AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
JUNE 22, 2022

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on June 8 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance

2. Review and action on an accessory building located in the area of 434 N 200 W, in the R2-7500 zone

3. Hearing, review, and action on a proposed zone change from the R1-9000 zone to the Professional Office (PO-1) zone, for the property located at 1096 E 50 S

4. Hearing, review, and action on a proposed text amendment related to Section 17.7.601 of the American Fork Municipal Code.

5. Hearing, review and action on a preliminary plan and final plat for Timp Hollow Plat E Subdivision, located at approximately 1190 East 1000 North, in the R1-12,000 zone

6. Hearing, review, and action on a site plan for Cost-U-Less Carpet, located in the area of 64 N 900 W, in the General Commercial (GC-2) zone

7. Hearing, review, and action on a final plat for Barratt PUD, located in the area of 144 West Main St, in the Central Commercial (CC-1) zone

8. Hearing, review, and action for a site plan for the Barratt PUD, located in the area of 144 West Main St, in the Central Commercial (CC-1) zone

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

10. Hearing, review, and action on a proposed land use map amendment from the Residential Very Low-Density designation to Residential Low-Density designation, for the properties in the area south of the Residential Low-Density designation, between 100 W and 570 W

11. Hearing, review and action on an agreement for the Harbor Road Annexation, consisting of 85 acres and located at approximately 6500 W 6800 N

12. Hearing, review, and action on a request for variance from the required setbacks of lots located in the Stonecreek Plat H & I Development, located in the area of 1000 South 400 West in the PR-3.0 zone

13. Hearing, review, and action on a Preliminary Plan for Stonecreek Plat H & I located in the area of 1000 South 400 West in the PR-3.0 zone

14. Hearing, review, and action on a Final Plat for Stonecreek Plat H & I located in the area of 1000 South 400 West in the PR-3.0 zone

15. Review and action on the minutes of the June 8, 2022 Planning Commission Regular Session

16. Site Plan Committee Report

17. Other Business

18. Adjournment

John H. Woffinden, P.G.
Planning Commission Chairman

The order of agenda items may change to accommodate the needs of the commissioners, public and staff

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: June 22, 2022
STAFF: Cody Opperman

AGENDA TOPIC: Review and action on an Accessory Building, located in the area of 434 North 200 West in the R2-7500 Zone.

BACKGROUND INFORMATION		
Location:		434 North 200 West
Applicants:		Frank and Cyndi Buhler
Existing Land Use:		Residential Medium Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Medium Density
	South	Residential Medium Density
	East	Residential Medium Density
	West	Residential Medium Density
Existing Zoning:		R2-7500
Proposed Zoning:		N/A
Surrounding Zoning:	North	R2-7500
	South	R2-7500
	East	R2-7500
	West	R2-7500

BACKGROUND:

The applicant is applying for an Accessory Building approval, located in the area of 434 North 200 West and R2-7500 zone. The proposal consists of 1 lot intended for triple wide garage. The entire development parcel consists of 0.25 acres.

This proposal is before the Commission as Section 17.5.105 requires that: An accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission. This proposal triggers this requirement.

Sec 17.5.105 Area Of Accessory Buildings

Accessory buildings shall not be larger than an area two times the size of the footprint (foundation) of the primary structure; or cover more than twenty-five percent of the total rear yard area of a lot, whichever is less. All accessory buildings shall be of a character which is consistent and compatible with the bulk, height, style and construction materials of existing dwellings in the immediate vicinity. There shall be no signage on any portion of the accessory building and the area surrounding the accessory building shall be

landscaped. An accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission, subject to the following findings: (1) the accessory building will be incidental to the primary use of the parcel, (2) the applicant has provided adequate assurance that neither the accessory building nor any portion thereof will be used or converted for use as living or sleeping quarters (see Section 17.5.106) or for the conduct of a business (except when located in a commercial zone permitting such activity), and (3) the bulk, height, style and construction material of the accessory structure is compatible with dwellings in the immediate vicinity and will not result in an undue negative impact upon adjacent properties.

Sec 17.4.206 R-2-7,500 And R-2-7,500 (O) Residential Zone

E.2 Accessory buildings. All accessory buildings shall be located in accordance with the following:

1. Setback from main building—Front setback. Accessory buildings shall be set back not less than twelve feet to the rear of the closest rear wall of the main building, and not less than twelve feet from the closest side wall of the main building. Accessory buildings which are located twelve feet or closer to a main building shall be considered as part of the main building. Where no main building exists on a lot, a detached accessory building shall be set back not less than seventy-five feet from the front lot line.
2. Side setback—Corner lot—Side abutting a street. Accessory buildings shall be set back not less than forty feet from the side lot line which abuts on a street.
3. Side and rear setback—Interior lot line. Accessory buildings shall be set back not less than five feet from the lot line, except that no minimum side setback shall be required when all the following conditions are met:
    a. The accessory building is located more than twelve feet from an existing dwelling on the same or an adjacent lot.
    b. The accessory building contains no openings on the side contiguous to the lot line.
    c. No drainage from the roof will be discharged onto an adjacent lot.
    d. The accessory building shall have fire resistive walls rated at one hour or more.
    e. The building will not be placed on land designated as a utility easement.

POTENTIAL MOTIONS – Accessory Building

APPROVAL

Mr. Chairman, I move that we recommend approval for the Accessory Building, located in the area of 434 North 200 West in the R2-7500 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 Accessory Building, located in the area of 434 North 200 West in the R2-7500 Zone.

TABLE

Mr. Chairman, I move that we table action on the Accessory Building, located in the area of 434 North 200 West in the R2-7500 Zone, and instruct the developer/staff to _____.

Powerbilt Steel Buildings Inc

1559 Laskin Rd Virginia Beach

Sales@garagebuildings.com

(888) 234-0475

Sales: George Palacio

1559 Laskin Rd Virginia Beach

george@powerbiltsteel.com

(757) 271-4253

Building Quote
QTE-076073

Date
05/05/2022

Total
$33,339.06

CUSTOMER DETAILS

CYNDI BUHLER

Billing Address

Shipping Address

cks180@gmail.com

(801) 259-6953

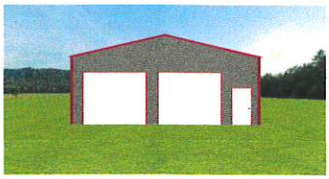
Triple Wide Garages - 30 x 55 x 16 C2C; UT

Roof Color: Barn Red

Trim Color: Barn Red

Sides/Ends Color: Quaker Gray

Wainscot Color: NA



Ready for Installation? ____ Jobsite Level? ____ Permit Required? _____ Inside City Limit? ____ Electricity Available? ____ Installation Surface? Concrete

Building Dimension	Roof Style	Gauge	Wind/Snow Rating	Distance on Center
30'W x55'L x12'H	**Vertical**	**14 Gauge**	**40 PSF Snow Load Certified**	**5 Feet**

30X55' Vertical Roof	1	**$14,090.00**
12' Height	1	**$1,695.00**
40 PSF Snow Load Certified	1	**$0.00**
3/12' Roof Pitch	1	**$0.00**
Front Wall Closed	1	**$2,660.00**
Back Wall Closed	1	**$2,660.00**
Left Closed	1	**$1,562.50**
Right Closed	1	**$1,562.50**
10x10ft Garage Door on Front	1	**$900.00**
10x10ft Garage Door on Front	1	**$900.00**
36x80in Walk-in Door on Front	1	**$350.00**
30x36in Window on Left	1	**$275.00**
30x36in Window on Left	1	**$275.00**
30x36in Window on Left	1	**$275.00**
36x80in Walk-in Door on Left	1	**$350.00**
30x36in Window on Back	1	**$275.00**
30x36in Window on Back	1	**$275.00**
30x36in Window on Back	1	**$275.00**
30x36in Window on Right	1	**$275.00**
30x36in Window on Right	1	**$275.00**
30x36in Window on Right	1	**$275.00**
36x80in Walk-in Door on Right	1	**$350.00**

30x36in Window on Left	1	**$275.00**
*30x36in Window on Right	1	**$275.00**
Ground Certification	1	**$1,400.00**
Ends Connection Fees	1	**$120.00**
Dealer Discount	1	**$743.75**
Document Fee : $5.00		

NOTES

Sub Total:	**$31,625.00**
Sales Tax (7.25%)	**$2,292.81**
Additional Charges	**$5.00**
Grand Total	**$33,339.06**

