.24.2021	TRC Revisions 01	DW

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Seal:



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North Arrow:

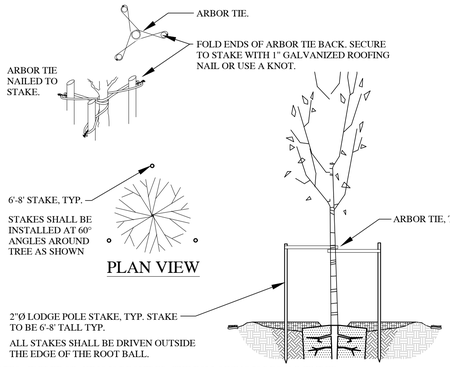
Sheet Title:
IRRIGATION PLAN

Project Number:
21-017

Sheet Number:
LS2.1

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10' 0 10' 20' 30'
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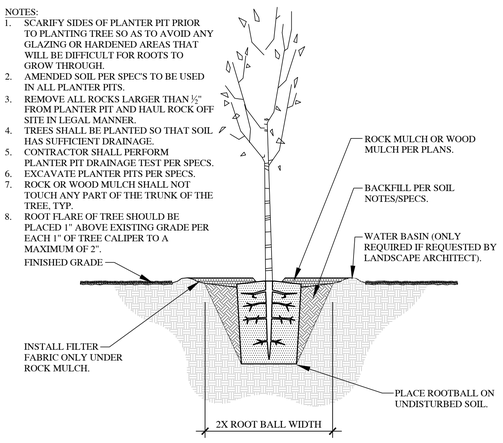


NOTES: IF TREE STAKING IS REQUIRED, THE FOLLOWING IS RECOMMENDED:
1. ALLOW FOR SOME TRUNK MOVEMENT. ATTACH ARBOR TIE TO TREE AND STAKE.
2. REMOVE ALL WRAPPING MATERIAL FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL THREE STAKES PER TREE, SPACED EVENLY AROUND THE TRUNK
4. REMOVE ALL STAKING AS SOON AS THE TREE IS STABLE.
5. CONTRACTOR SHALL PROVIDE TREE STAKING AS PART OF THE BASE BID.
6. CONTRACTOR TO REMOVE NURSERY TREE STAKE FROM ROOTBALL AT TIME OF PLANTING (TYP.).

1 TREE STAKING

SCALE: NTS

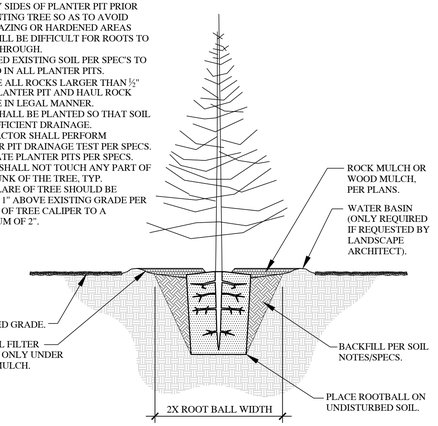
NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. ROCK OR WOOD MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2".



2 DECIDUOUS TREE PLANTING

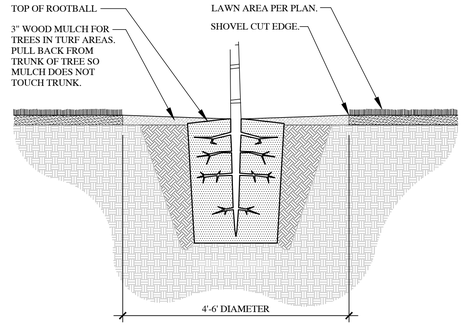
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NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING TREE SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. AMENDED EXISTING SOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL ROCKS LARGER THAN ½" FROM PLANTER PIT AND HAUL ROCK OFF SITE IN LEGAL MANNER.
4. TREES SHALL BE PLANTED SO THAT SOIL HAS SUFFICIENT DRAINAGE.
5. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
6. EXCAVATE PLANTER PITS PER SPECS.
7. MULCH SHALL NOT TOUCH ANY PART OF THE TRUNK OF THE TREE, TYP.
8. ROOT FLARE OF TREE SHOULD BE PLACED 1" ABOVE EXISTING GRADE PER EACH 1" OF TREE CALIPER TO A MAXIMUM OF 2" .



3 EVERGREEN PLANTING

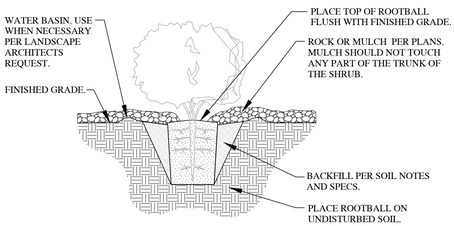
SCALE: NTS



NOTES:
1. DO NOT INSTALL WEED FABRIC UNDER WOOD MULCH.
2. TREE WELL FOR SMALL FLOWERING TREES SHALL BE 4'-0".
3. TREE WELL FOR LARGE SHADE TREES OR EVERGREENS SHALL BE 6'-0" UNLESS OTHERWISE NOTED.
4. AS TREES MATURE TREE WELL WILL NEED TO EXPAND.

4 TREE WELL IN TURF AREA

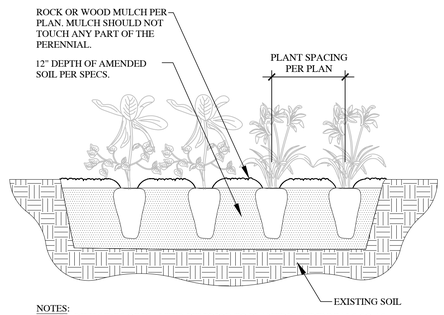
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NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SHRUB/GRASS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. IMPORTED & AMENDED TOPSOIL PER SPEC'S TO BE USED IN ALL PLANTER PITS.
3. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN A LEGAL MANNER.
4. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
5. EXCAVATE PLANTER PITS PER SPECS.

5 SHRUB & ORNAMENTAL GRASS PLANTING

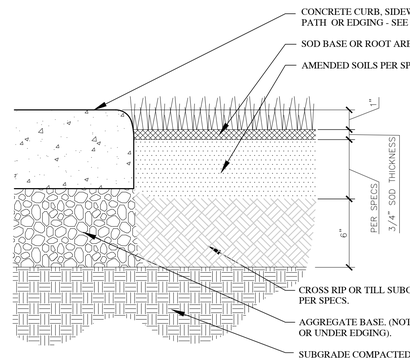
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NOTES:
1. SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.
2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.
3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.
4. EXCAVATE PLANTER PITS PER SPECS.

6 PERENNIAL PLANTING

SCALE: NTS

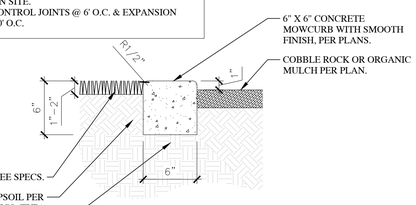


NOTES:
1. ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING. CONSULT WITH OWNER FOR PROPER DEPTH.
2. SEE SOD SPEC'S FOR ADDITIONAL INFORMATION ON SODDING AND SEEDING REQUIREMENTS
3. EDGING OF SOD TO BE SHOVEL CUT WHEN NOT NEXT TO CONCRETE SIDEWALK OR PATH.
4. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2½" - 3".

7 SOD LAYING AND EDGE

SCALE: NTS

NOTES:
1. PROVIDE CONTROL JOINT IN MOWCURB AT 6' INTERVALS.
2. ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS - DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
3. PRECISELY FOLLOW LAYOUT AS SHOWN ON PLAN. FINISH EXPOSED EDGES TO MATCH EXISTING CURBING ON SITE.

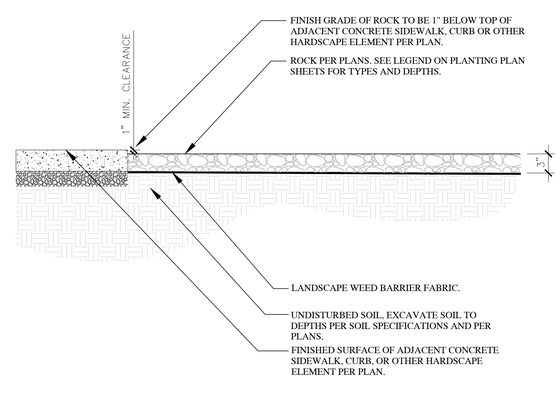


8 6" MOWCURB SECTION

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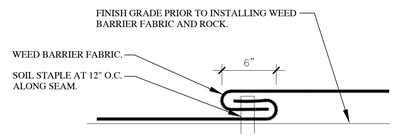
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS. PROVIDE OWNER A BID ALTERNATE TO ONLY INSTALL 6" OF AMENDED TOPSOIL IN PLANTER AREAS VS. 12".
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS (IF ANY). DO NOT INSTALL WEED BARRIER FABRIC UNDER ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS. ALL PLANTING AREAS SHALL RECEIVE 2 APPLICATIONS OF PRE-EMERGENT HERBICIDE REGARDLESS OF WHETHER WEED FABRIC IS INSTALLED OR NOT.
9. DECORATIVE ROCK MULCH TO BE 1"-2" SIZE 'SOUTHTOWN' CRUSHED STONE FROM UTAH LANDSCAPE ROCK AND INSTALLED AT A 3" DEPTH IN ALL TREE AND SHRUB PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. MULCH TYPE AND COLOR SHALL MATCH THE ADJACENT DEVELOPMENT. OWNER TO APPROVE THE MULCH TYPE AND COLOR PRIOR TO INSTALLATION.
10. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF CHOCOLATE COLORED WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
11. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
12. ALL MOWCURB BETWEEN LAWN AREAS AND PLANTING BEDS SHALL BE 6"X6" CAST-IN-PLACE CONCRETE MOWCURB WITH A SMOOTH FINISH. INSTALL CONTROL JOINTS AT 6' O.C. AND EXPANSION JOINTS AT 30' O.C.
13. CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND IN-SITE DESIGN GROUP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM IN-SITE DESIGN GROUP AND/OR THE OWNER STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE DISCOVERED PRIOR TO AND DURING CONSTRUCTION.
14. SOD LAYING NOTES:
    - 14.1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
    - 14.2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
    - 14.3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
    - 14.4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
    - 14.5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
    - 14.6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
    - 14.7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

9 LANDSCAPE NOTES



NOTES:
1. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
2. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
3. KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
4. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK.
5. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

WEED FABRIC NOTE:
INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.



10 ROCK AND WEED BARRIER FABRIC

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North Arrow:

Sheet Title:

PLANTING DETAILS

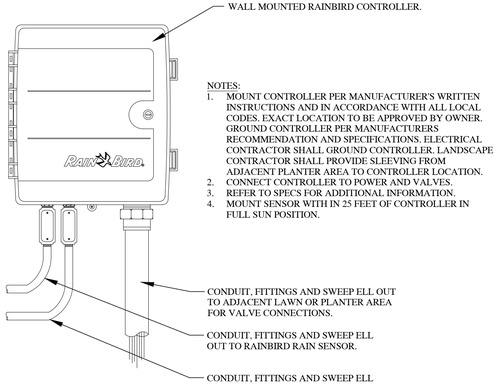
Project Number:

21-017

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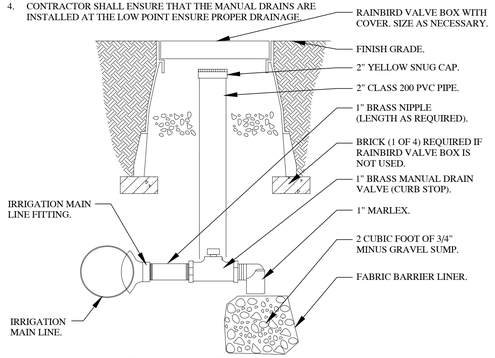


NOTES:
1. MOUNT CONTROLLER PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL LOCAL CODES. EXACT LOCATION TO BE APPROVED BY OWNER. GROUND CONTROLLER PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL GROUND CONTROLLER. LANDSCAPE CONTRACTOR SHALL PROVIDE SLEEVING FROM ADJACENT PLANTER AREA TO CONTROLLER LOCATION.
2. CONNECT CONTROLLER TO POWER AND VALVES.
3. REFFER TO SPEC'S FOR ADDITIONAL INFORMATION.
4. MOUNT SENSOR WITH IN 25 FEET OF CONTROLLER IN FULL SUN POSITION.

1 CONTROLLER WITH SENSOR

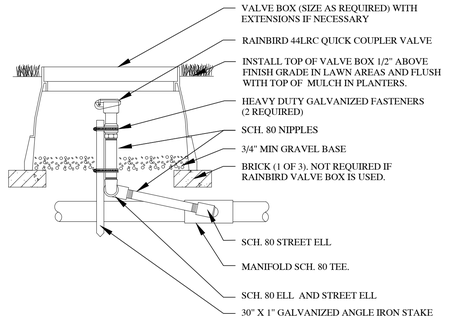
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NOTES:
1. INSTALL MANUAL DRAINS AT MAIN SHUT-OFF VALVE LOCATION AND IN OTHER ISOLATION VALVES LOCATIONS AS REQUESTED BY OWNER.
2. PROVIDE OWNER WITH (2) VALVE KEYS.
3. AT CONTRACTORS DISCRETION, THE MANUAL DRAIN AS WELL AS THE ISOLATION VALVES MAY BE INSTALLED IN (1) 24" DIAMETER PVC PIPE WITH A CAST IRON LID. INSTALL MIN. 12" DEPTH OF GRAVEL IN BASE OF 24" DIAMETER SLEEVE
4. CONTRACTOR SHALL ENSURE THAT THE MANUAL DRAINS ARE INSTALLED AT THE LOW POINT ENSURE PROPER DRAINAGE.



2 MANUAL DRAIN (OPTIONAL)

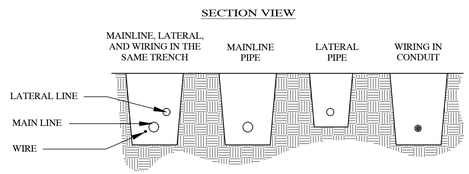
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NOTES:
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE. 1.1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH THE RPZ AND QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.
7. SCH 80 PVC TEE OR ELL'S CAN BE USED ON ALL QUICK COUPLERS EXCEPT AT POINT OF CONNECTION (IF QUICK COUPLER(S) ARE INSTALLED AT THE POINT OF CONNECTION). ALL QUICK COUPLER FITTINGS AND NIPPLES AT P.O.C. QUICK COUPLER(S) TO BE GALVANIZED.

3 QUICK COUPLER VALVE

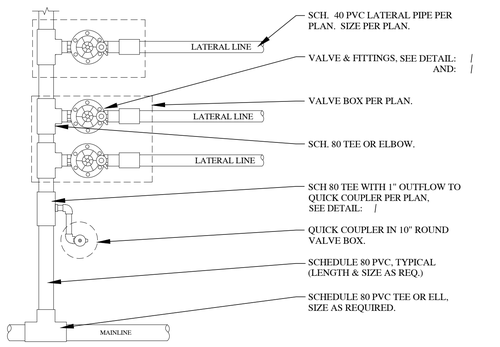
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NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS (WITH CLASS 200 OR SCH. 40 OR SCH. 80 PER SPECS.) TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE NOTES AND SPECS.
3. NO LINE VOLTAGE WIRING SHALL BE ALLOWED IN IRRIGATION TRENCHES.

4 PIPE, WIRE, AND TRENCH

SCALE: NTS

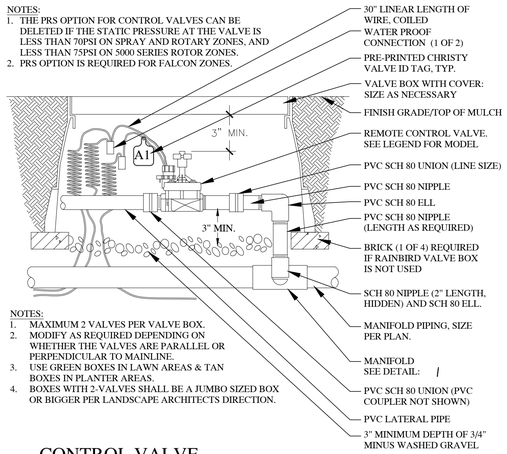


NOTES:
1. ALL VALVE MANIFOLD PIPING AND FITTINGS TO BE SCH. 80 FITTINGS, UNLESS THERE IS A DRIP ZONE ALL BY ITSELF IN WHICH CASE THE PIPING SHALL BE SIZED PER THE FLOW OF THE DRIP ZONE.
2. MODIFY MANIFOLD AS NECESSARY DEPENDING ON HOW MANY VALVES ARE IN A CLUSTER.
3. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.

