AMERICAN FORK CITY PLANNING COMMISSION
MAY 18, 2022
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on May 18, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Hearing, review, and action on a code text amendment, amending Section 15.01.100 of the American Fork City code, titled Streets.

2. Hearing, review, and action on a code text amendment, amending Section 17.08.304 of the American Fork City Code, titled Project Streets and Sidewalks.

3. Hearing, review, and action on the preliminary and final plat for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential zone.

4. Hearing, review, and action on an ordinance creating an Annexation Policy for American Fork City.

5. Review and action on a final plat for Autumn Crest Plat F, located in the area of 950 East Circle 1060 North, in the R1-9000 zone.

6. Other Business

7. Review and action on the minutes of the May 4, 2022, 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 ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/18/2022

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

Project Name: Code Text Amendment, amending Section 15.01.100 of the American Fork City code, titled Streets.

Project Address: American Fork City

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

Type of Application:

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

Engineering Division Recommendation: Hearing, review and action amending Section 15.01.100 of the American Fork City code, titled "Streets". This amendment allows for approval of modified street cross sections for projects where necessary to preserve the aesthetic and cohesiveness of the community. Additional clarifications and corrections have also been made to this section. This text amendment is being done in conjunction with the revision of Section 17.08.304 "Project Streets and Sidewalks".

The Engineering Division recommends APPROVAL of the proposed code text amendment.

POTENTIAL MOTIONS:

APPROVAL

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

DENIAL

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

TABLE

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

AN ORDINANCE AMENDING SECTION 15.01.100 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO STREETS, AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the city;

WHEREAS, City Council desires to amend the current regulations governing streets;

WHEREAS, said changes are in the best interest and general welfare of residents of American Fork;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I
TEXT OF ORDINANCE

SECTION 1. Section 15.01.100 of the American Fork Municipal Code shall read as follows:

<u>Sec 15.01.100 Streets</u>

A. All streets must conform to the current approved Transportation Element of the General Plan of American Fork City and the Bike and Pedestrian Master Plan for American Fork City.
B. The alignment and width of all streets shown on the Transportation Element of the General Plan shall be preserved unless the City Council determines that it has unusual topographical conditions that warrant advisable modification or the development has other articulable conditions that warrant a modification from existing standards. Proposed streets shall be extended by dedication to the boundary of such property.
C. Where a large subdivision abuts upon a major thoroughfare, the planning commission may require access streets to be included in the street plan.
D. Street width is to be measured from street right-of-way line to street right-of-way line. Standard street sections are shown in the standard details of these specifications set forth in Section 15.01, Division 16. The standard street sections shall be preserved unless the City Council determines, upon recommendation and advice of the City Engineer, that 1) the development has unusual topographical conditions that warrant modification, or 2) the development has articulable conditions that warrant modification from existing standards street sections. In no event shall the modified segment exceed eight hundred feet.
E. Dead End Streets (permanent or temporary greater than 150 feet) shall be no longer than four hundred feet from the right-of-way of the connecting street to the beginning of the turnaround, which shall be a cul-de-sac. See Standard Drawing No. 15.7 (Section

15.01.1430). Partial cul-de-sac bulbs are allowable where deemed appropriate by the City Engineer. If the longitudinal slope of the roadway slopes into the cul-de-sac, necessary catch basins and drainage easements shall be provided. Double inlet catch basins will be required at all sag conditions.

F. Horizontal street alignments shall intersect each other as near as possible to right angles. In no case shall the deviation from ninety degrees be more than +/- ten degrees. Any deviations shall be approved by the city engineer.

G. When a street intersects into another street, street offsets between fifteen feet to one hundred fifty feet shall not be allowed except where specifically authorized by the City Engineer. Spacing shall be consistent with Section 15.01.1850. . All roadway access onto a UDOT roadway shall secure a permit approved from the city and UDOT region permits officer.

H. All arterial and collector roads shall incorporate the following: limited access control along roadway, widths as required based on projected traffic volumes and road classification as defined by city street plans; and subsection D of this section.

I. All subdivisions shall abut on and gain primary access from a paved public street meeting city design and construction standards. Subdivisions shall provide for the future extension of public streets to all adjacent properties. A subdivision shall only be allowed a single point of access where the number of planned dwellings accessing from the single point of access is less than 25.

J. Asphalt paving and granular base course.
    1. General. These specifications govern the preparation of subgrade, the placing of gravel and the placing of asphalt paving. No asphalt shall be placed until a pre-paving inspection is conducted by the city.
    2. Subgrade preparations. The subgrade shall be compacted to ninety-five percent of laboratory density as determined by ASTM D1557. Compaction shall be accomplished by using a vibrating steel-wheeled compactor having a rated applied weight of fifteen thousand pounds. Where subgrade soils are fine grained, a rubber tire roller may be used to obtain the specified compaction. Soft and yielding spots shall be removed and replaced with suitable material and compacted to ninety-five percent density.
    3. Gravel base. Gravel base course shall consist of crushed gravel or crushed rock conforming to one of the gradations hereinafter specified, placed on a prepared subgrade as specified herein. Slag shall not be accepted. All base course thicknesses must be approved by the engineer. The mineral aggregate shall conform to the following requirements:
        a. On that portion of the aggregate passing the No. 40 sieve, the liquid limit shall not exceed twenty-five, nor shall the plasticity index exceed six when tested in accordance with AASHTO T-89 and T-90.
        b. The dry material aggregate shall be uniformly graded within one of the gradations listed below when tested in accordance with AASHTO T-27. The size of aggregate shall be at the option of the developer/contractor unless otherwise specifically designated.

PERCENT PASSING

Sieve Size	1" Maximum	3/4" Maximum
1"	100	—
3/4"	—	100
1/2"	70-100	—
3/8 "	—	69-100
No. 4	41-68	46-75
No. 16	21-41	22-44
No. 50	10-27	10-28
No. 200	4-13	4-13

c. Total amount of material passing the No. 200 sieve shall be determined by washing with water in accordance with AASHTO T-11.
d. Aggregate shall have a percentage of wear not to exceed fifty when tested in accordance with AASHTO T-96. This requirement shall be used only in determining the suitability of the aggregate source.
e. Crushed blast furnace slag, if used, shall be uniform in density and quality and have a rodded weight of not less than seventy-five pounds per cubic foot when tested in accordance with AASHTO T-19. Open hearth slag will not be allowed.

4. Construction methods. The gravel base shall be placed on a compacted subbase, water added, and mixed to provide a moisture content at or near the optimum. The material shall be compacted to a density of ninety-five percent of laboratory density using ASTM D1557 standards. A minimum of six inches of subbase gravel is required unless otherwise indicated on the construction drawings and specifications.
5. Bituminous surface course. Bituminous surface course shall be in accordance with Section 402, Bituminous Surface Course, of the State of Utah Standards Specification for Road and Bridge Construction, 1979 Edition. One-half-inch maximum gradation shall be used. A minimum of three inches of asphalt is required unless otherwise provided in the sensitive area section of the subdivision ordinance.
6. Bituminous seal coat. Bituminous seal coat shall conform to Section 405 of the state of Utah Standard Specification for Road and Bridge Construction, 1979 Edition. AC-10 or AC-20 bituminous material shall be used. Seal coats shall be

used only if specifically called for on the plans or specified in writing by the city engineer.

7. Bituminous prime coat and tack coats. Bituminous prime coat and tack coats shall conform to Sections 403 and 404 respectively of the Utah Standard Specifications for Road and Bridge construction, 1979 Edition. Tack coats shall be applied to the edges of existing asphalt when new asphalt is placed adjacent to it or when new asphalt is placed over old asphalt, or new concrete curb.
8. Asphalt cutting. Cutting of the asphalt shall be made by sawing, providing a vertical joint in the surface unless otherwise approved by the city engineer.
9. Cold weather patching. Trenches cut during winter months or when asphalt plants are not operating, shall be patched the same day of the cut with a good quality cold mix and maintained until asphalt plants open. When the asphalt plants open, the cold patch shall be removed and a new patch of hot mix asphalt shall be placed within twenty days of plant opening.
10. Weather requirements. No asphalt shall be placed when the ambient air temperature is less than fifty degrees Fahrenheit and rising. No asphalt shall be placed when there are any frozen materials in the subgrade or the base course. Asphalt shall not be placed during rain, when the road bed is wet, or during other adverse weather conditions. At the time of delivery to the site of the work, the temperature of the asphalt shall not be lower than two hundred sixty degrees Fahrenheit. Compaction shall be complete before the temperature of the asphalt drops below one hundred eighty degrees Fahrenheit. Should asphalt temperature drop below one hundred eighty degrees F, asphalt placement shall be halted.
11. Method of placement. A self-propelled lay down machine shall be used on all city streets. A box type lay down machine may be used on strip paving, and patches and areas where the self-propelled type lay down machine may not be accessible, as determined by the city engineer.

K. Alignment standards. Roadway design should conform to the current edition of the AASHTO Policy on Geometric Design of Highways and Streets. Specific city standards are summarized below and are required unless specifically approved otherwise by the city engineer and the city public works director.

VERTICAL ALIGNMENT CRITERIA

Roadway Classification	Vertical Curve Length Min. (feet)	Design Speed (mph)	Maximum Grade (%)
Arterial	600	40	5
Collector	200	30	7
Local Street	100	25	10*
* or as approved by city engineer and planning commission.			

If the difference between the grades of two intersecting vertical tangents of a street is greater than one percent, an appropriate vertical curve shall be placed between them. Stop conditions may warrant greater intersecting grades to minimize curb return differentials.

Minimum grade on all roadways shall not be less than five-tenths of one percent unless approved otherwise by the city engineer. Crest and sag vertical curves shall be controlled by "K value" appropriate to the design speed requirements of each roadway classification.

HORIZONTAL ALIGNMENT CRITERIA

Roadway Classification	Max. Degree of Curvature (°)	Min. Radius (feet)	Design Speed (mph)
Arterial	6° 45'	825'	40
Collector	11° 15'	475'	30
Local Street	21.0°	275'	25

When street lines deflect from each other at any one point more than five degrees, there shall be a connecting curve. The center line radius of the curve shall be as per the table above. A minimum of a one-hundred-foot tangent section between horizontal curves are required unless approved by city engineer and planning commission.

Provide appropriate roadway transition taper lengths by adhering to the following formulas:

L = WS 2 /60 for speeds of forty mph or less
Length L = S × W For speeds greater than forty mph

Where:
L = Minimum length of transition in feet
S = Design speed in miles per hour
W = Width of transition in feet

Maintain minimum intersection sight distance requirements as set forth in Section 15.01.1910, Intersection Sight Distance.

L. Curbs at all intersections shall be rounded with curves meeting the following minimum requirements unless approved otherwise by the city.

MINIMUM BACK OF CURB RADIUS MEASURED AT TBC FOR VARIOUS STREET INTERSECTIONS R.O.W. Width

		62	72	84	100
R.O.W.	62	25	25	30	30
	72	25	30	30	30
	84	30	30	40	40
	100	30	30	40	40

M. All streets within the city limits will be required to be dedicated for public use except as called out otherwise in the City Code. The city engineer and planning commission may approve partial roadway improvements while preserving the standard utility placement as described in Standard Drawing Nos. 15.16 (Section 15.01.1520) and 15.17 (Section 15.01.1530).

N. Sidewalk ramps must be constructed at all street corners and other pedestrian crossings as shown in the Standard Drawing No. 15.18 (Section 15.01.1540) of these specifications.

O. Curb, gutter and sidewalks shall be installed on all proposed streets as required by the subdivision type. No bridging with soil will be permitted on curb, gutter, and sidewalk unless appropriate drainage and erosion control features (Standard Drawing No. 15.2 (Section 15.01.1380)) are implemented as approved by the city public works director.

P. Catch basins as detailed in the standard details shall be provided where required for proper street drainage. Double curb inlet boxes shall be placed on all vertical sag conditions. All storm drainage discharge shall meet or exceed current EPA quality control measures. Stormwater discharge into irrigation facilities may require approval from American Fork Irrigation Company and/or the Church of Jesus Christ of Latter-Day Saints Agricultural Farm Manager, Natural Resources Section Manager and any other downstream users.

Q. Driveway approaches meeting the minimum criteria as detailed in the American Fork City Standard Details of these Specification Sheets Nos. 15.9 (Section 15.01.1450) and 15.10 (Section 15.01.1460), shall be cut in for all driveways after initial curb placement.

R. Additional roadway widening for left turn storage, acceleration/deceleration lines, or intersection widening may be required in addition to standard roadway widths in areas as deemed necessary by the city engineer and planning commission.

S. All sidewalks shall comply with ADA standards and shall be no less than five-foot minimum width.

PART II

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this____day of_____, 2022.

MAYOR:

_____

BRADLEY J. FROST

ATTEST:

_____

TERILYN LURKER, CITY RECORDER

AN ORDINANCE AMENDING SECTION 17.8.304 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO PROJECT STREETS AND SIDEWALKS, AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the city;

WHEREAS, City Council desires to amend the current regulations governing project streets and sidewalks;

WHEREAS, said changes are in the best interest and general welfare of residents of American Fork;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I
TEXT OF ORDINANCE

SECTION 1. Section 17.8.304 of the American Fork Municipal Code shall read as follows:

<u>Sec 17.8.304 Project Streets And Sidewalks</u>

A. General requirement. All lots in the subdivision project shall be served by a street and sidewalk/pedestrian walkway system which provides safe and convenient access to each dwelling unit and adequate circulation within the project area and with adjacent projects and lands. To ensure continued adequacy and maintenance of the street and sidewalk system, title to all portions of the system shall have been previously conveyed to the city or proposed for dedication to the city as part of the plat.
B. Streets to conform to city standards—Exceptions. All streets within the subdivision project shall conform to city standards for right-of-way width and alignment and be improved in accordance with city standards. Provided, however, the planning commission may recommend and the city council may approve an exception from the adopted standard in the instance of one of the following:

    1. Existing Development. The city may approve one or more street segments having a reduced right-of-way width, which may not be reduced more than eight feet from the existing standard at the time of development, subject to the following terms, conditions and findings:
        a. A finding by the City Council, after recommendation of the Planning Commission, that because of existing development on adjacent lands a

reduction in right-of-way is reasonably necessary to preserve the aesthetic and cohesiveness of the community;

b. The length of the reduced segment will not be more than eight hundred feet;
c. The reduced right-of-way width does not create a safety concern; and
d. The elements of the right-of-way are in conformance with the General Plan of American Fork and the Bike and Pedestrian Master Plan for American Fork City.

2. Partial width streets. The city may approve a subdivision project having partial width streets along one or more of the project boundaries, subject to the following terms, conditions and findings:
    a. The partial width street is located at the boundary of the proposed residential subdivision project.
    b. The partial width street will have a minimum width of right-of-way of thirty-five feet and will include the construction of all required street and utility improvements in accordance with city standards for partial width streets.
    c. The adjacent parcel is undeveloped, but it is reasonably capable of further development in a manner that will result in the remainder of the street being dedicated and improved.
    d. The partial width street will be less than four hundred feet in length and will serve as the primary vehicular access route to not more than ten residential lots.
    e. Title to the right-of-way for the partial width street will be conveyed to the city as part of a final plat dedication or other acceptable means of conveyance.

PART II

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this____day of_____, 2022.