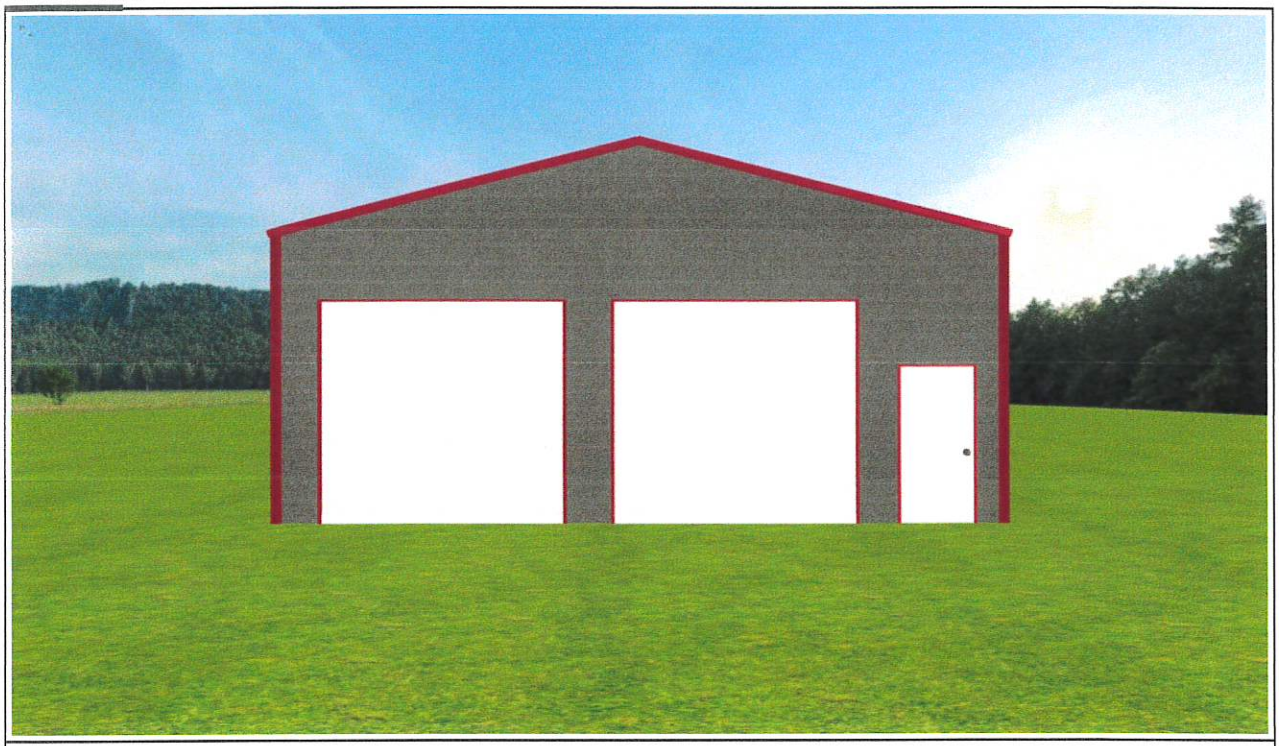
Pay Now

Downpayment	**$4,160.00**

Balance Due

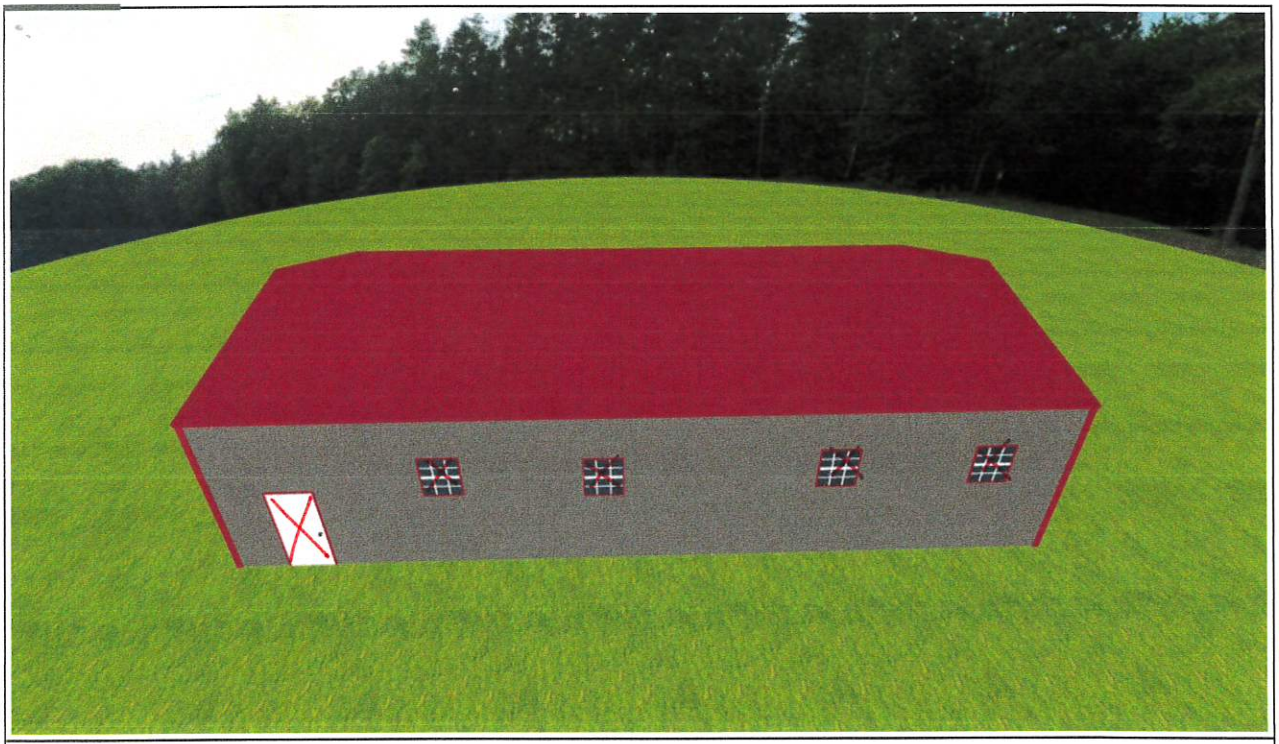
Upon Installation	**$29,179.06**

BUILDING VIEW



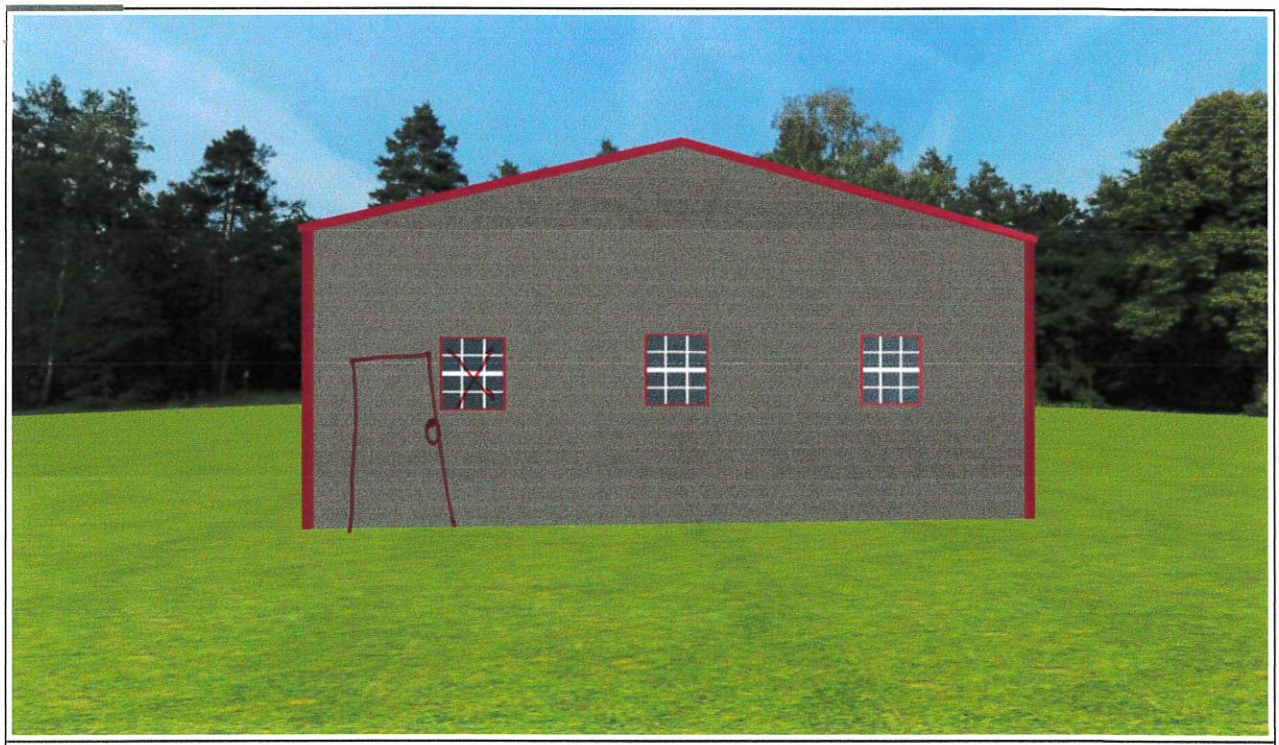
VIEW IMAGE 1

BUILDING VIEW



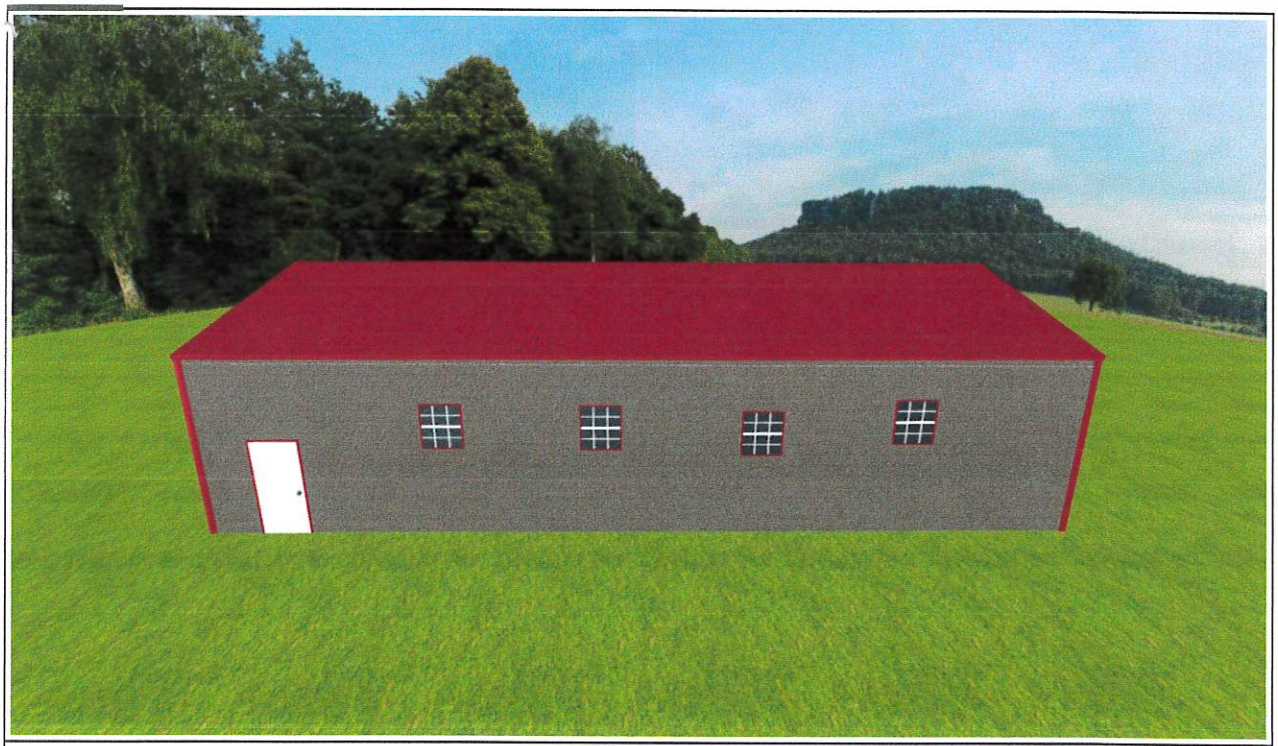
VIEW IMAGE 2

BUILDING VIEW



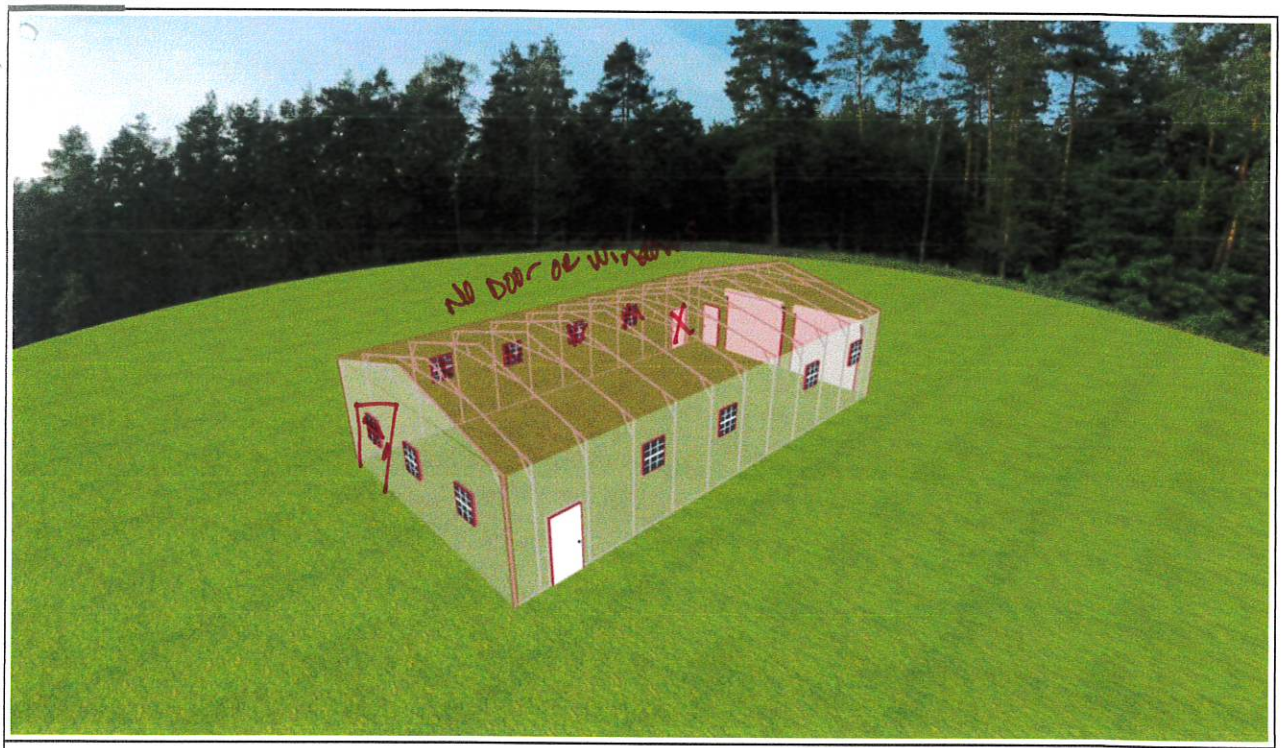
VIEW IMAGE 3

BUILDING VIEW



VIEW IMAGE 4

BUILDING VIEW



VIEW IMAGE 5

No Door or windows on South Side

additional Door w/2 windows on East Side

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: June 22, 2022
STAFF: Patrick O'Brien, Cody Opperman

AGENDA TOPIC: Hearing, review, and action on a proposed zone change from the R1-9000 zone to the Professional Office (PO-1) zone for the property located at 1096 East 50 South

BACKGROUND INFORMATION		
Location:		1096 East 50 South
Applicants:		Rosser Real Estate LLC
Existing Land Use:		Professional Office
Proposed Land Use:		N/A
Surrounding Land Use:	North	Professional Office
	South	Professional Office
	East	Professional Office, Pleasant Grove Territory
	West	Professional Office
Existing Zoning:		R1-9000
Proposed Zoning:		PO-1
Surrounding Zoning:	North	PO-1
	South	R1-9000
	East	R1-9000, Pleasant Grove Territory
	West	R1-9000

BACKGROUND:

The applicant is applying for a Zoning Change to the PO-1 zone for a property located in the R1-9000 zone.

The current land use for the property is already identified as Professional Office. This zoning request would bring the overlying zoning into conformity with the underlying land use and the land use plan.

POTENTIAL MOTIONS – Zoning Change

APPROVAL

Mr. Chairman, I move that we recommend approval of the proposed zone change from the R1-9000 zone to the Professional Office (PO-1) zone for the property located at 1096 East 50 South

DENIAL

Mr. Chairman, I move that we deny the Zoning change from the R1-9000 zone to the Professional Office (PO-1) zone for the property located at 1096 East 50 South

TABLE

Mr. Chairman, I move that we table action on the Zoning change request for the property located at 1096 East 50 South and instruct the developer/staff to _____.

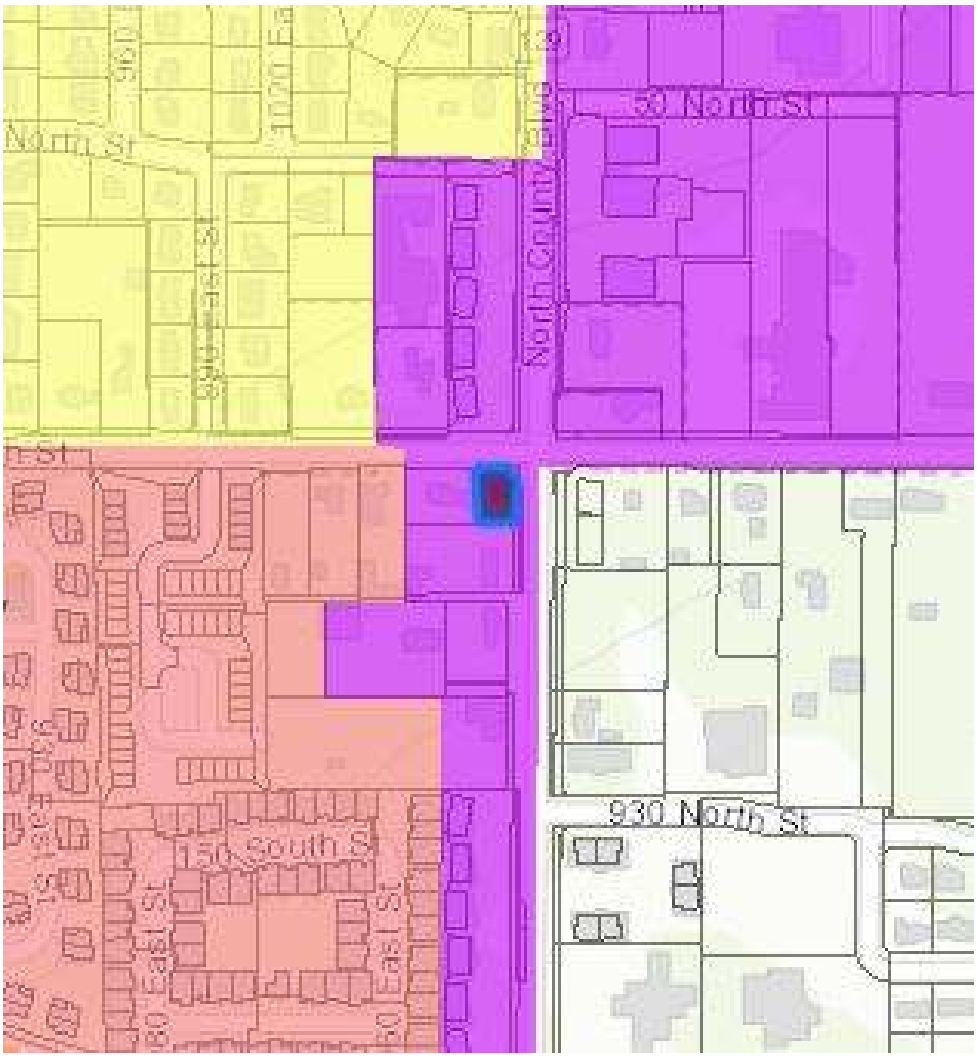


Figure 1. Land Use Types. Red = Residential High Density. Purple = Professional Office. Yellow = Residential Low Density

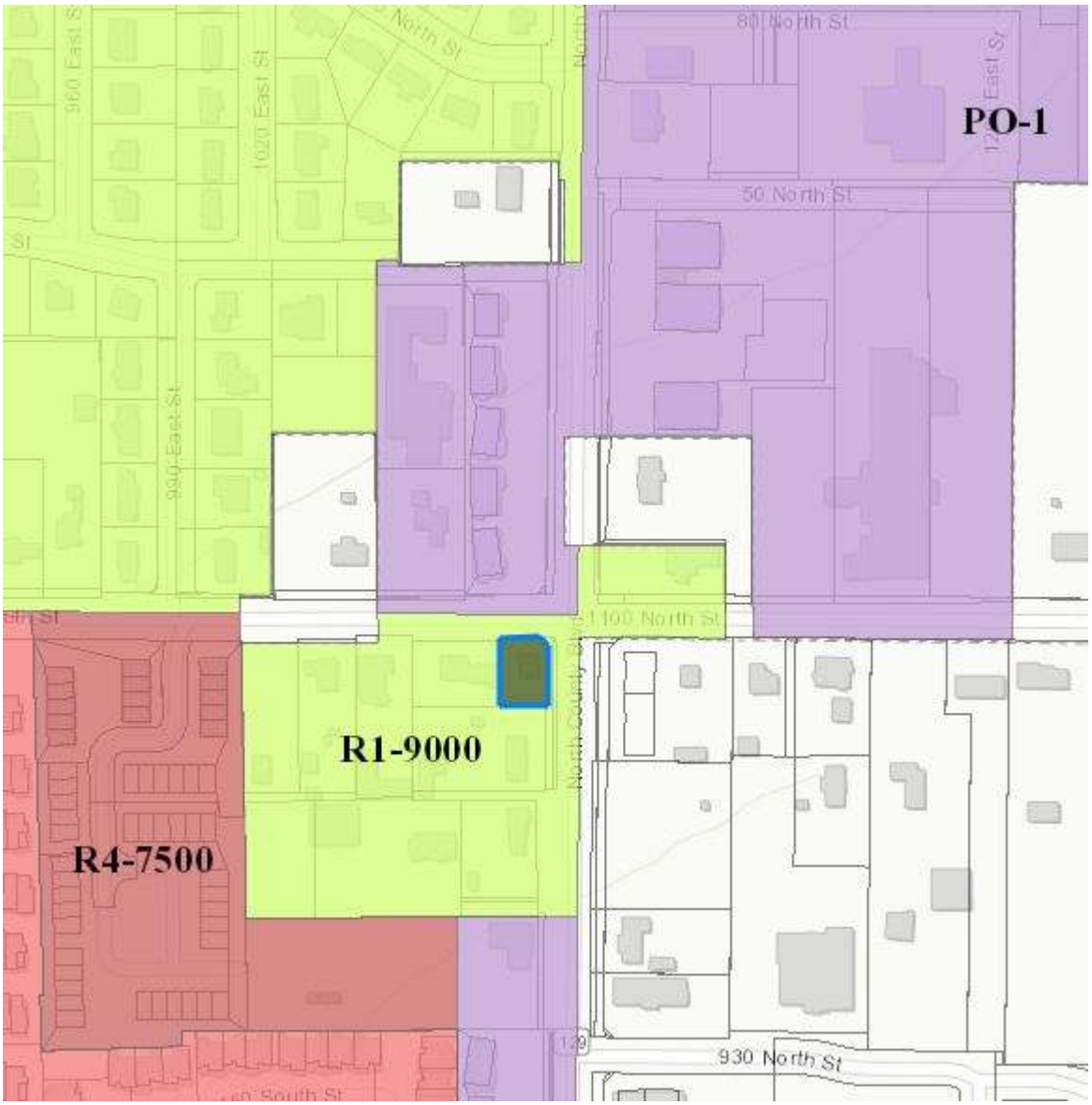


Figure 2. Zoning Types.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/22/2022

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: Kristie Rosser

Project Address: 1096 E 50 S

Developer / Applicant's Name: Kristie Rosser

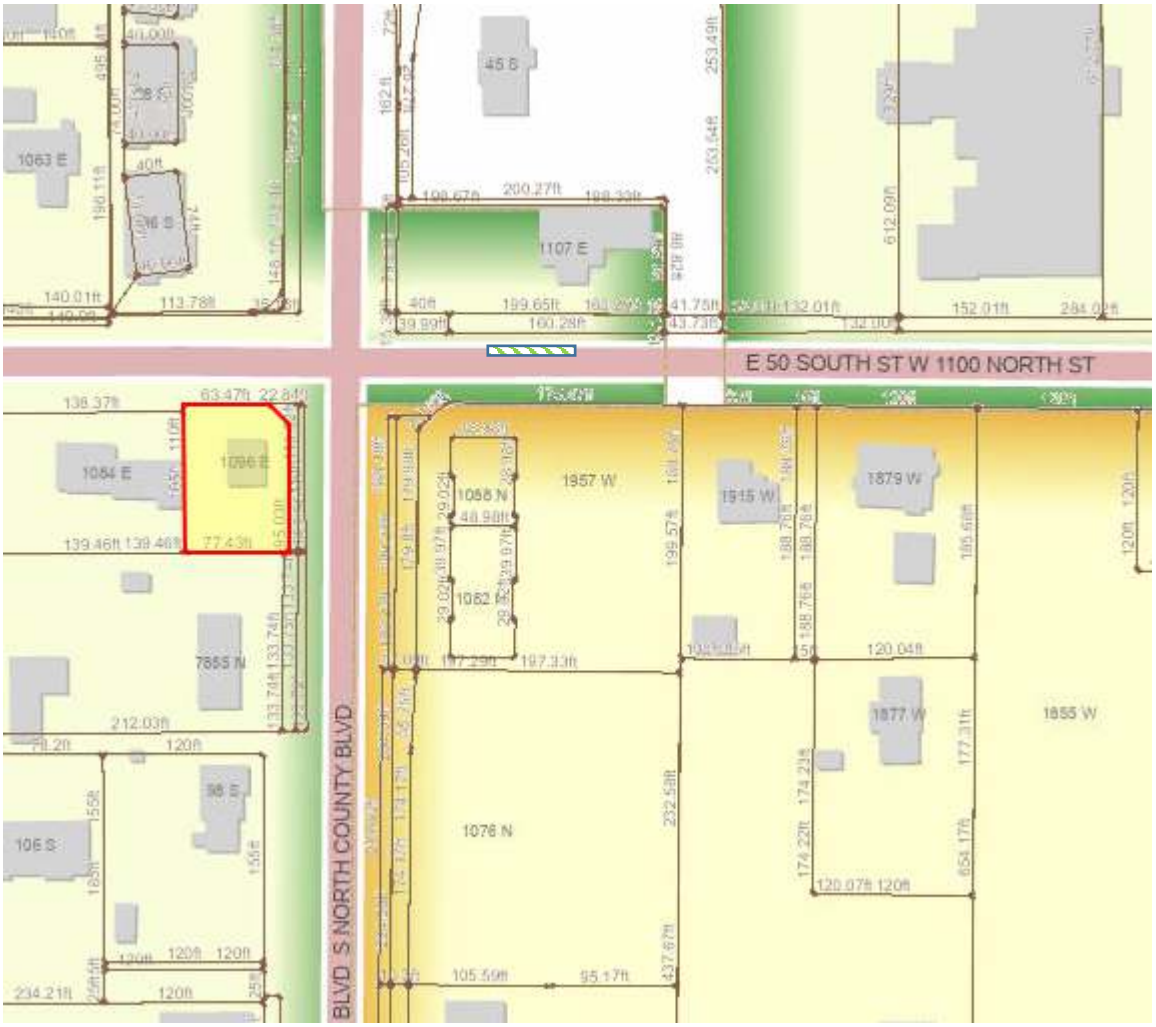
Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. Meet the 84 feet Right-of-Way standard for the city transportation master plan (legacy Major Collector).
2. Additional 6.5 feet from this parcel on the South side of E 50 South right of way line shall be dedicated to the City at no cost to the City as a condition of this zone map amendment. Right-of-way dedication shall be shown on a subdivision plat that is submitted to the city for review within 60 days of the approved zone change or shall be deeded to the city by deed within 60 days of the approved zone change.

Project Map:


E 50 SOUTH ST W 1100 NORTH ST
BLVD S NORTH COUNTY BLVD
1063 E
1107 E
1084 E
1096 E
1957 W
1915 W
1879 W
1877 W
1855 W
1076 N
1066 N
1062 E
1055 N
106 S
1096 S

ORDINANCE NO. 2022-___-____

AN ORDINANCE AMENDING SUBSECTION 17.7.601(B) OF THE AMERICAN FORK CITY CODE RELATED TO PLANNED COMMERCIAL DEVELOPMENT PROJECTS 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, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the Planned Commercial Development Projects.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

PART I
TEXT OF ORDINANCE

Section 1. Section 17.7.601(B) shall be amended as follows:

B. Allowed uses. Each planned commercial development project may include one or a combination of the following:

1. General retail stores and shops providing goods and services for sale to the public in the customary manner. Also manufacturing and processing activities which are an integral part of and incidental to a permitted retail establishment. Provided, however, that the following activities shall be specifically excluded.
    1. Sexually oriented businesses.
    2. Body art establishments.
2. Office buildings, but not including office/warehouse structures.
3. Sales establishments for automobile, light truck, boat and recreation vehicle, with or without outside display lots, but not including the display or sale of construction and earth moving and processing equipment. Also, appurtenant structures utilized for servicing or repair of the products sold, when included as an integral part of the sales activity.
4. Retail and service commercial/warehouse structures.
5. Hotels and motels.
6. Eating establishments including food drive-ins.
7. Laundries and dry cleaning establishments - self-help and commercial.
8. Motor fuel dispensing stations (gas stations)- retail only.
9. Movie theaters, bowling alleys, recreation centers, health/fitness establishments, dance studios and buildings occupied by uses determined by the city council to be similar to uses

specifically allowed in the zone and which will harmonize with the intent of the GC-2 general commercial zone.

10. Free-standing project identification signs, in accordance with the applicable provisions of Section 17.5.128.
11. Accessory signs in accordance with the applicable provisions of Section 17.5.128.
12. Ancillary commercial structures when so provided for on the site plan and/or when approved in accordance with the provisions of Section 17.6.105.
13. Pre-schools and day care nurseries, subject to approval of a site plan.
14. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
15. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
16. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.
~~16.~~17. Automatic Car Wash limited to use between the hours of 07:00-21:00 (7 am-9 pm)

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.

_____
Bradley J. Frost
American Fork City Mayor

ATTEST:

_____
Terilyn Lurker
City Recorder

AMERICAN FORK CITY **MEETING DATE:** June 22nd, 2022
PLANNING COMMISSION **STAFF:** Patrick O'Brien

AGENDA TOPIC: Hearing, review and action on a preliminary plan and final plat for Timp Hollow Plat E Subdivision, consisting of 7 lots, located at approximately 1190 East 1000 North, in the R1-12,000 zone

BACKGROUND INFORMATION					
Location:		1190 East 1000 North			
Applicants:		Ryan Bybee/Cadence 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	Residential Low Density			
Existing Zoning:		R1-12000			
Proposed Zoning:					
Surrounding Zoning:	North	R1-12000			
	South	R1-12000			
	East	R1-12000			
	West	R1-9000			
Land Use Plan Designation:		Residential Low Density			
Zoning within Land Use Plan Designation?		X	Yes		No

Background

This relates to lots 63-69 of the Timp Hollow Development. The development is accessed from 1100 Nort, and the lots within this plat are directly accessed from the Candy Lane (1070 North) Cul-de-Sac. This was previously approved by Planning Commission on March 16th, however, some changes have been made that relate to engineering items such as the cross section of the road way. No other planning issues were identified in this review.