5 VALVE MANIFOLD

SCALE: NTS

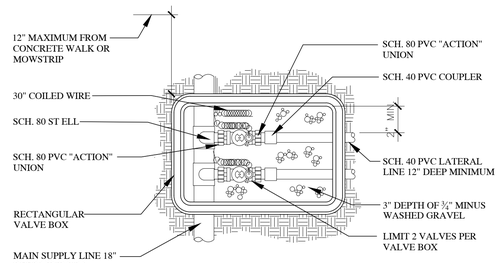
NOTES:
1. THE PRS OPTION FOR CONTROL VALVES CAN BE DELETED IF THE STATIC PRESSURE AT THE VALVE IS LESS THAN 70PSI ON SPRAY AND ROTARY ZONES, AND LESS THAN 75PSI ON 5000 SERIES ROTOR ZONES.
2. PRS OPTION IS REQUIRED FOR FALCON ZONES.



NOTES:
1. MAXIMUM 2 VALVES PER VALVE BOX.
2. MODIFY AS REQUIRED DEPENDING ON WHETHER THE VALVES ARE PARALLEL OR PERPENDICULAR TO MAINLINE.
3. USE GREEN BOXES IN LAWN AREAS & TAN BOXES IN PLANTER AREAS.
4. BOXES WITH 2-VALVES SHALL BE A JUMBO SIZED BOX OR BIGGER PER LANDSCAPE ARCHITECTS DIRECTION.

6 CONTROL VALVE

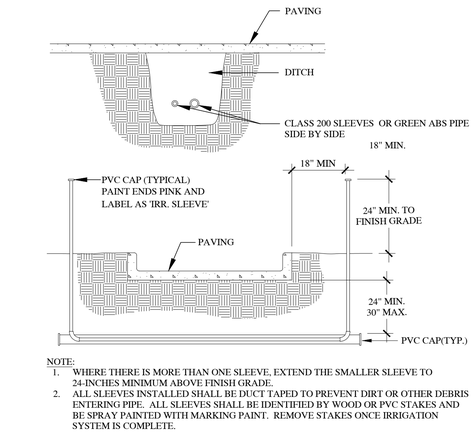
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NOTE:
1. ADD PRE-PRINTED CHRISTY I.D. TAGS TO ALL NEW CONTROL VALVES AND CONTROL ZONE KITS. COORDINATE AND LABEL ALL CONTROL WIRE AT CONTROLLER WITH EACH VALVE IN THE FIELD, TYP.

7 VALVE ASSEMBLY

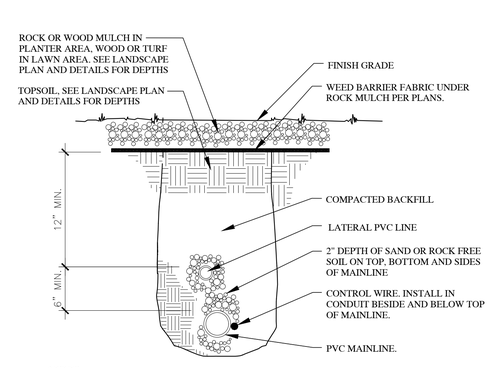
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NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

8 SLEEVING

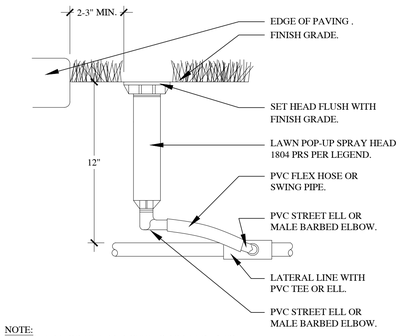
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NOTES:
1. PROVIDE SLACK IN CONTROL WIRES AT ALL CHANGES IN DIRECTION.
2. MAINLINE DEPTH SHALL BE 18" DEEP EXCEPT UNDER ASPHALT & CONCRETE PAVING AND AT P.O.C. SHALL BE MIN OF 24" & MAX OF 30". INSTALL ADDITIONAL FITTINGS & RESTRAINTS AS REQUIRED.
3. MAINLINE AND LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.

9 TRENCH SECTION

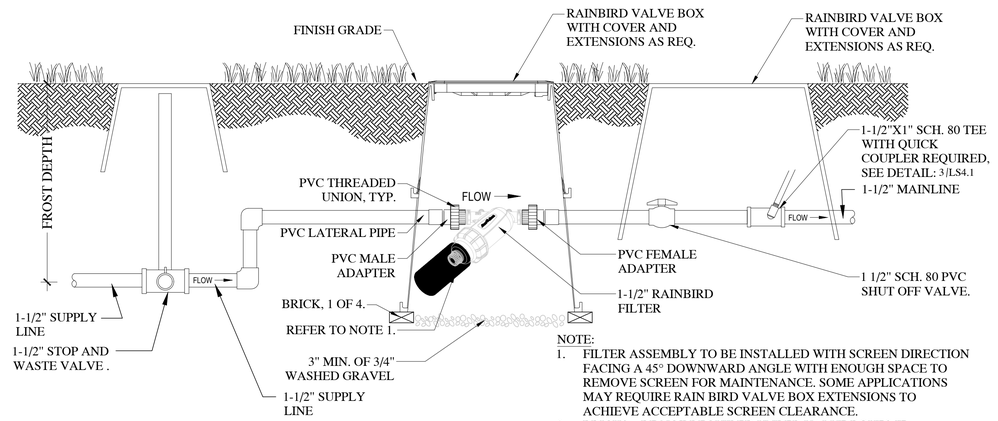
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NOTE:
1. USE VAN OR HE VAN NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND BUILDING.
2. LATERAL LINES SHALL BE KEPT MIN. 12" FROM ALL SIDEWALKS AND CURBS.
3. INSTALL SAM FEATURE FOR SLOPED LAWN AREAS WHERE LOW HEAD DRAINAGE MAY OCCUR.

10 POP-UP SPRAY

SCALE: NTS



NOTE:
1. FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS MAY REQUIRE RAIN BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE.
2. BRICKS ARE NOT REQUIRED UNDER VALVE BOXES IF RAINBIRD VALVE BOXES ARE USED.
3. INSTALL MISC. REDUCER FITTINGS AS REQ. (NOT SHOWN).

11 1-1/2" SCREEN FILTER IN BOX

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Project:

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348 South 500 East
American Fork, Utah

Issued	Description	By
04.19.2021	Site Plan Review	TS
06.07.2021	TRC Review	DW
08.24.2021	TRC Revisions 01	DW

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Seal:

STATE OF UTAH — DARREN G. WILSON — NO. 356187 — 08-24-2021 — LICENSED LANDSCAPE ARCHITECT

Note:

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North Arrow:

Sheet Title:

IRRIGATION DETAILS

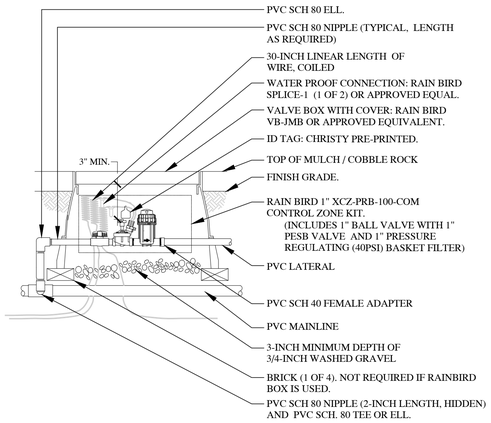
Project Number:

21-017

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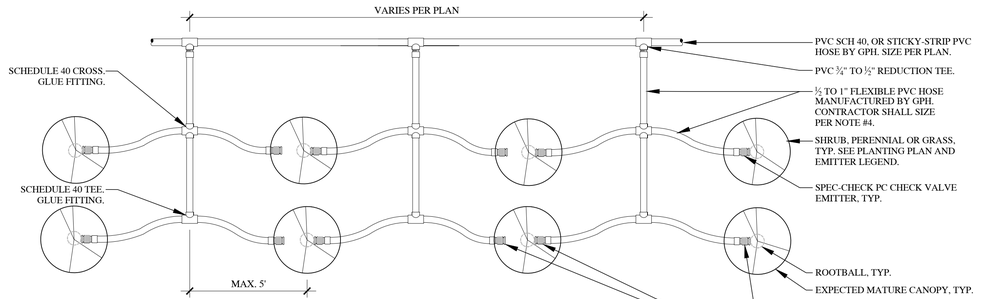
LS4.1

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12 1" DRIP CONTROL ZONE KIT

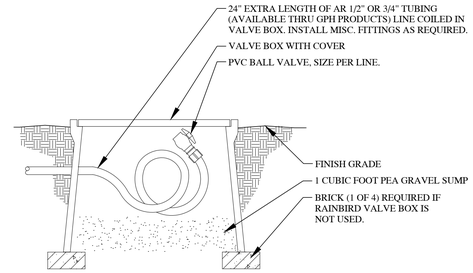
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NOTES:
1. EMITTER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE.
2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS.
3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
4. 1/2" PVC FLEX HOSE SHALL NOT EXCEED 4GPM, 3/4" PVC FLEX HOSE SHALL NOT EXCEED 8GPM AND 1" PVC FLEX HOSE SHALL NOT EXCEED 13GPM.
5. AT OWNERS DISCRETION, A LESS EXPENSIVE DRIP SYSTEM MAY BE INSTALLED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SUBMITTAL CUT SHEETS AND POTENTIAL COST SAVINGS TO OWNER. HOWEVER, THE OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL CHANGES IN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN.
6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO DETERMINE QUANTITY OF EMITTERS.
7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND.
8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.
9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.

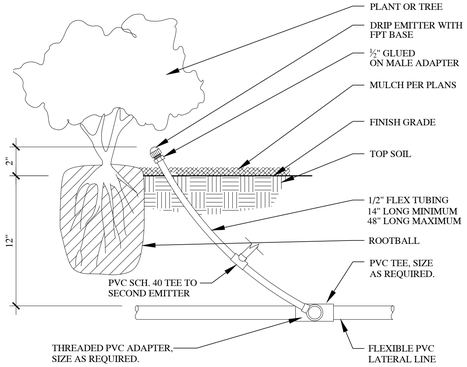
13 GPH DRIP EMITTER PLAN VIEW

SCALE: NTS



14 DRIP LINE FLUSH CAP

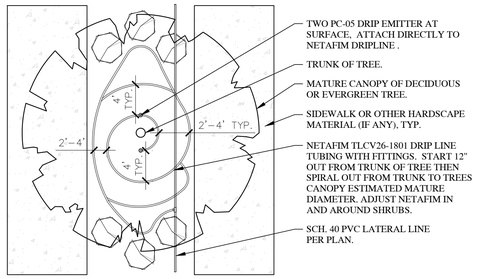
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NOTE:
1. FOR LAYOUT OF MULTIPLE SHRUBS, CONTRACTOR SHALL USE TEE'S AS NECESSARY. FOR LAYOUT INFORMATION, SEE DETAIL: /

15 DRIP EMITTER

SCALE: NTS



NOTES:
1. LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE.
2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.
3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS.
4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

16 TREE DRIP WITH PARTIAL PLANTING UNDER CANOPY

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348 South 500 East
American Fork, Utah

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08-24-2021
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North Arrow:

Sheet Title:

IRRIGATION DETAILS

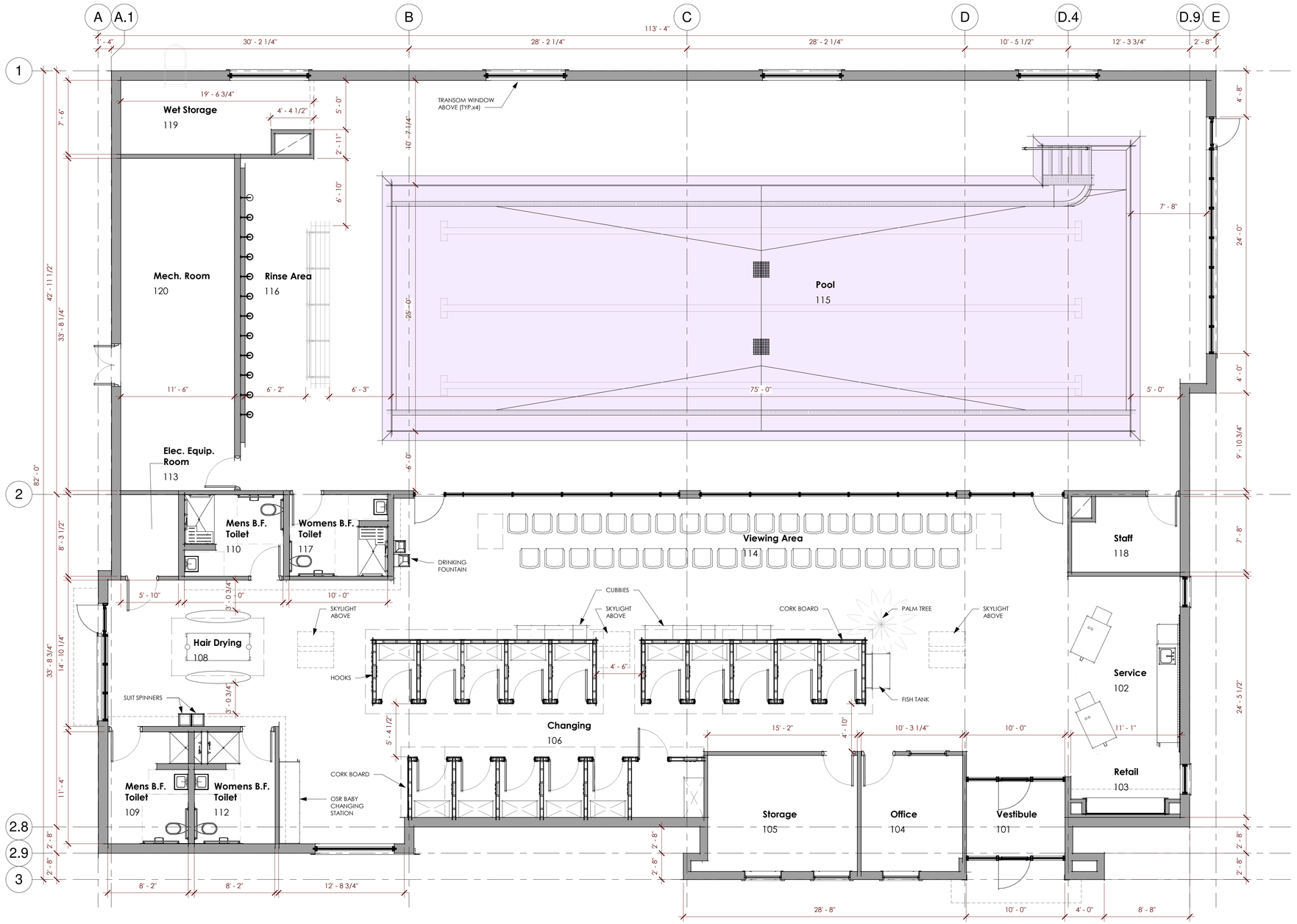
Project Number:

21-017

Sheet Number:

LS4.2

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First Floor - Proposed - 8,783 Gross S.F.