MAYOR:

_____

BRADLEY J. FROST

ATTEST:

_____

TERILYN LURKER, CITY RECORDER

AN ORDINANCE AMENDING SECTION 15.01.100 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO STREETS, AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the city;

WHEREAS, City Council desires to amend the current regulations governing streets;

WHEREAS, said changes are in the best interest and general welfare of residents of American Fork;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I
TEXT OF ORDINANCE

SECTION 1. Section 15.01.100 of the American Fork Municipal Code shall read as follows:

<u>Sec 15.01.100 Streets</u>

A. All streets must conform to the current approved Transportation Element of the General Plan of American Fork City and the Bike and Pedestrian Master Plan for American Fork City.
B. The alignment and width of all streets shown on the Transportation Element of the General Plan shall be preserved unless the City Council determines that it has unusual topographical conditions that warrant advisable modification or the development has other articulable conditions that warrant a modification from existing standards. Proposed streets shall be extended by dedication to the boundary of such property.
C. Where a large subdivision abuts upon a major thoroughfare, the planning commission may require access streets to be included in the street plan.
D. Street width is to be measured from street right-of-way line to street right-of-way line. Standard street sections are shown in the standard details of these specifications set forth in Section 15.01, Division 16. The standard street sections shall be preserved unless the City Council determines, upon recommendation and advice of the City Engineer, that 1) the development has unusual topographical conditions that warrant modification, or 2) the development has articulable conditions that warrant modification from existing standards street sections. In no event shall the modified segment exceed eight hundred feet.
E. Dead End Streets (permanent or temporary greater than 150 feet) shall be no longer than four hundred feet from the right-of-way of the connecting street to the beginning of the turnaround, which shall be a cul-de-sac. See Standard Drawing No. 15.7 (Section

15.01.1430). Partial cul-de-sac bulbs are allowable where deemed appropriate by the City Engineer. If the longitudinal slope of the roadway slopes into the cul-de-sac, necessary catch basins and drainage easements shall be provided. Double inlet catch basins will be required at all sag conditions.

F. Horizontal street alignments shall intersect each other as near as possible to right angles. In no case shall the deviation from ninety degrees be more than +/- ten degrees. Any deviations shall be approved by the city engineer.

G. When a street intersects into another street, street offsets between fifteen feet to one hundred fifty feet shall not be allowed except where specifically authorized by the City Engineer. Spacing shall be consistent with Section 15.01.1850. . All roadway access onto a UDOT roadway shall secure a permit approved from the city and UDOT region permits officer.

H. All arterial and collector roads shall incorporate the following: limited access control along roadway, widths as required based on projected traffic volumes and road classification as defined by city street plans; and subsection D of this section.

I. All subdivisions shall abut on and gain primary access from a paved public street meeting city design and construction standards. Subdivisions shall provide for the future extension of public streets to all adjacent properties. A subdivision shall only be allowed a single point of access where the number of planned dwellings accessing from the single point of access is less than 25.

J. Asphalt paving and granular base course.
    1. General. These specifications govern the preparation of subgrade, the placing of gravel and the placing of asphalt paving. No asphalt shall be placed until a pre-paving inspection is conducted by the city.
    2. Subgrade preparations. The subgrade shall be compacted to ninety-five percent of laboratory density as determined by ASTM D1557. Compaction shall be accomplished by using a vibrating steel-wheeled compactor having a rated applied weight of fifteen thousand pounds. Where subgrade soils are fine grained, a rubber tire roller may be used to obtain the specified compaction. Soft and yielding spots shall be removed and replaced with suitable material and compacted to ninety-five percent density.
    3. Gravel base. Gravel base course shall consist of crushed gravel or crushed rock conforming to one of the gradations hereinafter specified, placed on a prepared subgrade as specified herein. Slag shall not be accepted. All base course thicknesses must be approved by the engineer. The mineral aggregate shall conform to the following requirements:
        a. On that portion of the aggregate passing the No. 40 sieve, the liquid limit shall not exceed twenty-five, nor shall the plasticity index exceed six when tested in accordance with AASHTO T-89 and T-90.
        b. The dry material aggregate shall be uniformly graded within one of the gradations listed below when tested in accordance with AASHTO T-27. The size of aggregate shall be at the option of the developer/contractor unless otherwise specifically designated.

PERCENT PASSING

Sieve Size	1" Maximum	3/4" Maximum
1"	100	—
3/4"	—	100
1/2"	70-100	—
3/8 "	—	69-100
No. 4	41-68	46-75
No. 16	21-41	22-44
No. 50	10-27	10-28
No. 200	4-13	4-13

c. Total amount of material passing the No. 200 sieve shall be determined by washing with water in accordance with AASHTO T-11.
d. Aggregate shall have a percentage of wear not to exceed fifty when tested in accordance with AASHTO T-96. This requirement shall be used only in determining the suitability of the aggregate source.
e. Crushed blast furnace slag, if used, shall be uniform in density and quality and have a rodded weight of not less than seventy-five pounds per cubic foot when tested in accordance with AASHTO T-19. Open hearth slag will not be allowed.

4. Construction methods. The gravel base shall be placed on a compacted subbase, water added, and mixed to provide a moisture content at or near the optimum. The material shall be compacted to a density of ninety-five percent of laboratory density using ASTM D1557 standards. A minimum of six inches of subbase gravel is required unless otherwise indicated on the construction drawings and specifications.
5. Bituminous surface course. Bituminous surface course shall be in accordance with Section 402, Bituminous Surface Course, of the State of Utah Standards Specification for Road and Bridge Construction, 1979 Edition. One-half-inch maximum gradation shall be used. A minimum of three inches of asphalt is required unless otherwise provided in the sensitive area section of the subdivision ordinance.
6. Bituminous seal coat. Bituminous seal coat shall conform to Section 405 of the state of Utah Standard Specification for Road and Bridge Construction, 1979 Edition. AC-10 or AC-20 bituminous material shall be used. Seal coats shall be

used only if specifically called for on the plans or specified in writing by the city engineer.

7. Bituminous prime coat and tack coats. Bituminous prime coat and tack coats shall conform to Sections 403 and 404 respectively of the Utah Standard Specifications for Road and Bridge construction, 1979 Edition. Tack coats shall be applied to the edges of existing asphalt when new asphalt is placed adjacent to it or when new asphalt is placed over old asphalt, or new concrete curb.
8. Asphalt cutting. Cutting of the asphalt shall be made by sawing, providing a vertical joint in the surface unless otherwise approved by the city engineer.
9. Cold weather patching. Trenches cut during winter months or when asphalt plants are not operating, shall be patched the same day of the cut with a good quality cold mix and maintained until asphalt plants open. When the asphalt plants open, the cold patch shall be removed and a new patch of hot mix asphalt shall be placed within twenty days of plant opening.
10. Weather requirements. No asphalt shall be placed when the ambient air temperature is less than fifty degrees Fahrenheit and rising. No asphalt shall be placed when there are any frozen materials in the subgrade or the base course. Asphalt shall not be placed during rain, when the road bed is wet, or during other adverse weather conditions. At the time of delivery to the site of the work, the temperature of the asphalt shall not be lower than two hundred sixty degrees Fahrenheit. Compaction shall be complete before the temperature of the asphalt drops below one hundred eighty degrees Fahrenheit. Should asphalt temperature drop below one hundred eighty degrees F, asphalt placement shall be halted.
11. Method of placement. A self-propelled lay down machine shall be used on all city streets. A box type lay down machine may be used on strip paving, and patches and areas where the self-propelled type lay down machine may not be accessible, as determined by the city engineer.

K. Alignment standards. Roadway design should conform to the current edition of the AASHTO Policy on Geometric Design of Highways and Streets. Specific city standards are summarized below and are required unless specifically approved otherwise by the city engineer and the city public works director.

VERTICAL ALIGNMENT CRITERIA

Roadway Classification	Vertical Curve Length Min. (feet)	Design Speed (mph)	Maximum Grade (%)
Arterial	600	40	5
Collector	200	30	7
Local Street	100	25	10*
* or as approved by city engineer and planning commission.			

If the difference between the grades of two intersecting vertical tangents of a street is greater than one percent, an appropriate vertical curve shall be placed between them. Stop conditions may warrant greater intersecting grades to minimize curb return differentials.

Minimum grade on all roadways shall not be less than five-tenths of one percent unless approved otherwise by the city engineer. Crest and sag vertical curves shall be controlled by "K value" appropriate to the design speed requirements of each roadway classification.

HORIZONTAL ALIGNMENT CRITERIA

Roadway Classification	Max. Degree of Curvature (°)	Min. Radius (feet)	Design Speed (mph)
Arterial	6° 45'	825'	40
Collector	11° 15'	475'	30
Local Street	21.0°	275'	25

When street lines deflect from each other at any one point more than five degrees, there shall be a connecting curve. The center line radius of the curve shall be as per the table above. A minimum of a one-hundred-foot tangent section between horizontal curves are required unless approved by city engineer and planning commission.

Provide appropriate roadway transition taper lengths by adhering to the following formulas:

L = WS 2 /60 for speeds of forty mph or less
Length L = S × W For speeds greater than forty mph

Where:
L = Minimum length of transition in feet
S = Design speed in miles per hour
W = Width of transition in feet

Maintain minimum intersection sight distance requirements as set forth in Section 15.01.1910, Intersection Sight Distance.

L. Curbs at all intersections shall be rounded with curves meeting the following minimum requirements unless approved otherwise by the city.

MINIMUM BACK OF CURB RADIUS MEASURED AT TBC FOR VARIOUS STREET INTERSECTIONS R.O.W. Width

		62	72	84	100
R.O.W.	62	25	25	30	30
	72	25	30	30	30
	84	30	30	40	40
	100	30	30	40	40

M. All streets within the city limits will be required to be dedicated for public use except as called out otherwise in the City Code. The city engineer and planning commission may approve partial roadway improvements while preserving the standard utility placement as described in Standard Drawing Nos. 15.16 (Section 15.01.1520) and 15.17 (Section 15.01.1530).

N. Sidewalk ramps must be constructed at all street corners and other pedestrian crossings as shown in the Standard Drawing No. 15.18 (Section 15.01.1540) of these specifications.

O. Curb, gutter and sidewalks shall be installed on all proposed streets as required by the subdivision type. No bridging with soil will be permitted on curb, gutter, and sidewalk unless appropriate drainage and erosion control features (Standard Drawing No. 15.2 (Section 15.01.1380)) are implemented as approved by the city public works director.

P. Catch basins as detailed in the standard details shall be provided where required for proper street drainage. Double curb inlet boxes shall be placed on all vertical sag conditions. All storm drainage discharge shall meet or exceed current EPA quality control measures. Stormwater discharge into irrigation facilities may require approval from American Fork Irrigation Company and/or the Church of Jesus Christ of Latter-Day Saints Agricultural Farm Manager, Natural Resources Section Manager and any other downstream users.

Q. Driveway approaches meeting the minimum criteria as detailed in the American Fork City Standard Details of these Specification Sheets Nos. 15.9 (Section 15.01.1450) and 15.10 (Section 15.01.1460), shall be cut in for all driveways after initial curb placement.

R. Additional roadway widening for left turn storage, acceleration/deceleration lines, or intersection widening may be required in addition to standard roadway widths in areas as deemed necessary by the city engineer and planning commission.

S. All sidewalks shall comply with ADA standards and shall be no less than five-foot minimum width.

PART II

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this____day of_____, 2022.

MAYOR:

_____

BRADLEY J. FROST

ATTEST:

_____

TERILYN LURKER, CITY RECORDER

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/18/2022

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

Project Name: Code Text Amendment, amending Section 17.08.304 of the American Fork City code, titled Project Streets and Sidewalks.

Project Address: American Fork City

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

Type of Application:

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

Engineering Division Recommendation: Hearing, review and action amending Section 17.08.304 of the American Fork City code, titled "Project Streets and Sidewalks". This amendment allows for approval of modified street cross sections for projects where necessary to preserve the aesthetic and cohesiveness of the community. This text amendment is being done in conjunction with the revision of Section 15.01.100 "Streets".

The Engineering Division recommends APPROVAL of the proposed code text amendment.

POTENTIAL MOTIONS:

APPROVAL

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

DENIAL

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

TABLE

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

AN ORDINANCE AMENDING SECTION 17.8.304 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO PROJECT STREETS AND SIDEWALKS, AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the city;

WHEREAS, City Council desires to amend the current regulations governing project streets and sidewalks;

WHEREAS, said changes are in the best interest and general welfare of residents of American Fork;

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that:

PART I
TEXT OF ORDINANCE

SECTION 1. Section 17.8.304 of the American Fork Municipal Code shall read as follows:

<u>Sec 17.8.304 Project Streets And Sidewalks</u>

A. General requirement. All lots in the subdivision project shall be served by a street and sidewalk/pedestrian walkway system which provides safe and convenient access to each dwelling unit and adequate circulation within the project area and with adjacent projects and lands. To ensure continued adequacy and maintenance of the street and sidewalk system, title to all portions of the system shall have been previously conveyed to the city or proposed for dedication to the city as part of the plat.
B. Streets to conform to city standards—Exceptions. All streets within the subdivision project shall conform to city standards for right-of-way width and alignment and be improved in accordance with city standards. Provided, however, the planning commission may recommend and the city council may approve an exception from the adopted standard in the instance of one of the following:

    1. Existing Development. The city may approve one or more street segments having a reduced right-of-way width, which may not be reduced more than eight feet from the existing standard at the time of development, subject to the following terms, conditions and findings:
        a. A finding by the City Council, after recommendation of the Planning Commission, that because of existing development on adjacent lands a reduction in right-of-way is reasonably necessary to preserve the aesthetic and cohesiveness of the community;

b. The length of the reduced segment will not be more than eight hundred feet;
c. The reduced right-of-way width does not create a safety concern; and
d. The elements of the right-of-way are in conformance with the General Plan of American Fork and the Bike and Pedestrian Master Plan for American Fork City.

2. Partial width streets. The city may approve a subdivision project having partial width streets along one or more of the project boundaries, subject to the following terms, conditions and findings:
    a. The partial width street is located at the boundary of the proposed residential subdivision project.
    b. The partial width street will have a minimum width of right-of-way of thirty-five feet and will include the construction of all required street and utility improvements in accordance with city standards for partial width streets.
    c. The adjacent parcel is undeveloped, but it is reasonably capable of further development in a manner that will result in the remainder of the street being dedicated and improved.
    d. The partial width street will be less than four hundred feet in length and will serve as the primary vehicular access route to not more than ten residential lots.
    e. Title to the right-of-way for the partial width street will be conveyed to the city as part of a final plat dedication or other acceptable means of conveyance.

PART II

SECTION 1 – Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 – Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this____day of_____, 2022.

MAYOR:

_____

BRADLEY J. FROST

ATTEST:

_____

TERILYN LURKER, CITY RECORDER

AMERICAN FORK CITY PLANNING COMMISSION

MEETING DATE: 18th May, 2022
STAFF: Patrick O'Brien

AGENDA TOPIC: Hearing, review, and action on the preliminary and final plat for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential zone.

BACKGROUND INFORMATION		
Location:		757 North 200 East
Applicants:		Keaton Morton/Anderson Developers
Existing Land Use:		Residential Low Density
Proposed Land Use:		
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-9000
Proposed Zoning:		
Surrounding Zoning:	North	RA-1
	South	R1-7500
	East	R1-9000
	West	R1-9000

BACKGROUND:

The applicant is applying for preliminary plan and final plat approval for Beck Hillside Estates in the R1-9000 zone. The proposal consists of 12 lots intended for single-family residential development. The entire development parcel consists of 5.49 acres. The proposed plans also include a demolition plan for the demolition of existing structures on site to accommodate the future development.

<u>Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission</u>

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

b. The final plat complies with all City requirements and standards relating to large scale developments.

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

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

e. The water rights conveyance documents have been provided.

STAFF RECOMMENDATION:

The Final Plat application meets the requirements of Section 17.7.210 and staff recommends approval.

POTENTIAL MOTIONS – Preliminary Plan

Mr. Chairman, I move that we recommend approval for the preliminary plan for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential zone, subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential zone

POTENTIAL MOTIONS – Final Plat

APPROVAL

Mr. Chairman, I move that we recommend approval for the final plat for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential zone,

subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the final plat for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential zone

TABLE

Mr. Chairman, I move that we table action on the final plat for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential zone, and instruct the developer/staff to _____.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/18/2022

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. There are outstanding TRC comments that need to be addressed and components of the development as proposed which do not meet American Fork City Code.

STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

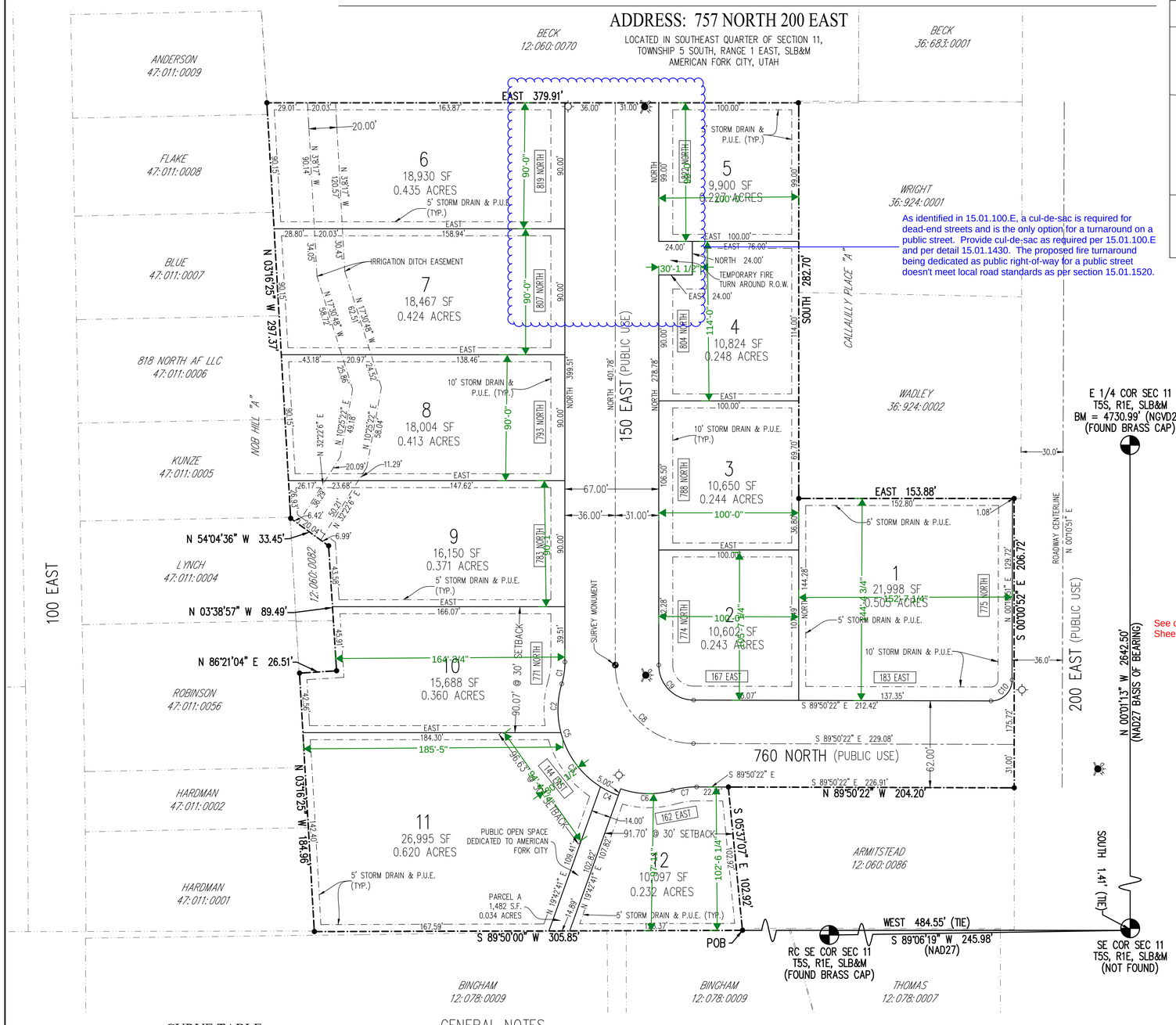
APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior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

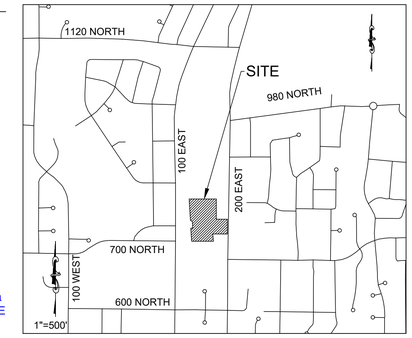
ADDRESS: 757 NORTH 200 EAST

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



As identified in 15.01.100.E, a cul-de-sac is required for dead-end streets and is the only option for a turnaround on a public street. Provide cul-de-sac as required per 15.01.100.E and per detail 15.01.1430. The proposed fire turnaround being dedicated as public right-of-way for a public street doesn't meet local road standards as per section 15.01.1520.

VICINITY MAP



TABULATIONS

ZONING CLASSIFICATION:
R1-9000
TOTAL PROPERTY ACREAGE: 5.49 ACRES
TOTAL LOT ACREAGE: 4.32 ACRES
PUBLIC OPEN SPACE: 0.03 ACRES
NUMBER OF LOTS: 12

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'

See comment on Sheet U1

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'

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 CALLAILLY 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 = 12

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.

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

_____ _____

_____ _____

American Fork City
Technical Review Committee

Engineering Division
Revise & Resubmit
bhunter 05/12/2022

Fire Department
Approved As Corrected
MSacco 05/10/2022

Planning Department:
Approved
pobrien 05/10/2022

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.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	55.00	15.87	16°31'42"	15.81	S 8°15'51" W
C2	65.00	35.28	31°5'58"	34.85	S 0°58'43" W
C3	65.00	49.10	43°16'47"	47.94	S 36°12'39" E
C4	65.00	14.11	12°26'17"	14.08	S 64°4'11" E
C5	65.00	98.49	86°49'2"	89.34	S 26°52'48" E
C6	60.00	37.78	36°4'45"	37.16	S 88°19'42" E
C7	60.00	17.31	16°31'42"	17.25	N 81°53'47" E
C8	56.00	87.81	89°50'22"	79.08	S 44°55'11" E
C9	25.00	39.20	89°50'22"	35.31	S 44°55'11" E
C10	15.00	23.61	90°10'30"	21.25	N 45°4'23" 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, EFFECTIVE DATE: 6/19/2020
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.

Add a note to the plat stating that "Storm water runoff from one lot to another shall comply with the requirements of the American Fork City Code."

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____, BY THE SEWER AUTHORITY.

_____ SEWER & WATER AUTHORITY

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	

PLAT "A"

BECK HILLSIDE ESTATES

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

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

AMERICAN FORK CODE USED TO LAYOUT SUBDIVISION

1. SECTION 15.01.100 STREETS – (9) ALL SUBDIVISIONS SHALL ABUT ON AND GAIN PRIMARY ACCESS FROM A PAVED PUBLIC STREET MEETING CITY DESIGN AND CONSTRUCTION STANDARDS. SUBDIVISIONS SHALL PROVIDE FOR THE FUTURE EXTENSION OF PUBLIC STREETS TO ALL ADJACENT PROPERTIES. A SUBDIVISION SHALL ONLY BE ALLOWED A SINGLE POINT OF ACCESS WHERE THE NUMBER OF PLANNED DWELLINGS ACCESSING FROM THE SINGLE POINT OF ACCESS IS LESS THAN 25.

2. SEC 15.14.014 INTERNATIONAL FIRE CODE ADOPTED

THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE, AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, REGULATING AND GOVERNING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF PLUMBING SYSTEMS; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES, THEREFORE; AND EACH AND ALL OF THE REGULATIONS PROVISIONS, PENALTIES AND CONDITIONS AND TERMS OF SAID FIRE CODE, IS HEREBY REFERRED TO AND ADOPTED AS THE FIRE CODE FOR AMERICAN FORK CITY. ALL APPENDICES TO THE INTERNATIONAL FIRE CODE ARE ALSO ADOPTED AS PART OF SAID CODE.

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.
5. THE DEVELOPER PETITIONS THE PLANNING COMMISSION TO ALLOW THE OMISSION OF THE RV PARKING REQUIREMENT (17.7.501.E.F)

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

LAND TABULATIONS:

TOTAL PROPERTY AREA = 239,299 S.F.
RIGHT OF WAY AREA = 48,468 S.F.
LOT AREA = 188,349 S.F.
PUBLIC OPEN SPACE (TRAIL) = 1,482 S.F.

WATER, SEWER, & STORM DRAIN DETAILS:

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

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'

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

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

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

REGISTERED PROFESSIONAL ENGINEER
5/3/22
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
2	10/07/21	REVISED PER CITY COMMENTS
3	03/03/22	REVISED PER CITY COMMENTS
4	05/02/22	REVISED PER CITY COMMENTS

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

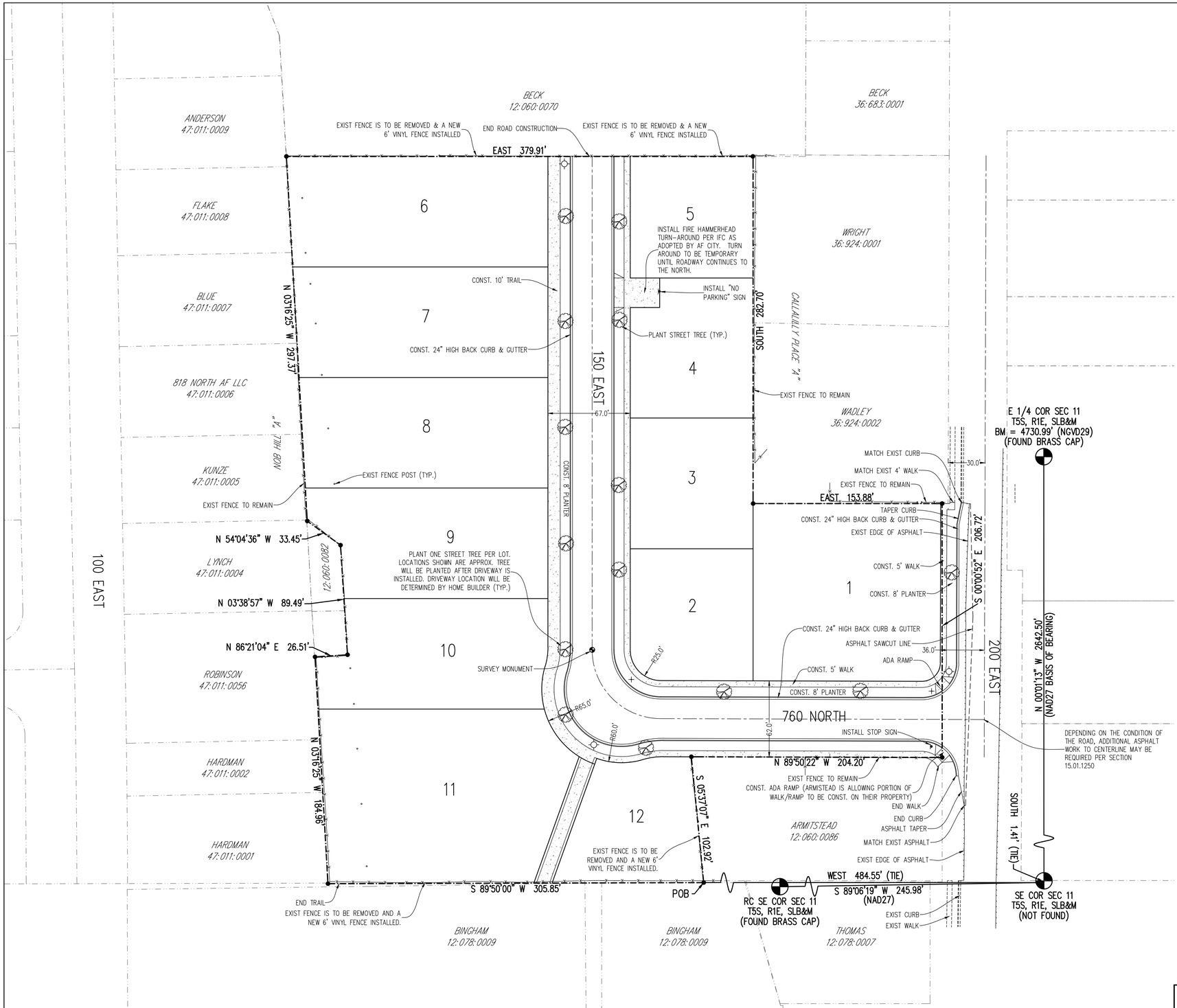
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@exceleivil.com

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



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'

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

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5/2/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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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.

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
EXIST SSMH
TOP OF 36"=4713.54
EXIST P.P.
EXIST 36" IRRIGATION PIPE
EXIST 8" GROUND DRAIN
EXIST C.B.
EXIST SUMP RIM=4681.35 APPROX. 8" FL=4665.35
EXIST FENCE TO REMAIN
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
REMOVE EXIST P.P.
TOP OF 36"=4712.64
REMOVE EXIST LANDSCAPE IRR BOX
EXIST SSMH
EXIST SSMH RIM=4680.12 IE=4669.07
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
REMOVE EXIST IRR DIVERSION STRUCTURE
SHED
REMOVE EXIST LANDSCAPE IRR BOX
EXIST CUL. SERVICE TO REMAIN
REMOVE EXIST ASPHALT SHOULDER
REMOVE EXIST BUILDING
REMOVE EXIST LANDSCAPE IRR BOX
REMOVE EXIST LANDSCAPE IRR BOXES
REMOVE EXIST IRR PIPE
ASPHALT SAWCUT LINE
REMOVE EXIST CONCRETE DITCH
EXIST F.H.
REMOVE EXIST FENCES
EXIST FENCE TO REMAIN
RELOCATE EXIST CUL. SERVICE. CAP EXIST SERVICE AT MAIN.
REMOVE EXIST P.P.
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.**
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REGISTERED PROFESSIONAL ENGINEER
5/2/22
No 270393
DAVID W. PETERSON
STATE OF UTAH