Consistency with the Land Use Plan

The Land Use Plan designates this area as Residential Low Density. The proposed plat and zoning comply with the Land Use Plan designation; therefore, the proposal is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

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

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.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the application for final plat approval, the following findings of fact are offered for consideration:

1. Timp Hollow Plat E complies with Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

2. Timp Hollow Plat E meets the criteria as found in Section 17.8.211 of the Development Code.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat for Timp Hollow Plat E, subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat for Timp Hollow Plat E.

TABLE

Mr. Chairman, I move that we table the final plat of Timp Hollow Plat E.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/22/2022

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: Timp Hollow Plat E Subdivision

Project Address: 1190 East 1000 North

Developer / Applicant's Name: Cadence Homes

Type of Application:

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

Project Map:



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

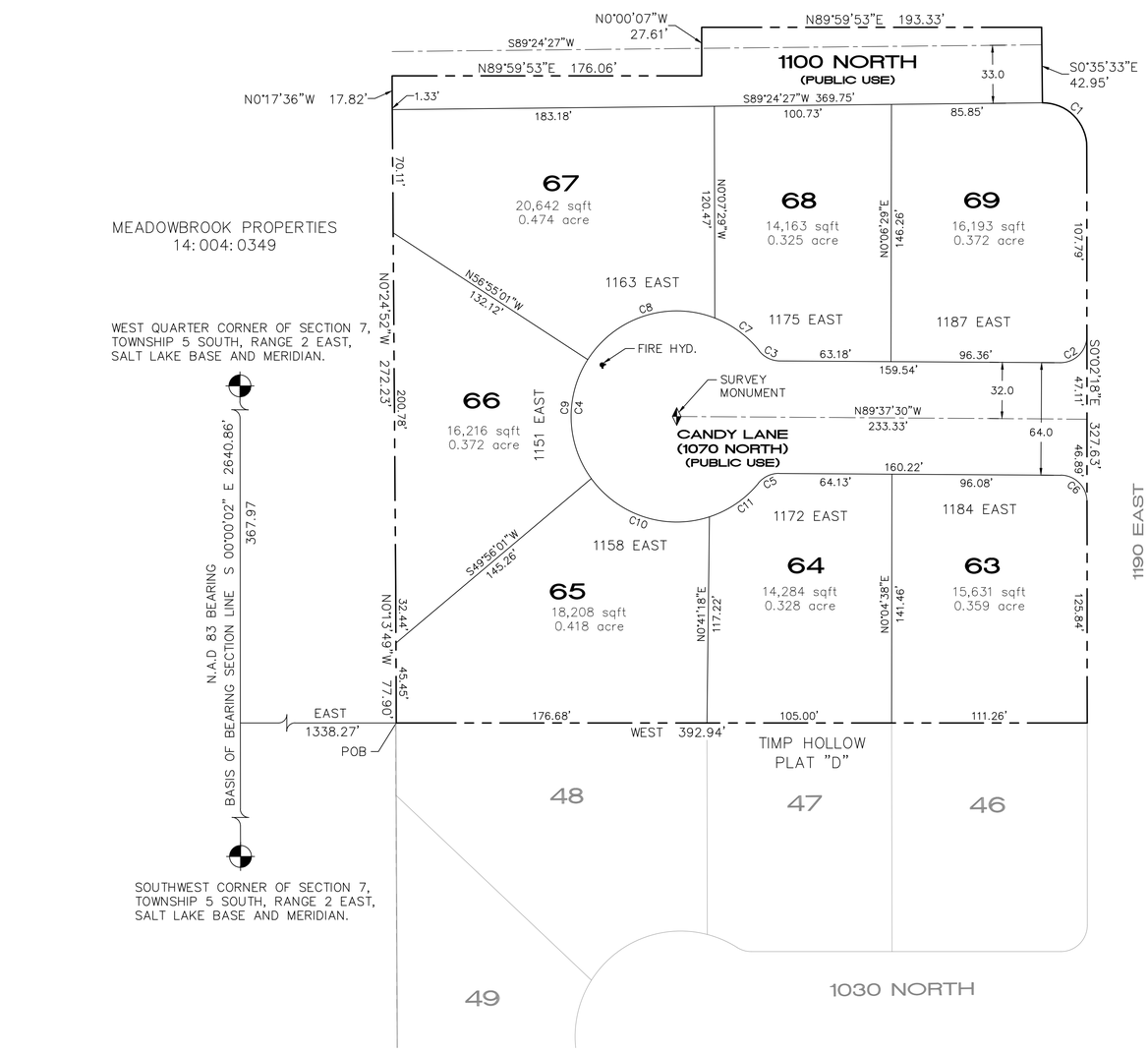
TIMP HOLLOW PLAT "E"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AMERICAN FORK CITY, UTAH COUNTY, UTAH

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.51	25.00	90°33'15"	35.53	S45°18'56"E
C2	23.67	15.00	90°24'48"	21.29	S45°10'06"W
C3	13.40	15.00	51°11'43"	12.96	N64°01'38"W
C4	295.72	60.00	282°23'27"	75.20	S00°22'30"W
C5	13.40	15.00	51°11'43"	12.96	N64°46'38"E
C6	23.45	15.00	89°35'12"	21.14	S44°49'54"E
C7	31.85	60.00	30°24'51"	31.48	N53°38'12"W
C8	82.30	60.00	78°35'27"	76.00	S71°51'39"W
C9	71.85	60.00	68°36'35"	67.63	S01°44'22"E
C10	75.40	60.00	72°00'04"	70.54	S72°02'42"E
C11	34.32	60.00	32°46'29"	33.86	N55°34'01"E

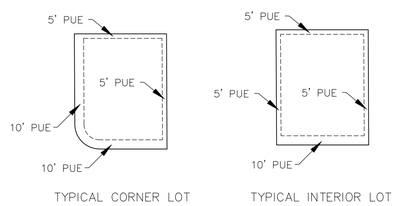
0 40 80 120

SCALE: 1" = 40'





VICINITY MAP



TYPICAL CORNER LOT TYPICAL INTERIOR LOT

EASEMENT DETAIL

NOTES:
1. ALL PUBLIC STREETS TO BE DEDICATED TO AMERICAN FORK CITY.
2. HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
3. OFF-SET NAILS TO BE PLACED ON THE BACK OF THE CURB AND 5/8"x24" REBAR WITH THE TRANE ENGINEERING CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL
   1- ASPHALT PAVING IS INSTALLED
   2- FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
5. PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER.
6. FLOOD ZONE X FEMA FLOOD ZONE COMMUNITY PANEL NUMBER 49049C0169F
7. BENCHMARK IS WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION: 4786.29
8. ZONING IS R1-12000

DEVELOPER
CADENCE HOMES
3400 NORTH ASHTON BLVD.
SUITE #180 LEHI, UT 84043
PHONE (801) 768-0500

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, Travis Trane do hereby certify that I am a Professional Land Surveyor, and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, Utah Code annotated, 1953 as amended certificate number 5152741.
I further certify by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, 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 existing right of way 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 for that this plat is true and correct.

BOUNDARY DESCRIPTION

Commencing at a point which is South 00°00'02" East 367.97 feet along the section line and East 1338.27 feet from the West Quarter Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian: thence North 00°13'49" West 77.90 feet; thence North 00°24'52" West 272.23 feet; thence North 00°17'36" West 17.82 feet; thence North 89°59'53" East 176.06 feet; thence North 00°00'07" West 27.61 feet; thence North 89°59'53" East 193.33 feet; thence South 00°35'33" East 42.95 feet; thence Southeasterly 39.51 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°33'15", the chord of which bears South 45°18'56" East 35.53 feet; thence South 00°02'18" East 327.63 feet; thence West 392.94 feet to the point of beginning.
Parcel contains: 3.44 acres more or less.

Number of lots = 7

Basis of bearing: The line between the West Quarter Corner and the Southwest Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and meridian which bears South 00°00'02" East. (N.A.D. 83 BEARINGS AS PER UTAH COUNTY PLAT)

DATE _____ SURVEYOR (See Seal Below) _____

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into 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_____, 20___

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ON THE_____DAY OF_____, 20___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION # _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE_____OF_____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF _____, 20____

MAYOR _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

APPROVED: _____ CITY ENGINEER ATTEST: _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

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

PLANNER _____ PLANNING COMMISSION CHAIRMAN _____

PLAT "E"

TIMP HOLLOW

A RESIDENTIAL SUBDIVISION

AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1"= 40 FEET

RECORDING INFORMATION

SEWER AND WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER AND WATER AUTHORITY ON THIS___DAY OF _____,2022

PUBLIC WORKS DIRECTOR

SURVEYOR SEAL

CLERK-RECORDED SEAL

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: June 22, 2022
STAFF: Patrick O'Brien, Cody Opperman

AGENDA TOPIC: Hearing, review, and action on the Site Plan for Cost-U-Less Carpet, located in the area of 64 North 900 West, in the General Commercial (GC-2) Zone.

BACKGROUND INFORMATION		
Location:		64 North 900 West
Applicants:		AF Rag Investments, McNeil Engineering
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial, Major Transportation Facilities
	South	Design Commercial
	East	Major Transportation Facilities
	West	Design Commercial
Existing Zoning:		GC-2
Proposed Zoning:		N/A
Surrounding Zoning:	North	GC-2, PF
	South	GC-2
	East	PF
	West	GC-2

BACKGROUND:

The applicant is applying for Site Plan approval for Cost-U-Less Carpet in the General Commercial (GC-2) Zone. The proposal consists of 1 lot intended for general retail development. The entire development parcel consists of 0.35 acres. The proposed plans also include a demolition plan for the demolition of existing structures on site to accommodate the future development.

Sec 17.6.101 Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not

pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.

2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
    a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    e. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

STAFF RECOMMENDATION:

The Site Plan does not meet the requirements of parking standards as set forth in Section 17.5.133 of the City's Municipal Code. The required amount of parking stalls is 3.5 stalls per 1,000 square feet of the building footprint making a requirement of 15.75 parking stalls. Total amount of parking stalls within the development is 13 stalls. With the current site plan not meeting the required 15.75 parking stalls, staff recommends denial.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Mr. Chairman, I move that we recommend approval for the Site Plan for Cost-U-Less Carpet located in the area of 64 North 900 West, in the General Commercial (GC-2) 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 Site Plan for Cost-U-Less Carpet, located in the area of 64 North 900 West, in the General Commercial (GC-2) Zone.

TABLE

Mr. Chairman, I move that we table action on the Site Plan for Cost-U-Less Carpet, located in the area of 64 North 900 West, in the General Commercial (GC-2) Zone, and instruct the developer/staff to _____.

FIVE DEGREES DESIGN

May 9, 2022,

RE: Parking calculation

Dear American Fork Planning department,
Thank you for your review of the plans submitted for the Cost U Less Retail project. Please see our attached proposal for an exception in required parking spaces for our retail and service/commercial warehouse project:

According to the Municipal Code 17.5.133 section C part 2 letter i. “Retail and service commercial/warehouse: Four and one-half spaces per one thousand square feet for portion used for retail purposes, plus one space per one thousand square feet for the total floor area.”

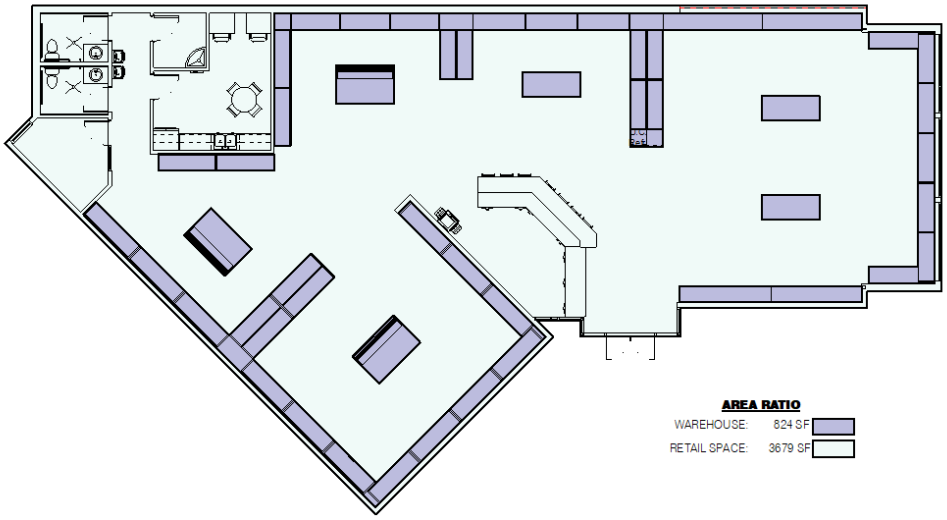
Due to the anormal shape of the lot and required parking setbacks there is insufficient room to permit the required parking for the intended building. With the storage and retail space, required parking would be 17 total spaces and we would ask for an exception to decrease to the allotted 14 spaces (see area and site plan below.)

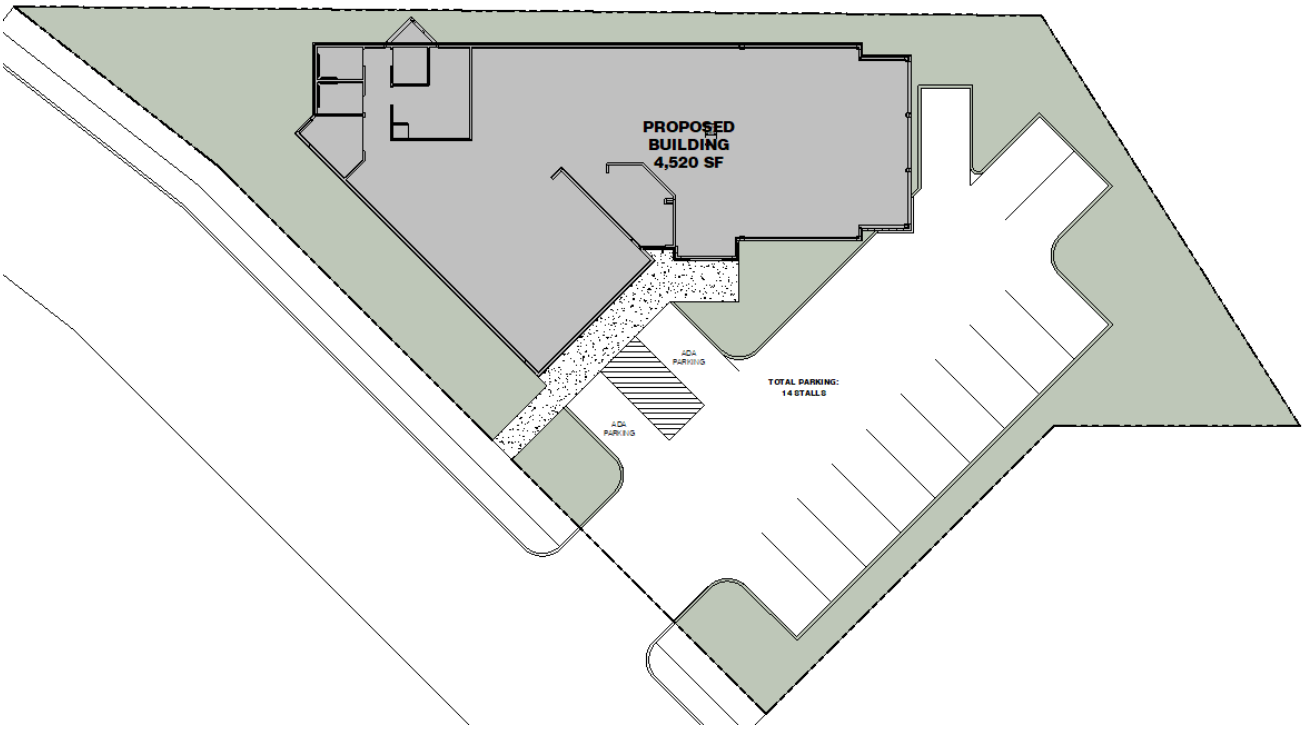
Thank you,

Five Degrees Design, LLC

Chris Huntsman
Architect

Five Degrees Design





AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/22/2022

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: Cost-U-Less Carpet

Project Address: 64 North 900 West

Developer / Applicant's Name: Robbie Gibbons

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 DRC 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.

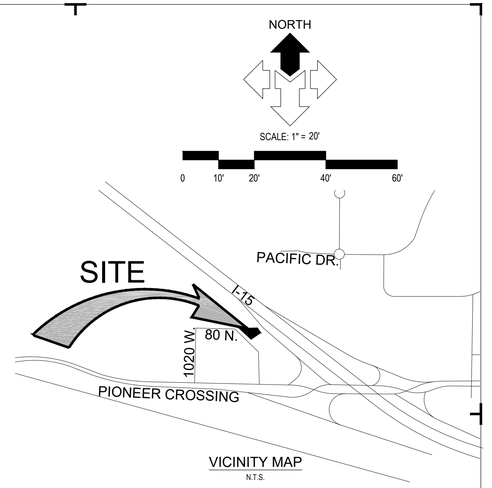
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for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

CARPET DIEM
CONSTRUCTION PLANS

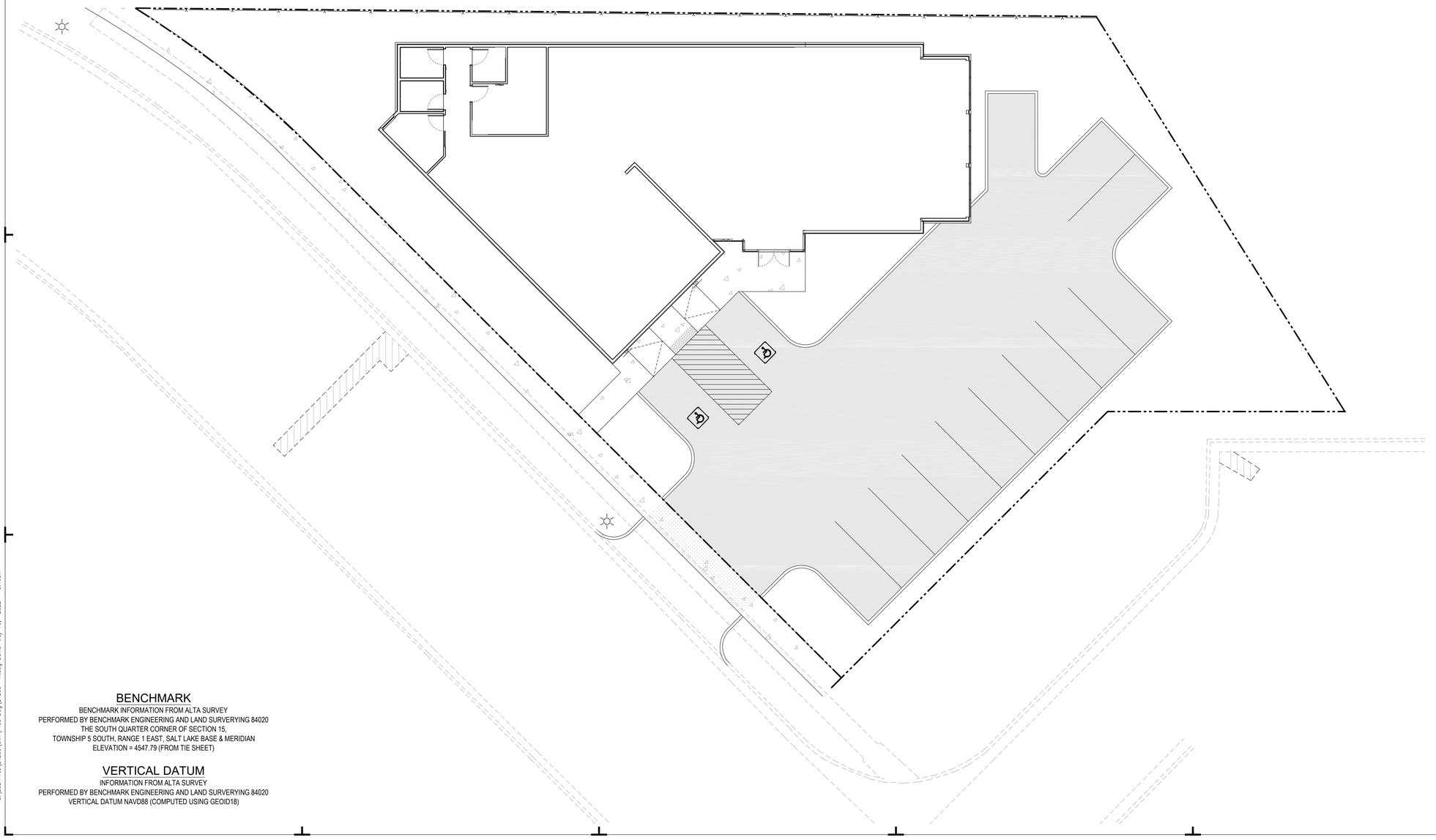
64 N 900 W

AMERICAN FORK, UTAH 84003

SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



VICINITY MAP
N.T.S.



DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	DEMOLITION PLAN
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

BENCHMARK

BENCHMARK INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
THE SOUTH QUARTER CORNER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4547.79 (FROM TIE SHEET)

VERTICAL DATUM

INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
VERTICAL DATUM NAVD88 (COMPUTED USING GEOID18)

DEVELOPER & OWNER

OWNER: AF RAG INVESTMENTS
DEVELOPER: AF RAG INVESTMENTS
CONTACT: ROBBIE GIBBONS
12382 S GATEWAY PARK PLACE SUITE 13800
DRAPER, UTAH 84020
PHONE: (801) 673-7100

McNEIL ENGINEERING™
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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

S:\2021Files\21299\Civil\Prod. Dwg\21299 Plot.dwg Daniel May 10, 2022 - 8:45am

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   - A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   - B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   - C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   - D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   - E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   - F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   - A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   - B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   - C. AC PAVEMENT TO BE A ½" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   - D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   - *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   - *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   - *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

CITY CONTACTS

COMPANY	CONTACT	NUMBER
CULINARY WATER/PRESSURIZED IRRIGATION	JAY BREMS	(801)763-3060
SEWER/STORM WATER	ASHTON HARDY	(801)763-3060
CITY INSPECTOR	DEE HOWARD	(801)763-3060
SWPPP INSPECTOR	HARLAN NIELSON	(801)763-3060
AMERICAN FORK CITY FIRE MARSHAL	MAT SACCO	(801)763-3045
AF FIBER	KYLE PETERSON	(801)400-2933
AMERICAN FORK IRRIGATION COMPANY	ERNIE JOHN	(801)471-6576
CENTURY LINK	BILL WESTFALL	(435)623-4252
COMCAST	ELYSIA VALDEZ	(801)401-3017
DOMINION ENERGY	TRENT JOHNSON	(801)853-6548
RMP	TERIA WALKER	(801)756-1310
TIMPANOGOS SPECIAL SERVICE DISTRICT	DAVID BARLOW	(801)756-5231

LEGEND

NEW	EXISTING		NEW	EXISTING
		MONUMENT LINE		SECTION CORNER (FOUND)
		CENTER LINE		
		SUBJECT PROPERTY LINE		SECTION CORNER (NOT FOUND)
		ADJACENT PROPERTY LINE		
		EASEMENT LINE		STREET MONUMENT
		DITCH FLOWLINE		BRASS CAP MONUMENT
X	X	FENCE LINE		POWER POLE
ATMS	atms	ATMS CABLE		UTILITY POLE
TV	tv	CABLE TV LINE	GUY / TRANS	GUY ANCHOR
C	c	COMMUNICATIONS LINE		POWER TRANSFORMER
FO	fo	FIBER-OPTIC CABLE		TRAFFIC SIGNAL CABINET
F	f	FIRE LINE		LIGHT POLE
IRR	irr	IRRIGATION LINE	TR	TR
G	g	NATURAL GAS LINE		TELEPHONE MANHOLE
OHC	ohc	OVERHEAD COMMUNICATIONS		TRAFFIC SIGNAL BOX
OHP	ohp	OVERHEAD POWER LINE		WATER MANHOLE
OHT	oht	OVERHEAD TELEPHONE LINE		WATER VALVE
OHTV	ohtv	OVERHEAD TELEVISION LINE		WATER METER
P	p	POWER LINE		FIRE HYDRANT
P/C	p/c	POWER/COMMUNICATIONS LINE		SANITARY SEWER MANHOLE
P/T	p/t	POWER/TELEPHONE LINE	SSCO	SANITARY SEWER CLEANOUT
P/T/C	p/t/c	POWER/TELE/COMM LINE		STORM DRAIN MANHOLE
RD	rd	ROOF DRAIN LINE		STORM DRAIN CURB INLET
SW	sw	SECONDARY WATER LINE		STORM DRAIN CATCH BASIN
S	s	SANITARY SEWER LINE		STORM DRAIN CLEANOUT
ST	st	STEAM LINE		STORM DRAIN COMBO BOX
SD	sd	STORM DRAIN LINE		MAILBOX
T	t	TELEPHONE LINE		SIGN
T/C	t/c	TELEPHONE/COMM LINE		FLOW DIRECTION
UD	ud	UNDERDRAIN	44.00 TOC	44.00 EX TOC SPOT ELEVATION
UGC	ugc	UNDERGROUND COMMUNICATIONS		CONIFEROUS TREE
UGP	ugp	UNDERGROUND POWER LINE		
UGT	ugt	UNDERGROUND TELEPHONE LINE		DECIDUOUS TREE
UGTV	ugtv	UNDERGROUND TELEVISION		
W	w	WATER LINE		
72	4572	CONTOUR LINE		
		CURB & GUTTER (STD)		
		CURB & GUTTER (OUTFALL)		

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE
B&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TL	TREE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TMH	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOA	TOP OF ASPHALT
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TOP	TOP OF SLOPE or TOP OF PIPE
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TOW	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TV	TELEVISION
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN	LP	LOW POINT or LIGHT POLE	S	SOUTH	TW	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	TSP	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	U.N.O.	UNLESS NOTED OTHERWISE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	UP	UTILITY POLE
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	VP	VERTICAL PIPE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST or WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WS	WATER SURFACE
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE	WW	WATERWAY
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

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PROFESSIONAL ENGINEER
No. 375479-2202
ROBERT J. POIRIER
STATE OF UTAH
05-09-2022

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

REV	DATE	DESCRIPTION

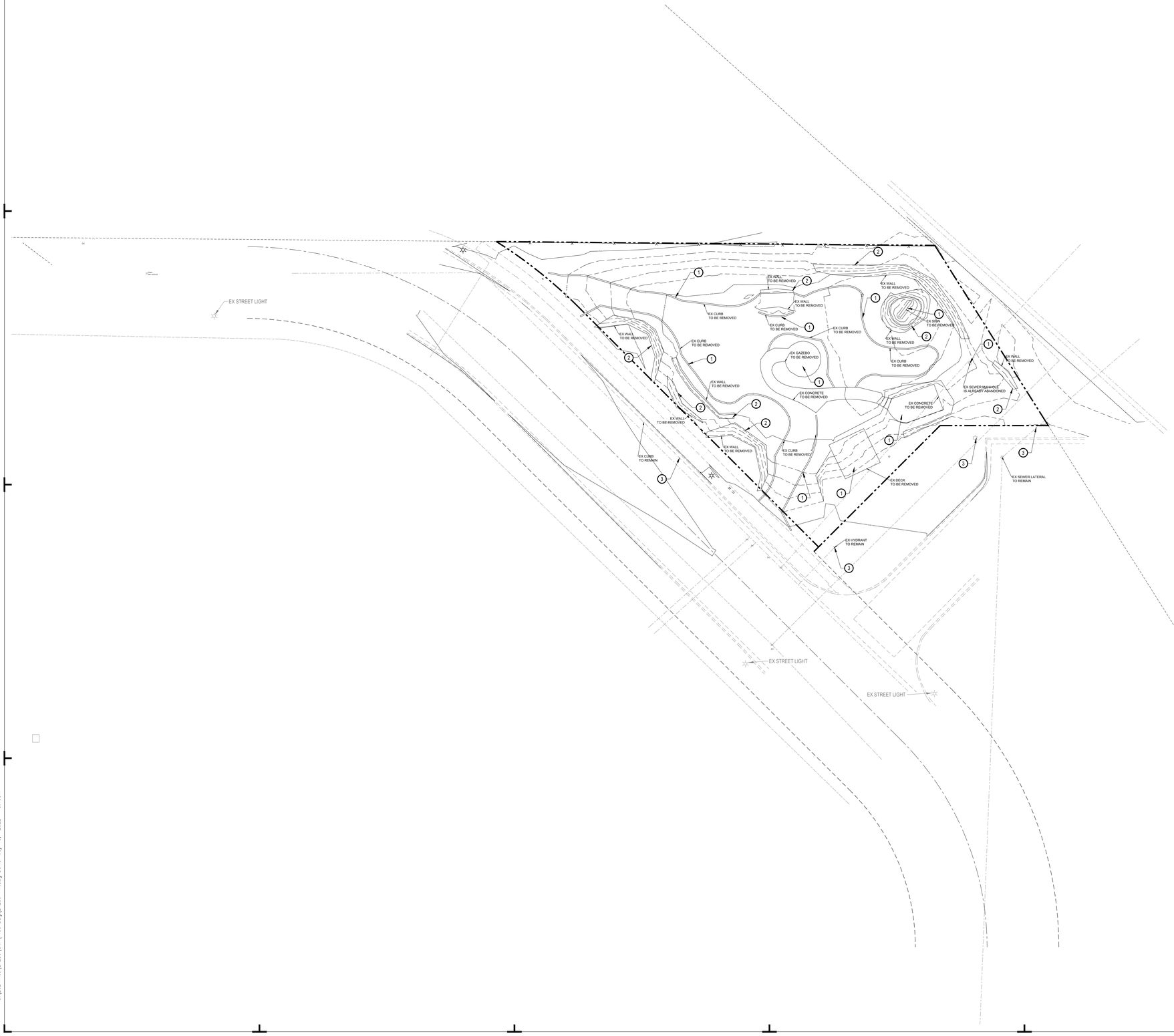
REVISIONS

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	05/09/22

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	WATER
STORM	STORM
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SANITARY SEWER
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING SITE FEATURES (FENCES, GATES, BOLLARDS, GRAVEL DRIVEWAYS, IRRIGATION GATES, CONCRETE DITCHES, WHEEL STOPS, LANDSCAPING, GROUND LIGHTING, IRRIGATION, MOWSTRIPS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
2. EXISTING WALL, INCLUDING FOOTINGS TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
3. EXISTING ITEMS TO REMAIN.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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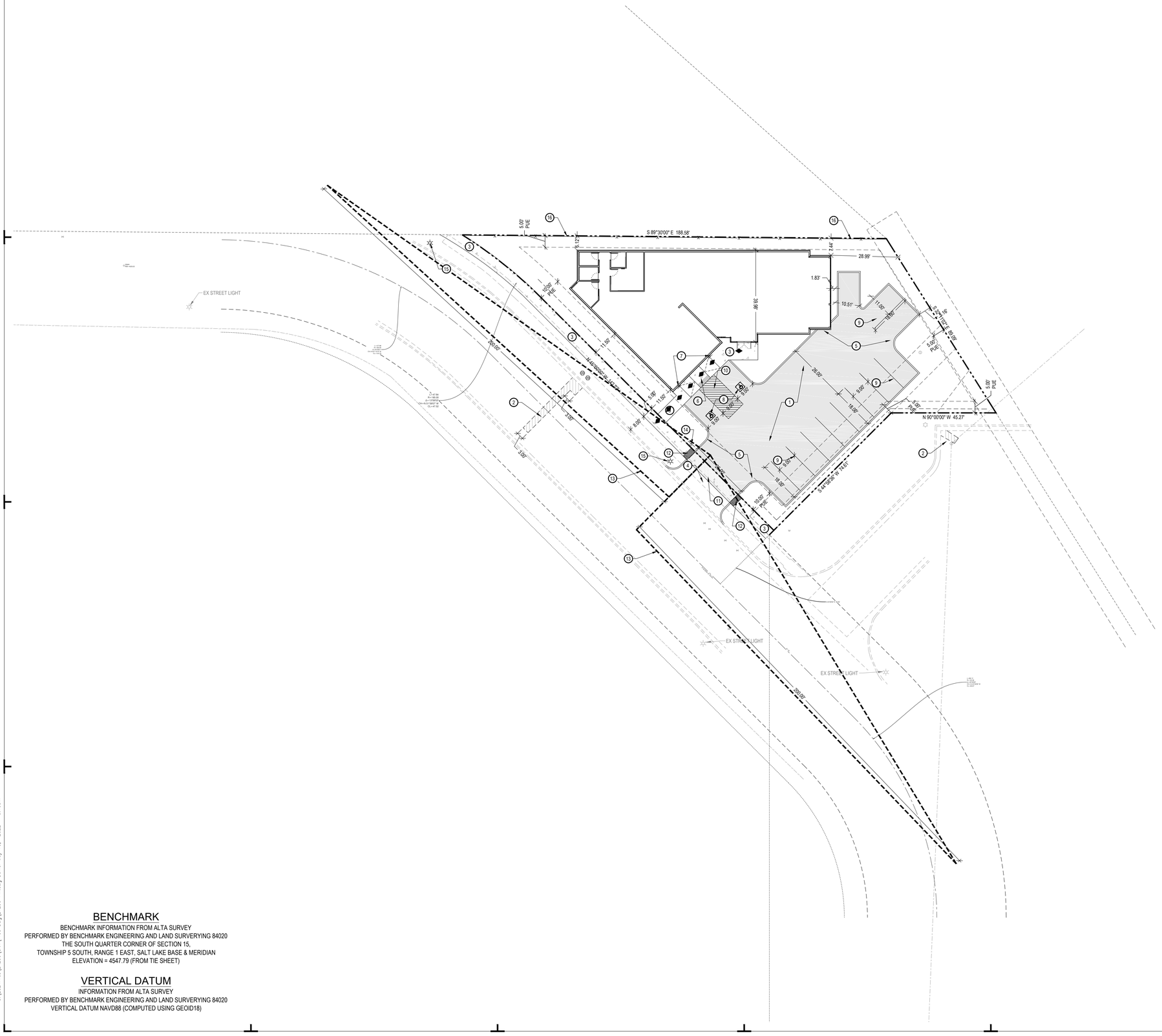
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	05/09/22

DEMOLITION PLAN

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	5,325 SQFT	36%
LANDSCAPE	5,070 SQFT	34%
BUILDINGS	4,503 SQFT	30%
NEW TOTAL WITH ADJUSTED FRONT ROW LINE	14,898 SQFT	100%
AREA OUTSIDE ADJUSTED FRONT ROW LINE	532 SQFT	
OLD LOT TOTAL	15,430 SQFT	

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
3. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
4. CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
5. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
6. ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
7. ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
8. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
9. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
10. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
11. 8" THICK CONCRETE SIDEWALK AT DRIVE APPROACH, PER APWA PLAN NO. 231.
12. ADA DETECTABLE WARNING SURFACE.
13. 25 MPH SIGHT TRIANGLE PER AMERICAN FORK STANDARDS, SEE DETAIL 15.38A SHEET 5.01
14. STOP SIGN PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
15. STREET LAMP PER AMERICAN FORK CITY STANDARDS & SPECIFICATIONS.
16. INSTALL NEW 6' PRIVACY FENCE.

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

BENCHMARK

BENCHMARK INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
THE SOUTH QUARTER CORNER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4547.79 (FROM TIE SHEET)

VERTICAL DATUM

INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
VERTICAL DATUM NAVD88 (COMPUTED USING GEOID18)

Blue Stakes of UTAH 811 — BlueStakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	05/09/22

HORIZONTAL CONTROL PLAN

C1.01

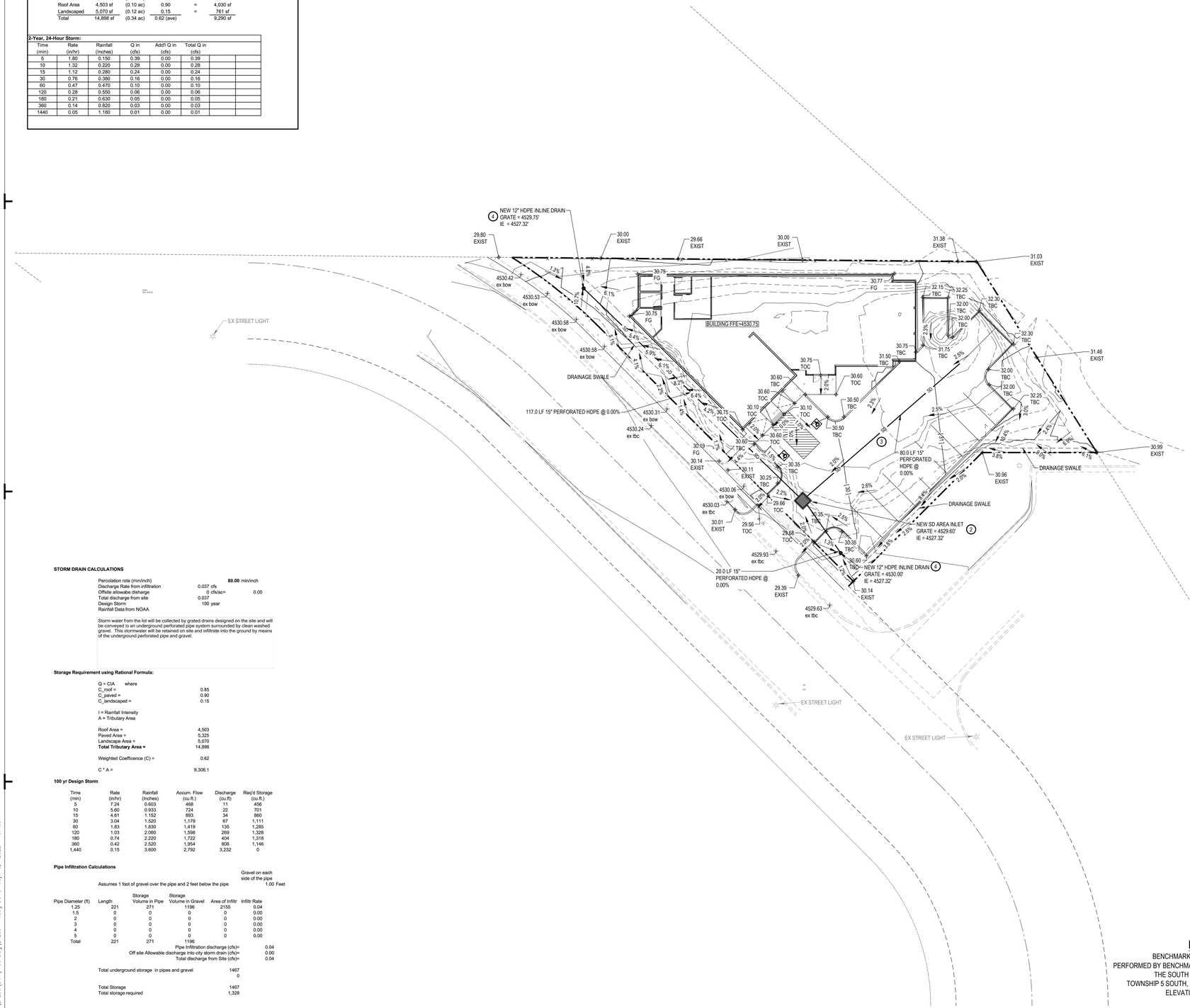
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Mcneil Engineering 8610 S. Sandy Pkwy, Sandy, UT	STORM RUNOFF **CALCULATION SHEET** Project No. 21299	Title :	Carpet Diem
		Scope :	Site Drainage Design
			Detention Facilities
		Engineer:	RJP Check: RJP
		Authority :	American For Rev. No.: 1

Area Identification	(A)		Runoff Coefficient (C)		(C*A)
Paved	5,325 sf	(0.12 ac)	0.85	=	4,500 sf
Roof Area	4,503 sf	(0.10 ac)	0.90	=	4,030 sf
Landscaped	5,070 sf	(0.12 ac)	0.15	=	761 sf
Total	14,898 sf	(0.34 ac)	0.62 (ave)		9,290 sf

2-Year, 24-Hour Storm:

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)		
5	1.80	0.150	0.39	0.00	0.39		
10	1.32	0.220	0.28	0.00	0.28		
15	1.12	0.280	0.24	0.00	0.24		
30	0.76	0.380	0.16	0.00	0.16		
60	0.47	0.470	0.10	0.00	0.10		
120	0.28	0.550	0.06	0.00	0.06		
180	0.21	0.630	0.05	0.00	0.05		
360	0.14	0.820	0.03	0.00	0.03		
1440	0.05	1.180	0.01	0.00	0.01		



STORM DRAIN CALCULATIONS

Percolation rate (min/inch)	**80.00**	min/inch
Discharge Rate from infiltration	0.037	cfs
Offsite allowabe disharge	0	cfs/ac= 0.00
Total discharge from site	0.037	
Design Storm	100	year
Rainfall Data from NOAA		

Storm water from the lot will be collected by grated drains designed on the site and will be conveyed to an underground perforated pipe system surrounded by clean washed gravel. This stormwater will be retained on site and infiltrate into the ground by means of the underground perforated pipe and gravel.