3/16" = 1'-0"

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Client:

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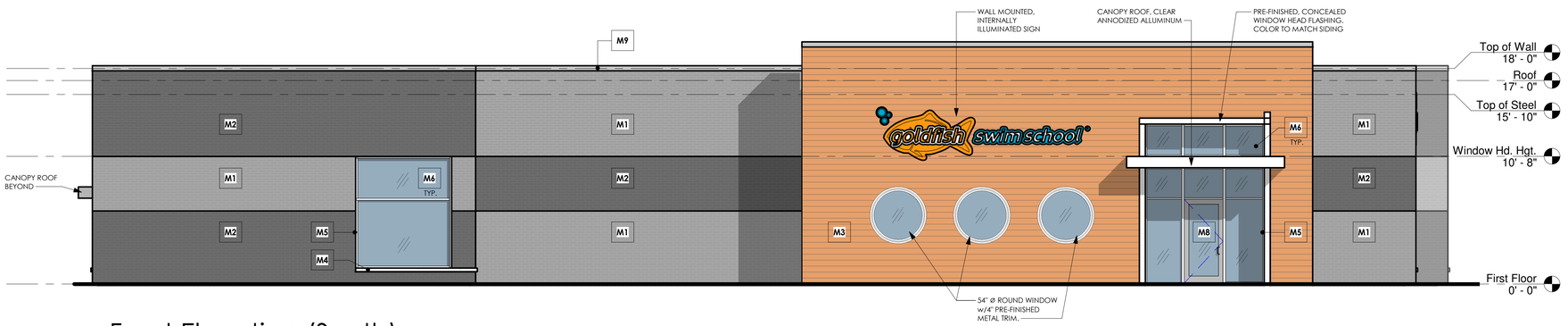
Floor Plan - Proposed

Project Number:

21-017

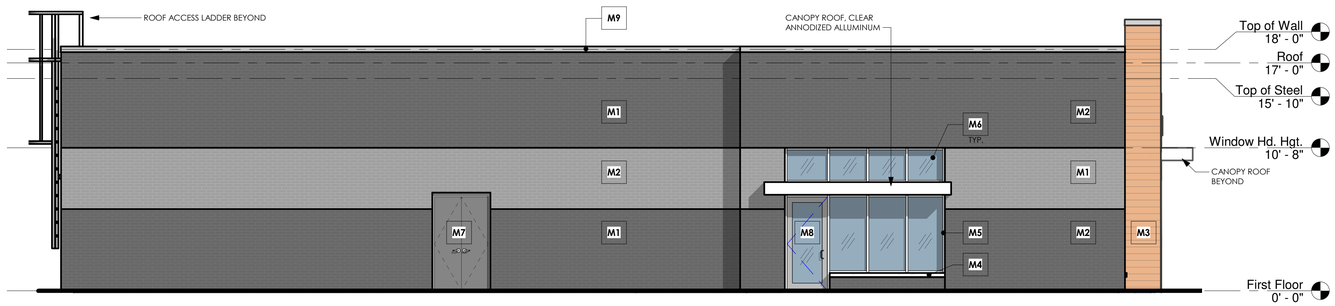
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A.100



1 Front Elevation (South)

3/16" = 1'-0"
A.101



2 Side Elevation (West)

3/16" = 1'-0"
A.101

Exterior Material Schedule X

TAG	DESCRIPTION	LOCATION	MANUFACTURER	FINISH / COLOR
M-1	CMU (BRICK) FACADE (LIGHTER)	AS NOTED ON ELEVATIONS	SPEC-BRIK - HI-R	FACE BRICK: HARGUS MORTAR: MATCH BRICK COLORS (SUBMIT SAMPLE)
M-2	CMU (BRICK) FACADE (DARKER)	AS NOTED ON ELEVATIONS	SPEC-BRIK - HI-R	FACE BRICK: CHESAPEAKE MORTAR: MATCH BRICK COLORS (SUBMIT SAMPLES)
M-3	HORIZONTAL ALUMINUM WOOD GRAIN SIDING	AS NOTED ON ELEVATIONS	LONGBOARD - 6" CHANNEL SIDING PLANKS	WOODGRAIN - COLOR TBD.
M-4	STONE SILL	AS NOTED ON ELEVATIONS	-	-
M-5	STOREFRONT GLAZING FRAMES	AS NOTED ON ELEVATIONS	SUBMIT SHOP DRAWINGS FOR APPROVAL	KAWNEER-TRIFAB VG451T
M-6	STOREFRONT CLEAR GLASS	AS NOTED ON ELEVATIONS	SUBMIT SHOP DRAWINGS FOR APPROVAL	1" INSULATED W/LOW E-COATING PPG SOLARBAN 60
M-7	H.M. DELIVERY DOOR & FRAME	AS NOTED ON ELEVATIONS	SEE DOOR SCHEDULE ON A.600	SHERWIN WILLIAMS SW6075 GARRET GRAY
M-8	ALUMINUM/GLASS DOOR	AS NOTED ON ELEVATIONS	SEE DOOR SCHEDULE ON A.600	CLEAR ANOD. ALUMINUM W/CLEAR TEMP. GLASS
M-9	PRE-FINISHED METAL COPING	AS NOTED ON ELEVATIONS	PAC-CLAD PAC TITE COPING	SILVER METALLIC (SUBMIT SAMPLES FOR APPROVAL)
M-10	PRE-FIN. METAL FLUSH WALL PANELS	AS NOTED ON ELEVATIONS	CEI-COMPOSITE MATERIALS 734-212-3006	MCM-METAL COMPOSITE MATERIAL/R4000 COLOR: TO MATCH STOREFRONT (SUBMIT SAMPLE)

NOTE:
INSTALL CONTROL JOINT AT MAXIMUM 25'-0" SPACING IN BRICK VENEER.
INSTALL PER CODE AND MASONRY INSTITUTE STANDARDS.
CAULK ALL EXPANSION JOINTS WITH SPECIFIED COLOR TO MATCH BRICK, OR APPROVED SAMPLE/
CAULK: TREMCO - DYMONIC 100 - POLYURETHANE SEALANT (OR EQUIVALANT) : MATCH TO BRICK COLOR - SEE COLOR GUIDE online:
TREMCOSEALANTS.COM/PRODUCTS/DYMONIC-100.ASPX (MATCH TO SUBMITTED BRICK SAMPLES)

REFER TO SHEET CS.600 FOR WINDOW TYPE LEGEND. *ALL GLAZING AND DOORS TO BE THERMALLY BROKEN*

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www.kriegerklatt.com

Client:
Goldfish Swim Schools
FA.192

Project:
GSS - American Fork, UT
348 South 500 East
American Fork, Utah

Issued	Description	By
06.07.2021	TRC Review	TS
08.24.2021	TRC Revisions 01	TS

Brand Standard:
All Brand Standards must be followed - No deviation permitted without prior written Goldfish Franchise approval.

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JEFFREY G KLATT
9079384-0301
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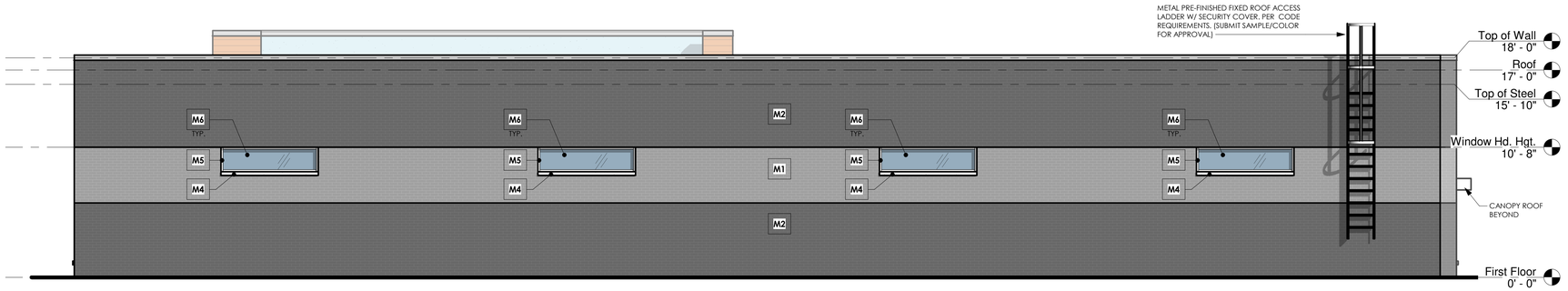
Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Exterior Elevations

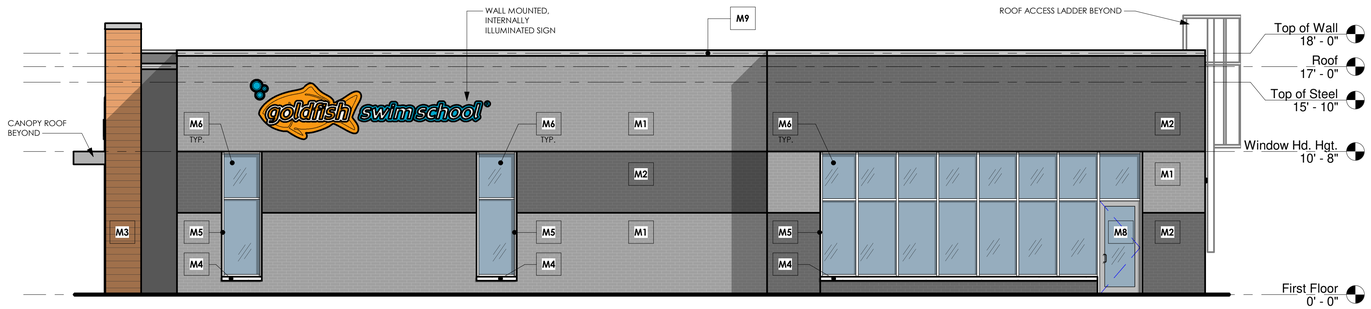
Project Number:
21-017

Sheet Number:
A.200



3 Rear Elevation (North)

3/16" = 1'-0"
A.101



4 Side Elevation (East)

3/16" = 1'-0"
A.101

Exterior Material Schedule X

TAG	DESCRIPTION	LOCATION	MANUFACTURER	FINISH / COLOR
M-1	CMU (BRICK) FACADE (LIGHTER)	AS NOTED ON ELEVATIONS	SPEC-BRIK - HI-R	FACE BRICK: HARGUS MORTAR: MATCH BRICK COLORS (SUBMIT SAMPLE)
M-2	CMU (BRICK) FACADE (DARKER)	AS NOTED ON ELEVATIONS	SPEC-BRIK - HI-R	FACE BRICK: CHESAPEAKE MORTAR: MATCH BRICK COLORS (SUBMIT SAMPLES)
M-3	HORIZONTAL ALUMINUM WOOD GRAIN SIDING	AS NOTED ON ELEVATIONS	LONGBOARD - 6" CHANNEL SIDING PLANKS	WOODGRAIN - COLOR TBD.
M-4	STONE SILL	AS NOTED ON ELEVATIONS	-	-
M-5	STOREFRONT GLAZING FRAMES	AS NOTED ON ELEVATIONS	SUBMIT SHOP DRAWINGS FOR APPROVAL	KAWNEER-TRIFAB VG451T
M-6	STOREFRONT CLEAR GLASS	AS NOTED ON ELEVATIONS	SUBMIT SHOP DRAWINGS FOR APPROVAL	1" INSULATED W/LOW E-COATING PPG SOLARBAN 60
M-7	H.M. DELIVERY DOOR & FRAME	AS NOTED ON ELEVATIONS	SEE DOOR SCHEDULE ON A.600	SHERWIN WILLIAMS SW6075 GARRET GRAY
M-8	ALUMINUM/GLASS DOOR	AS NOTED ON ELEVATIONS	SEE DOOR SCHEDULE ON A.600	CLEAR ANOD. ALUMINUM W/CLEAR TEMP. GLASS
M-9	PRE-FINISHED METAL COPING	AS NOTED ON ELEVATIONS	PAC-CLAD PAC TITE COPING	SILVER METALLIC (SUBMIT SAMPLES FOR APPROVAL)
M-10	PRE-FIN. METAL FLUSH WALL PANELS	AS NOTED ON ELEVATIONS	CEI-COMPOSITE MATERIALS 734-212-3006	MCM-METAL COMPOSITE MATERIAL/R4000 COLOR: TO MATCH STOREFRONT (SUBMIT SAMPLE)

NOTE:
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INSTALL PER CODE AND MASONRY INSTITUTE STANDARDS.
CAULK ALL EXPANSION JOINTS WITH SPECIFIED COLOR TO MATCH BRICK, OR APPROVED SAMPLE/
CAULK: TREMCO - DYMONIC 100 - POLYURETHANE SEALANT (OR EQUIVALANT) : MATCH TO BRICK COLOR - SEE COLOR GUIDE online:
TREMCOSEALANTS.COM/PRODUCTS/DYMONIC-100.ASPX (MATCH TO SUBMITTED BRICK SAMPLES)

REFER TO SHEET CS.600 FOR WINDOW TYPE LEGEND. *ALL GLAZING AND DOORS TO BE THERMALLY BROKEN*

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Project:
GSS - American Fork, UT
348 South 500 East
American Fork, Utah

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North Arrow:

Sheet Title:
Exterior Elevations

Project Number:
21-017

Sheet Number:
A.201



South-West Rendering - 1
No Scale



South-West Rendering - 2
No Scale



South-East Rendering - 1
No Scale



South-East Rendering - 2
No Scale

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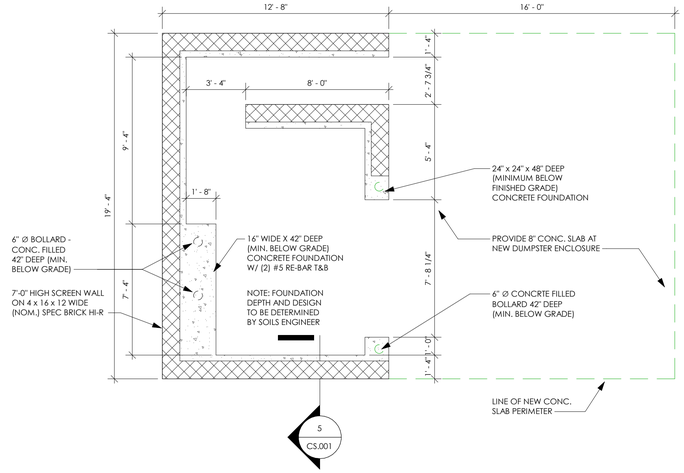
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North Arrow:

Sheet Title:
3D Views

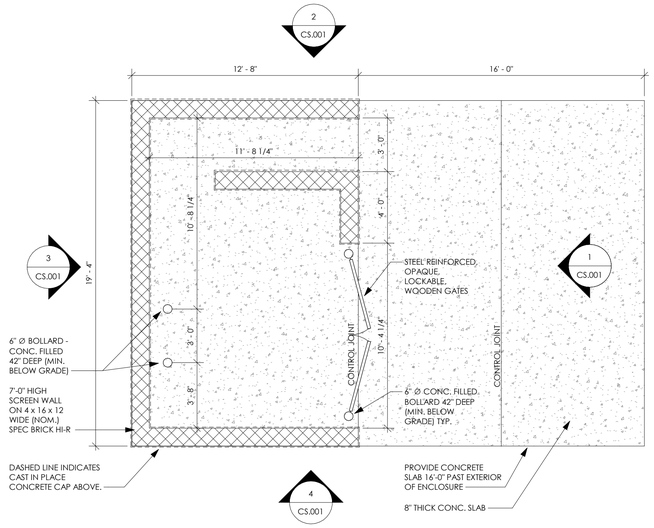
Project Number:
21-017

Sheet Number:
CS.000



Trash Enclosure Foundation Plan

1/4" = 1'-0"



Trash Enclosure Floor Plan

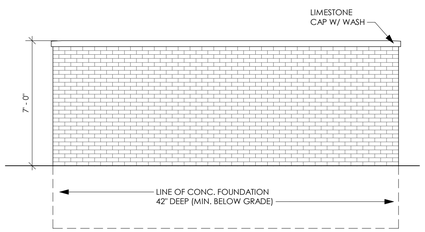
1/4" = 1'-0"

1 Trash Enclosure Elev. 1

1/4" = 1'-0"

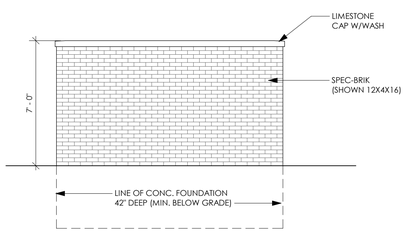
2 Trash Enclosure Elev. 2

1/4" = 1'-0"



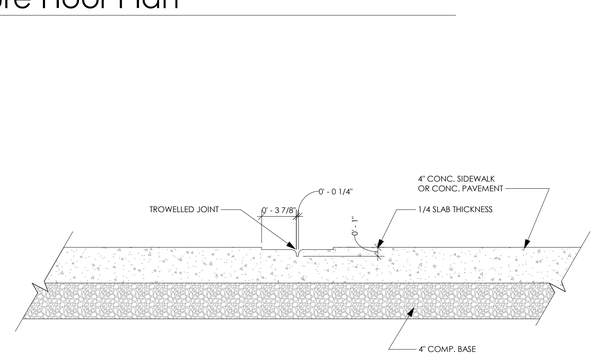
3 Trash Enclosure Elev. 3

1/4" = 1'-0"



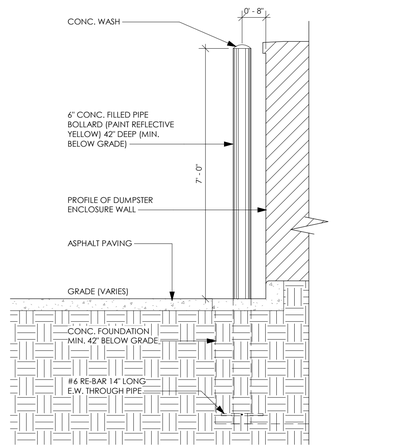
4 Trash Enclosure Elev. 4

1/4" = 1'-0"