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
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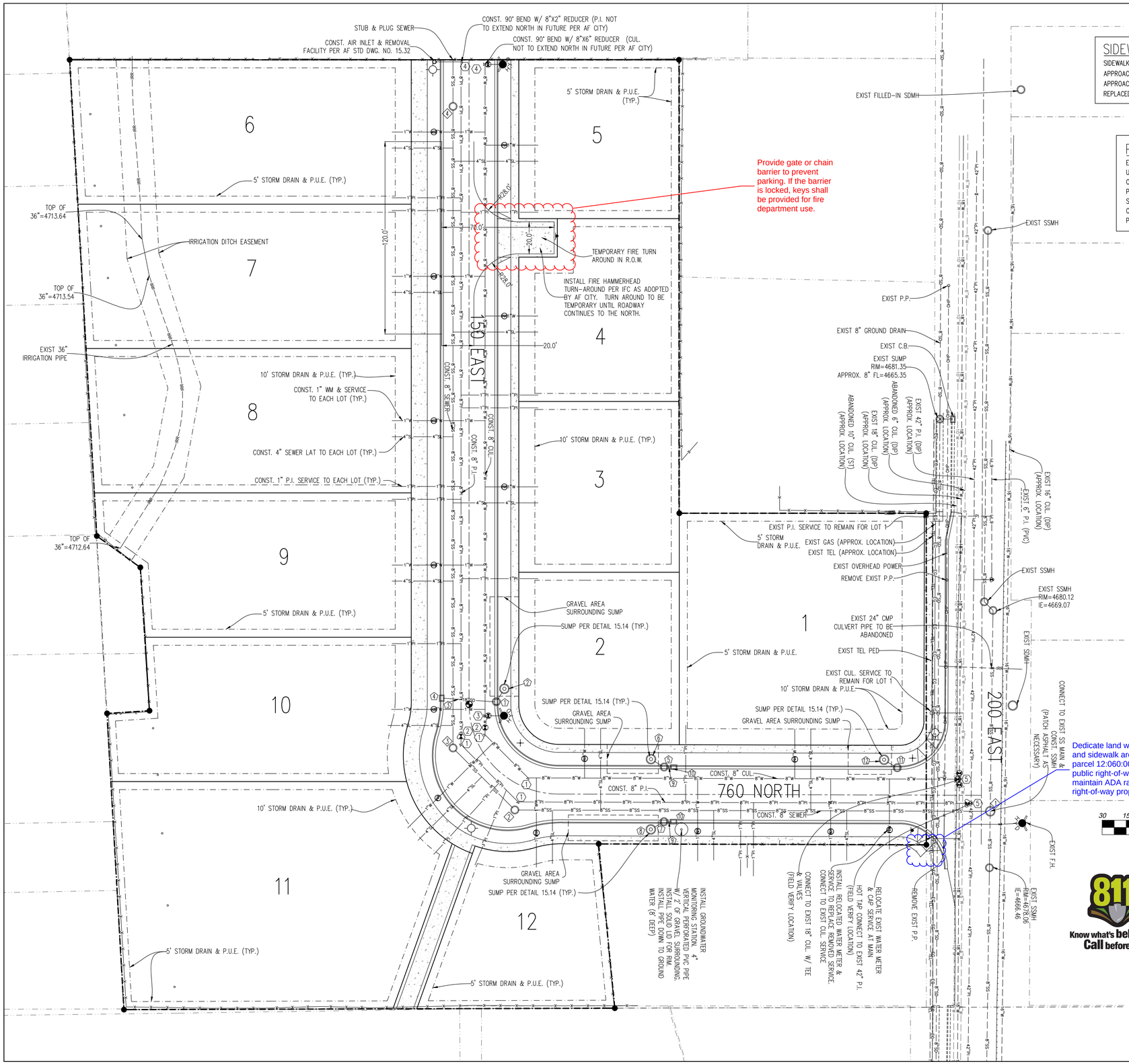
BECK HILLSIDE ESTATES

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 NOTE:

EXISTING POWER POLES SHALL BE REMOVED AND LINES BURIED UNLESS ROCKY MOUNTAIN POWER PROVIDES DOCUMENTATION THAT THE OVERHEAD POWER IS ABOVE 12,470 VOLTS. IF ROCKY MOUNTAIN POWER DETERMINES THAT THE OVERHEAD LINES ARE ABOVE THE STATED VOLTAGE & NEED TO REMAIN, ROCKY MOUNTAIN POWER WILL COORDINATE POWER POLE RELOCATION AS NEEDED. IF THE OVERHEAD POWER IS BELOW THE STATED VOLTAGE, THE LINES MUST BE BURIED.

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)

REGISTERED PROFESSIONAL ENGINEER
5/2/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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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)

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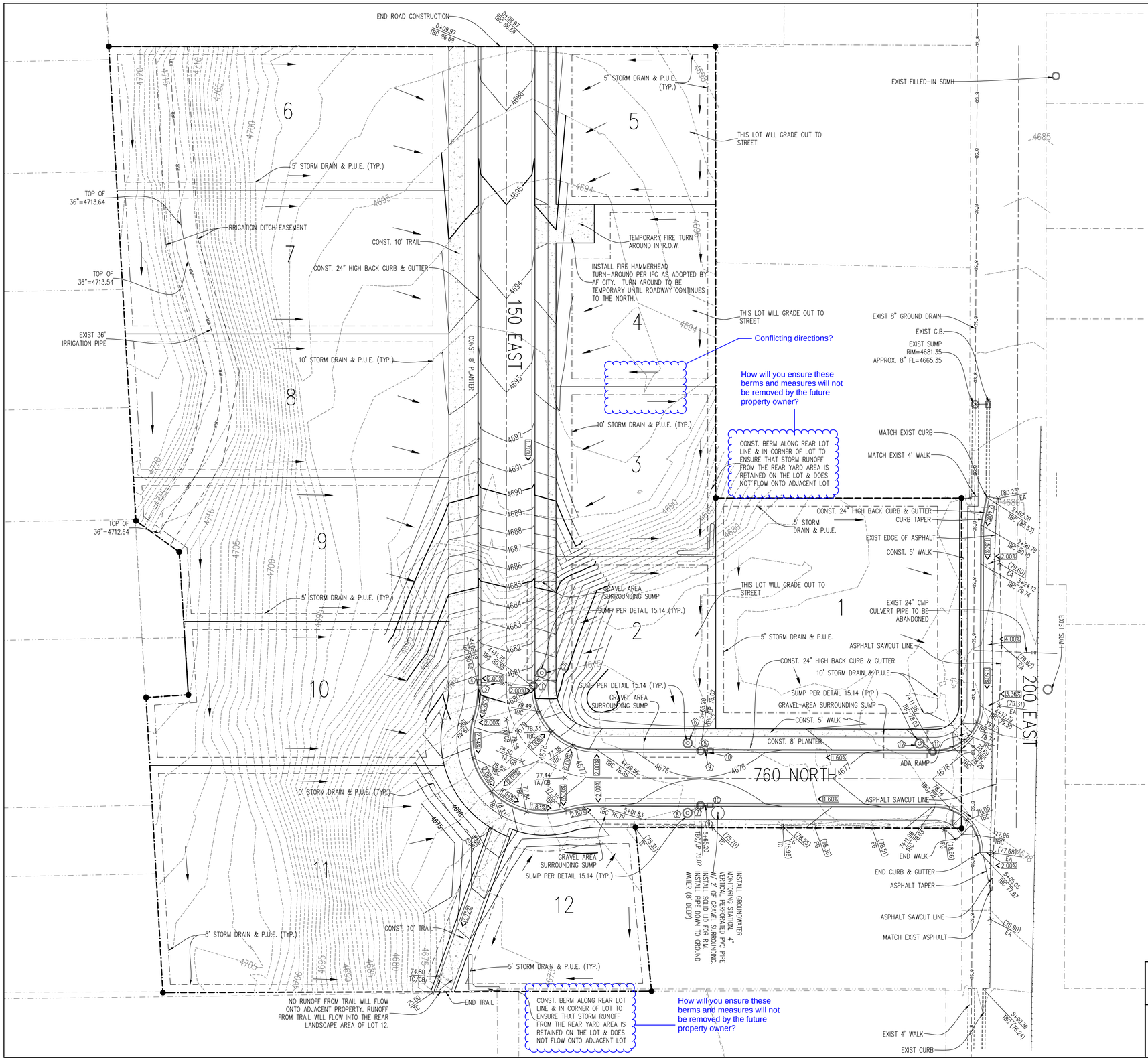
BECK HILLSIDE ESTATES

AMERICAN FORK — UTAH

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

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. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4680.53, GRATE=4680.03, 18" IE THRU=4676.50, BOTTOM OF MH=4672.75
2. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 18' WIDE X 62' LONG X 9' DEEP, RIM=4681.18 18" IE IN=4676.45, TOP OF GRAVEL=4679.1, BOTTOM MANHOLE SIDES=4672.18, BOTTOM OF GRAVEL=4677.1, ~GROUND WATER ELEV=4670 (CONNECT TO MH#1 W/ 5.0 L.F. 18" RCP @ S=1.0%)
3. CONST. 32.1 L.F. 18" RCP @ S=0.5%
4. CONST. 2'X3' CATCH BASIN, TBC=4680.66, GRATE=4680.16, 18" IE OUT=4676.66
5. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4676.02, GRATE=4675.52, 18" IE OUT=4672.02, BOTTOM OF MH=4668.27
6. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 18' WIDE X 32' LONG X 4.5' DEEP, RIM=4676.11 18" IE IN=4671.97, TOP OF GRAVEL=4674.1, BOTTOM MANHOLE SIDES=4671.61, BOTTOM OF GRAVEL=4669.6, ~GROUND WATER ELEV=4669.5 (CONNECT TO MH#1 W/ 5.0 L.F. 18" RCP @ S=1.0%)
7. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4676.02, GRATE=4675.52, 18" IE OUT=4672.02, BOTTOM OF MH=4668.27
8. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 16' WIDE X 56' LONG X 4.5' DEEP, RIM=4676.11 18" IE IN=4671.97, TOP OF GRAVEL=4674.1, BOTTOM MANHOLE SIDES=4671.61, BOTTOM OF GRAVEL=4669.6, ~GROUND WATER ELEV=4669.5 (CONNECT TO MH#1 W/ 5.0 L.F. 18" RCP @ S=1.0%)
9. CONST. 2.5 L.F. 18" RCP @ S=0.4%
10. CONST. 2'X3' CATCH BASIN, TBC=4676.03, GRATE=4675.53, 18" IE OUT=4672.03
11. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4678.03, GRATE=4677.53, 18" IE OUT=4674.03, BOTTOM OF MH=4670.28
12. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 18' WIDE X 27' LONG X 5' DEEP, RIM=4677.90 18" IE IN=4673.98, TOP OF GRAVEL=4675.90, BOTTOM MANHOLE SIDES=4672.90, BOTTOM OF GRAVEL=4670.90, ~GROUND WATER ELEV=4670.5 (CONNECT TO MH#1 W/ 5.0 L.F. 18" RCP @ S=1.0%)

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
80	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.

REGISTERED PROFESSIONAL ENGINEER 3/24/22 No. 270393 DAVID W. PETERSON STATE OF UTAH

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)

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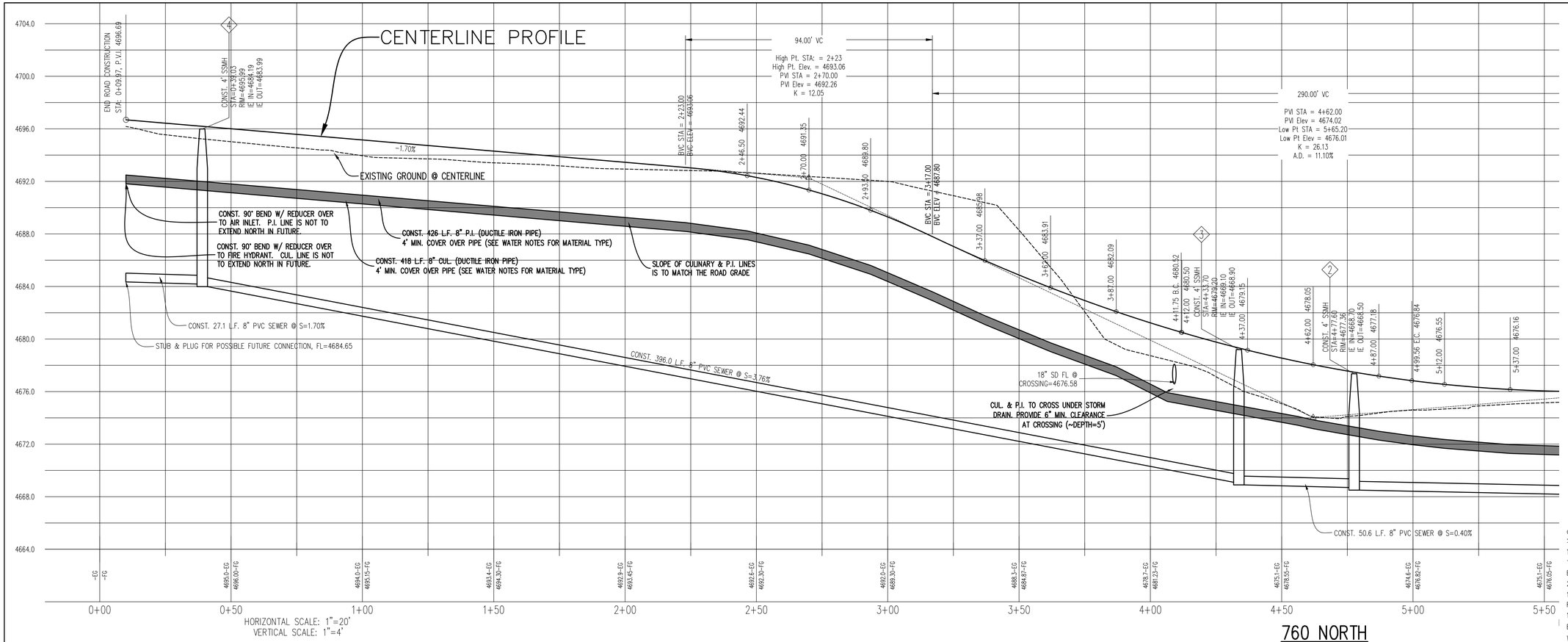
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

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

OVERALL GRADING & DRAINAGE PLAN

Scale: 1"=30'
Date: 05/24/21
G1



SEWER NOTES:

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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.
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4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

STORM DRAIN KEYED NOTES:

1. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4680.53, GRATE=4680.03, 18" IE THRU=4676.50, BOTTOM OF MH=4672.75
2. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 18' WIDE X 62' LONG X 9' DEEP, RIM=4681.18
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3. CONST. 32.1 L.F. 18" RCP @ S=0.5%
4. CONST. 2'X3' CATCH BASIN, TBC=4680.66, GRATE=4680.16, 18" IE OUT=4676.66
5. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4676.02, GRATE=4675.52, 18" IE OUT=4672.02, BOTTOM OF MH=4668.27
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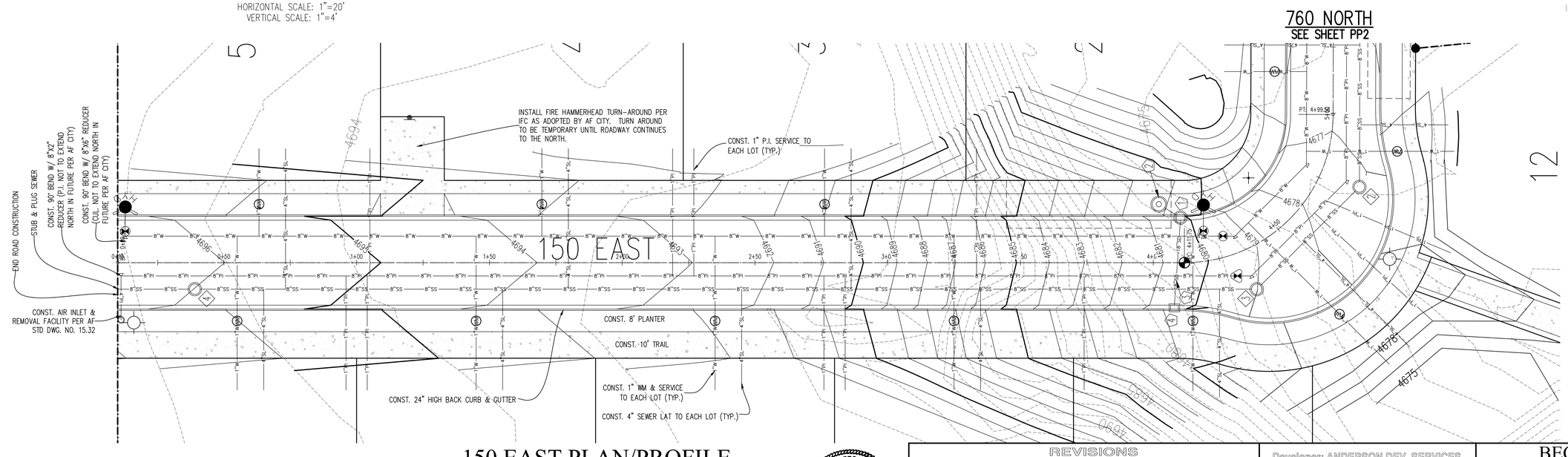
11. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4678.03, GRATE=4677.53, 18" IE OUT=4674.03, BOTTOM OF MH=4670.28
12. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 18' WIDE X 27' LONG X 5' DEEP, RIM=4677.90
18" IE IN=4673.98, TOP OF GRAVEL=4675.90, BOTTOM MANHOLE SIDES=4672.90, BOTTOM OF GRAVEL=4670.90, ~GROUND WATER ELEV=4670.5 (CONNECT TO MH#1 W/ 5.0 L.F. 18" RCP @ S=1.0%)



150 EAST PLAN/PROFILE

GRADING NOTE:

SEE GRADING PLAN FOR SPOT ELEVATIONS ALONG CURB.