Storage Requirement using Rational Formula:

Q = CIA where	
C_roof =	0.85
C_paved =	0.90
C_landscaped =	0.15
I = Rainfall Intensity	
A = Tributary Area	
Roof Area =	4,503
Paved Area =	5,325
Landscape Area =	5,070
Total Tributary Area =	14,898
Weighted Coefficence (C) =	0.62
C * A =	9,306.1

100 yr Design Storm

Time (min)	Rate (in/hr)	Rainfall (inches)	Accum. Flow (cu.ft.)	Discharge (cu.ft)	Req'd Storage (cu.ft.)
5	7.24	0.603	468	11	456
10	5.60	0.933	724	22	701
15	4.61	1.152	893	34	860
30	3.04	1.520	1,179	67	1,111
60	1.83	1.830	1,419	135	1,285
120	1.03	2.060	1,598	269	1,328
180	0.74	2.220	1,722	404	1,318
360	0.42	2.520	1,954	808	1,146
1,440	0.15	3.600	2,792	3,232	0

Pipe Infiltration Calculations

Gravel on each side of the pipe

Assumes 1 foot of gravel over the pipe and 2 feet below the pipe 1.00 Feet

Pipe Diameter (ft)	Length	Storage Volume in Pipe	Storage Volume in Gravel	Area of Infiltr	Infiltr Rate
1.25	221	271	1196	2155	0.04
1.5	0	0	0	0	0.00
2	0	0	0	0	0.00
3	0	0	0	0	0.00
4	0	0	0	0	0.00
5	0	0	0	0	0.00
Total	221	271	1196		
			Pipe Infiltration discharge (cfs)=		0.04
			Off site Allowable discharge into city storm drain (cfs)=		0.00
			Total discharge from Site (cfs)=		0.04
			Total underground storage in pipes and gravel		1467
					0
			Total Storage		1467
			Total storage required		1,328

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN AREA INLET BOX WITH BICYCLE SAFE GRATE AND FLEXSTORM PC+ FILTER AND BASKET INSTALLED. SEE DETAIL 'C1', SHEET C5.01 FOR INLET BOX, AND FLEXSTORM INLET FILTER BASKET DETAILS ON SHEET C5.01. FILTERED FLOW RATE SUFFICIENT TO HANDLE 2-YEAR STORM EVENT.
3. 12" DIAMETER RCP STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
4. HDPE INLINE DRAIN. SEE DETAIL 'A1', SHEET C5.01. INSTALL FLEXSTORM PC+ FILTER AND BASKET SEE FLEXSTORM INLET FILTER BASKET DETAILS ON SHEET C5.01. FILTERED FLOW RATE SUFFICIENT TO HANDLE 2-YEAR STORM EVENT.

BENCHMARK

BENCHMARK INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
THE SOUTH QUARTER CORNER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4547.79 (FROM TIE SHEET)

VERTICAL DATUM

INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
VERTICAL DATUM NAVD88 (COMPUTED USING GEOID18)

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

Blue Stakes of UTAH 811 — BlueStakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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PROFESSIONAL ENGINEER — No. 775419-2202 — ROBERT J. POIRIER — 05-09-2022 — STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

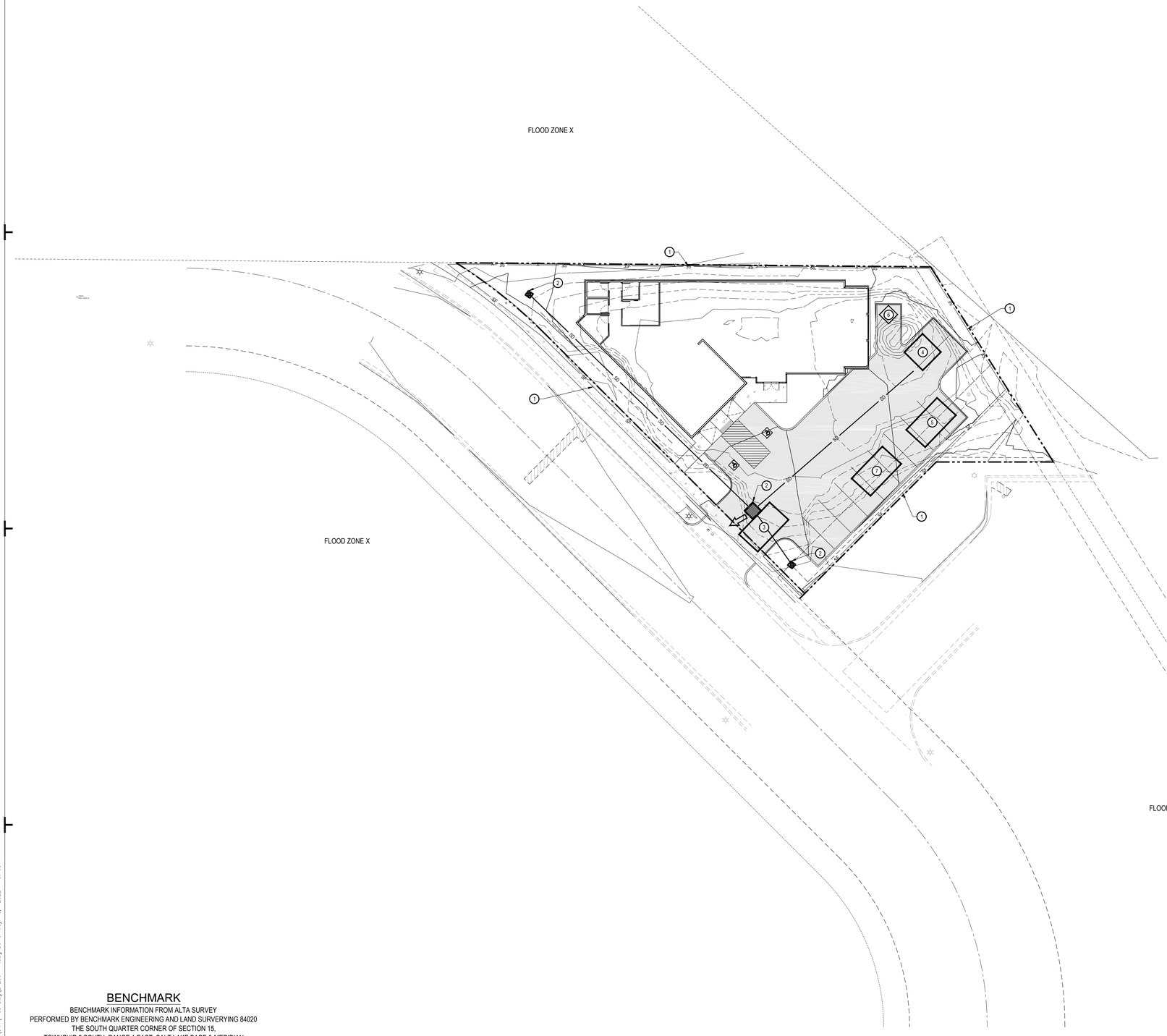
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	05/09/22

GRADING AND DRAINAGE PLAN

C2.01

S:\2021Files\21299\Civil\Prod Dwg\21299 Plot.dwg Daniel May 10, 2022 - 9:45pm



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'A5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'C5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

⇨ FLOW PATH OF 100-YEAR STORM EVENT.

BENCHMARK

BENCHMARK INFORMATION FROM ALTA SURVEY
PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVERYING 84020
THE SOUTH QUARTER CORNER OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
ELEVATION = 4547.79 (FROM TIE SHEET)

VERTICAL DATUM

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VERTICAL DATUM NAVD88 (COMPUTED USING GEOID18)

Blue Stakes of UTAH 811 — BlueStakes.org

NOTICE!

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PROFESSIONAL ENGINEER
No. 375479-2202
ROBERT J. POIRIER
05-09-2022
STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	05/09/22

EROSION CONTROL PLAN

C2.10

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.

UTILITY PROVIDERS:
- WATER: AMERICAN FORK CITY
- SEWER: AMERICAN FORK CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING WATER MAIN, PER APWA PLAN NO. 552.
2. 1-1/2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
3. 1-1/2" IRRIGATION SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
4. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 541.
5. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 75-FOOT MAXIMUM SPACING WITH A CLEANOUT AT A MAXIMUM OF 5' FROM THE FOUNDATION. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS. MUST CONFORM TO ASTM D3034.
6. SANITARY SEWER CLEANOUT, PER APWA PLAN NO. 431.

NOTICE!

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PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
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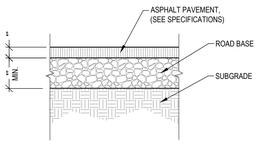
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	05/09/22

SITE UTILITY PLAN

C4.01

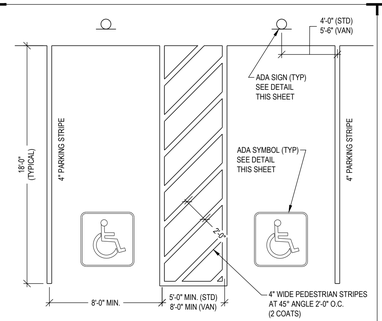
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	(STANDARD DUTY) PARKING AREAS	(HEAVY DUTY) ROADWAY AREAS
ASPHALT	3"	3"
BASE COURSE	7"	10"

NOTE:
REFER TO GEOTECHNICAL REPORT CMP PROJECT NO. 14908 DATED AUGUST 11, 2020 BY CMT ENGINEERING LABROTORIES.

ASPHALTIC PAVEMENT SECTION — D1
SCALE: N.T.S.



NOTE:
CROSS SLOPES WITHIN ADA PARKING STALLS AND ACCESSIBLE ROUTES NOT TO EXCEED 1:48 SLOPE.

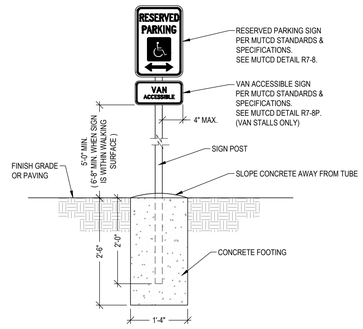
ADA PARKING DETAIL — D4
SCALE: N.T.S.



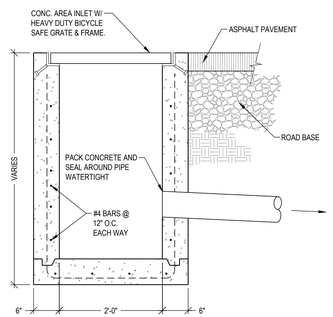
PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT TYPE AND COLOR. (2 COATS)

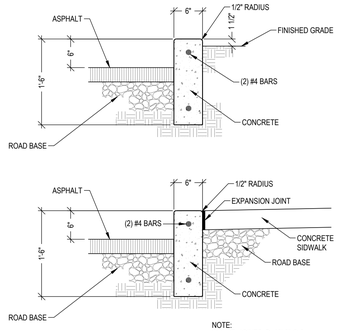
PAINTED ADA SYMBOL — D5
SCALE: N.T.S.



ADA PARKING SIGN — D6
SCALE: N.T.S.



AREA INLET — C1
SCALE: N.T.S.

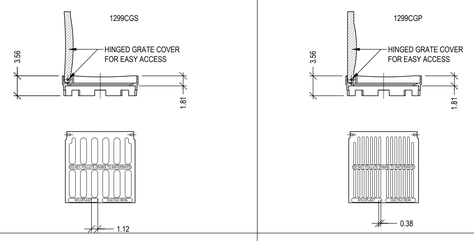


NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

CURB WALL DETAIL — C2
SCALE: N.T.S.

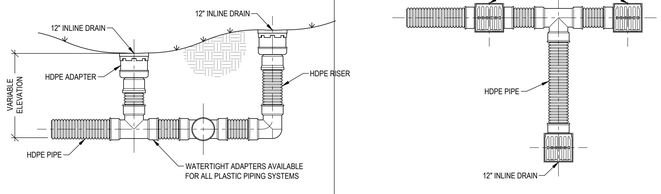
NYLOPLAST 12" GRATES/COVERS

STANDARD GRATE MEETS H-20 LOAD RATING.
PEDESTRIAN GRATE MEETS H-10 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOCKING DEVICE AVAILABLE UPON REQUEST.

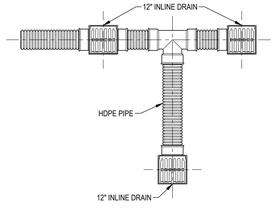


STANDARD GRATE
APPROX. DRAIN AREA = 60.62 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.

PEDESTRIAN GRATE
APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.



SECTION VIEW

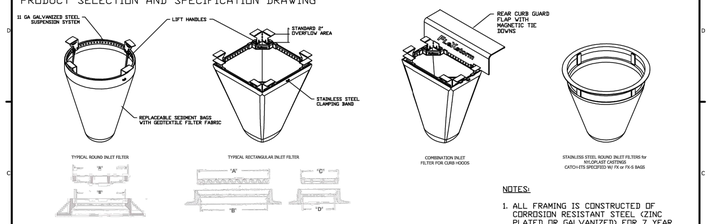


PLAN VIEW

HDPE INLINE DRAIN DETAIL — A1
SCALE: N.T.S.

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FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20.0" dia grates (A) dim)	4ZSRD
	Med Round (20.1" - 35.0" dia grates (A) up to 25" dia openings (B))	6ZMRD
	Large Round (35.1" - 51.0" dia grates (A) up to 36" openings (B))	6ZLRD
	XL Round (51.1" dia - 39" dia grates (A) up to 37" dia openings (B))	6ZXLRD
RECT / SQUARE	Small Rect / Square (up to 36" (B) x 36" (D) openings or 64" perimeter)	6ZSSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	6ZMSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	6ZLSQ
	XL Rect / Square (side by side 2-pc set to fit up to 48" (B) x 36" (D) openings)	6ZXSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	4ZSCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZMCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZLCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	6ZXLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6Z12NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6Z15NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6Z18NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6Z24NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6Z30NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

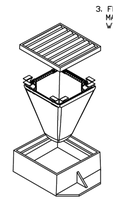
FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(13" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. | Filter Bag P/N from Step 2.

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



FLEXSTORM INLET FILTERS™
CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE	DWG NO.	REV
C	FLEXSTORM_CATCH_IT	A
SCALE	SHEET 1 OF 1	

NOTE:
PER FILTER SPECS FILTERED FLOW RATE AT 50% OF MAX CFS OF THE SMALLEST BAG NON WOVEN STYLE CAN FLOW 0.9 CFS AND PER THE 2 YEAR 24 HOUR STORM CALCULATIONS BELOW THE HIGHEST FLOW RATE USING A TIME OF CONCENTRATION OF 5 MINUTES WOULD BE 0.39 CFS WHICH IS SIGNIFICANTLY BELOW THE 0.9 CFS LOWEST FILTERED FLOW RATE OF THE BAG.

Mcneil Engineering
9610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No.
21299

Title :	Carpet Diem
Scope :	Site Drainage Design
	Detention Facilities
Engineer :	RJP Check: RJP
Authority :	American Fork Rev. No.: 1

	Area Identification (A)		Runoff Coefficient (C)		(C*A)
Paved	5,325 sf	(0.12 ac)	0.85	=	4,500 sf
Roof Area	4,503 sf	(0.10 ac)	0.90	=	4,030 sf
Landscaped	5,070 sf	(0.12 ac)	0.15	=	761 sf
Total	14,898 sf	(0.34 ac)	0.62 (ave)		9,290 sf

2-Year, 24-Hour Storm:

Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)
5	1.80	0.150	0.39	0.00	0.39
10	1.32	0.220	0.28	0.00	0.28
15	1.12	0.280	0.24	0.00	0.24
30	0.76	0.380	0.16	0.00	0.16
60	0.47	0.470	0.10	0.00	0.10
120	0.28	0.550	0.06	0.00	0.06
180	0.21	0.630	0.05	0.00	0.05
360	0.14	0.820	0.03	0.00	0.03
1440	0.05	1.180	0.01	0.00	0.01

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Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 375479-2202
ROBERT J. POIRIER
05-09-2022
STATE OF UTAH

CARPET DIEM

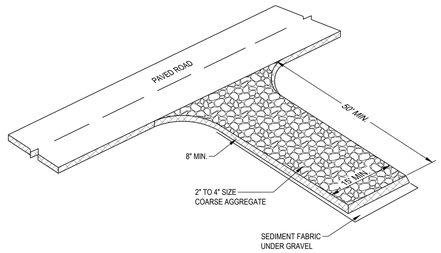
64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

REV	DESCRIPTION	DATE
	REVISIONS	

PROJECT NO: 21299
DRAWN BY: BRM
CHECKED BY: DJC
DATE: 05/09/22

CIVIL DETAILS

C5.01



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

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 CRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

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

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

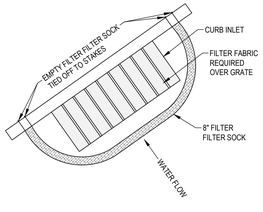
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

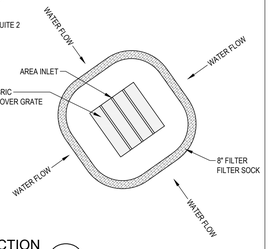
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

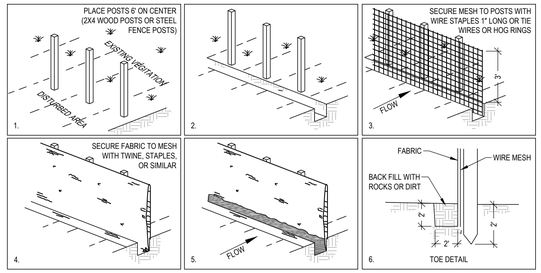
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED 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 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 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

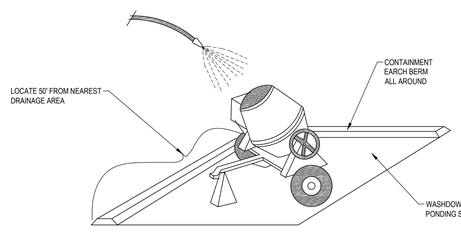
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



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 T 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 AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
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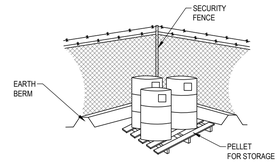
TARGETED POLLUTANTS
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- □ NUTRIENTS
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- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

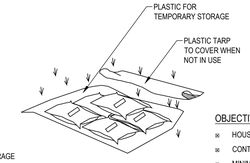
- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A3
SCALE: N.T.S.