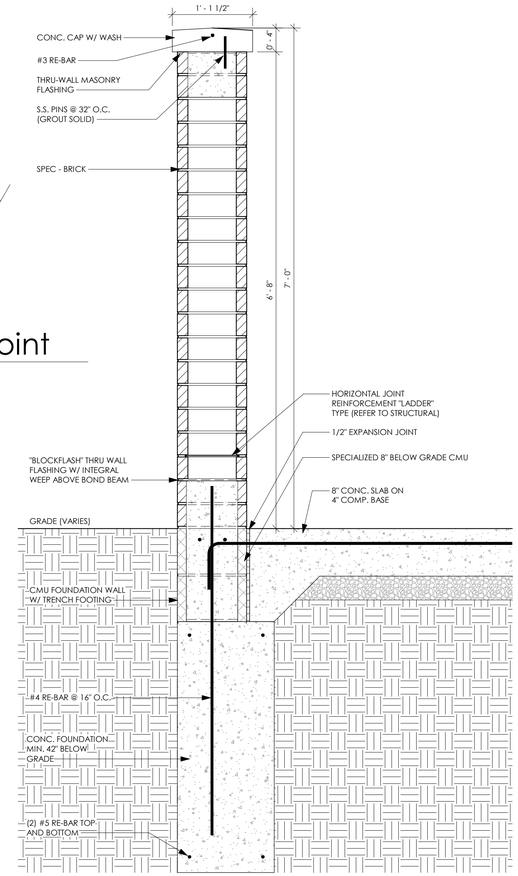
Trash Enclosure Detail @ Construction Joint

1 1/2" = 1'-0"



Trash Enclosure Bollard Detail

1/2" = 1'-0"



5 Trash Enclosure Section

1" = 1'-0"

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Trash Enclosure Plans & Details

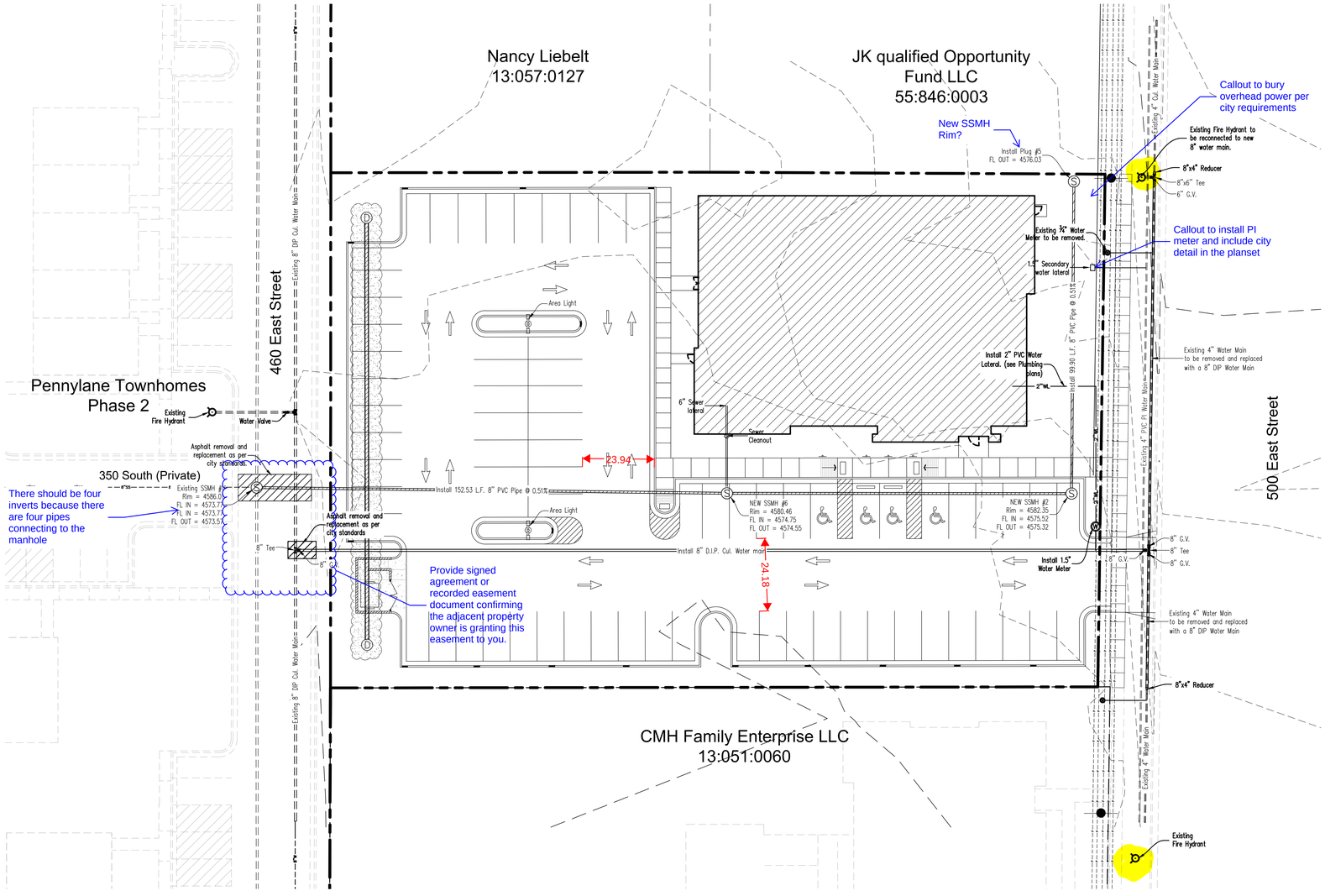
Project Number:

21-017

Sheet Number:

CS.001

NORTH
1" = 20'



All overhead utilities less than 12,470 volts shall be buried.

Still need to add the existing easements. Also include proposed easements for sewer and water for city and parcel to the north.

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.



Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

Goldfish Swim School

Utility Plan

American Fork, Utah

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

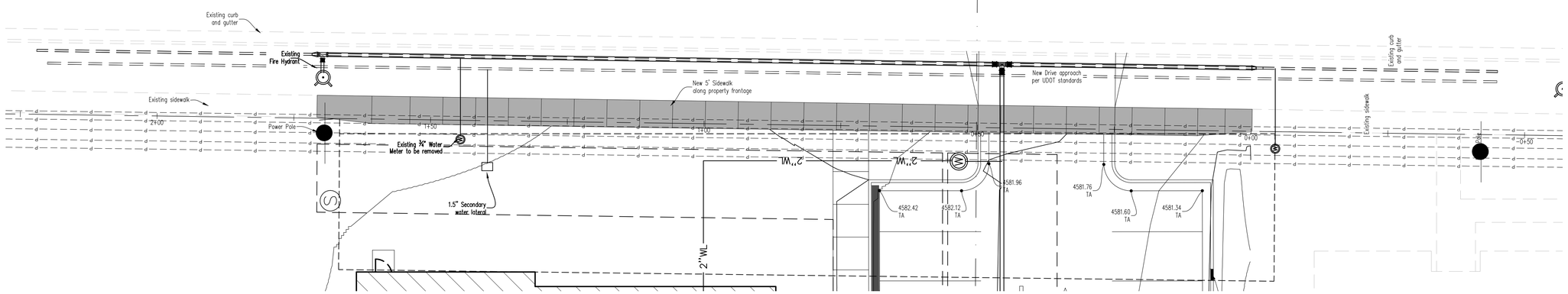
Revisions

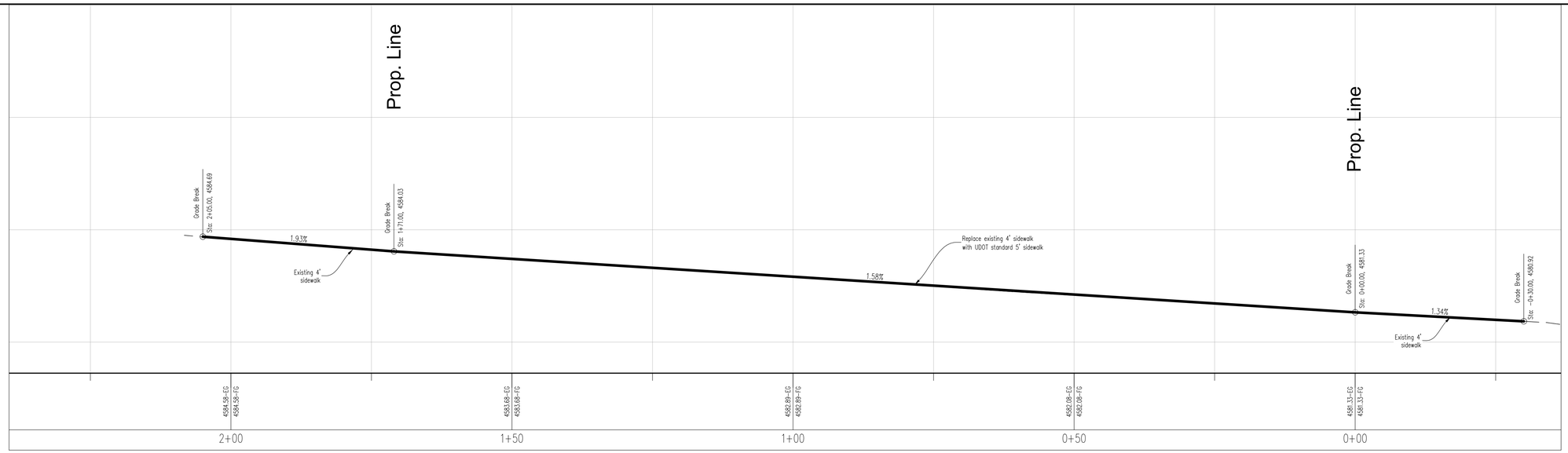
Date
8-24-2021
Scale
1" = 20'
By
TD
Tracing No.
L - 14630

Sheet No.
C - 3.0

NORTH
1" = 10'

500 East Street





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

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GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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

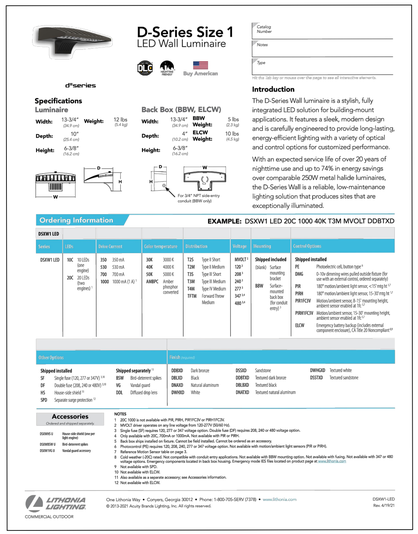
Street Improvement Plan
Goldfish Swim School
American Fork Utah

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

Revisions

Date
8-24-2021
Scale
1" = 10'
By
TD
Tracing No.
L -

Sheet No.
P - 1



D-Series Size 1
LED Wall Luminaire

Buy American

d*series

Specifications

Luminaire

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) ELCW Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)

For 3/4" NPT side-entry conduit (BBW only)

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Color Correct	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT[1]	Shipped included	Shipped included
	20C 20 LEDs (two engines)	530 530 mA	40K 4000 K	T2M Type II Medium	120[1]	PE Photoelectric cell, button type[2]	
		700 700 mA	50K 5000 K	T3S Type III Short	208[1]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	
		1000 1000 mA [1,2]	AMBPC Amber phosphor converted	T3M Type III Medium	240[1]	PIR 180° motion/ambient light sensor, <15' mtg ht[3]	
				T4M Type IV Medium	277[1]	PIR1 180° motion/ambient light sensor, 15-30' mtg ht[3]	
				TFTM Forward Throw Medium	347[1,3]	PIRTCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[3]	
					480[1,3]	PIRHTCW Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[3]	
						ELCW Emergency battery backup (includes external components enclosure), CA Title 20 Noncompliant[4]	

Other Options	Finish (required)
Shipped installed: SF Single fuse (120, 277 or 347V)[1,5]; DF Double fuse (208, 240 or 480V)[1,5]; HS House-side shield[6]; SPD Separate surge protection[7]	Shipped separately[8]: BSW Bird deterrent spikes; WG Vandal guard; DDL Diffused drop lens. DDBDD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; BSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

Accessories

Ordered and shipped separately

DSXW1 U Square pole shield (one per light engine)
DSXW1B U Bird deterrent spike
DSXW1W U Vandal guard accessory

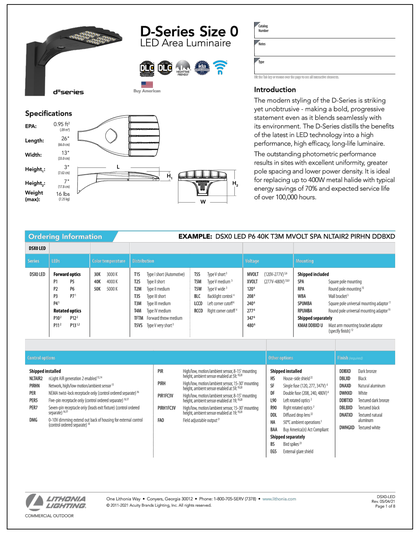
NOTES

1. 20C 1000 is not available with PIR, PIRH, PIRTCW or PIRHTCW.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Reference Motion Sensor table on page 3. Dimming driver standard. PIR, PIR1, PIRTCW and PIRHTCW require 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIR1.
5. Sets fuse drips installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIR1).
7. Reference Motion Sensor table on page 3.
8. Shipped separately keyed for ease of ordering with conduit entry applications. Not available with SBBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
9. Not available with SPD.
10. Not available with PE.
11. Not available with keyless accessory; see Accessories information.
12. Not available with ELCW.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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DSXW1 LED
Rev. 4/19/21



D-Series Size 0
LED Area Luminaire

Buy American

d*series

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (660 mm)
Width: 13" (330 mm)
Height$_1$: 3" (76 mm)
Height$_2$: 7" (178 mm)
Weight (max): 16 lbs (7.7 kg)

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics: P1 P5; P2 P6; P3 P7; P4*. Rotated optics: P10* P12*; P11* P13*[1,2]	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; TSVS Type V very short*; TSS Type V short*; T5W Type V medium*; T5VW Type V wide*; BLC Backlight control*; LCCO Left corner cutoff*; RCCO Right corner cutoff*	MVOLT (120-277V)[3]; XVOLT (277V-480V)[3,4]; 120*; 208*; 240*; 277*; 347*; 480*[4]	Shipped included: SPA Square pole mounting; RPA Round pole mounting[5]; WBA Wall bracket*; SPUMBA Square pole universal mounting adaptor*; RPUMBA Round pole universal mounting adaptor*. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)*[6]

Control options	Other options	Finish (required)
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled[7,8]; PIRHN Network, high/low motion/ambient sensor[9]; PER NEMA twist-lock receptacle only (control ordered separately)[10]; PER5 Five-pin receptacle only (control ordered separately)[8,10]; PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately)[8,10]; DMG 0-10V dimming extend out back of housing for external control (control ordered separately)[11]; PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[7,8]; PIR1 High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[7,8]; PIRTCW Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[7,8]; PIRHTCW High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[7,8]; FAO Field adjustable output[12]	Shipped installed: HS House-side shield[13]; SF Single fuse (120, 277, 347V)[1]; DF Double fuse (208, 240, 480V)[1]; L90 Left rotated optics[2]; R90 Right rotated optics[2]; DDL Diffused drop lens[14]; PA DFC ambient sensor adjustment[15]; RAA Buy America(n) Act Compliant. Shipped separately: BS Bird spikes[14]; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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COMMERCIAL OUTDOOR

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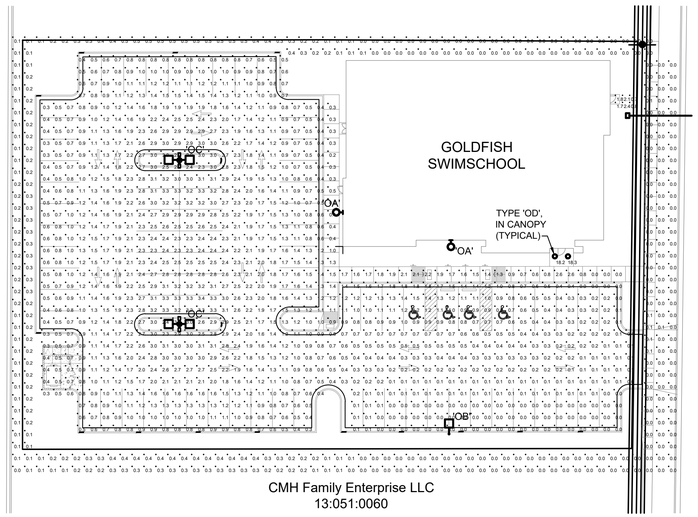
DSX0 LED
Rev. 05/04/21
Page 1 of 8