20 10 0 20 40 60

Scale 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
5/9/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
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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

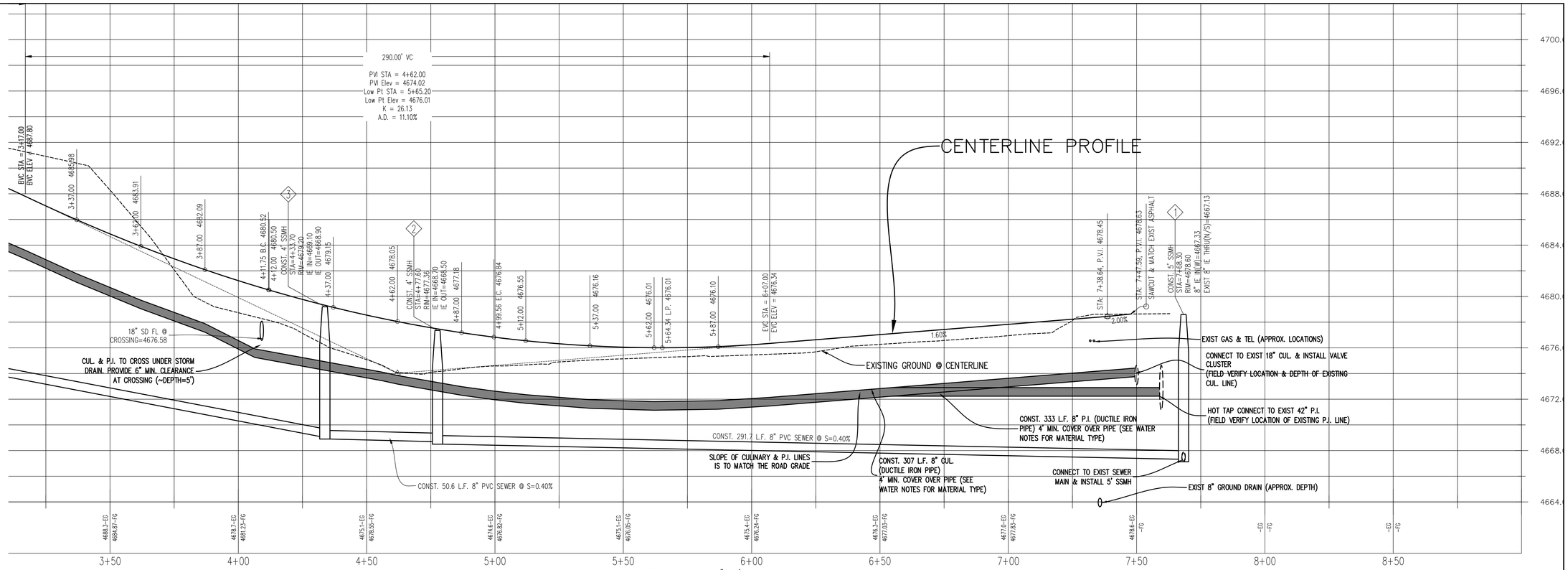
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

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

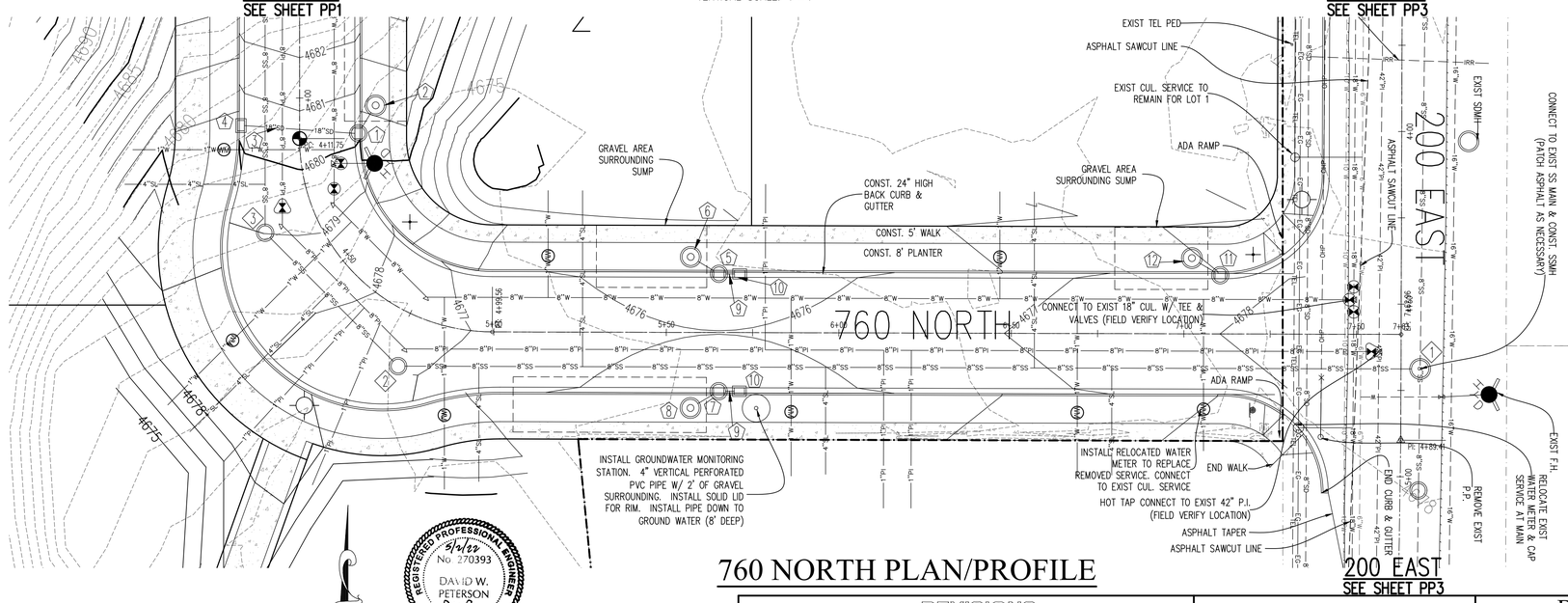
150 EAST
PLAN & PROFILE

Scale: 1"=40'
Date: 05/24/21
PP1



150 EAST
SEE SHEET PP1

200 EAST
SEE SHEET PP3



STORM DRAIN KEYED NOTES:

1. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4680.53, GRATE=4680.03, 18" IE THRU=4676.50, BOTTOM OF MH=4672.75
2. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 18' WIDE X 62' LONG X 9' DEEP, RIM=4681.18
18" IE IN=4676.45, TOP OF GRAVEL=4679.1, BOTTOM MANHOLE SIDES=4672.18, BOTTOM OF GRAVEL=4677.1, ~GROUND WATER ELEV=4670 (CONNECT TO MH#1 W/ 5.0 L.F. 18" RCP @ S=1.0%)
3. CONST. 32.1 L.F. 18" RCP @ S=0.5%
4. CONST. 2'X3' CATCH BASIN, TBC=4680.66, GRATE=4680.16, 18" IE OUT=4676.66
5. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4676.02, GRATE=4675.52, 18" IE OUT=4672.02, BOTTOM OF MH=4668.27
6. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 18' WIDE X 32' LONG X 4.5' DEEP, RIM=4676.11
18" IE IN=4671.97, TOP OF GRAVEL=4674.1, BOTTOM MANHOLE SIDES=4671.61, BOTTOM OF GRAVEL=4669.6, ~GROUND WATER ELEV=4669.5 (CONNECT TO MH#1 W/ 5.0 L.F. 18" RCP @ S=1.0%)
7. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4676.02, GRATE=4675.52, 18" IE OUT=4672.02, BOTTOM OF MH=4668.27
8. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 16' WIDE X 56' LONG X 4.5' DEEP, RIM=4676.11
18" IE IN=4671.97, TOP OF GRAVEL=4674.1, BOTTOM MANHOLE SIDES=4671.61, BOTTOM OF GRAVEL=4669.6, ~GROUND WATER ELEV=4669.5 (CONNECT TO MH#1 W/ 5.0 L.F. 18" RCP @ S=1.0%)
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10. CONST. 2'X3' CATCH BASIN, TBC=4676.03, GRATE=4675.53, 18" IE OUT=4672.03
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GRADING NOTE:

SEE GRADING PLAN FOR SPOT ELEVATIONS ALONG CURB.

REGISTERED PROFESSIONAL ENGINEER
5/4/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

760 NORTH PLAN/PROFILE

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.

REVISIONS

Rev.	Date	Description
1	08/19/21	REVISED PER CITY COMMENTS
3	03/03/22	REVISED PER CITY COMMENTS
4	05/02/22	REVISED PER CITY COMMENTS

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

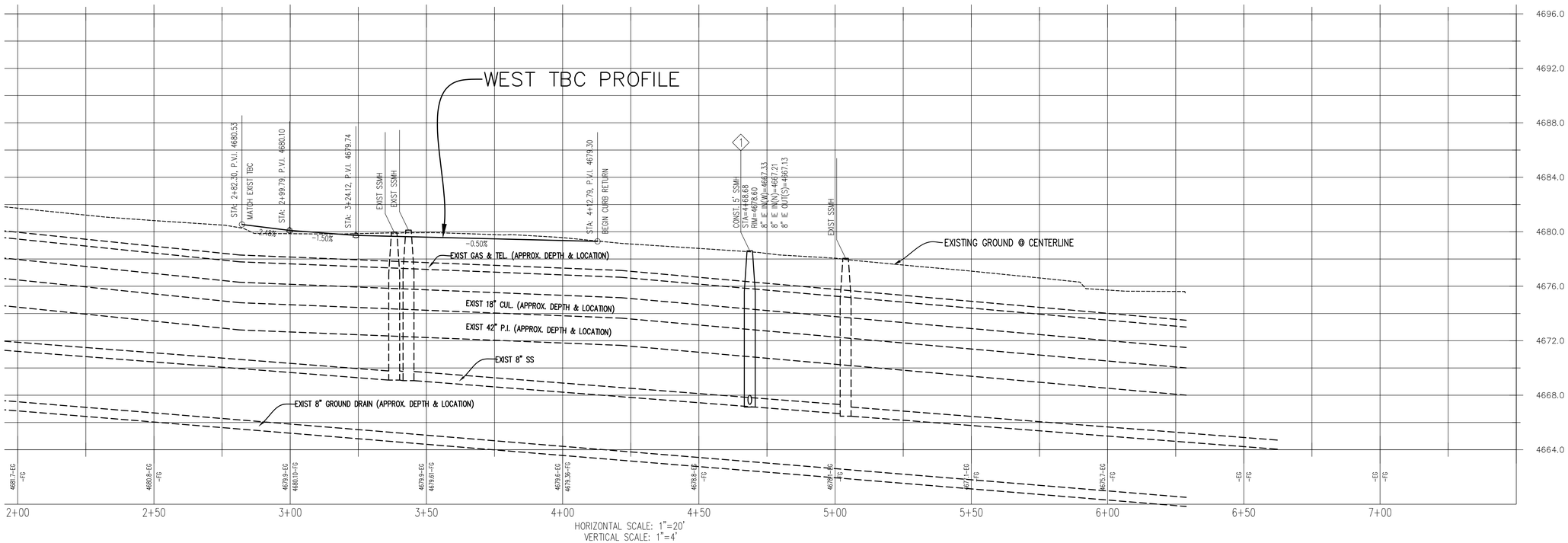
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

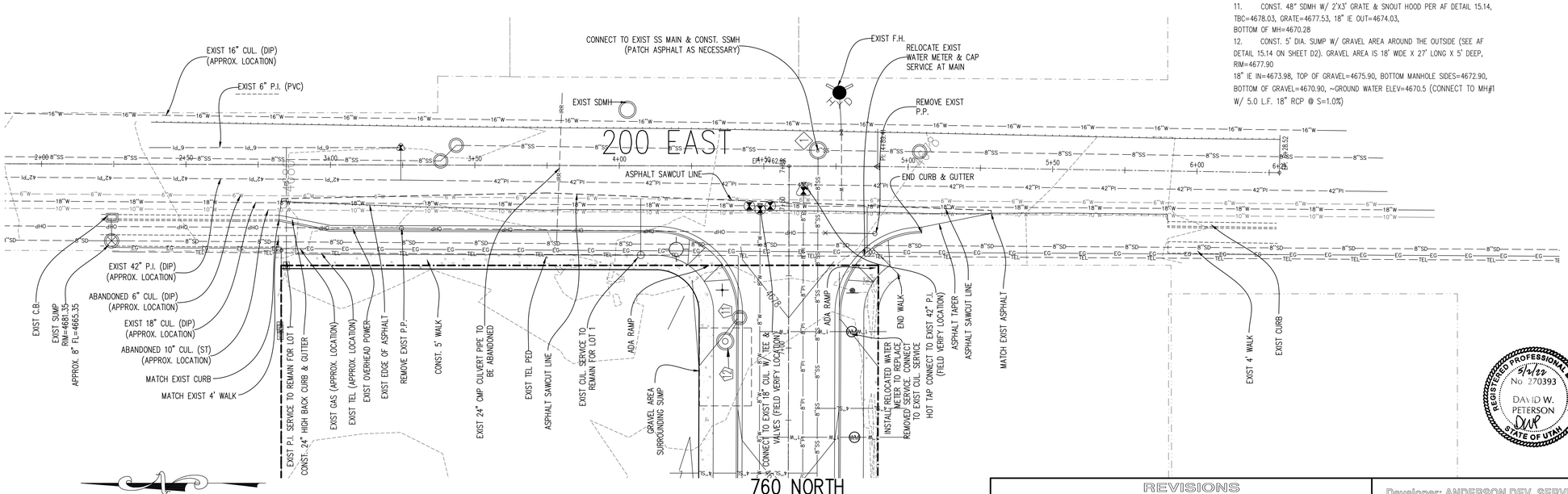
BECK HILLSIDE ESTATES
AMERICAN FORK UTAH

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

760 NORTH
PLAN & PROFILE

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





200 EAST PLAN/PROFILE

Scale 1" = 20'

GRADING NOTE:

SEE GRADING PLAN FOR SPOT ELEVATIONS ALONG CURB.