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

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- 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 MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
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- □ CONTROL INTERNAL EROSION

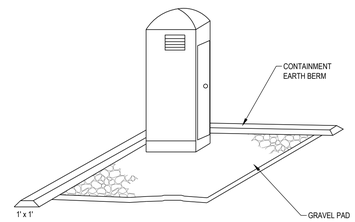
TARGETED POLLUTANTS
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- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- ■ TRAINING

■ HIGH ※ MEDIUM □ LOW

MATERIALS STORAGE C5
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
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IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS A5
SCALE: N.T.S.

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STATE OF UTAH

CARPET DIEM

64 N 900 W
AMERICAN FORK, UTAH 84003
SW QUARTER OF SECTION 15

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	21299
DRAWN BY:	BRM
CHECKED BY:	DJC
DATE:	05/09/22

CIVIL DETAILS

C5.02

S:\2021Files\21299\Civil\Prod Dwg\21299 Poirier.dwg Daniel May 10, 2022 - 9:46am

AMERICAN FORK CITY **MEETING DATE:** June 22, 2022
PLANNING COMMISSION **STAFF:** Patrick O'Brien, Cody Opperman

AGENDA TOPIC: Hearing, review, and action on a Final Plat for Barratt PUD, located in the area of 144 West Main Street, in the Central Commercial (CC-1) Zone.

Hearing, review, and action on a Site Plan for Barratt PUD, located in the area of 144 West Main Street, in the Central Commercial (CC-1) Zone.

BACKGROUND INFORMATION		
Location:		144 West Main Street
Applicants:		Concord Homes, McNeil Engineering
Existing Land Use:		General Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	General Commercial
	South	General Commercial
	East	General Commercial
	West	General Commercial
Existing Zoning:		CC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	CC-1
	South	CC-2
	East	CC-1, CC-2
	West	CC-1, CC-2

BACKGROUND:

The applicant is applying for Site Plan and Final Plat approval for Barratt Avenue Development in the Central Commercial (CC-1) Zone. The proposal consists of 6 lots to be consolidated for a Planned Unit Development. The project includes both a residential and commercial use element. The entire development parcel consists of 1.31 acres. The proposed plans also include a demolition plan for the demolition of existing structures on site to accommodate the future development.

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

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 Site Plan meets the requirements of Section 17.6.101, and the Final Plat application meets the requirements of Section 17.7.210. Staff recommends approval.

POTENTIAL MOTIONS – Final Plat

APPROVAL

Mr. Chairman, I move that we recommend approval for the Final Plat for Barratt Avenue Development located in the area of 144 West Main Street, in the Central Commercial (CC-1) 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 Barratt Avenue Development located in the area of 144 West Main Street, in the Central Commercial (CC-1) Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Barratt Avenue Development located in the area of 144 West Main Street, in the Central Commercial (CC-1) Zone and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Mr. Chairman, I move that we recommend approval for the Site Plan for Barratt Avenue Development located in the area of 144 West Main Street, in the Central Commercial (CC-1) 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 Site Plan for Barratt Avenue Development located in the area of 144 West Main Street, in the Central Commercial (CC-1) Zone.

TABLE

Mr. Chairman, I move that we table action on the Site Plan for Barratt Avenue Development located in the area of 144 West Main Street, in the Central Commercial (CC-1) Zone and instruct the developer/staff to _____.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/22/2022

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: Barratt PUD

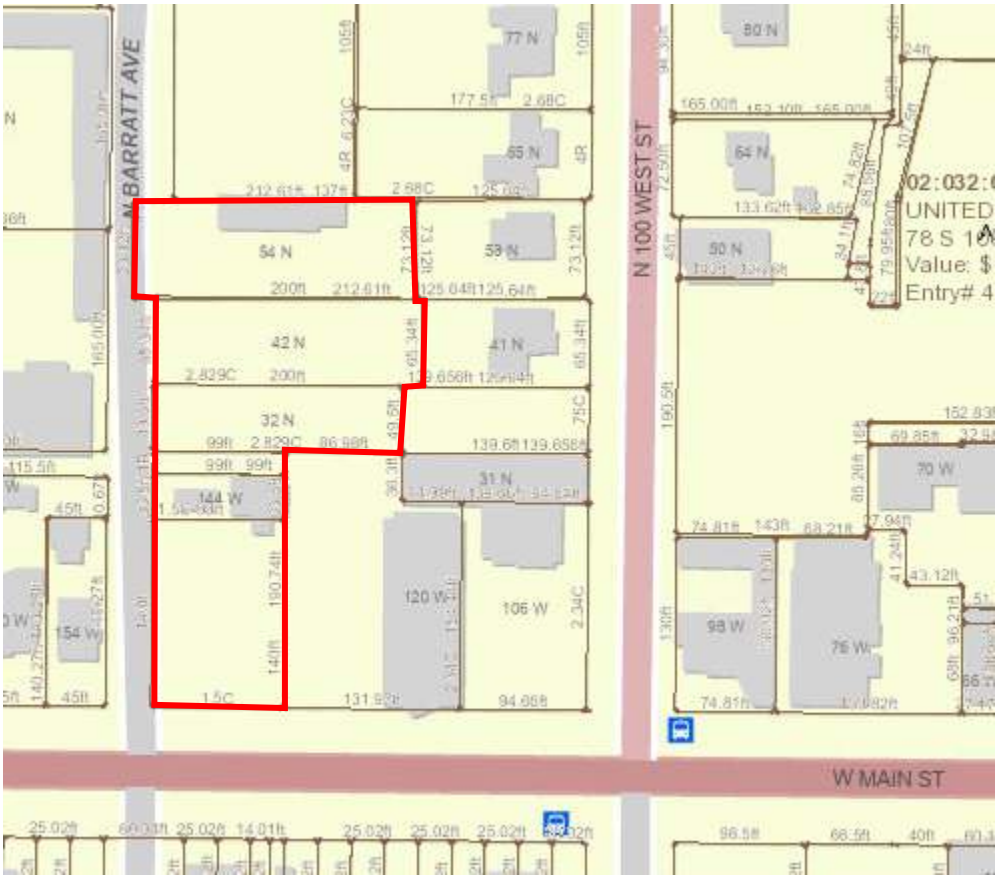
Project Address: 144 West Main St

Developer / Applicant's Name: Barrett Avenue, LLC.

Type of Application:

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

Project Map:



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

BARRATT AVENUE DEVELOPMENT

CONSTRUCTION PLANS

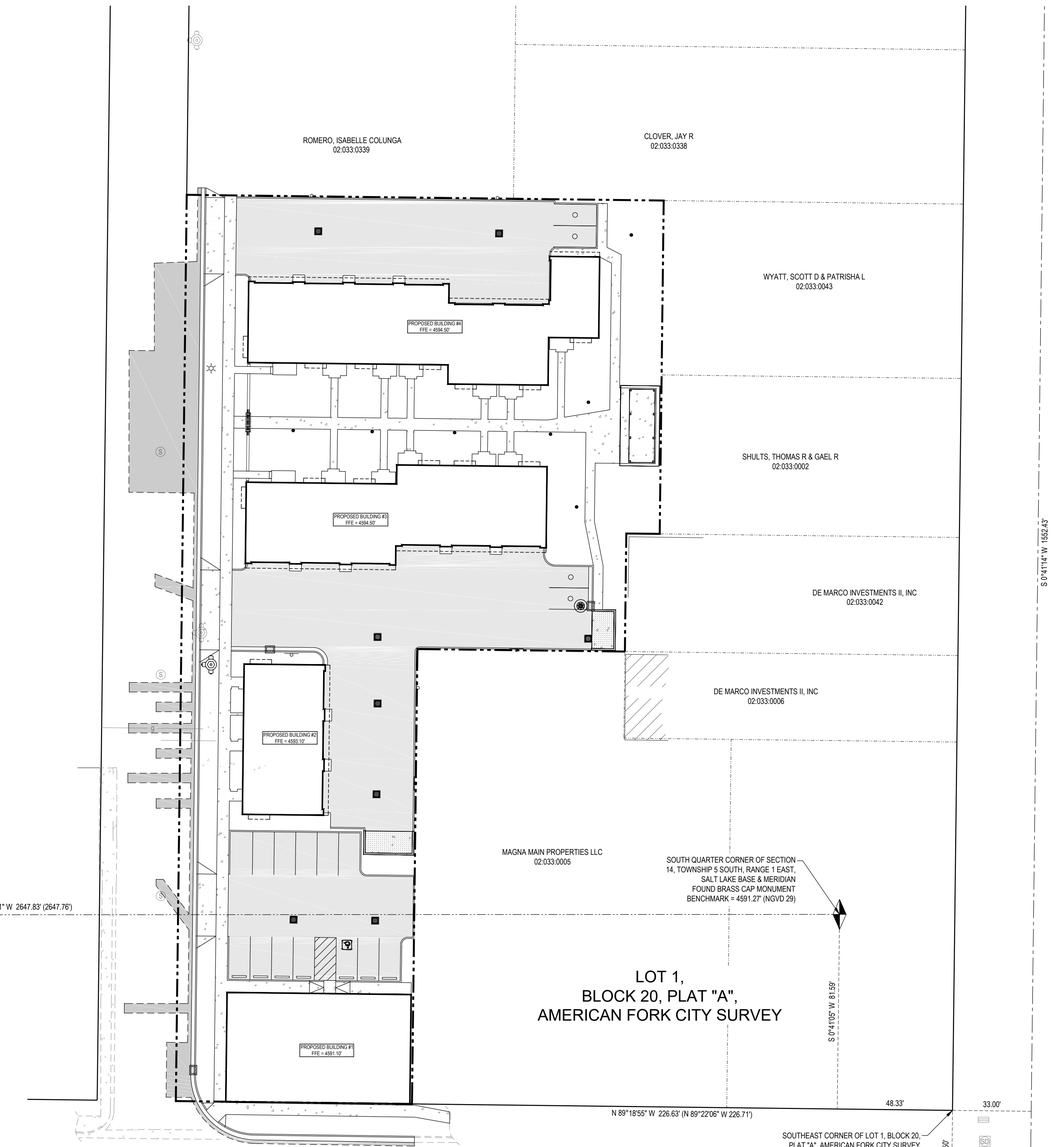
144 WEST MAIN STREET
AMERICAN FORK, UTAH
LOCATED IN THE SW 1/4 OF SEC 14 & NW 1/4 OF SEC 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B. & M.

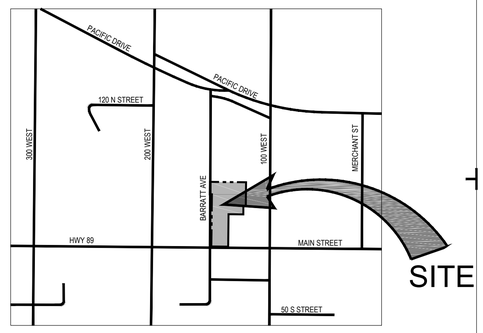
NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	20,750 SQFT	37%
LANDSCAPE	20,756 SQFT	37%
BUILDINGS	14,538 SQFT	26%
TOTAL	56,044 SQFT	100%
PERVIOUS	20,756 SQFT	37%
IMPERVIOUS	35,288 SQFT	63%
TOTAL	56,044 SQFT	100%





DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	PROJECT DEMOLITION PLAN
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C4.02	UTILITY LAYOUT EXHIBIT
C4.03	SEWER PLAN AND PROFILE
C5.01	CIVIL DETAILS
C5.02	EROSION CONTROL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

CONTACT LIST

COMPANY	CONTACT	PHONE NUMBER
AMERICAN FORK CITY PUBLIC WORKS		
CULINARY WATER / PRESSURIZED IRRIGATION	JAY BREMS	801-763-3060
SEWER/STORM WATER	ASHTON HARDY	801-763-3060
CITY INSPECTOR	DEE HOWARD	801-763-3060
SWPPP INSPECTOR	HARLAN NIELSON	801-763-3060
AMERICAN FORK CITY FIRE MARSHAL	MAT SACCO	801-763-3045
AF FIBER	KYLE PETERSON	801-400-2933
AMERICAN FORK IRRIGATION COMAPNY	ERNIEJOHN	801-471-6576
CENTURY LINK	BILL WESTFALL	432-623-4252
COMCAST	ELYSIA VALDEZ	801-401-3017
DOMINION ENERGY	TRENT JOHNSON	801-853-6548
ROCKY MOUNTAIN POWER	TERIA WALKER	801-756-1310
TIMPANOGOS SPECIAL SERVICE DISTRICT	DAVID BARLOW	801-756-5231
MITCHELL HOLLOW IRRIGATION COMPANY	DALE JONES	801-768-8150

PROFESSIONAL ENGINEER
No. 7754W-2202
ROBERT J. POIRIER
4/05/2022
STATE OF UTAH

DEVELOPER

DEVELOPER: CONCORD HOMES
CONTACT: SAM DROWN
9089 SOUTH 1300 WEST #100
WEST JORDAN, UTAH, 84088
PHONE: 801-330-7254
EMAIL: SAM@CONCORDHOMESUTAH.COM

Blue Stakes of UTAH 811
BlueStakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

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GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

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GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

AMERICAN FORK CITY REQUIRED NOTES

1. THE LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING BLUE STAKES AND SHALL E RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL UTILITIES. 1-800-662-4111 OR 811
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL PREPARE AND SUBMIT A PRE-CONSTRUCTION VIDEO RECORD OF ALL WORK AREAS PRIOR TO CONSTRUCTION.
4. IF THERE IS A CONFLICT BETWEEN THESE REQUIREMENTS, THE MORE STRINGENT SHALL GOVERN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL ON THE PROJECT AND SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. TRAFFIC CONTROL SHALL CONFORM TO MUTCD STANDARDS. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL AND SIGNAGE.
6. THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF TIME THAT ACCESSES TO THE PROJECT SITE AND SURROUNDING PROPERTIES ARE CLOSED. IF ACCESS TO A PRIVATE PROPERTY IS TO BE BLOCKED OVER NIGHT OR FOR A PERIOD OF DAYS, THE CONTRACTOR SHALL PROVIDE TRENCH COVER PLATES TO ALLOW ACCESS, UNLESS EXPRESS WRITTEN PERMISSION IS GRANTED BY THE PRIVATE PROPERTY OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE. THE CONTRACTOR SHALL EMPLOY SAFE CONSTRUCTION PROCEDURES AND WORKING CLEARANCES. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE OSHA STANDARDS.
8. ALL DETAILS, SECTIONS, AND NOTES ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS NOTED OR SHOWN OTHERWISE. WORK ITEMS SHALL BE CONSTRUCTED AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. (TYPICAL DETAILS ARE MEANT TO APPLY GENERALLY, EVEN-THOUGH THEY MAY NOT BE SPECIFICALLY REFERENCED).
9. OBSERVATION VISITS TO THE WORK SITE BY THE CITY OR THE ENGINEER'S FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS CONSENT OR APPROVAL OF CONSTRUCTION.
10. THE CONTRACTOR SHALL PREPARE AND FURNISH THE OWNER AND ENGINEER A SET OF CONTRACT RECORD DRAWINGS (AS-BUILT) AT SUBSTANTIAL COMPLETION OF THE PROJECT. CONTRACT RECORD DRAWINGS SHALL ALSO BE SUBMITTED ELECTRONICALLY IN A PDF FORMAT. ADDITIONALLY ALL NEW UTILITY WORK DONE BY THE PROJECT SHALL BE MAPPED (SURVEYED) AND SUBMITTED TO THE CITY IN A SHAPE FILE FORMAT COMPATIBLE WITH ARECMAP VERSION 10.8. SHAPE FILES SHALL BE IN STATE PLANE COORDINATES (UTAH CENTRAL ZONE - NAP 1983 - US SURVEY FEET).
11. ROADWAY RESTORATION AND PLACEMENT NOTES
   - 11.1. MANHOLE RIMS, GRATES, VALVE BOXES, AND COLLARS SHALL BE CONSTRUCTED $\frac{1}{4}$" BELOW THE FINISHED PAVEMENT
   - 11.2. PAVEMENT MARKINGS SHALL BE RESTORED AT THE COMPLETION OF THE PAVEMENT INSTALLATION. ALL PAVEMENT MARKING SHALL BE ACCORDING TO APWA 32 17 23 WITH ALKYD RESIN PAINT.
   - 11.3. WHEN CONSTRUCTION IS ALLOWED DURING PERIODS THAT ARE OUTSIDE OF THE ALLOWABLE TEMPERATURE RANGE FOR ASPHALT PLACEMENT, TEMPORARY PAVEMENT WILL BE REQUIRED AND SHALL BE INSTALLED WITHIN THREE WEEKS OF PAVEMENT REMOVAL. TEMPORARY PAVEMENT SHALL BE MAINTAINED UNTIL SUCH TIME AS PERMANENT ASPHALT CAN BE INSTALLED. NO ADDITIONAL PAYMENT WILL BE MADE FOR TEMPORARY ASPHALT. NO REQUIREMENT WILL BE MADE AS TO THE THICKNESS OF TEMPORARY ASPHALT, OTHER THAN IT SHALL BE MAINTAINED IN A SAFE, DRIVABLE AND PLOWABLE CONDITION.
   - 11.4. THE CONTRACTOR SHALL PRESERVE, PROTECT, AND/OR REPLACE ALL SURVEY MONUMENTS. REPLACEMENT SHALL BE AT THE CONTRACTORS EXPENSE, UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	x	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	44.00 EX TOC	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

CONTACT LIST

COMPANY	CONTACT	PHONE NUMBER
AMERICAN FORK CITY PUBLIC WORKS		
CULINARY WATER / PRESSURIZED IRRIGATION	JAY BREMS	801-763-3060
SEWER/STORM WATER	ASHTON HARDY	801-763-3060
CITY INSPECTOR	DEE HOWARD	801-763-3060
SWPPP INSPECTOR	HARLAN NIELSON	801-763-3060
AMERICAN FORK CITY FIRE MARSHAL	MAT SACCO	801-763-3045
AF FIBER	KYLE PETERSON	801-400-2933
AMERICAN FORK IRRIGATION COMAPNY	ERNIEJOHN	801-471-6576
CENTURY LINK	BILL WESTFALL	432-623-4252
COMCAST	ELYSIA VALDEZ	801-401-3017
DOMINION ENERGY	TRENT JOHNSON	801-853-6548
ROCKY MOUNTAIN POWER	TERIA WALKER	801-756-1310
TIMPANOGOS SPECIAL SERVICE DISTRICT	DAVID BARLOW	801-756-5231
MITCHELL HOLLOW IRRIGATION COMPANY	DALE JONES	801-768-8150

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE
B&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TL	TREE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TMH	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOA	TOP OF ASPHALT
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TOP	TOP OF SLOPE or TOP OF PIPE
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TOW	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TV	TELEVISION
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN	LP	LOW POINT or LIGHT POLE	S	SOUTH	TW	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	TSP	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	U.N.O.	UNLESS NOTED OTHERWISE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	UP	UTILITY POLE
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	VP	VERTICAL PIPE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST or WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WS	WATER SURFACE
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUYD	CUBIC YARD	GAR	GARAGE	℔	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE	WW	WATERWAY
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

NOTICE!

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PROFESSIONAL ENGINEER No. 375473-2202 ROBERT J. POIRIER 4/05/2022 STATE OF UTAH

BARRATT AVENUE DEVELOPMENT

144 WEST MAIN STREET
AMERICAN FORK, UTAH 84003
LOCATED IN THE SW 1/4 OF SEC 14 & NW 1/4 OF SEC 23, TS 5 S, R 1 E, S.L.B. & M.