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
	OA		3	Lithonia Lighting	DSXW1 LED 20C 1000 AMBPC T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, AMBPC, @ 1000mA.	LED	1	DSXW1_LED_20C_1000_AMBPC_T3M_MVOLT.ies	4335	1	0.9	73.2	100%	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2		
	OB		1	Lithonia Lighting	DSX0 LED P4 40K T3M MVOLT HS	DSX0 LED P4 40K T3M MVOLT with houseside shield	LED	1	DSX0_LED_P4_40K_T3M_MVOLT_HS.ies	8310	1	0.9	92	100%	TYPE III, SHORT, BUG RATING: B1 - U0 - G2		
	OC		2	Lithonia Lighting	DSX0 LED P3 40K T5M MVOLT	DSX0 LED P3 40K T5M MVOLT	LED	1	DSX0_LED_P3_40K_T5M_MVOLT.ies	8770	1	0.9	142	100%	TYPE VS, BUG RATING: B3 - U0 - G2		
	OD		2	Lithonia Lighting	LDN6 40/15 LO6WR	6IN LDN, 4000K, 1500LM, WHITE, CRI80		1	LDN6_40_15_LO6WR.ies	1389	1	0.9	17.52	100%	DIRECT, SC-0=1.02, SC-90=1.03		
	XR		3	Lithonia Lighting	ELA Q L0304	ELM2 LED REMOTE LAMP HEAD	ONE 1.5-WATT LED ASSEMBLY	1	ELA_Q_L0304.ies	80	1	0.9	0	90%	4 X 4		

Statistics

Description	Symbol	Min	Max/Min	Avg	Max	Avg/Min
PARKING, DRIVES & WALKWAYS	+	0.0 fc	N/A	1.2 fc	18.3 fc	N/A
PROPERTY LINE	+	0.0 fc	N/A	0.1 fc	0.5 fc	N/A
SECONDARY ENTRANCE	+	0.7 fc	3.4:1	1.6 fc	2.4 fc	2.3:1



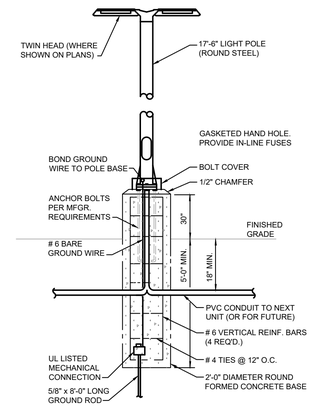
CMH Family Enterprise LLC
13:051:0060

SITE PLAN - LIGHTING PHOTOMETRICS

Scale: 1" = 30'-0"

GENERAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL VERIFY ALL NEW AND EXISTING UNDERGROUND UTILITY SERVICES TO AVOID ANY INTERFERENCES.
2. WALL MOUNT TYPE 'OA' FIXTURES AT 18'-0" ABOVE FINISHED GRADE.
3. FIXTURES TYPES 'OB' & 'OC' SHALL BE POLE MOUNTED AT 20'-0" ABOVE FINISH GRADE.
4. VERIFY EXACT LOCATION OF ALL SITE POLE LIGHTS WITH CIVIL PLANS PRIOR TO INSTALLATION.

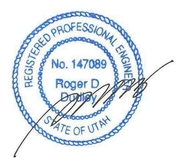


TYPES 'OB' & 'OC' LIGHTING POLE - CONCRETE BASE DETAIL

N.T.S.

NOTES:

1. POLE BASES OVER 36" FROM CURB SHALL NOT EXCEED 6" ABOVE GRADE PER LOCAL ORDINANCE.
2. LOCATE ALL POLE BASES WITHIN 36" FROM CURB.



NOT FOR CONSTRUCTION

mechanical electrical engineering consultants pc
MEEC
14496 Sheldon Rd. Ste. 260
Plymouth, MI 48170
P 734-454-5516
F 734-454-5517

MEEC JOB # 21-0423

THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
NOTICE: THIS DRAWING AND THE DESIGN ARE THE PROPERTY OF MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC AND NO ALTERATIONS AND/OR TRANSFERS OF WORK ARE PERMITTED UNLESS WRITTEN APPROVAL IS GRANTED BY MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC.

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ARCHITECTS
architecture interiors consulting
2120 E. 11 Mile Rd. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:

Goldfish Swim Schools

Project:

GSS - American Fork, UT
348 South 500 East
American Fork, Utah

Issued	Description	By
06.07.2021	TRC Review	JK

Brand Standard:

All Brand Standards must be followed - No deviation permitted without prior written Goldfish Franchise approval.

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Site Plan - Lighting Photometrics

Project Number:

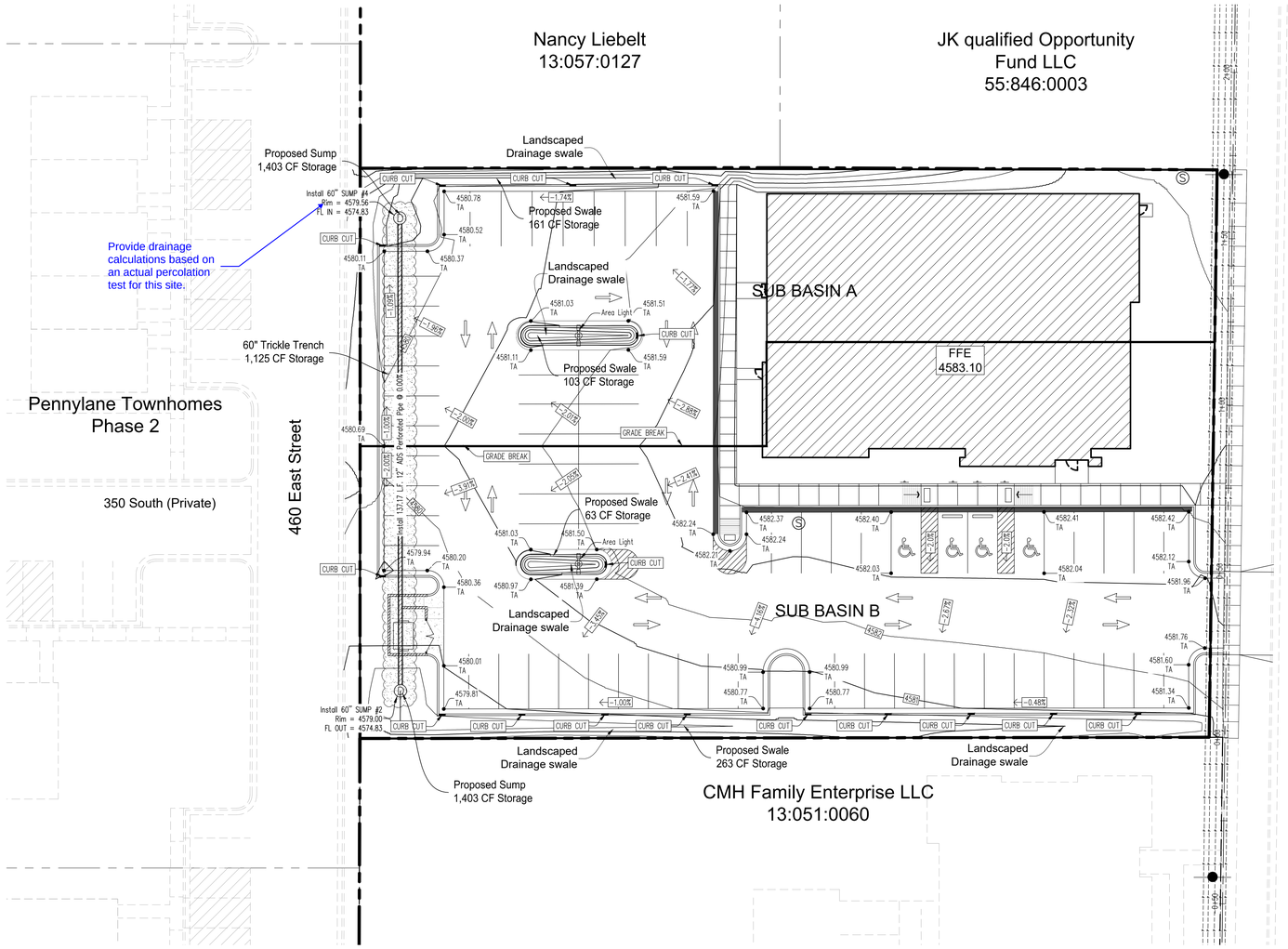
21-017

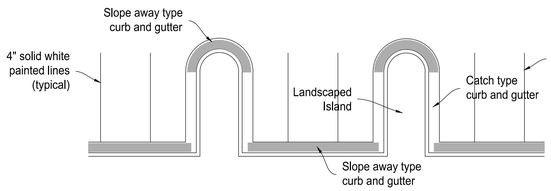
Sheet Number:

ES.102

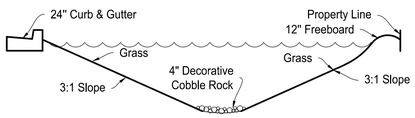
NORTH
1" = 20'

Need calculations for the 100-year 24, 6 and 3 hour storm event for storage requirements from the drainage report. And calculations for the trickle trench

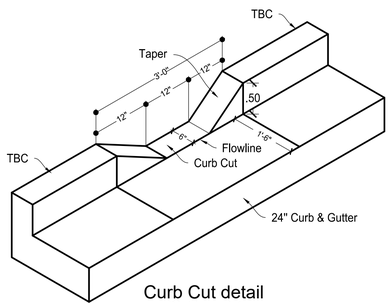




Curb and gutter detail

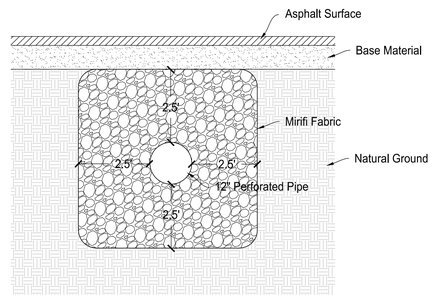


Drainage Swale Detail



Curb Cut detail
(Not to scale)

Note:
Landscaping adjacent to curb cut is to be installed 3" below flowline of gutter to prevent blockage.



Trickle Trench Detail
(Not to scale)

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.



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Goldfish Swim School

Grading and Drainage Plan

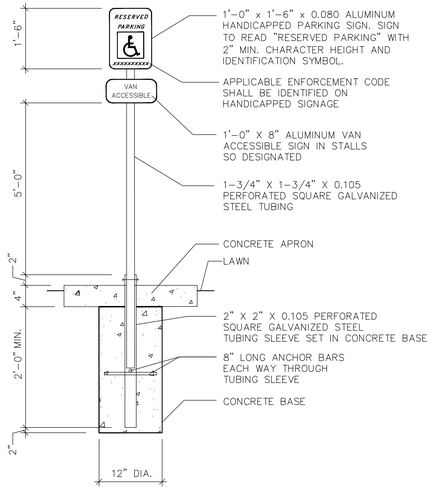
American Fork Utah

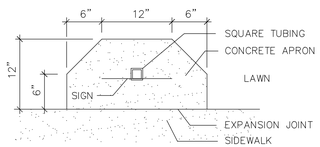
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions

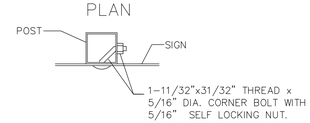
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8-24-2021
Scale
1" = 20'
By
TD
Tracing No.
L - 14630

Sheet No.
C - 4.0

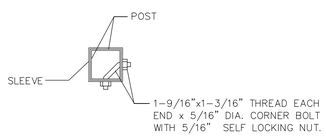




PLAN



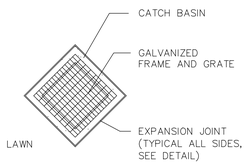
SIGN MOUNTING



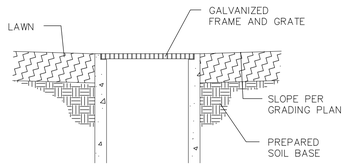
ANCHOR ASSEMBLY

TYPICAL HANDICAPPED PARKING SIGN MOUNTING AND ANCHOR

A HANDICAP PARKING SIGN
Not to Scale

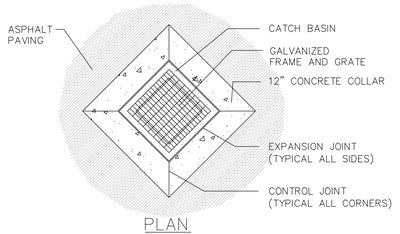


PLAN

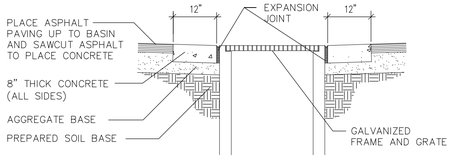


SECTION

E BASIN IN LANDSCAPE
Not to Scale

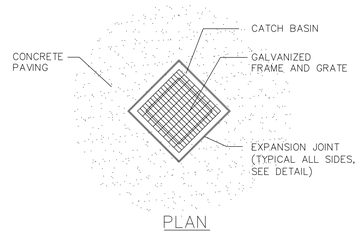


PLAN

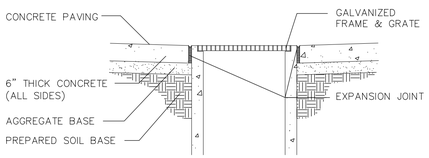


SECTION

BASIN IN ASPHALT WITH 12" CONCRETE COLLAR
C NOT TO SCALE



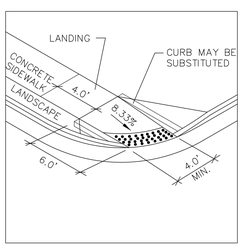
PLAN



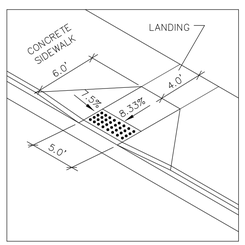
SECTION

D BASIN IN CONCRETE PAVING
Not to Scale

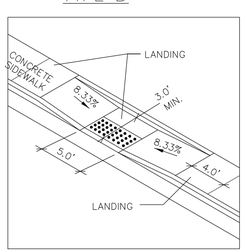
NOTES:
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING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



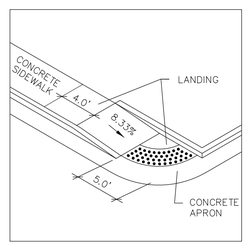
TYPE A



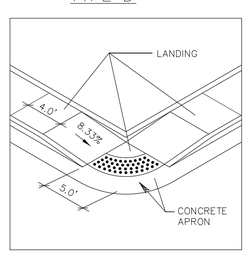
TYPE B



TYPE C

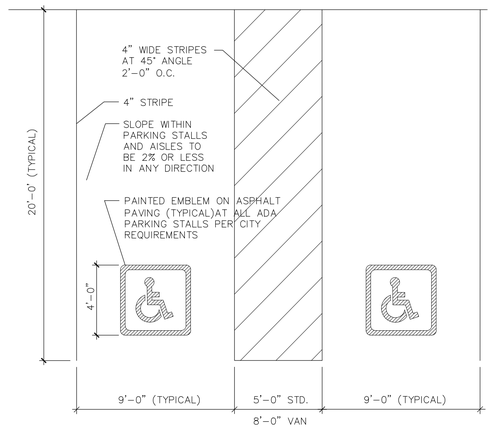


TYPE D



TYPE E

F CURB RAMPS
Not to Scale



H ADA PARKING
Not to Scale

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801-224-1252

Goldfish Swim School

DETAIL SHEET

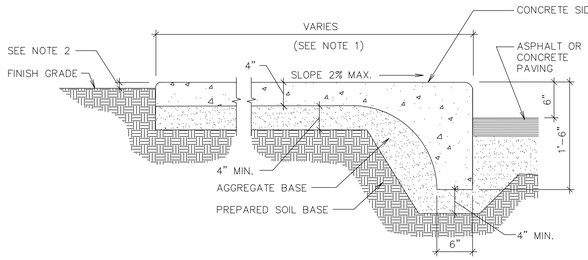
American Fork Utah

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

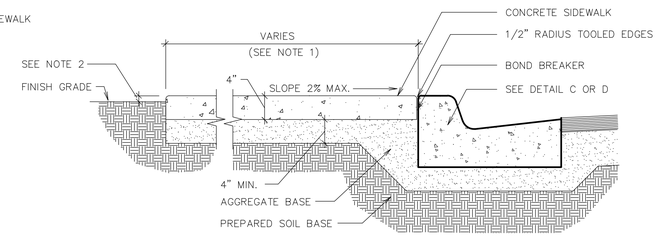
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Date
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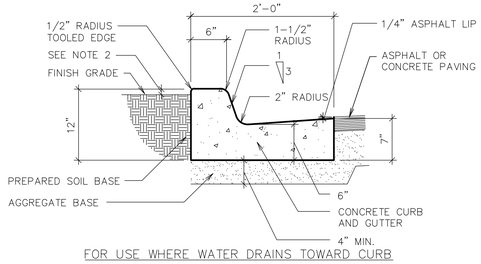
Sheet No.
C - 5.0