STORM DRAIN KEYED NOTES:

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4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

REGISTERED PROFESSIONAL ENGINEER
5/4/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

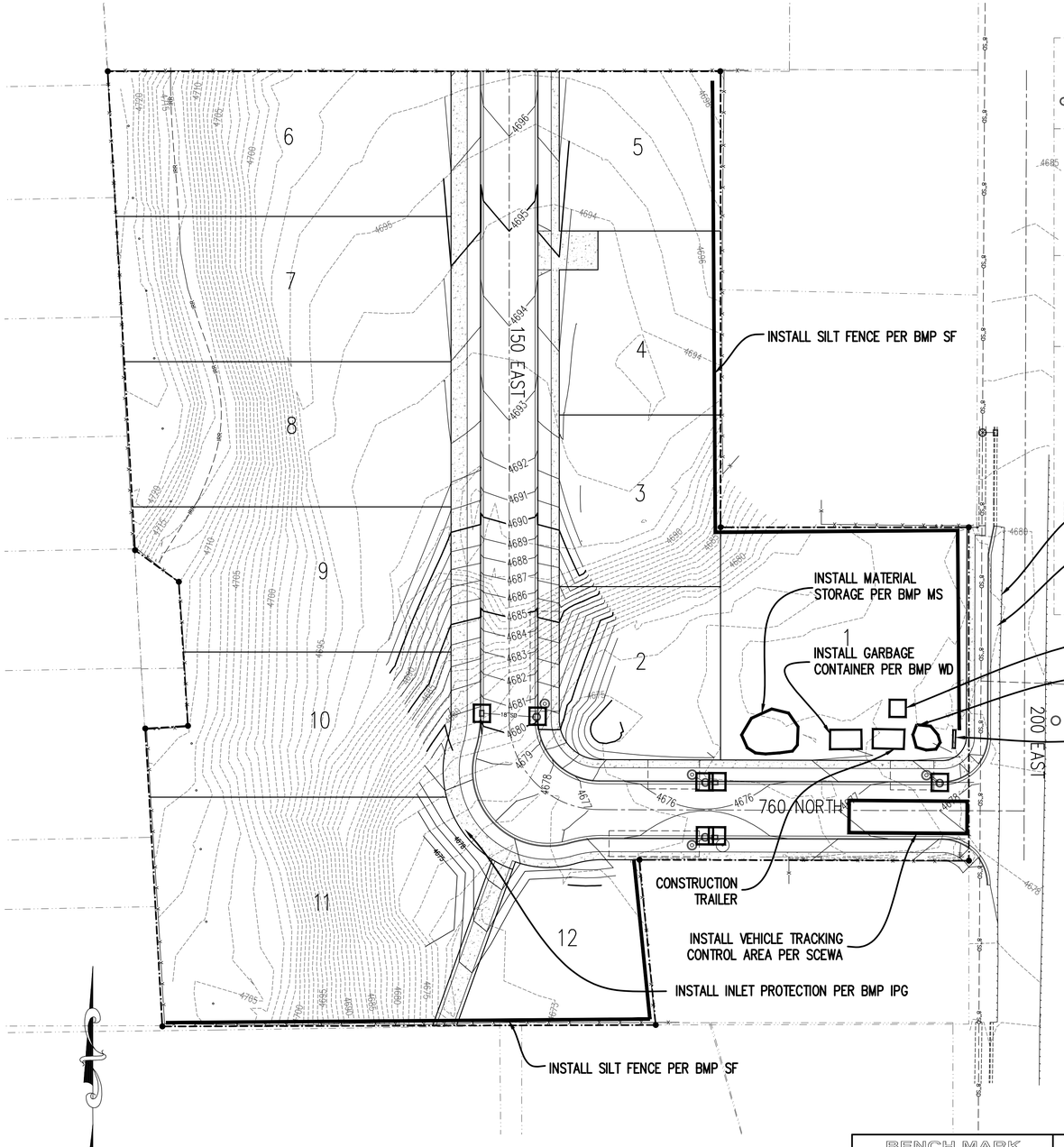
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

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."

REGISTERED PROFESSIONAL ENGINEER
5/24/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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.

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

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)

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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

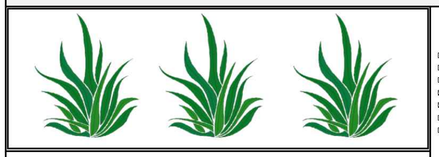
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ☒ Toxic Materials
- ■ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

- ■ 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
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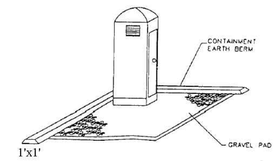
- ☐ Other Waste

- ■ 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 collections should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

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

Adapted from Salt Lake County BMP Fact Sheet

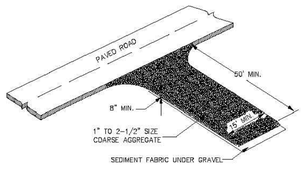
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

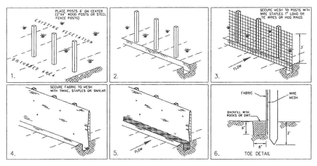
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

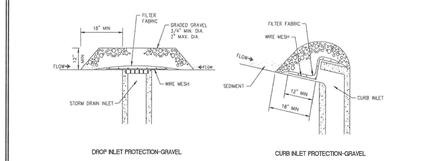
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

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

REGISTERED PROFESSIONAL ENGINEER
5/24/21
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

EXCEL ENGINEERING
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12 West 100 North, Suite 201, American Fork, UT 84003
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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.		SWP2

BMP: Concrete Waste Management — CWM

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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: BMP Inspection and Maintenance — BMPIM

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

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

Limitations:
- Availability of trained staff

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

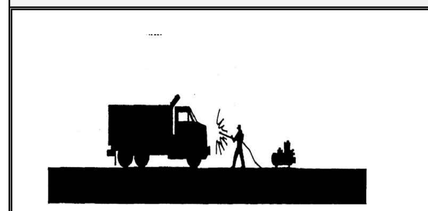
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Cleaning — VEC



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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

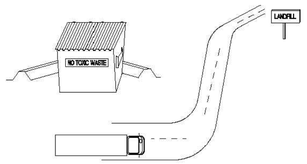
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



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

Application:
All construction sites.

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

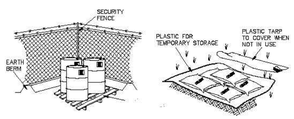
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



Description:
Controlled storage of on-site materials.

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

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

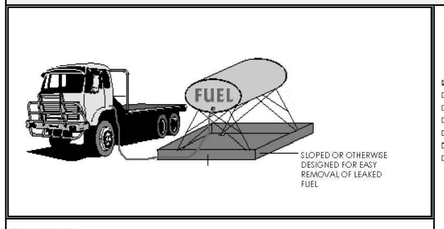
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Fueling — VEF



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

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

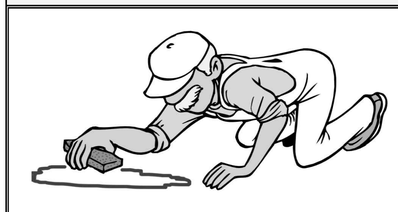
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ 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

REGISTERED PROFESSIONAL ENGINEER
5/24/21
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

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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.

7. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.

8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.

10. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.

11. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.

12. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.

14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.

2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.

4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.

6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.

7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.

2. All signing must be done following MUTCD Manual recommendations, current edition.

3. Only sand–blasting is allowed for removal of existing striping.

4. Contractor is responsible for removal of conflicting existing striping.

5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.

2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.

3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.

4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

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

PRESSURIZED IRRIGATION LINE

1. All Pressurized irrigation line materials shall be provided and installed according to current specifications of the City of American Fork, PI Department.

2. All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be C900 PVC purple pipe.

3. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. The Contractor shall submit two (2) sets of "as–built" plans, and a letter stating that the lines have been pressure tested addressed to the City of American Fork, PI Department.

4. The Contractor shall notify the City of American Fork, PI Department at (801) 404–6129 Jay Brems at least 24 hours before tapping into existing water lines.

5. All pressurized irrigation line stationing shall be based on street centerline stationing.

6. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.

7. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of pressurized irrigation service. Interruption of pressurized irrigation service shall be minimized and must be approved by the City Engineer.

8. All water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of pressurized irrigation line. Pressurized irrigation lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

REGISTERED PROFESSIONAL ENGINEER
5/24/21
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

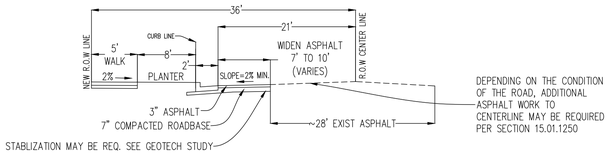
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

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

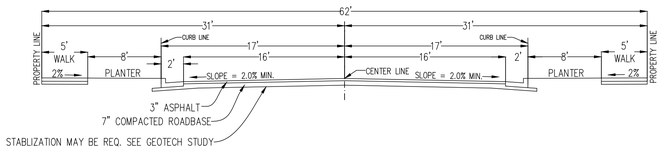
AMERICAN FORK STANDARD CONSTRUCTION NOTES

Scale: NTS
Date: 05/24/21
D1



200 EAST HALF STREET SECTION (MINOR COLLECTOR)

NOT TO SCALE

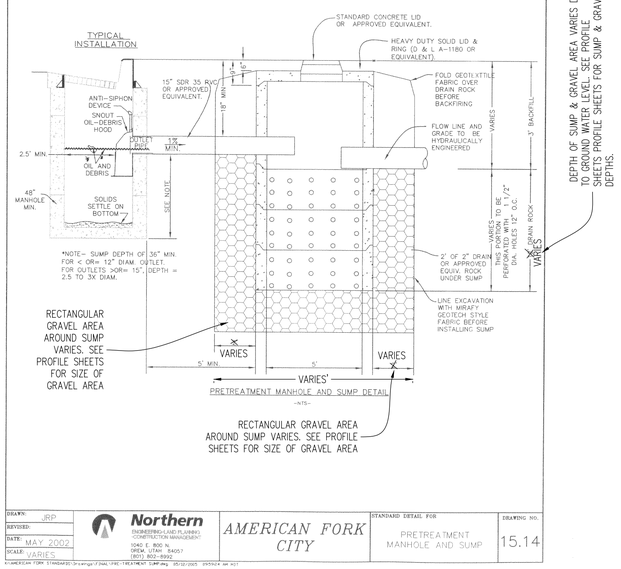


62' STREET SECTION

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.

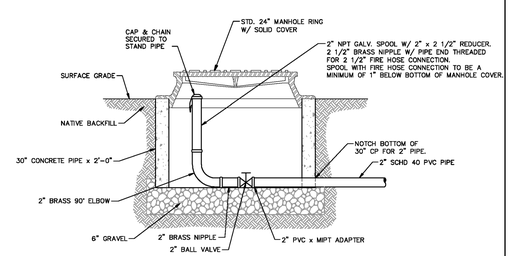


PRETREATMENT MANHOLE AND SUMP DETAIL

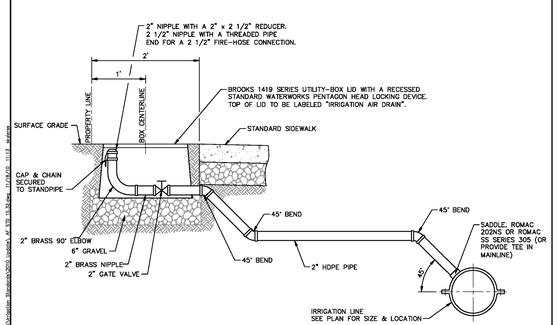
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING/LAND PLANNING/ WATER RESOURCE 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

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\PRE-TREATMENT SUMP.dwg 05/02/2025 09:50:14 am MDT



STANDARD SECTION WHERE NO STREET IMPROVEMENTS EXIST



STANDARD SECTION WHERE STREET IMPROVEMENTS EXIST

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 370 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR AIR INLET & REMOVAL FACILITY FOR SECONDARY WATER	DRAWING NO. 15.32

REGISTERED PROFESSIONAL ENGINEER
5/2/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
1	08/19/21	REVISED PER CITY COMMENTS
2	10/07/21	REVISED PER CITY COMMENTS
3	03/03/22	REVISED PER CITY COMMENTS
4	05/02/22	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

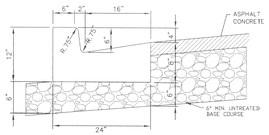
AMERICAN FORK UTAH

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

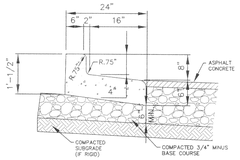
DETAILS

Scale: NTS
Date: 05/24/21

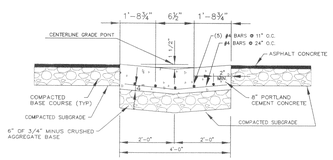
D2



TYPE E CURB & GUTTER
-NTS-

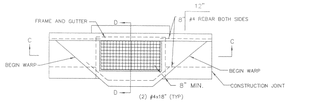


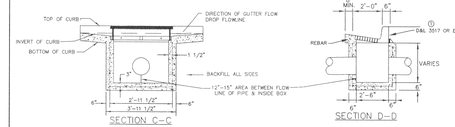
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-



4.0' VALLEY GUTTER
-NTS-

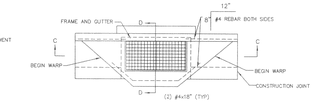
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1

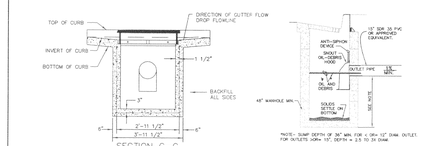




STORM DRAIN CATCH BASIN
-NTS-

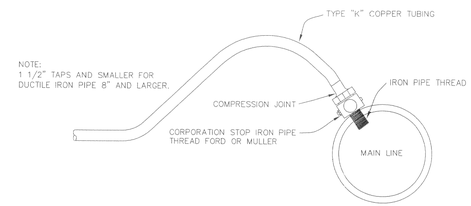
NOTE:
A POLLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.



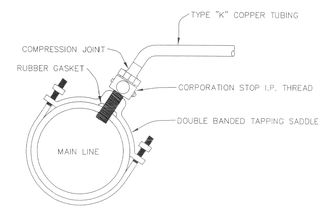


PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

DRAWN: JRP REVISED: 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

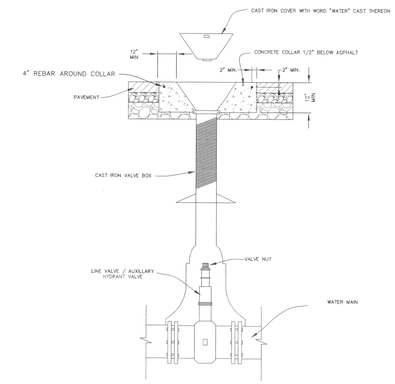


OPTION #2



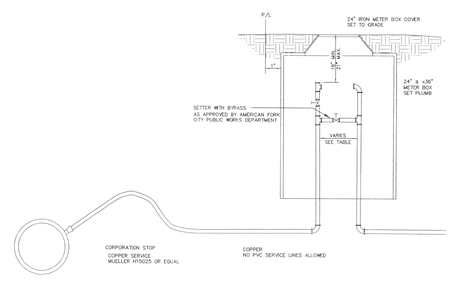
OPTION #1

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



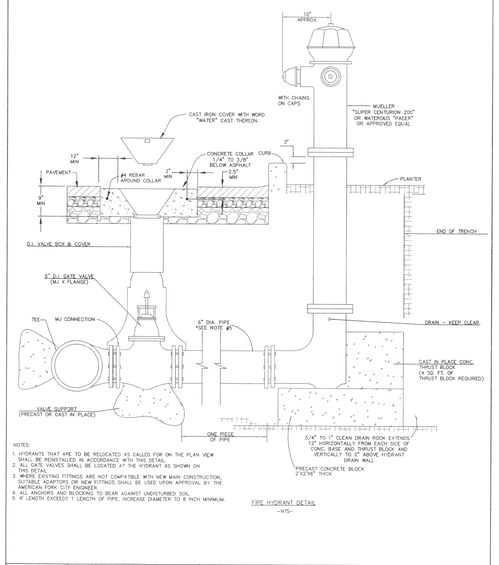
VALVE BOX DETAIL

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"

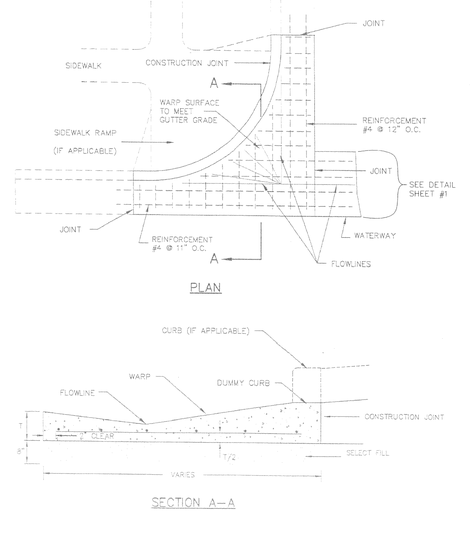
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5



NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED 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 ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE CITY WATER DEPARTMENT.
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-

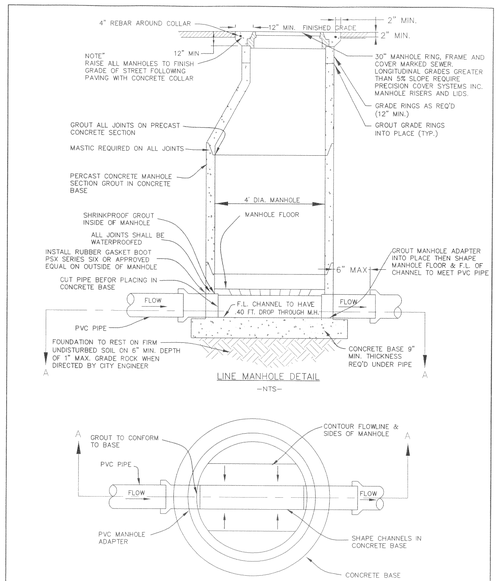
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6



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

REGISTERED PROFESSIONAL ENGINEER
5/3/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

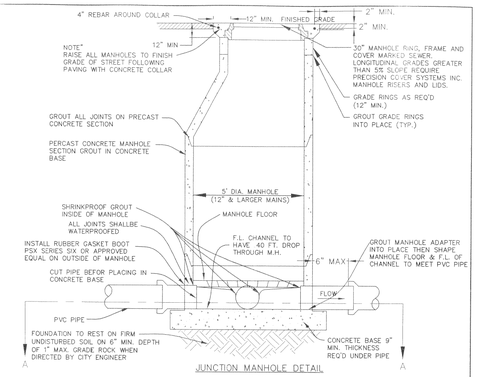
REVISIONS		
Rev.	Date	Description

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

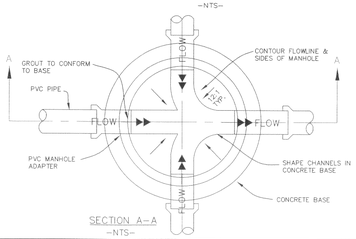
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

BECK HILLSIDE ESTATES
AMERICAN FORK UTAH

Drawn by: D.W.P.	DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 05/24/21
Checked by: D.W.P.		D3



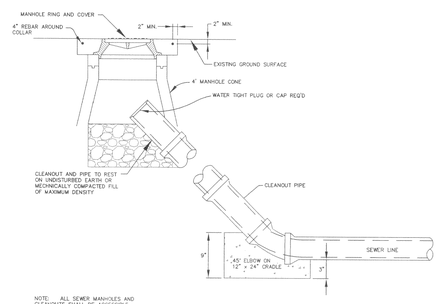
JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-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: SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

Y:\AMERICAN FORK STANDARDS\Drawings\DWG\SEWER JUNCTION MH.dwg 05/10/2005 10:04:05 AM MDT



NOTE: ALL SEWER MANHOLES AND CLEANOUTS SHALL BE ACCESSIBLE BY MAINTENANCE PUMPER TRUCK.

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				

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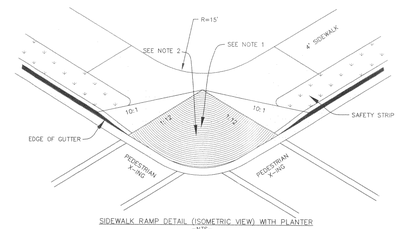
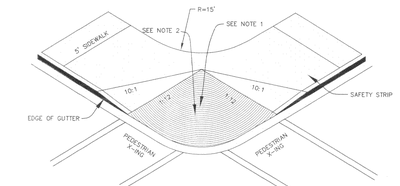


SIDEWALK RAMP DETAIL (ISOMETRIC VIEW) WITH PLANTER
-NTS-



SIDEWALK RAMP DETAIL (ISOMETRIC VIEW) WITHOUT PLANTER
-NTS-

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				

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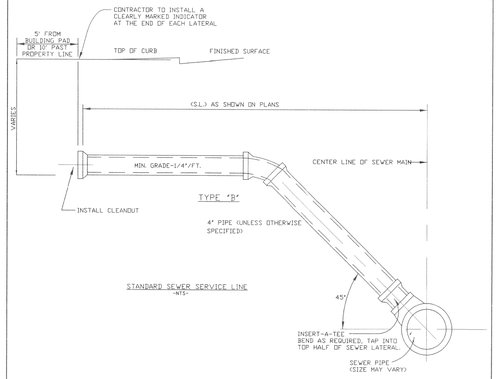

STANDARD SEWER SERVICE LINE
-NTS-

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				

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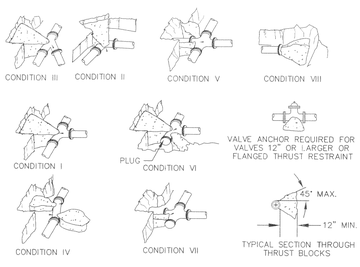

NOTES:

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				

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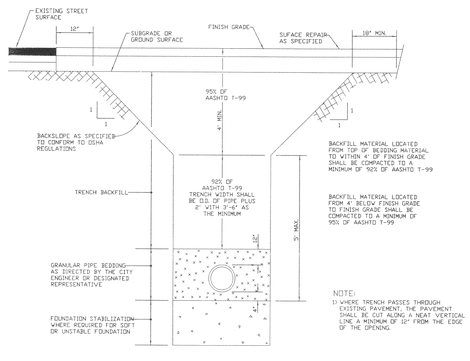

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

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				

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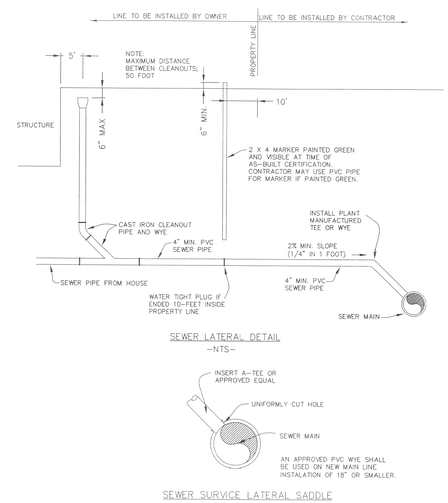

SEWER LATERAL DETAIL
-NTS-

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				

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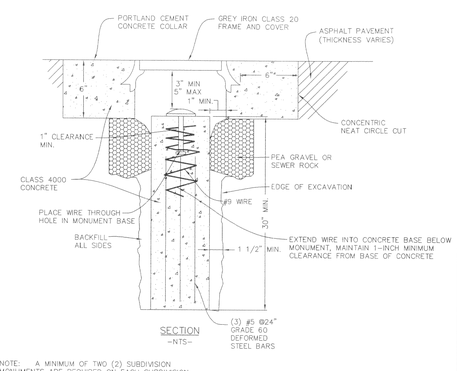
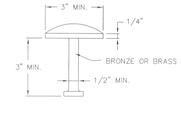


SECTION
-NTS-

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				

Y:\AMERICAN FORK STANDARDS\Drawings\DWG\MONUMENT.dwg 05/10/2005 10:03:17 AM MDT

REGISTERED PROFESSIONAL ENGINEER
5/24/05
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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.	DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 05/24/21
Checked by: D.W.P.		D4

AN ORDINANCE AMENDING REPEALING SECTION 17.1.300 OF THE AMERICAN FORK CITY CODE RELATING TO ZONING OF ANNEXED TERRITORY AND ADOPTING CHAPTER _____ RELATING TO ANNEXATION POLICIES AND PROCEDURES.

WHEREAS, the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork; and

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the city; and

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to Annexation Policies and Procedures.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that;

PART I
Text of Ordinance

1. Section 17.1.300 shall hereby be repealed.

2. Chapter _____ relating to Annexation Policies and Procedures shall read as follows:

Section _____ Purpose and Intent.

The annexation requirements specified in this chapter are intended to protect the general interests and character of American Fork City by assuring the orderly growth and development through: coordinating and planning utilities and public services; preserving open space, enhancing parks and trails; ensuring environmental quality; protecting entry corridors, view sheds and environmentally sensitive lands; preserving historic and cultural resources; creating buffer areas; protecting public health, safety, and welfare; and ensuring that annexations are approved consistent with the American Fork City General Plan. It is the intent of this ordinance to conduct annexation proceedings in accordance with Utah State law and in particular § 10-2-401 et. seq. of the Utah Code, and any other applicable federal, state, or local laws governing municipal extension. If there is any conflict between this Chapter and the provisions of the Utah Code, the provisions of the Utah Code shall dictate. When amendments are made to the Utah Code, they shall cause like amendments to this Chapter. The requirements of this Chapter are supplementary and in addition to those found in the Utah Code. Annexations are legislative matters and applicants should be aware that the City is not required to accept any petition or application for annexation, regardless of location, even if the proponent of an annexation is prepared to comply with all provisions required for annexation.

Section _____ General Annexation Requirements.

All applications for annexation must comply with the following general requirements and be consistent with the Utah State Code requirements for annexation:

A. The area must be contiguous to American Fork City;

B. The area must be a contiguous area;

C. If the annexation is by petition, the area proposed for annexation cannot create an unincorporated island or peninsula;

D. The annexation may not propose the annexation of all or part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;

E. Every annexation shall include the greatest amount of contiguous property area, which is also contiguous to the City's municipal boundaries.

Section _____ General Plan and Zoning Designation.

A. All annexations shall be consistent with the American Fork City General Plan. Consistency with the General Plan comprises all elements of the plan. If the proponent of an annexation proposes zoning or any other issue that is inconsistent with the General Plan, the proponent shall be required to apply for an amendment to the American Fork City General Plan.

B. When land is annexed into the City it shall be given a zoning designation. Annexations may include more than one zoning district, if appropriate. The City Council may assign zoning to the proposed annexation or accept the applicant's zoning proposal.

C. Existing uses may or may not be allowed in the annexation process. Animal rights, agricultural uses, and other uses, if inappropriate, may not be allowed following annexation.

Section _____ Annexation Application Requirements.

A. The proponent for annexation shall make application on a form provided by the City and pay all applicable fees. The application shall include, at a minimum, the following information:

1. An accurate annexation plat prepared and signed by a licensed surveyor. The plat shall identify each parcel included in the annexation and on each parcel label the owner's name, the tax identification number, acreage and proposed zoning. A 36 inch x 24 inch Mylar copy for recording must be submitted prior to the final public hearing before City Council;

2. A list of all parcels included on the annexation plat with tax identification numbers, acreage, names and addresses of all owners and land values as shown on the last county assessment roll;

3. For annexations by petition, a signed petition consistent with the requirements for petitions contained in the Utah State Code.

B. Proposed annexation plats must also be accompanied by an annexation impact statement consisting of the following:

1. A description of the area proposed for annexation identifying the existing land use(s) and those proposed by the petitioners;

2. Current and potential population of the area and the current residential densities and the intensity of current nonresidential uses in the area;

3. A statement of compliance with the American Fork City General Plan, including goals, policies and land use and how the proposed area, and any proposed land use(s) will contribute to the achievement of the goals and policies of the American Fork City General Plan;

4. The topography, vegetation, and other natural features present on the property to be annexed;

5. An identification of the demands for City provided facilities and services to the area proposed for annexation, at the existing and proposed land use(s), including potable water, irrigation water, wastewater, transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection.

Section _____ Annexation Procedures.

A. The sponsor must schedule a pre-application meeting with the American Fork City Planning Staff for review of the annexation request and an opinion as to whether or not the area proposed for annexation will create an unincorporated island or peninsula. If it is the opinion of staff that the proposed annexation does not create an unincorporated island or peninsula, the sponsor will be advised to proceed with their application as an annexation by petition. If the Planning Staff determines that, in their opinion, the proposed annexation creates an unincorporated island or peninsula, the sponsor will be so advised and informed of alternative procedures to request annexation by resolution, if applicable.

B. A complete application for annexation shall be filed with the City Recorder.

C. The Planning Department will schedule the annexation request on the next available Technical Review agenda.

D. City staff will review the application and prepare an annexation report for the Planning Commission and City Council. The report shall identify:

1. Potential demand for City facilities and services;

2. Consistency with the American Fork City General Plan, including the achievement of goals and policies of the American Fork City General Plan and identifying any revisions and amendments to the General Plan required by the annexation;

3. The identification of the distance from existing city utility lines to the boundary of the annexing property;

4. Zoning required or recommended;

5. Distances to public schools, parks and shopping centers for traffic generated by the proposed land uses;

6. Timetable for extending city provided utility lines and services to the area and how these services will be financed, if applicable;

E. The City Council may decide to either accept the annexation application for further review or deny the application. Denial of an application for annexation will have the effect of ending any further review of the proposed annexation. In order to have the land annexed into American Fork City, the applicant will need to resubmit the proposed annexation as a new application and satisfy each of the requirements of this Chapter including the payment of all review fees.

F. If the annexation request is accepted for further review, proper notice shall be given in accordance with the annexation requirements contained in the Utah State Code.

G. A public hearing (10-day notice) will be scheduled with the Planning Commission for review and recommendation of the proposed zoning designation for the annexation.

H. Following the Planning Commission's review and recommendation on zoning and after all required notice has been met; a public hearing will be scheduled with the City Council for final approval of the annexation, including zoning designation.

I. An annexation agreement must be signed and applicable requirements met, including any water dedication requirements, prior to annexation plat recording and ordinance publication.

J. In order to provide accurate and current address information for EMS, fire, law enforcement, and utility services, any existing homes included in the annexation shall be assigned an American Fork City address. The new address will become effective at the time the annexation plat is recorded.

Section _____ Annexation Agreement.

A. Prior to final approval of any annexation, the proponent of an annexation and American Fork City shall enter into an annexation agreement specifying the terms and conditions of the annexation. Each annexation agreement will be based on a site-specific basis and the elements of the agreement may, differ on each annexation. Because each annexation agreement may differ,

each annexation shall be processed on a case by case basis with no precedent set by previous annexation agreements.

B. Each annexation agreement shall be signed by both the Mayor of American Fork City, upon ratification by the City Council, and the proponent of the annexation. By signing the annexation agreement, both parties are agreeing to uphold the provisions of the agreement as written. Amendments to the annexation agreement may be completed only if agreed to in writing by the City Council and the applicant.

C. The items listed below are issues that may be addressed in the annexation agreement, but are not necessarily a complete list of items that may be addressed by the City Council or staff.

1. Each annexation agreement shall include a description of the property, complete with a legal description and amount of acreage;

2. Each annexation agreement shall include the designated zoning. The City Council may require actual density to be indicated in the annexation agreement, as well as the proposed development layout and provision of services. The circulation pattern for the area and alignment of other City services will be indicated to the City Council. However, approval of an annexation shall not be considered development approval. Following annexation approval, each applicant shall be required to complete the development approval process;

3. Each annexation agreement will indicate areas proposed for trails, open space, and recreation areas. The agreement will specify ownership of these areas and any proposed maintenance arrangements.

4. Each annexation agreement shall indicate the transfer and dedication of water rights or entry of a Water Conveyance Agreement. The City Council may require limits of disturbance plans to be indicated along water courses and bodies, steep slopes, wetlands, view sheds, and other environmentally sensitive areas.

6. The City Council may impose any other appropriate requirements in the annexation agreement that will mitigate potential impacts to American Fork City.

Section _____. Water Rights Conveyance Requirements.

A. All property annexed into American Fork City shall comply with Section 17.1.400, Conveyance of Water.

PART II

SECTION 1— Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 — Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 — Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this _____ day of _____, 2022.

MAYOR:

_____
BRADLEY J. FROST

ATTEST:

_____
CITY RECORDER

AMERICAN FORK CITY PLANNING COMMISSION

MEETING DATE: 18th May, 2022
STAFF: Patrick O'Brien

AGENDA TOPIC: Review and action on a final plat for Autumn Crest Plat F, located in the area of 950 East Circle 1060 North, in the R1-9000 Residential Zone.