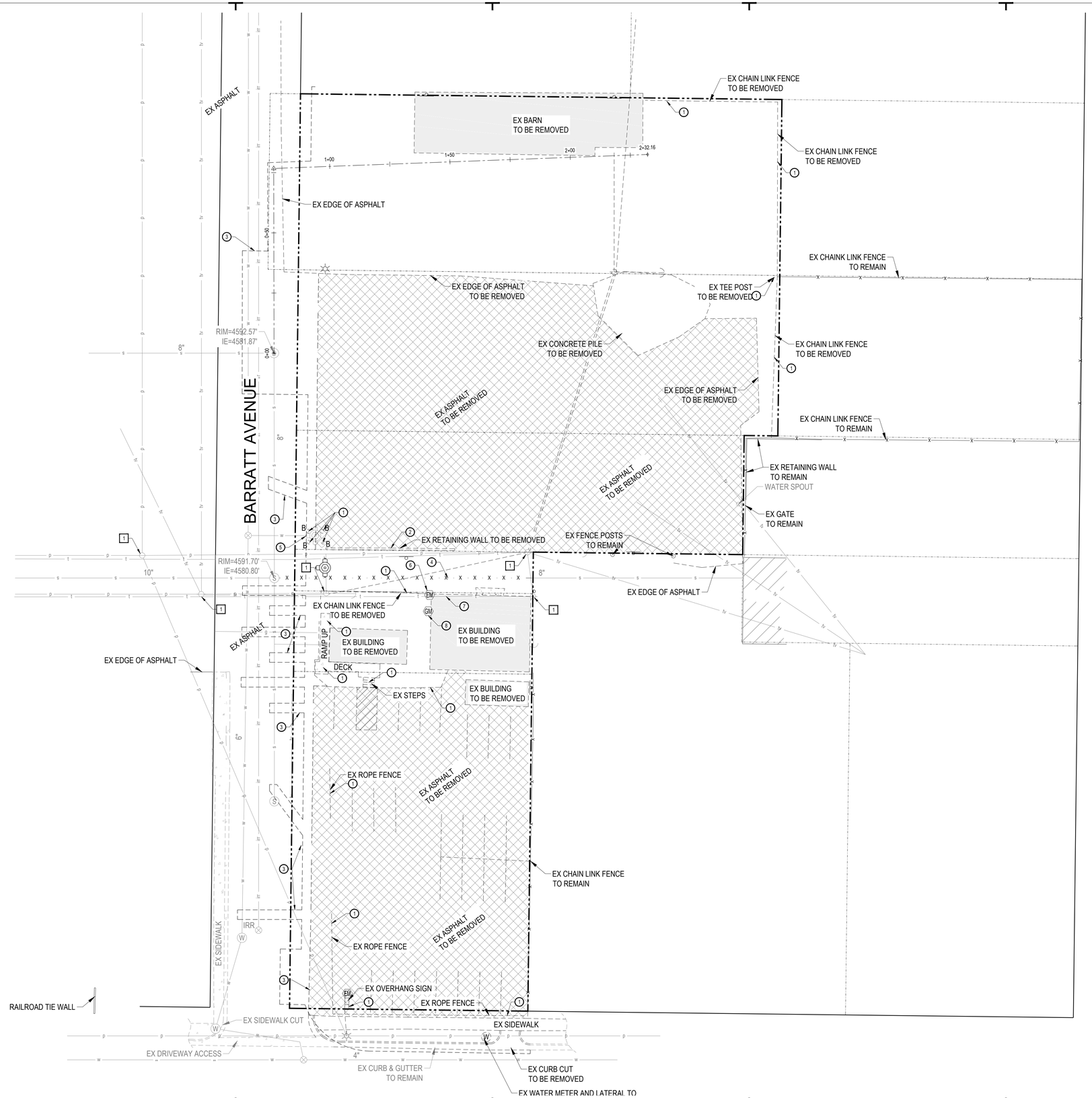
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 21209
DRAWN BY: DSM
CHECKED BY: RJP
DATE: 4/05/2022

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	AMERICAN FORK CITY
STORM	AMERICAN FORK CITY
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SANITARY SEWER
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- x - x - x EXISTING UNDERGROUND UTILITY LINE TO BE REMOVED AND PROPERLY DISPOSED OF.
- EXISTING BUILDING/STRUCTURE/BASEMENT (INCLUDING WALLS, FOOTINGS, CONCRETE SLABS, LIFTS, OVERHANGS, AWNINGS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- EXISTING ASPHALT PAVEMENT TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.

1. EXISTING SITE FEATURES (FENCES, GATES, BOLLARDS, GRAVEL DRIVEWAYS, IRRIGATION GATES, CONCRETE DITCHES, WHEEL STOPS, LANDSCAPING, GROUND LIGHTING, IRRIGATION, MOWSTRIPS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
2. EXISTING WALL, INCLUDING FOOTINGS TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
3. SAWCUT EXISTING ASPHALT.
4. EXISTING UNDERGROUND UTILITY LINE TO BE REMOVED AND PROPERLY DISPOSED OF.
5. EXISTING FIRE HYDRANT AND ASSOCIATED VALVE TO BE RELOCATED. SEE SHEET C4.01 FOR NEW LOCATION.
6. EXISTING ABOVE-GROUND UTILITY STRUCTURE (TRANSFORMER, SWITCHGEAR, PEDESTAL, PULL BOX, UTILITY PAD, JUNCTION BOX, ETC.) TO REMOVED AND PROPERLY DISPOSED OF.
7. COORDINATE WITH ROCKY MOUNTAIN POWER TO RELOCATE OVERHEAD POWER LINE UNDERGROUND, SEE C4.01. OVERHEAD UTILITIES TO BE BURIED PER MUNICIPLE CODE OF AMERICAN FORK CITY 17.8.409.
8. COORDINATE WITH DOMINION ENERGY TO PINCH EXISTING GAS SERVICE AT PROPERTY LINE.

[1] PRESERVE AND PROTECT EXISTING POWER POLE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING POWER POLE FROM DAMAGE DURING CONSTRUCTION.

NOTICE!

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PROFESSIONAL ENGINEER
No. 375112-2202
ROBERT J. POIRIER
4/05/2022
STATE OF UTAH

BARRATT AVENUE DEVELOPMENT

144 WEST MAIN STREET
AMERICAN FORK, UTAH 84003
LOCATED IN THE SW 1/4 OF SEC 14 & NW 1/4 OF SEC 23, TS 5 S, R 1 E, S.L.B. & M.

REVISIONS

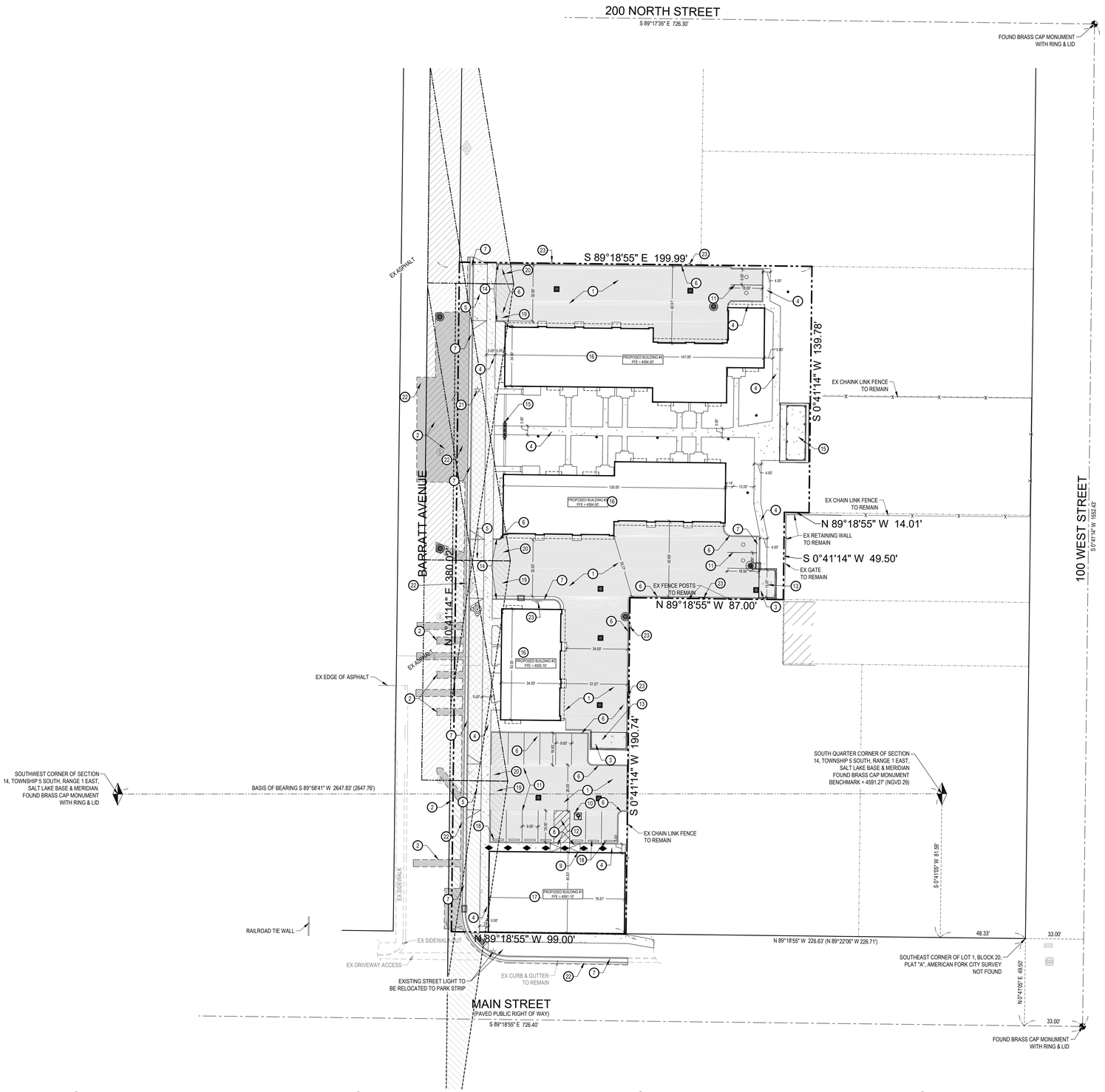
REV	DATE	DESCRIPTION

PROJECT NO:	21209
DRAWN BY:	DSM
CHECKED BY:	RJP
DATE:	4/05/2022

DEMOLITION PLAN

C0.10

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION	AREA	%
HARDSCAPE	20,750 SQFT	37%
LANDSCAPE	20,756 SQFT	37%
BUILDINGS	14,538 SQFT	26%
TOTAL	56,044 SQFT	100%
PERVIOUS	20,756 SQFT	37%
IMPERVIOUS	35,288 SQFT	63%
TOTAL	56,044 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. ASPHALT T-PATCH, PER AMERICAN FORK CITY STANDARD DRAWING NO. '15.22'.
3. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D2', SHEET C5.01.
4. CONCRETE SIDEWALK, PER AMERICAN FORK CITY STANDARD DRAWING.
5. CONCRETE FLARE DRIVE APPROACH, PER AMERICAN FORK CITY STANDARD DRAWING NO. '15.10'.
6. CONCRETE CURB WALL. SEE DETAIL 'D3', SHEET C5.01.
7. 24" CONCRETE CURB AND GUTTER. SEE AMERICAN FORK STANDARD DRAWINGS.
8. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
9. ADA PARKING SIGN. SEE DETAIL 'D8', SHEET C5.01.
10. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
11. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
12. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
13. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
14. TAPER LAST 3' OF CURB TO MATCH SIDEWALK GRADE.
15. SITE AMENITY. SEE ARCHITECTURAL PLANS FOR DETAILS.
16. PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING, DIVIDED INTO SUB-UNITS. SEE ARCHITECTURAL PLANS FOR DETAILS.
17. PROPOSED COMMERCIAL BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. CONCRETE WHEEL STOP. SEE DETAIL 'C6', SHEET C5.01.
19. 240 FOOT RIGHT-TURN SIGHT TRIANGLE (BASED UPON 25 MPH SPEED), NOTHING 3.5 FEET OR TALLER CAN BE IN THE SIGHT TRIANGLE
20. 280 FOOT LEFT-TURN SIGHT TRIANGLE (BASED UPON 25 MPH SPEED), NOTHING 3.5 FEET OR TALLER CAN BE IN THE SIGHT TRIANGLE.
21. NEW STREET LIGHT. SEE ELECTRICAL PLANS FOR DETAILS.
22. HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01
23. NO PARKING SIGN.

◆ ◆ ◆ ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

PARKING REQUIREMENTS

BUILDING #	BUILDING AREA (SQFT)	PARKING RATIO	# STALLS PROVIDED	# STALLS REQUIRED
1	3514	1 STALL / 300 SF	13 TOTAL STALLS 1 ADA STALL	12 STALLS
2	2117	2 STALLS / UNIT	6 GARAGE STALLS	6 STALLS
3	4268	2 STALLS / UNIT	12 GARAGE STALLS 2 GUEST STALLS	12 STALLS
4	4940	2 STALLS / UNIT	12 GARAGE STALLS 2 GUEST STALLS	12 STALLS
TOTAL STALLS			47 STALLS	42 STALLS

NOTICE!

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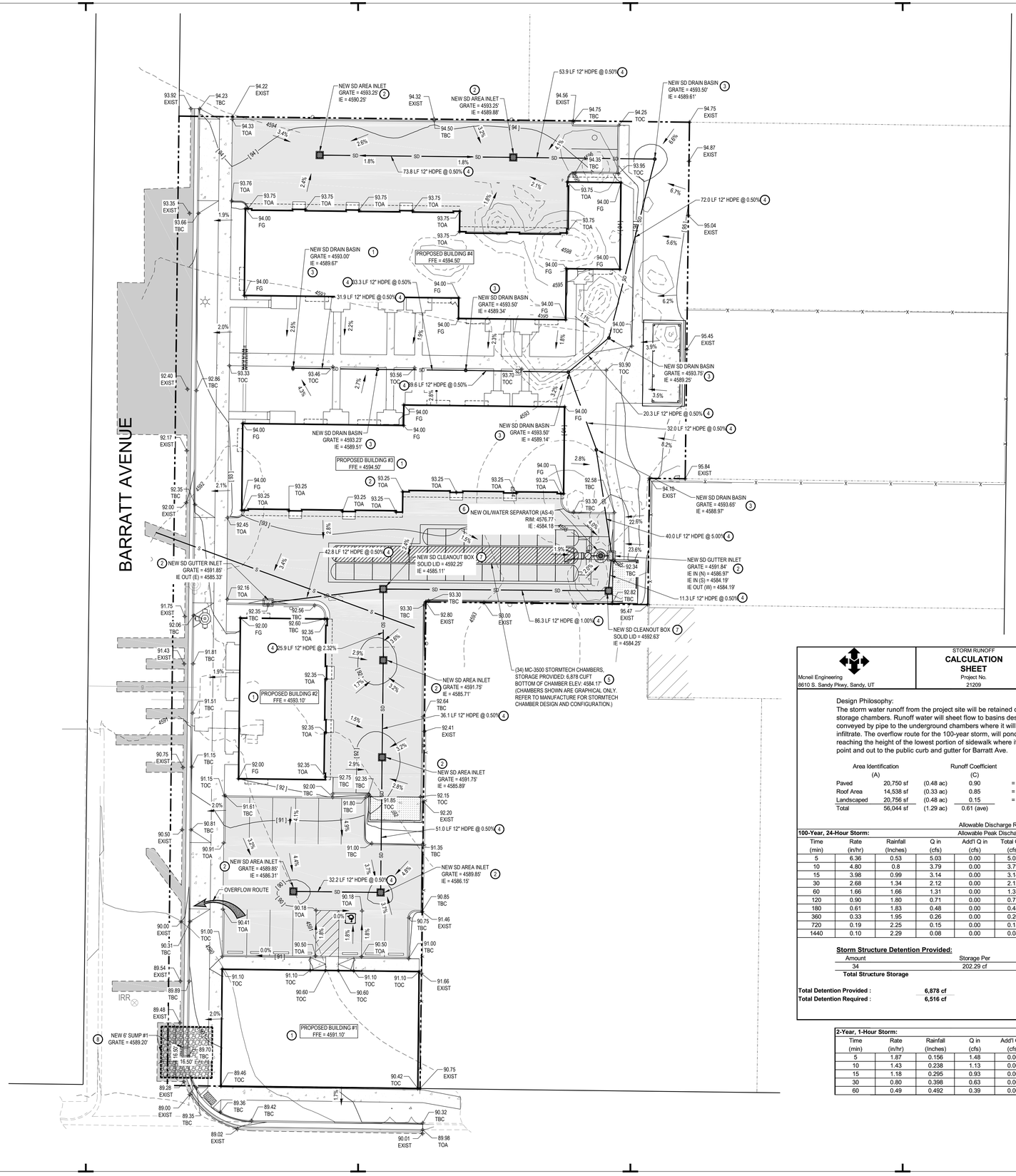
REV	DATE	DESCRIPTION

PROJECT NO: 21209
DRAWN BY: DSM
CHECKED BY: RJP
DATE: 4/05/2022

HORIZONTAL CONTROL PLAN

C1.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTORS FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN AREA INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'C1', SHEET C5.01.
3. 12" HDPE INLINE DRAIN BASIN WITH HEAVY DUTY, PEDESTRIAN SAFE GRATE. SEE DETAIL 'A1', SHEET C5.01.
4. 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
5. (34) MC-3500 STORMTECH CHAMBERS, SEE DETAIL 'C3', SHEET C5.01.
   STORAGE PROVIDED: 6,878 CUFT
   BOTTOM OF CHAMBER ELEV: 4584.17'
   (CHAMBERS SHOWN ARE GRAPHICAL ONLY. REFER TO MANUFACTURE FOR STORMTECH CHAMBER DESIGN AND CONFIGURATION.)
6. AQUA-SWIRL HYDRODYNAMIC STORM WATER SEPARATOR, MODEL 'AS-4'. CONTRACTOR TO COORDINATE INSTALLATION WITH ALL MANUFACTURER RECOMMENDATIONS. THE AS-4 SEPARATOR IS DESIGNED TO REMOVE AT LEAST 50% OF TSS PER CURRENT NJDEP/NJCAT HDS PROTOCOL.
   TREATMENT RATE = 3.2 CFS. SEE SIZING AND TREATMENT CHART SHEET C5.02.
7. STORM DRAIN CLEANOUT BOX. SEE DETAIL 'D4', SHEET C5.01.
8. NEW 6' STORM DRAIN SUMP #1 AND GUTTER INLET. MOUNT GUTTER INLET TO TOP OF SOLID LID. SEE DETAIL 'A5', SHEET C5.01.
   SUMP STORAGE REQUIRED = 760 CUFT
   SUMP STORAGE PROVIDED = 829 CUFT

Mcneil Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No.
21209

Title :	BARRATT AVENUE		
Scope :	Site Drainage Design		
Detention Facilities			
Engineer :	DSM	Check:	RJP
Authority :		Rev. No.:	1

Design Philosophy:
The storm water runoff from the project site will be retained on-site via subsurface storage chambers. Runoff water will sheet flow to basins designed onsite then be conveyed by pipe to the underground chambers where it will be stored and allowed to infiltrate. The overflow route for the 100-year storm, will pond in the parking lot until reaching the height of the lowest portion of sidewalk where it will then spill over that point and out to the public curb and gutter for Barratt Ave.

Area Identification	(A)		Runoff Coefficient (C)		(C*A)
Paved	20,750 sf	(0.48 ac)	0.90	=	18,675 sf
Roof Area	14,538 sf	(0.33 ac)	0.85	=	12,357 sf
Landscaped	20,756 sf	(0.48 ac)	0.15	=	3,113 sf
Total	56,044 sf	(1.29 ac)	0.61 (ave)		34,146 sf

Allowable Discharge Rate = 0.00 cfs/ac
100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.00 cfs

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.36	0.53	5.03	0.00	5.03	0.00	1,508
10	4.80	0.8	3.79	0.00	3.79	0.00	2,276
15	3.98	0.99	3.14	0.00	3.14	0.00	2,828
30	2.68	1.34	2.12	0.00	2.12	0.00	3,813
60	1.66	1.66	1.31	0.00	1.31	0.00	4,723
120	0.90	1.80	0.71	0.00	0.71	0.00	5,122
180	0.61	1.83	0.48	0.00	0.48	0.00	5,207
360	0.33	1.95	0.26	0.00	0.26	0.00	5,549
720	0.19	2.25	0.15	0.00	0.15	0.00	6,402
1440	0.10	2.29	0.08	0.00	0.08	0.00	**6,516**

Storm Structure Detention Provided:

Amount	Storage Per	Storage
34	202.29 cf	6,878 cf
Total Structure Storage		**6,878 cf**

Total Detention Provided : **6,878 cf**
Total Detention Required : **6,516 cf**

2-Year, 1-Hour Storm:

Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	1.87	0.156	1.48	0.00	1.48	0.00	444
10	1.43	0.238	1.13	0.00	1.13	0.00	677
15	1.18	0.295	0.93	0.00	0.93	0.00	839
30	0.80	0.398	0.63	0.00	0.63	0.00	1,132
60	0.49	0.492	0.39	0.00	0.39	0.00	1,400

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

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NOTICE!