A INTEGRAL SIDEWALK & CURB
1" = 1'-0"

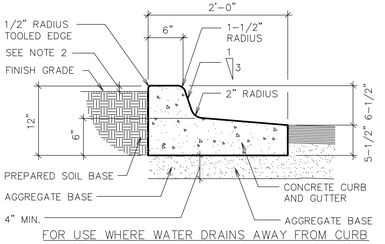


B SIDEWALK, CURB AND GUTTER
1" = 1'-0"



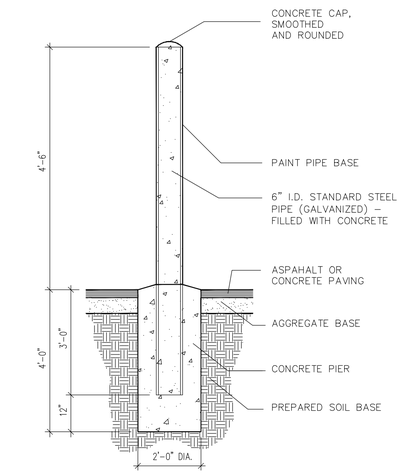
FOR USE WHERE WATER DRAINS TOWARD CURB

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

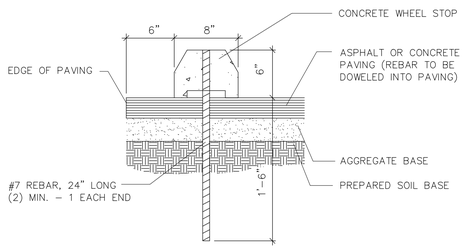


FOR USE WHERE WATER DRAINS AWAY FROM CURB

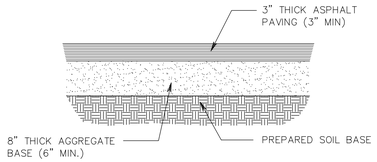
OPEN FACE
D CURB AND GUTTER
1" = 1'-0"



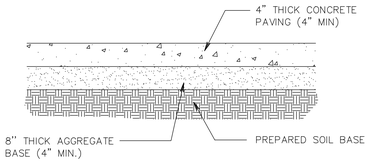
B CONCRETE BOLLARD
Not to Scale



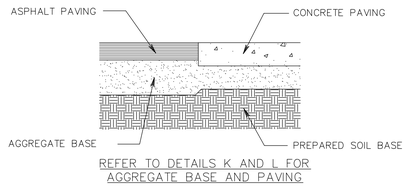
Q TYPICAL CONCRETE WHEEL STOP
Not to Scale



K ASPHALT PAVING
1" = 1'-0"

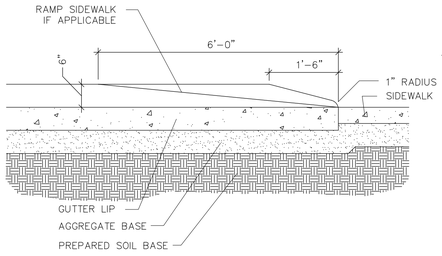


L CONCRETE PAVING
1" = 1'-0"

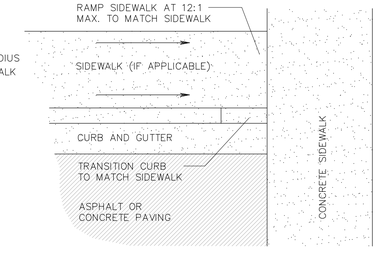


REFER TO DETAILS K AND L FOR
AGGREGATE BASE AND PAVING

JOINT BETWEEN
M ASPHALT AND CONCRETE PAVING
1" = 1'-0"

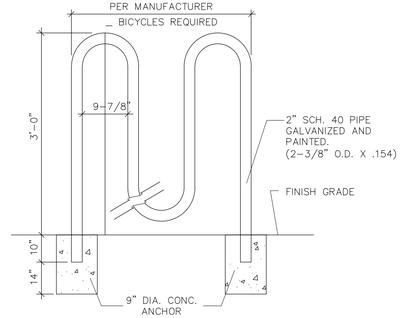


SECTION



PLAN

R CURB TRANSITION
Not to Scale



S BICYCLE RACK
Not to Scale

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Goldfish Swim School

DETAIL SHEET

American Fork, Utah

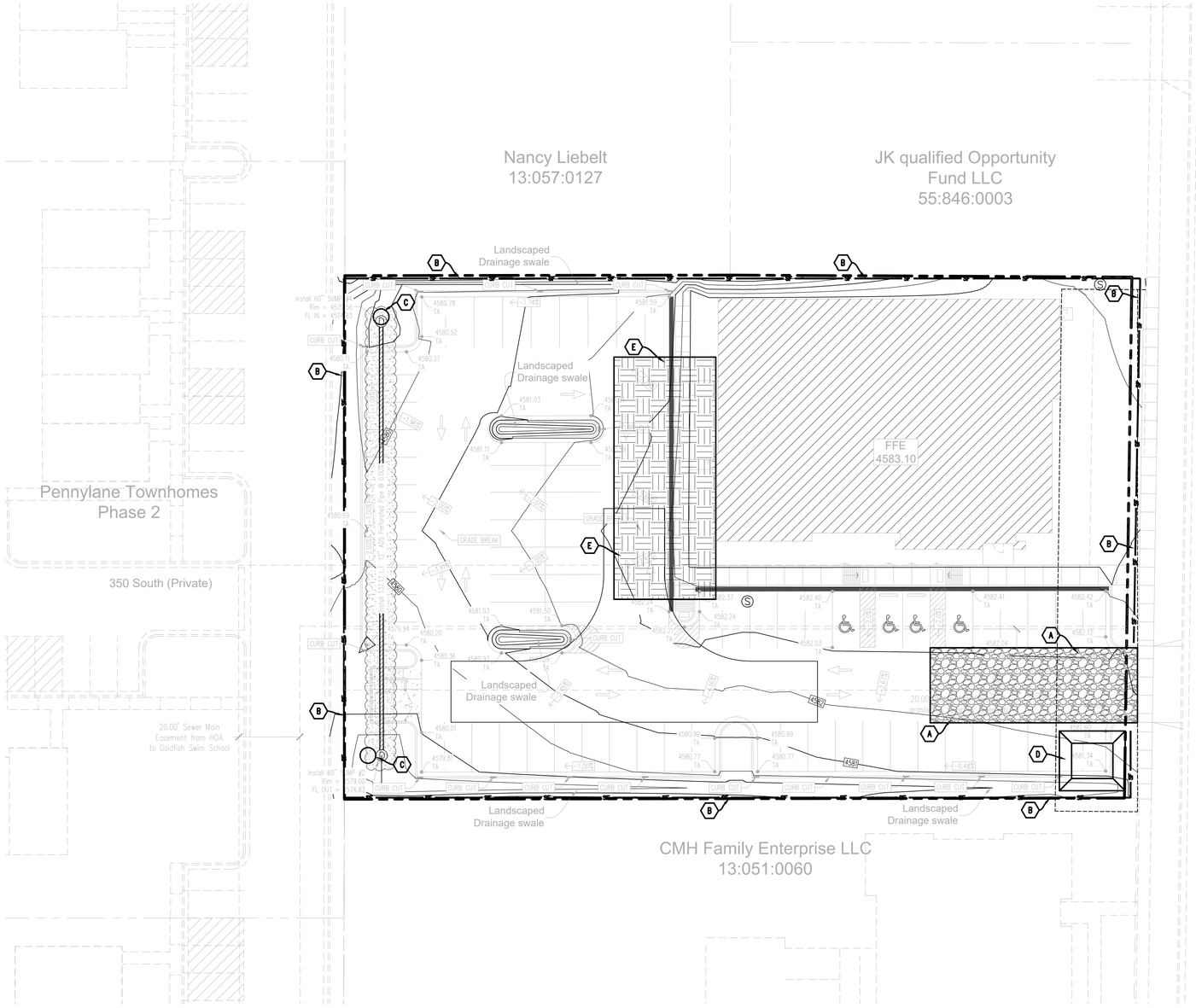
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D Dudley
STATE OF UTAH

Revisions

Date	8-24-2021
Scale	not to scale
By	TD
Tracing No.	

Sheet No.
C - 5.0

NORTH
1" = 20'



CAUTION!!! Notice to contractors

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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

Storm Water Management Note:

The disturbed area of the project = 1.01 Acres and therefore a State UPDES Storm Water General Permit from the Division of Water Quaity is required. BMP's are required to be in place prior to any construction activity.

NOTES:

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

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

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

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

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

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

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

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

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

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

- A — 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)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

Goldfish Swim School

Erosion Control Plan

American Fork Utah

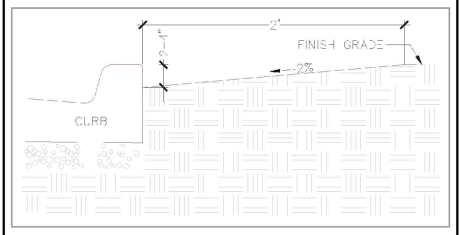
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions

Date	8-24-2021
Scale	1" = 20'
By	TD
Tracing No.	L - 14630

Sheet No.
C - 6.0

BMP: Curb Sedimentation Trap — CST



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

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

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

Limitations:
No limitations

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

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

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Orem, Utah

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

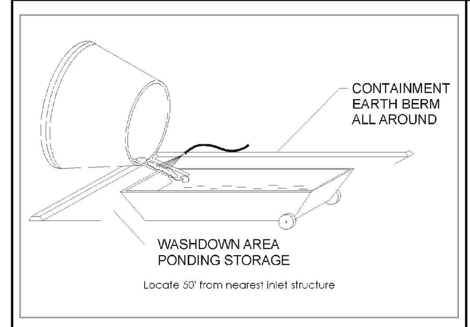
Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

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

Adapted from Salt Lake County BMP Manual and Paradigm Engineering BMP Fact Sheet (Cut Back Curb)

Stormwater Discharge management from Construction Activities 2005

BMP: Concrete Waste Management — CWM



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

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

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

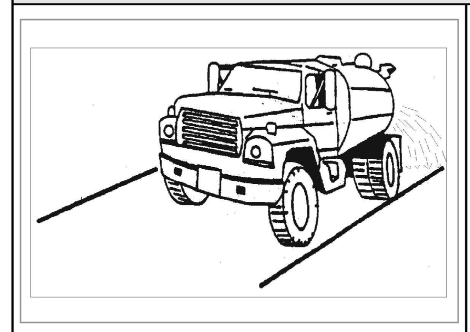
Implementation Requirements
- $ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Dust Controls — DC



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

Application:
Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

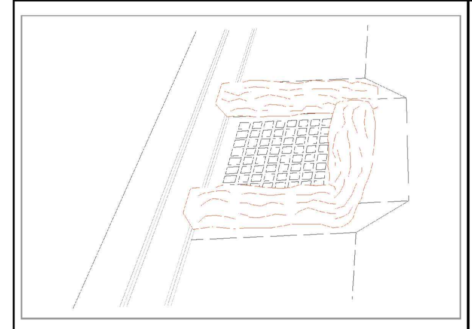
Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

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

Adapted from Pleasant Grove City Stormwater Technical Manual and Best Management Practices

Stormwater Discharge management from Construction Activities 2005

BMP: Inlet Protection – Wattle — IP-W



Description:
Sediment barrier erected around storm drain inlet.

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

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

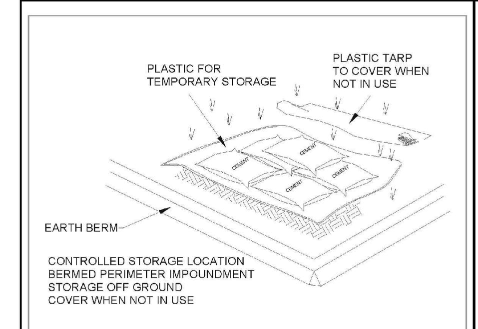
Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Material Storage — MS



Description:
Controlled storage of on-site materials.

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

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

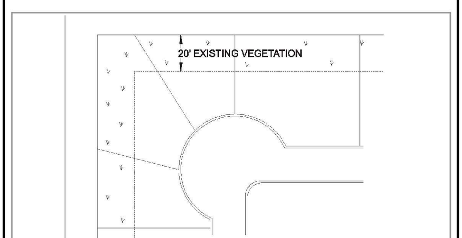
Implementation Requirements
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $$$ Training

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



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

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

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

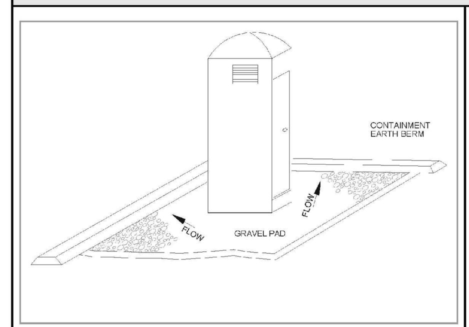
Implementation Requirements
- $ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Portable Toilets — PT



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

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

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

Limitations:
- No limitations.

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

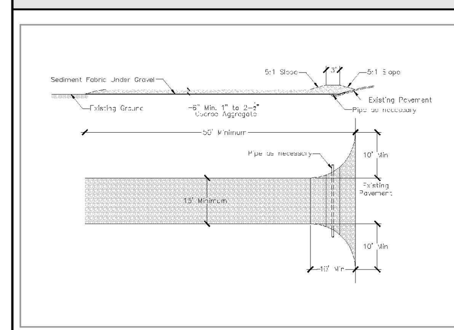
Implementation Requirements
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Stabilized Construction Entrance — SCE



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

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

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

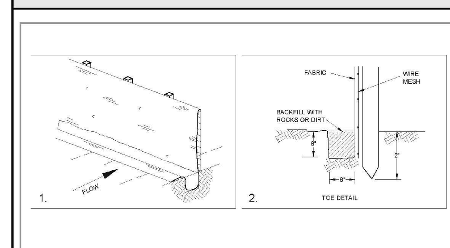
Implementation Requirements
- $$$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

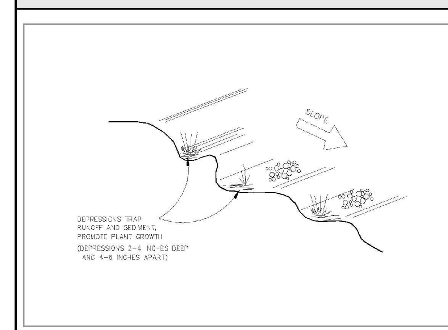
Implementation Requirements
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Surface Roughening — SR



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

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

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

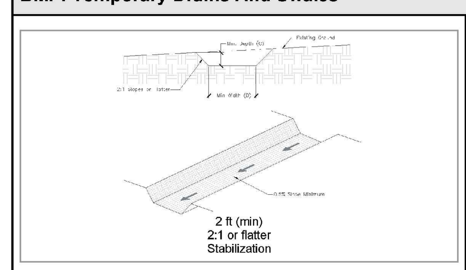
Implementation Requirements
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

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

Adapeted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Temporary Drains And Swales — TDS



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

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

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

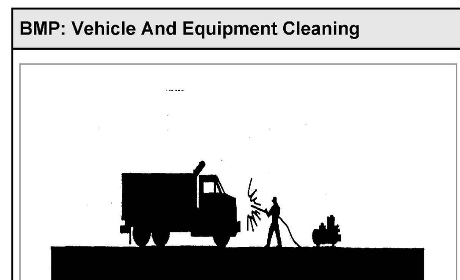
Implementation Requirements
- $$$ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Cleaning — VEC



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

Application:
<text here>

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

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

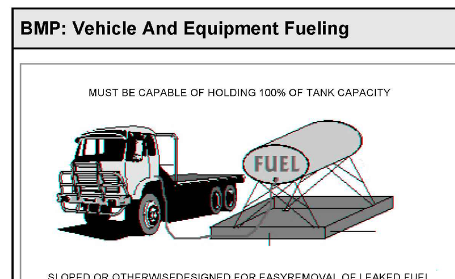
Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$$ Maintenance
- $ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Fueling — VEF



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

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

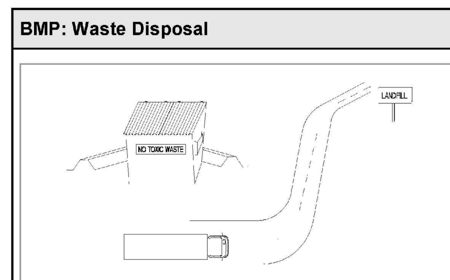
Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Waste Disposal — WD



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

Application:
All construction sites.