BACKGROUND INFORMATION		
Location:		950 East Circle 1060 North
Applicants:		Patterson Homes
Existing Land Use:		Residential Low Density
Proposed Land Use:		
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Institutional Schools, Lands, and Public Facilities
Existing Zoning:		R1-9000
Proposed Zoning:		
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	S-1 Special Institutional

BACKGROUND:

The applicant is applying for the final plat approval for Autumn Crest Plat F in the R1-9000 zone. The proposal consists of 11 lots intended for single-family residential development. The entire development parcel consists of 3.91 acres. The average lot size is 12,274 S.F. The main access to the development will be from 1100 North.

<u>Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission</u>

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

b. The final plat complies with all City requirements and standards relating to large scale developments.

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

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

e. The water rights conveyance documents have been provided.

STAFF RECOMMENDATION:

The Final Plat application meets the requirements of Section 17.7.210 and staff recommends approval.

POTENTIAL MOTIONS – Final Plat

APPROVAL

Mr. Chairman, I move that we recommend approval for the final plat for Autumn Crest Plat F, located in the area of 950 East Circle 1060 North, in the R1-9000 Residential zone, subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal.

DENIAL

Mr. Chairman, I move that we deny the final plat Autumn Crest Plat F, located in the area of 950 East Circle 1060 North, in the R1-9000 Residential zone

TABLE

Mr. Chairman, I move that we table action on the final plat for Autumn Crest Plat F, located in the area of 950 East Circle 1060 North, in the R1-9000 Residential zone, and instruct the developer/staff to _____.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/18/2022

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

Project Name: Autumn Crest Plat F

Project Address: 950 East Circle 1060 North

Developer / Applicant's Name: Patterson Construction Inc.

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

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).

AUTUMN CREST PHASE 1 PLAT "F"

A RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

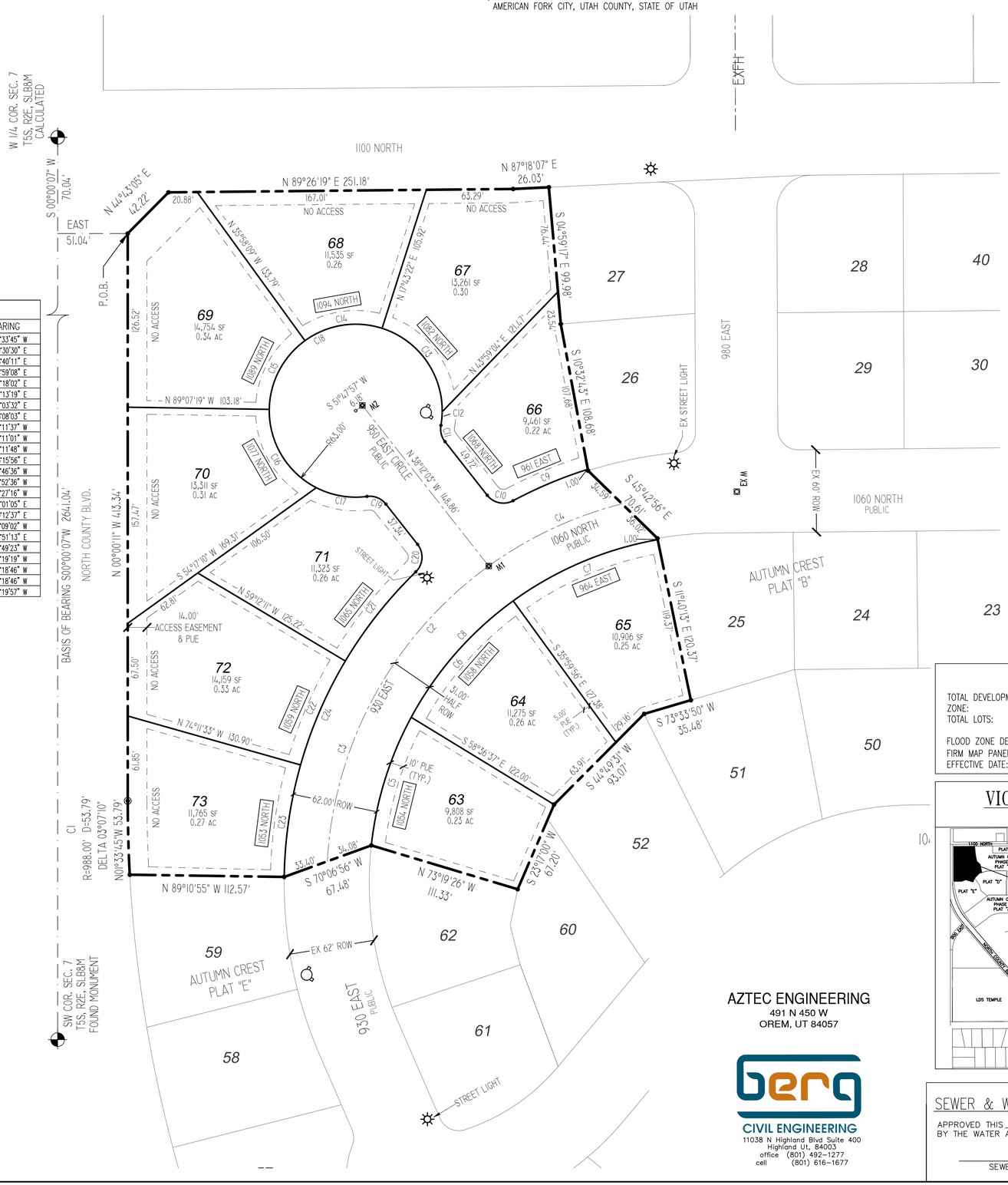
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

NOTES:

1. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL I) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL, AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	988.00	53.79	03°07'10"	53.79	N 01°33'45" W
C2	285.00	361.28	72°37'53"	337.57	N 39°30'30" E
C3	285.00	253.46	50°57'15"	245.19	N 28°40'11" E
C4	285.00	107.82	21°40'38"	107.18	N 64°59'08" E
C5	254.00	98.36	22°11'13"	97.74	N 17°18'02" E
C6	254.00	113.74	25°39'21"	112.79	N 41°13'19" E
C7	254.00	115.34	26°01'05"	114.35	N 67°03'32" E
C8	254.00	327.40	73°51'14"	305.20	N 43°08'03" E
C9	316.00	59.00	10°43'10"	59.03	S 67°11'37" W
C10	15.00	20.93	79°57'56"	19.28	N 78°11'01" W
C11	15.00	12.57	48°00'28"	12.20	N 14°11'48" W
C12	63.00	9.99	09°05'00"	9.98	N 05°15'56" E
C13	63.00	80.27	73°00'04"	74.95	N 35°46'36" W
C14	63.00	59.04	53°41'31"	56.90	S 80°52'36" W
C15	63.00	58.44	53°09'10"	56.37	S 27°27'16" W
C16	63.00	70.14	63°47'31"	66.58	S 31°01'05" E
C17	63.00	38.04	34°35'32"	37.46	S 80°12'37" E
C18	63.00	315.92	287°18'49"	74.67	S 46°09'02" W
C19	15.00	15.53	59°18'20"	14.84	S 67°51'13" E
C20	15.00	22.00	84°02'51"	20.08	S 03°49'23" W
C21	316.00	83.00	15°02'59"	82.76	S 38°19'19" W
C22	316.00	82.67	14°59'22"	82.43	S 23°18'46" W
C23	316.00	82.67	14°59'22"	82.43	S 08°18'46" W
C24	316.00	248.34	45°01'43"	242.00	S 23°19'57" W



LEGEND

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

TABULATIONS

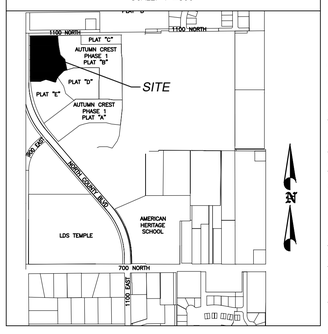
TOTAL DEVELOPMENT: 3.91 ACRES
ZONE: R-1-9000
TOTAL LOTS: 11

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

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

VICINITY SKETCH

SCALE: 1"=800'



AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057

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

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____
I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S 00°00'07" W 70.04 FEET ALONG THE SECTION LINE AND EAST 51.04 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE N 44°43'05" E 42.22 FEET; THENCE N 89°26'19" E 251.18 FEET; THENCE N 87°18'07" E 26.03 FEET; THENCE S 04°59'17" E 99.98 FEET; THENCE S 10°32'43" E 108.68 FEET; THENCE S 45°42'56" E 70.61 FEET; THENCE S 11°40'13" E 120.37 FEET; THENCE S 73°33'50" W 35.48 FEET; THENCE S 44°49'31" W 93.07 FEET; THENCE S 23°17'00" W 67.20 FEET; THENCE N 73°19'26" W 111.33 FEET; THENCE S 70°06'56" W 67.48 FEET; THENCE N 89°10'55" W 112.57 FEET TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH COUNTY BLVD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) ALONG THE ARC OF A 988.00 FOOT RADIUS CURVE TO THE RIGHTS A DISTANCE OF 53.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 03°07'10" AND A LONG CHORD BEARS N01°33'45"W 53.79 FEET), AND N 00°00'11" W 413.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.91 ACRES OR 170,138 SF

OF LOTS = 11

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

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

ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES _____ _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR _____ COUNCIL MEMBER _____
COUNCIL MEMBER _____ COUNCIL MEMBER _____
COUNCIL MEMBER _____ COUNCIL MEMBER _____

APPROVED _____ CITY ENGINEER ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNER _____ CHAIRMAN, PLANNING COMMISSION

PLAT "F"

AUTUMN CREST PHASE 1

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

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

9/3/2019

I:\My Drive\Berg Civil\2019\PAT - Autumn Crest\Final\Phase 3\AC_Final_Plat_F.dwg

N

50 0 50 100 150

SCALE 1"=50'

UNNAPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
MAY 4, 2022
REGULAR SESSION

The American Fork City Planning Commission met in a regular session on May 4, 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman Woffinden	
	Harold Dudley	
	Christine Anderson	
	Rodney Martin	
	David Bird	
	Chris Christiansen	
Absent:	Jenny Peay	
	Bruce Frandsen	
Staff Present:	Patrick O'Brien	Development Services Director
	Ben Hunter	Engineer
	George Schade	Communications Director
	Megan Crowley	Administrative Assistant
	Rebecca Andrus	Engineer
	Scott Sensanbaugher	Public Works Director
	Aaron Brems	Fire Chief
	Mat Sacco	Fire Marshall

Chairman Woffinden led the "Pledge of Allegiance"

1. Review and action on the final plat for Rockwell Ranch Block 8, located in the area 980 West 340 South, in the TOD zone.

Patrick O'Brien: This final plat is one of the last phases in the Rockwell Ranch area in TOD zone. The final plat has 8 lots and 3.5 thousand square feet of common area. Each lot has an access off 340 south, and they are all private streets. No issues from a planning perspective and we recommend approval on this.

Ben Hunter: The infrastructure for the public roadways, 350 south and 1000 west are installed and in place. Everything else on the plat is private infrastructure. We recommend approval.

John Woffinden: Any questions for Planning or Engineering from the Commission?

David Bird motioned to recommend approval of the Review and action on the final plat for Rockwell Ranch Block 8, located in the area 980 West 340 South, in the TOD zone. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

2. Hearing, review, and action on a site plan for station 52, located at 960 East 1750 North, in the Public Facilities (PF) Zone.

Patrick O'Brien: This is going to be our new fire station, station 52 for American Fork City. On the site plan we have our parking and landscaping, building plan, access, and all other planning items. They all meet the elements of the code. What's different about this, because it's a public facility and a governmental entity, there is not a set parking ratio outlined in the code. I've worked with Scott Sensanbaugher and Chief Aaron Brems going through the use for a site and identified a number parking that need to be provided to accommodate staff, public use, and the Police Department training range. Meets all elements of the code including what we think is the required parking for that lot.

John Woffinden: Engineering will you address this project?

Ben Hunter: We've been working with the architect and engineer as they've been finalizing our comments that's what stated in our engineering report. The mainline infrastructure is in place, and they meet all of the other specifications. Once they address the TRC comments we recommend approval.

David Bird: This fire station sits in the corner of American Fork, how does it access all of American Fork, or do they cover more than American Fork? Is it centrally located in that regard or is it in the corner of where you service?

Chief Aaron Brems: We hired a company to do a station location study to see what would be the most optimal. We cover Cedar Hills as well that's why we decided to put it there, to give coverage to Cedar Hills. Besides the northeast and now with the Murdock connector, we can access that. The travel time from that station covers down to 7th north of our entire city. Once we get this station built, that's the plan, 7th north in the city, including Cedar Hills, to take the pressure off of the current station. The city purchased some park ground and that is where a third one will be, down on the southwest side of the city.

David Bird: You do not initially cover Alpine unless you're called in for an emergency?

Chief Aaron Brems: Correct, we do have mutual aid with them but Alpine and Highland is covered by Lone Peak fire district.

John Woffinden: Chief Brems do you have anything else you'd like to say about your new station?

Chief Aaron Brems: We definitely need it we are the busiest fire station in the county. We have 10 guys staffed at the current station around the clock and 4 at the Cedar Hills station. The Cedar Hills station does an ok job but its tucked-on canyon road, so the response time is slowing us down. We're excited to get this new facility and put some new people in it.

Harold Dudley: About how many calls do you get a year?

Chief Aaron Brems: We will probably hit 5000 this year.

John Woffinden: For a single station, right?

Chief Aaron Brems: We don't run it completely out of a single station. Cedar Hills took about 500 of those. The way we operate is if one unit is busy, we use another one, so it overlaps the coverage.

John Woffinden: When do you hope to have this station up and running, what's the time frame?

Chief Aaron Brems: Depending on construction time, there is some lead time on some of the procurement. We've been told a year once we break ground. I'm not sure on the time frame to start, we are hoping within the next month and half.

Scott Sensanbaugher: We are confident in that. We have a follow up meeting tomorrow and I feel confident we are going to be starting very quickly.

John Woffinden: Get it going as soon as possible and move in, that the goal. Any other questions for Chief Brems?

Public Hearing Opened

No public comments

Public Hearing Closed

3. Chris Christiansen motioned to recommend approval of the Review and action on the final plat for Rockwell Ranch Block 8, located in the area 980 West 340 South, in the TOD zone. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

4. Other Business

John Woffinden: Today is International Firefighters Day, we want to thank them for their service. We want to thank the city for the Planning Commission dinner. June 1st is a Wednesday so meeting will be backed up a week our first one will be June 8th.We have to schedule it so it doesn't conflict with City Council Meeting.

Patrick O'Brien: If I can indicate what's going on the next agenda going out tomorrow. Its pretty much set in stone unless there is any other items to come in from staff. We have a hearing, review and action on the code text amendment that will amend section 15.01.100 and section 17.08.304 of the city code dealing with streets and sidewalks. That's in response to some items that came from City Council in relation to matching up with the existing cross sections for development that are on either side. We also have a hearing, review and action on an ordinance creating an annexation policy for the city. That's coming from our city attorney, Cherylyn Egner. And finally, we have a review and action on the final plat for Autumn Crest Plat F by the temple. This is their second to last phase in Autumn Crest.

Ben Hunter: Second to last plat in phase one and then they will then have phase 2

Patrick O'Brien: That seems like a short enough agenda nothing too controversial, but we will see on the night.

5. Review and action on the minutes of the April 20, 2022 Planning Commission Regular Session.

Rodney Martin moved to approve minutes April 20, 2022 Planning Commission Regular Session. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**Abstain**

The motion passed

6. **Adjournment**

Harold Dudley moved to adjourn the meeting. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

The meeting was adjourned at 7:18 p.m.