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

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

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

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

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

Pollutant Impact
- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

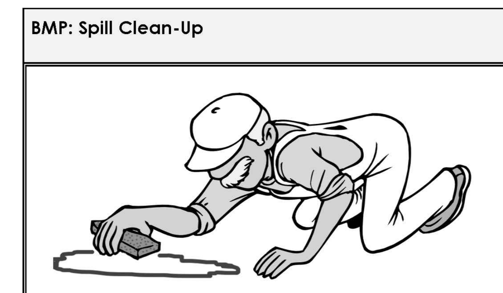
Implementation Requirements
- $$$ Capital Costs
- $$$ O & M Costs
- $$ Maintenance
- $$$ Training

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

Adapted from Salt Lake County BMP Manual

Stormwater Discharge management from Construction Activities 2005

BMP: Spill Clean-Up — SCU



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

Application:
All sites

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

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

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

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353 East 1200 South
Orem, Utah

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ⊠ Medium ☐ Low

EROSION CONTROL NOTES:

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

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

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

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

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

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

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

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCH INLETS OF 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 WATERIN AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

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

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

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

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

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

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

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

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

BMP DETAILS

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

Revisions

Date	8-12-2021
Scale	NOT TO SCALE
By	TD
Tracing No.	L -

Sheet No.
C- 6.1

NORTH
1" = 20'

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

All work within UDOT ROW to conform to UDOT Standards.

Speed Limit -500 East Street - 45 MPH (Posted)

All striping removal will be to UDOT Standards - No grinding will be permitted.

No parking is permitted on 500 East Street Right of Way.

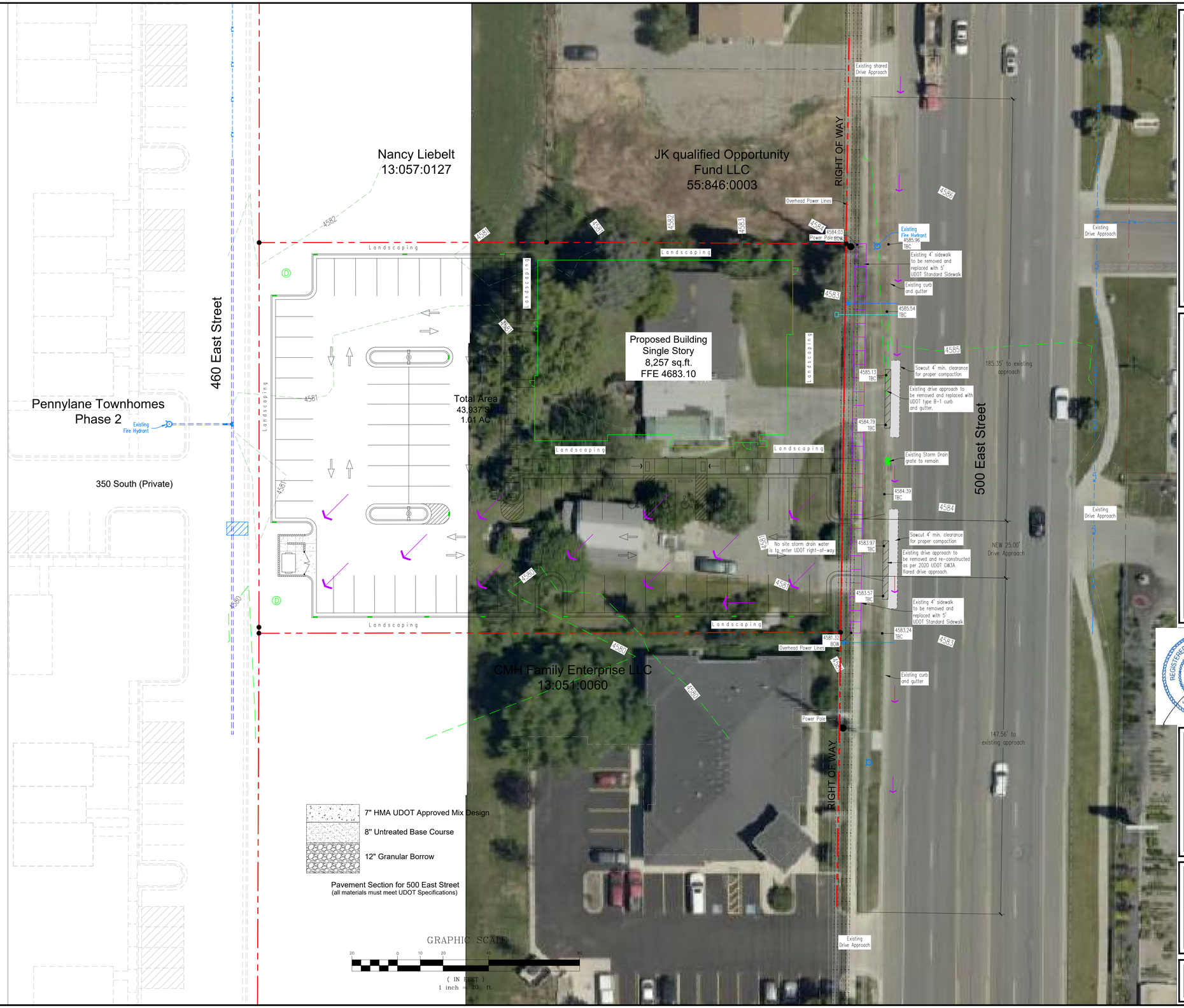
UDOT NOTES

1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or rightout at any time.
2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 - 9:00 AM and 3:30 -6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
4. Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months life as determined by UDOT's Permits Officer.
5. All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
6. All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
7. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.
8. No road cuts allowed on this job.
9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.
10. All utilities within the paved surface must be bored.
11. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
13. Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.

CAUTION!!! Notice to contractors

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

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



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

Goldfish Swim School

Site Plan

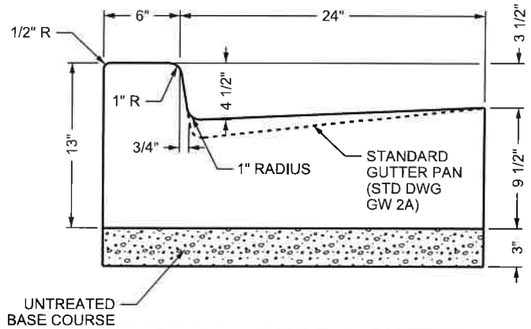
American Fork, Utah



Revisions

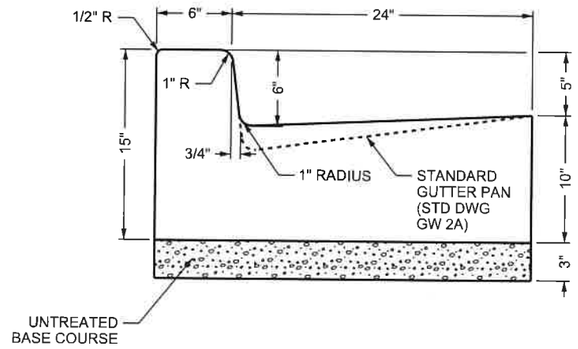
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By	TD
Tracing No.	L - 14630

Sheet No.
UDOT - 2.0



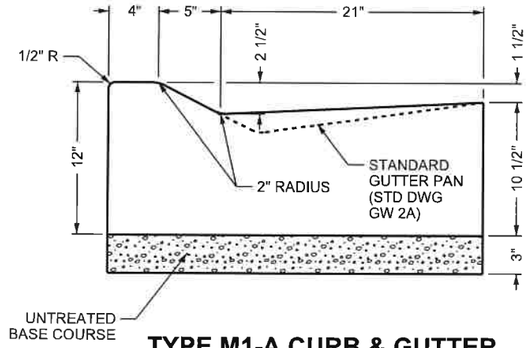
TYPE B1-A CURB & GUTTER

GUTTER PAN SLOPE REDUCED FOR ADA ACCESS
AREA = 2.050 SQ FT



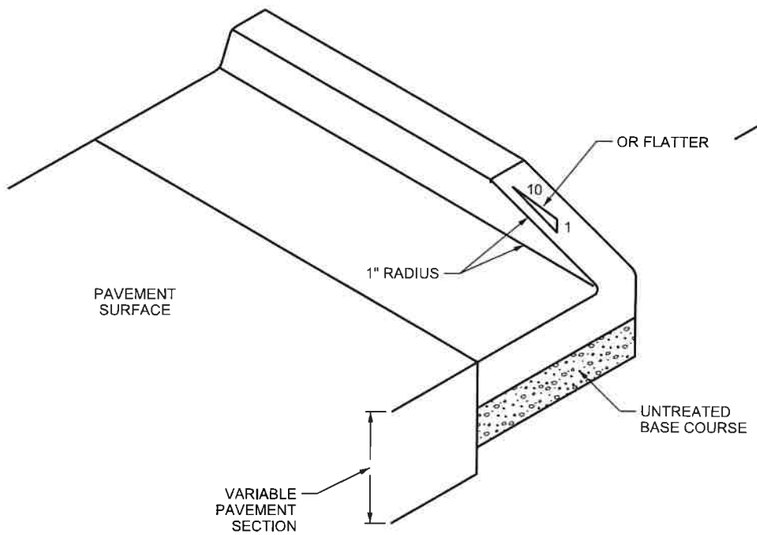
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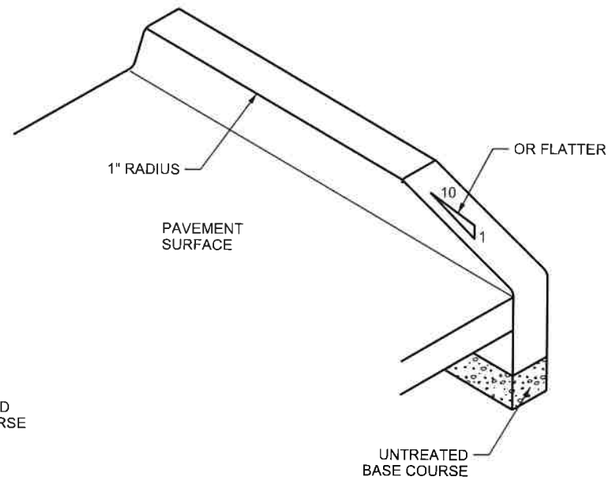


TYPE M1-A CURB & GUTTER

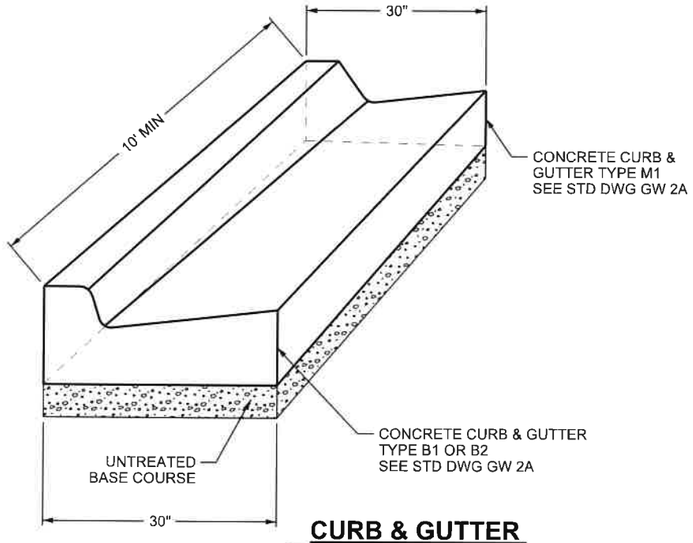
GUTTER PAN SLOPE REDUCED FOR ADA ACCESS
AREA = 2.164 SQ FT



TYPICAL CURB & GUTTER END DETAIL



TYPICAL CURB END DETAIL



CURB & GUTTER TRANSITION DETAIL

NOTE:

1. FLATTEN GUTTERS AS SHOWN AT ADA ACCESS LOCATIONS. FLATTEN GUTTER BETWEEN ACCESSES AS WELL AS AT CURB ACCESSES WHERE MORE THAN ONE ACCESS WILL BE CONSTRUCTED AT A CORNER.

REVISIONS

NO.	DATE	APPR.	REMARKS
1	8/31/17	CGW	LEVELED BOTTOM OF CURB AND GUTTER SECTIONS

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

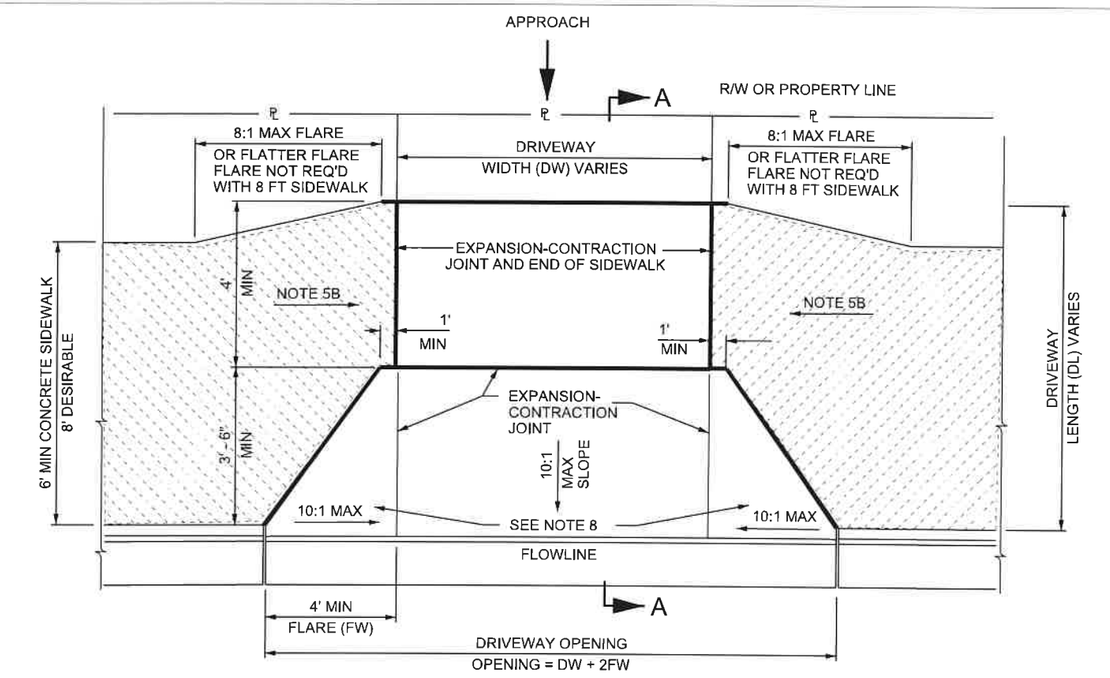
RECOMMENDED FOR APPROVAL — DATE 03/17/2021
CHAIRMAN STANDARDS COMMITTEE — DATE
APPROVED
DEPUTY DIRECTOR — DATE 03/17/2021

CONCRETE CURB AND GUTTER DETAILS

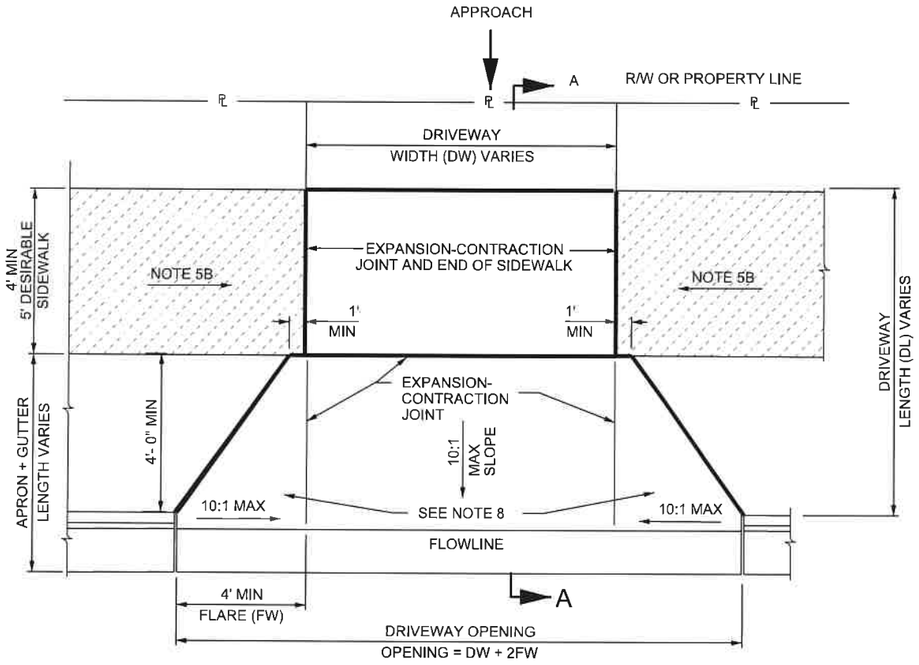
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 2B

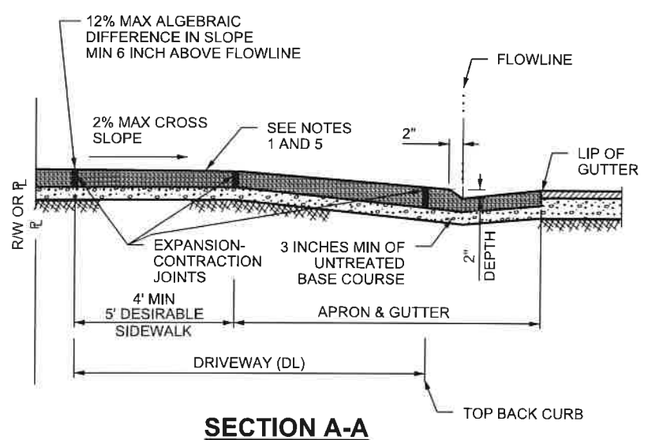
15-MAR-2021 DGN File: D:\Standardsandspecs\Section\2022 Section\Electronic Books\Master Drawings\Drawing Batches for PDF\Batch 5 (FG, GF, GW, PA) 46\GW02B.dgn



FLARED DRIVEWAY WITH ADJACENT SIDEWALK

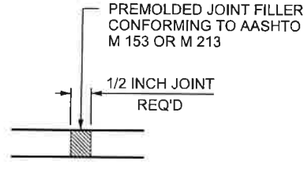


FLARED DRIVEWAY WITH PARKSTRIP



SECTION A-A

DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	18 ft^2
4 FT	24 ft^2
6 FT	36 ft^2
8 FT	48 ft^2
10 FT	60 ft^2
ADD (DL)(DW) FOR	
TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	



EXPANSION-CONTRACTION JOINT DETAIL

NOTES:

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

DESIGN-ONLY NOTES:

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

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

REVISIONS

UTAH DEPARTMENT OF TRANSPORTATION

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

03/17/2021

RECOMMENDED FOR APPROVAL — DATE 03/17/2021
CHAIRMAN STANDARDS COMMITTEE
APPROVED: [illegible]
DEPUTY DIRECTOR — DATE

CONCRETE DRIVEWAYS AND SIDEWALKS

STANDARD DRAWING TITLE

STD. DWG. NO.

GW 3A

DGN File: D:\StandardsandSpecs\Section\2022 Section\Electronic Books\Master Drawings\Drawing Batches for PDF\Batch 5 IFG, GF, DW, PAI 46\GW03A.dgn
15-MAR-2021

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 10/20/2021

This report is a summary of the American Fork City Engineering Division review comments regarding the proposed code text amendment:

Proposed Amendment: Code Text Amendment Related to Section 15.01.1430 Cul-de-Sac detail

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

Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☒ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

Engineering Division Recommendation:

To be consistent with the City's 8' wide park strip and 5' wide sidewalk standard, an update to the cul-de-sac detail was required. This amendment replaces the old detail with the new one reflecting those standards.

The Engineering Division recommends APPROVAL of the proposed code text amendment related to Section 15.01.1430 Cul-de-Sac

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment related to Section 15.01.1430 Cul-de-Sac.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment related to Section 15.01.1430 Cul-de-Sac.

TABLE

Mr. Chairman, I move that we recommend table of the code text amendment related to Section 15.01.1430 Cul-de-Sac.

AN ORDINANCE AMENDING SECTION 15.01.1430 CUL-DE-SAC OF THE AMERICAN FORK MUNICIPAL CODE.

Whereas, municipalities are authorized to enact ordinances, resolutions, rules and regulations for land uses within its jurisdictional limits and the enforcement of such ordinances, resolutions, rules and regulations; and

Whereas, the City has adopted Standard Drawings and Specifications to maintain consistency with development throughout the city; and

Whereas, the City council finds and determines that it is in the best interest of the City, to amend the code relating to the detail entitled Cul-de-Sac to replace the existing standard drawing detail with an updated detail which incorporates the City's 8' wide park strip and 5' wide sidewalk standard into the Cul-de-Sac detail drawing.

NOW THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UAH:

SECTION 1: Amendment of Section 15.01.1430 of the Code of American Fork City, Utah is hereby amended as follows:

Replace the existing Cul-de-Sace standard drawing detail, also identified as drawing no. 15.7, with the new Cul-de-Sac drawing detail.

Section 2: Severability

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

SECTION 3. Effective Date. This ordinance shall take effect immediately upon its passage and publication as prescribed by law.

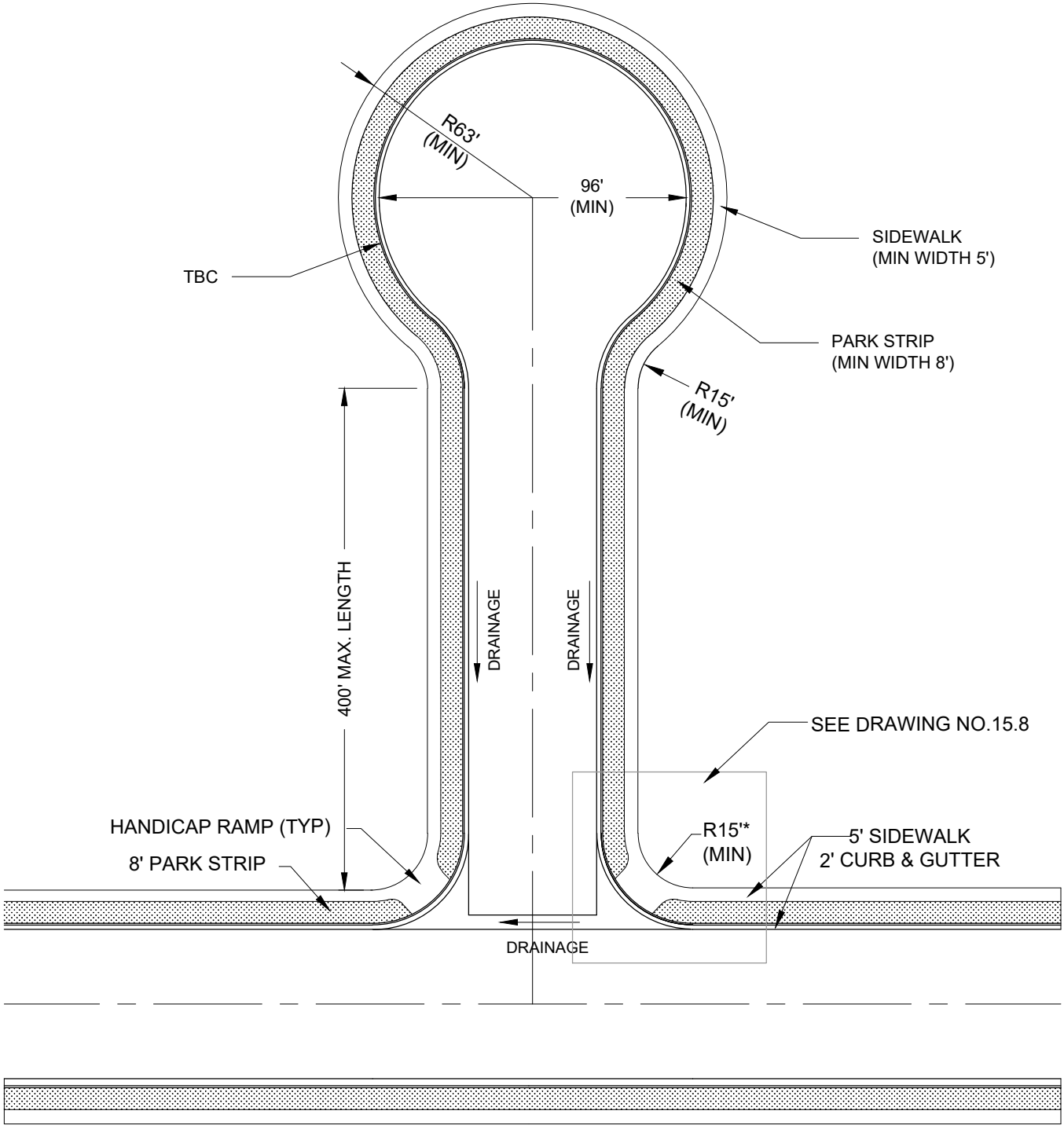
PASSED AND ADOPTED BY THE AMERICAN FORK CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF _____, 2021.

AMERICAN FORK CITY:

_____
MAYOR BRADLEY J. FROST

ATTEST:

_____
TERILYN LURKER, CITY RECORDER



GENERAL NOTES:

1. INSTALL CATCH BASINS AND ASSOCIATED PIPING AS REQUIRED IN THE EVENT THE GRADE OF THE STREET SLOPES INTO THE CUL-DE-SAC.
2. SEE TABLE ON DRAWING NO. 15.24 FOR PROPERTY LINE AND TBC RADIUS.
3. MINIMUM DIAMETER OF CUL-DE-SAC SHALL CONFORM TO M.C. 17.7.505 -E.

DRAWN: NLP REVISED: TDG DATE: JAN 2021 SCALE: VARIES	AMERICAN FORK 18 63	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR CUL-DE- SEC	DRAWING NO. 15.7

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
OCTOBER 6, 2021

The American Fork City Planning Commission met in a regular session on October 6, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Vice-Chair Christine Anderson
Bruce Frandsen
Rod Brocious
Jenny Peay

Absent: Chairman John Woffinden
Harold Dudley
Chris Christiansen

Staff Present: David Bunker, City Administrator
Camden Bird, Assistant City Administrator
Scott Sensanbaugher, Public Works Director
Ben Hunter, Engineer
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant

Others Present: Mr. & Mrs. Trevor Pyne

Vice-Chair Anderson led the "Pledge of Allegiance." She then stated that items 1 and 2 would be withdrawn at the request of the applicant.

1. Hearing, review and action on a land use map amendment for property located in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West from the Resort, Very-Low-Density Residential, General Commercial and Shoreline Protection designations to the Design Industrial designation

2. Hearing, review and action on a zone map amendment from the M-1 Marina, SP Shoreline Preservation, PR-2.0 Planned Residential, and R-1-12,000 Residential zones to the PI-1 Planned Industrial zone, located in the area of 1100 South and the Utah Lake Shoreline east and west of 100 West

3. Hearing, review and action on amendments to Section 17.5.133 of the American Fork City Municipal Code entitled "Off-Street Parking Standards"

Mr. Knobloch explained that this item was discussed in a joint work session with the city council recently. As part of the session, a couple of options dealing with off-street parking were fleshed out. This is largely a result of the applicant requesting a sizable reduction in required parking. At the end of the session a request was made to present two options that would reduce the required numbers of parking stalls.

The first option is to add something to the ordinance to allow the applicant to get parking stall credit for items intended to reduce the need for a vehicle, i.e. a bike room, nearby grocery store, etc. The numbers of required visitor parking will not be affected. This option has a provision that involves the city council by giving it the authority to decrease the required parking numbers. The planning commission also has a say because a positive recommendation from the commission is required before it can go to the city council.

The second approach is simpler as it bases parking requirements upon the size of the unit. Everything larger than 600 square feet will be subject to the normal parking requirements. The second option does not require anything from city council, it is clear to the developer what the size requirements are. This option is easily enforceable and clear.

Ms. Anderson asked what the role of the commission is regarding this item – may the commission make changes or just approve/deny what is before us?

Mr. Knobloch replied that he believes the commission may make changes, since the discussion is regarding something that is city-initiated and not a private developer's proposal.

Mr. Frandsen asked what would happen to a proposal for reduced parking under the first option if the planning commission does not give a positive recommendation.

Mr. Knobloch believes that the city council would not be able to consider the matter, but he's not 100 percent sure.

Ms. Peay said that in her opinion, option 2 is one-size-fits-all, she thinks the first option might fit different situations differently and give more flexibility. She is open to the possibility of even bringing the requirement down to 1.5 or 1.6 stalls per unit.

Mr. Knoblock added that in the work session the car-share discussion seemed to conclude that it's hard for the city to have follow-thru if the car-share service were to go away. It will be very hard to enforce.

Ms. Anderson felt that if she was understanding it correctly, the first option was more limited to the site. It seemed more cut and dry, and won't be going away. Mr. Knobloch concurred. Ms. Peay asked how senior housing units would be affected by these proposals.

Mr. Knobloch answered that they would probably fall under the Public Agency/HUD item that would qualify for reduced parking. Senior housing is usually run by the Housing Authority of Utah county. If it is run by another entity, that entity usually enforces the requirements.

Mr. Brocious said that he liked option 2 as it is more enforceable and fits multiple zoning and density situations. He asked how staff came up with the numbers in this option.

Mr. Knobloch replied that the numbers are based on a memo from Hales Engineering. They are not specific to American Fork but give an idea of what some of the numbers might be.

Ms. Anderson pointed out that in the Hale study they called some areas "transit-adjacent." She likes the ultimate goal of decreasing parking but feels that it is a little premature to do it right now since we are still a little too car-dependent. She can see the benefit to both options and can see why a developer would like one or the other. She wondered if there has to be a choice or can we offer both. The first option incentivizes a lot of good things we would want to encourage anyway while the second is more cut and dry. Different developments will have different goals. If it makes it so a developer can be more creative and free to reach the goals in their own way, she thinks it is a good idea to offer both. The developer would choose which option they wanted.

Mr. Knobloch said that a developer might like option 2 if they have fewer units as it would achieve the smaller ratio with less trouble.

Ms. Anderson can see that in certain areas of town, option 1 would be difficult to attain. If she was a developer she would want another way to decrease parking.

Mr. Frandsen agreed that offering both is the way to go. This would meet the needs of diverse circumstances. Option 1 offers multiple positive improvements that promote progress, while option 2 is clear and easily understood.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Frandsen moved to recommend approval of the following proposed amendments:

(1) Which adds eligibility criteria for parking reductions
And

(2) Which adds unit-size-based parking requirements

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

Vice-Chair Anderson	**Aye**
Bruce Frandsen	**Aye**
Rod Brocious	**Aye**
Jenny Peay	**Aye**

The motion passed.

4. Review and action on a site plan for the Pyne Accessory Structure located at 64 South 850 East in the R3-7,500 zone

Mr. Knobloch informed commissioners that the applicant requests approval of a site plan for a 1477 square foot accessory structure located south of the home at 64 South 850 East. The lot is located on a cul-de-sac with newer single-family homes bordered by townhomes to the west and an undeveloped parcel to the south. The structure will be constructed of materials compatible with existing development. The Development Code stipulates in Section 17.5.105 that an accessory structure consisting of 1,000 square feet or greater requires approval by the Planning Commission.

Mr. Hunter said that applicant won't be adding any new infrastructure or utilities to the building right now. They are maintaining drainage onsite and there are no engineering concerns.

Mr. Trevor Pyne, applicant, stated that he plans to build a detached garage with an addition onto the house, all utilities will be tied in at the house.

Mr. Brocious moved to approve the site plan for the accessory structure with the findings listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering Report.

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

Vice-Chair Anderson	**Aye**
Bruce Frandsen	**Aye**
Rod Brocious	**Aye**
Jenny Peay	**Aye**

The motion passed.

5. Other Business

Mr. Knobloch stated that this is his last meeting. He has worked for the city for 17 years and has many good memories.

Mr. David Bunker said that Mr. Knobloch has done a fantastic job and we thank him and wish him the best of luck. Midvale is lucky and getting some great people.

Ms. Anderson relayed her personal experience with Mr. Knobloch and Mr. Olsen. She said that she didn't know anything about the planning commission years ago, but the planners talked to her for hours and explained everything to her, when she was just a resident. It was so valuable to her to have their introduction to the world of ethics and planning. She can't say thank you enough for the foundation they gave her. This is also a way that she can contribute to the community.

Mr. Camden Bird presented Mr. Knobloch a gift from the city.

6. Site Plan Committee Report

Mr. Knobloch said that several projects are coming up in the next meeting. There will be mostly subdivisions and a couple of site plans.

7. Review and action on the minutes of the September 22, 2021 Planning Commission Regular Session

Mr. Frandsen moved to recommend approval of the minutes of the September 22, 2021 Planning Commission Regular Session.

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

Vice-Chair Anderson	**Aye**
Bruce Frandsen	**Aye**
Rod Brocious	**Aye**
Jenny Peay	**Aye**

The motion passed.

8. Adjournment

Mr. Brocious motioned to adjourn.

Ms. Peay seconded the motion. All voted in favor.

Meeting adjourned at 8:00 pm.

Lisa Halversen
Administrative Assistant