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PROFESSIONAL ENGINEER — ROBERT J. POIRIER — No. 375419-2202 — 4/05/2022 — STATE OF UTAH

BARRATT AVENUE DEVELOPMENT

144 WEST MAIN STREET
AMERICAN FORK, UTAH 84003
LOCATED IN THE SW 1/4 OF SEC 14 & NW 1/4 OF SEC 23, TS 5 S, R 1 E, S.L.B. & M.

REVISIONS

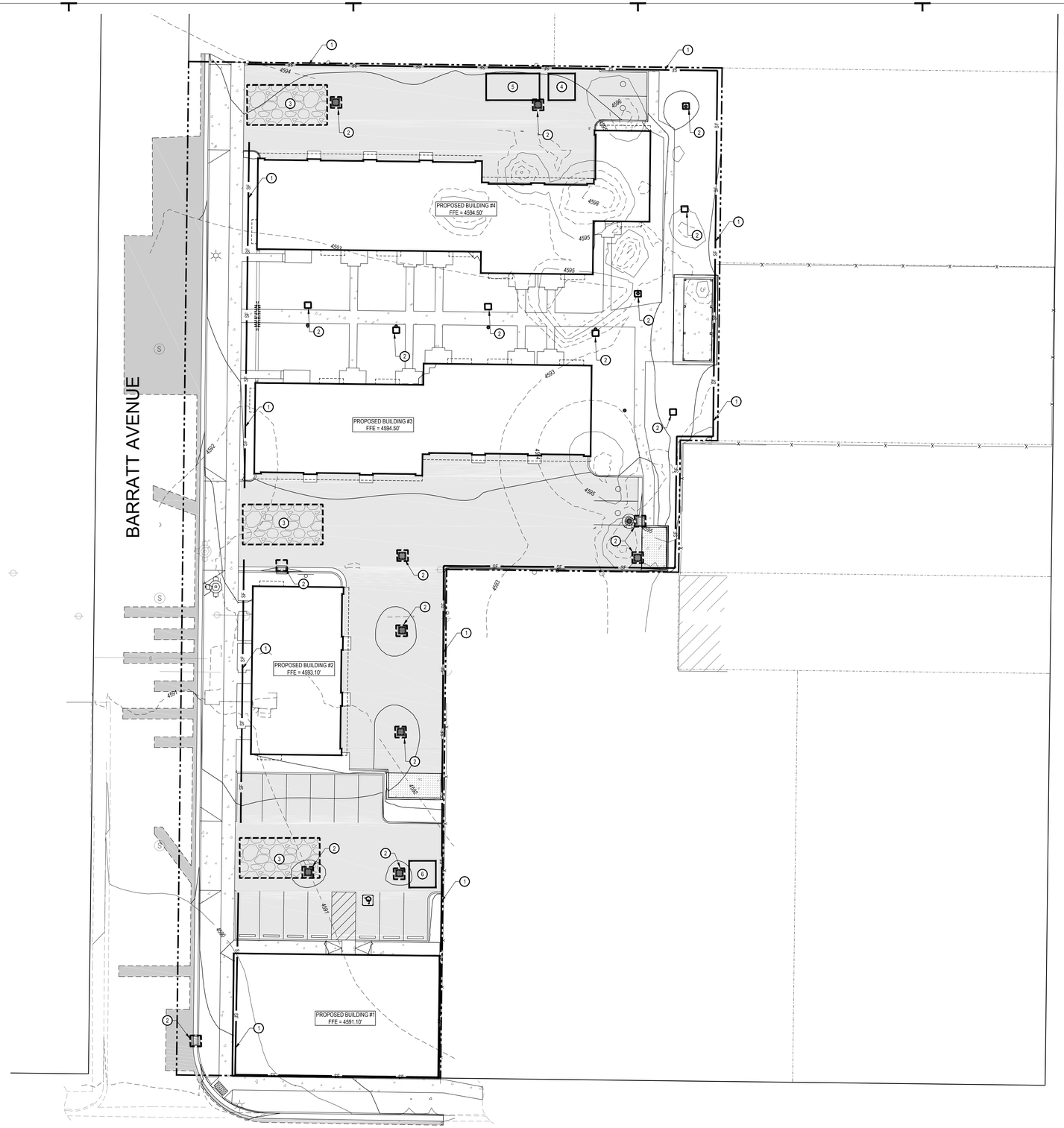
REV	DATE	DESCRIPTION

PROJECT NO:	21209
DRAWN BY:	DSM
CHECKED BY:	RJP
DATE:	4/05/2022

GRADING AND DRAINAGE PLAN

C2.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

NOTICE!

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PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
4/05/2022
STATE OF UTAH

BARRATT AVENUE DEVELOPMENT

144 WEST MAIN STREET
AMERICAN FORK, UTAH 84003
LOCATED IN THE SW 1/4 OF SEC 14 & NW 1/4 OF SEC 23, TS 5 S, R 1 E, S.L.B. & M.

REVISIONS

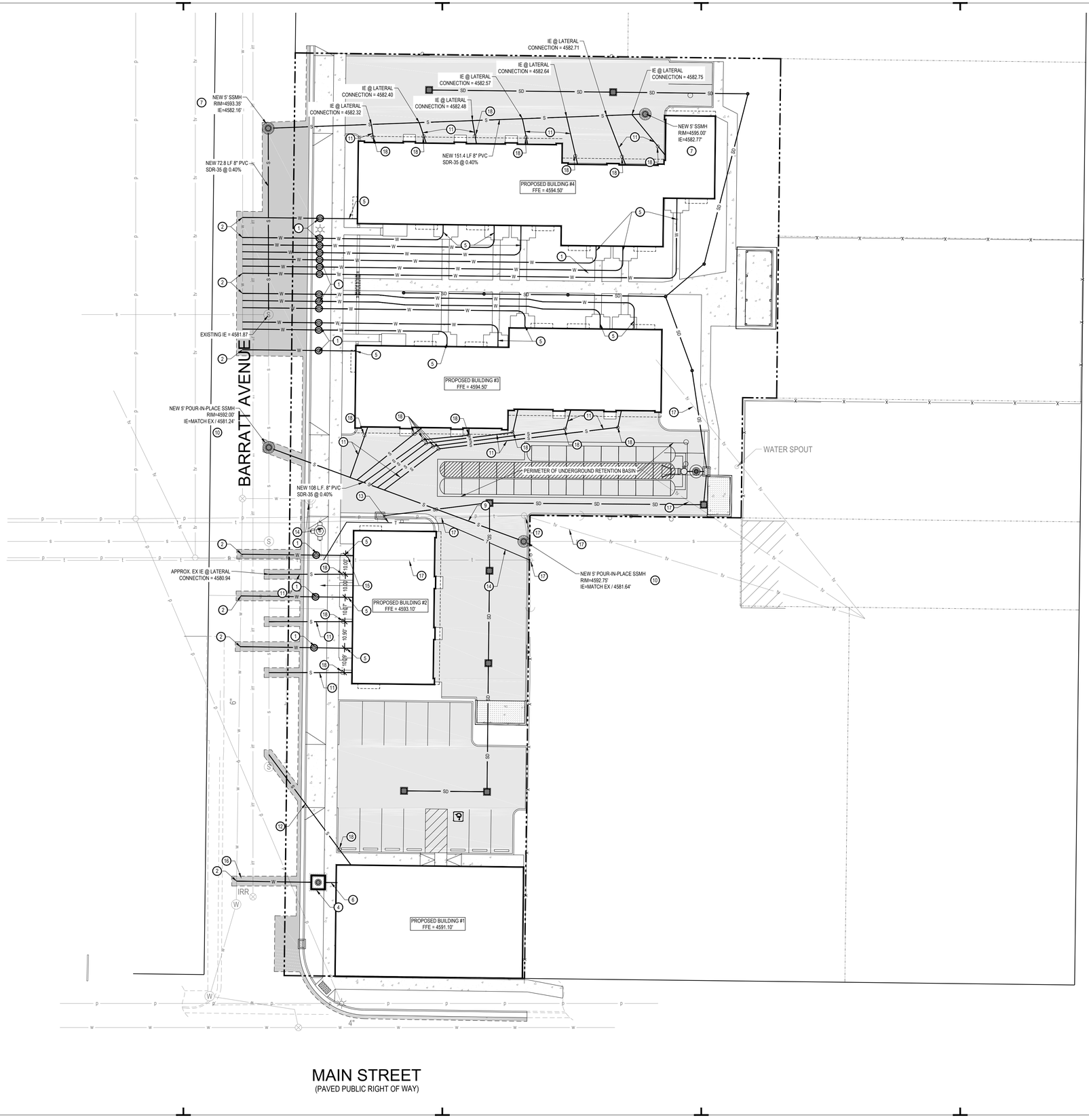
REV	DATE	DESCRIPTION

PROJECT NO:	21209
DRAWN BY:	DSM
CHECKED BY:	RJP
DATE:	4/05/2022

EROSION CONTROL PLAN

C2.10

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.

ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE- OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

UTILITY PROVIDERS:
- WATER: AMERICAN FORK CITY
- SEWER: AMERICAN FORK CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTIAN POWER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 3/4" WATER SERVICE METER SET PER APWA PLANS NO. 521, INCLUDING ALL FITTINGS. SEE DETAIL 'C5', SHEET C5.01, FOR TRENCHING.
2. CONNECT NEW WATER SERVICE LINE TO EXISTING WATER MAIN, PER AMERICAN FORK CITY STANDARD DETAIL 15.3.
3. NOT USED.
4. 1-1/2" WATER SERVICE METER SET, PER AMERICAN FORK CITY STANDARD DETAIL 15.5C.
5. 3/4" TYPE 'K' COPPER WATER SERVICE LINE, PER AMERICAN FORK CITY STANDARD DETAIL 15.3.
6. 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE, PER AMERICAN FORK CITY STANDARD DETAIL 15.3.
7. 5' DIAMETER SANITARY SEWER MANHOLE, PER AMERICAN FORK CITY STANDARD DETAIL 15.13.
8. CORE-CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE, PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
9. 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING.
10. 5' DIAMETER POUR-IN-PLACE SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411.
11. 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 50-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. CLEANOUTS PER AMERICAN FORK CITY STANDARD DETAIL 15.23.
12. 6" PVC SDR-35 SANITARY SEIWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. CLEANOUTS PER AMERICAN FORK CITY STANDARD DETAIL 15.23.
13. EXISTING UNDERGROUND TELEPHONE / COMMUNICATION UTILITY TO BE REROUTED AROUND PROPOSED BUILDING.
14. EXISTING FIRE HYDRANT TO BE RELOCATED.
15. EXISTING GUY WIRE TO BE RELOCATED.
16. 1-1/2" GATE VALVE PER AMERICAN FORK CITY STANDARD DETAIL 15.4.
17. OVERHEAD UTILITY LINES TO BE BURIED AND POWER POLES REMOVED PER CITY REQUIREMENT. CONTRACTOR IS TO COORDINATE POLE REMOVAL AND BURYING OF LINES WITH ROCKY MOUNTAIN POWER.
18. SANITARY SEWER CLEANOUT, PER AMERICAN FORK CITY STANDARD DETAIL 15.23.

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PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
4/05/2022
STATE OF UTAH

BARRATT AVENUE DEVELOPMENT

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AMERICAN FORK, UTAH 84003
LOCATED IN THE SW 1/4 OF SEC 14 & NW 1/4 OF SEC 23, TS 5 S, R 1 E, S.L.B. & M.

REVISIONS

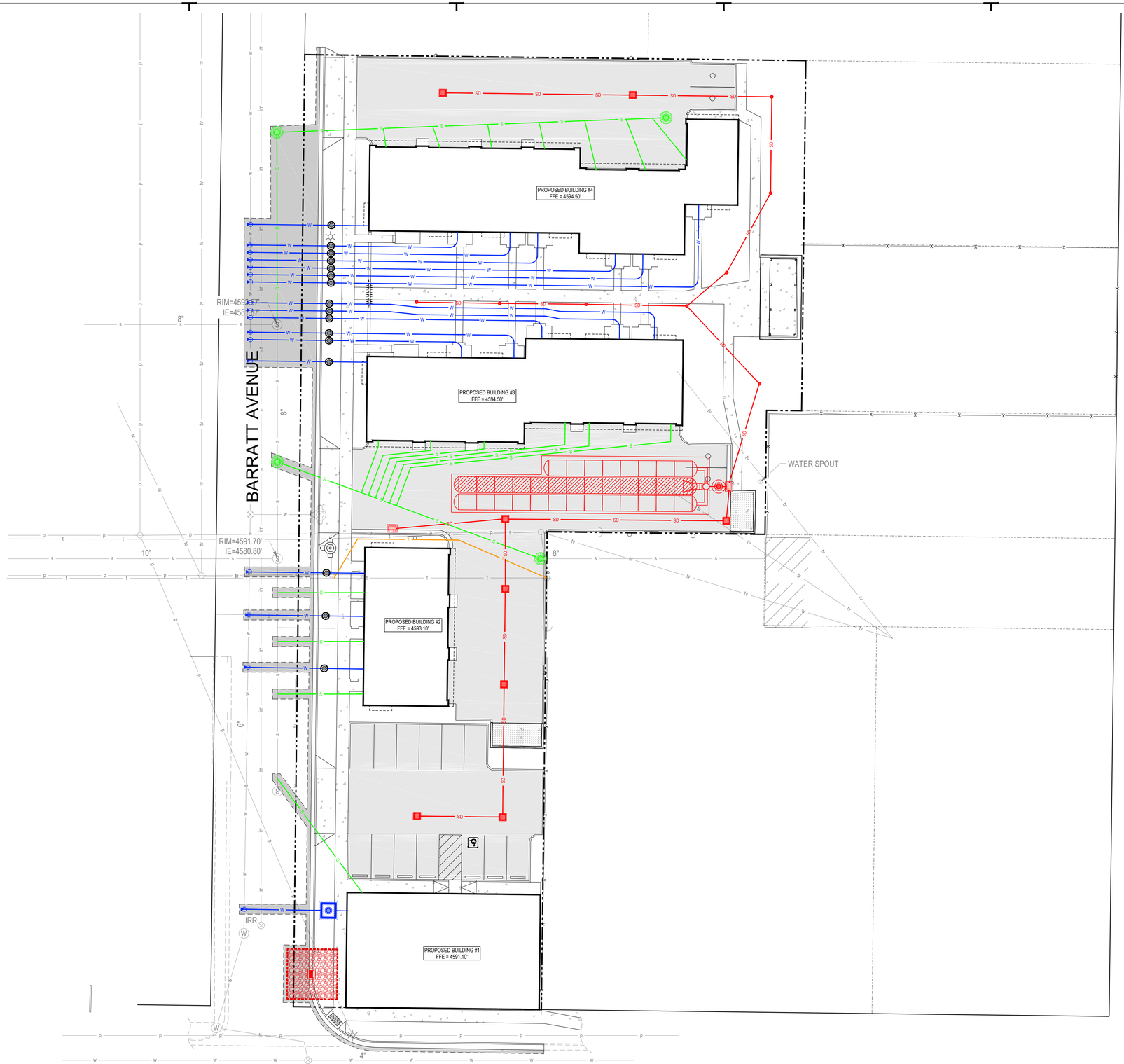
REV	DATE	DESCRIPTION

PROJECT NO:	21209
DRAWN BY:	DSM
CHECKED BY:	RJP
DATE:	4/05/2022

SITE UTILITY PLAN

C4.01

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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

LEGEND:

- STORM DRAIN
- CULINARY WATER
- SANITARY SEWER
- TELEPHONE

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PROJECT NO:	21209
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CHECKED BY:	RJP
DATE:	4/05/2022

UTILITY LAYOUT EXHIBIT

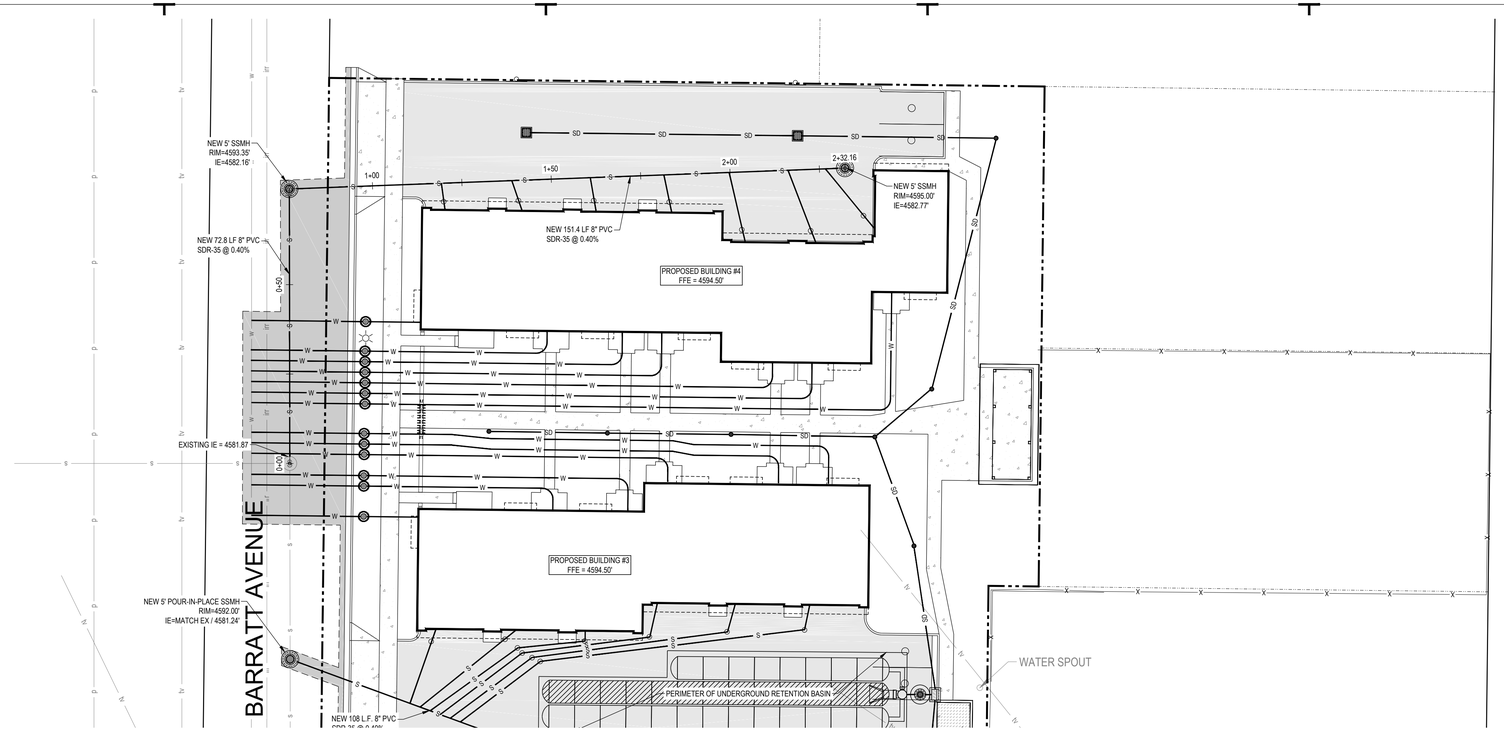
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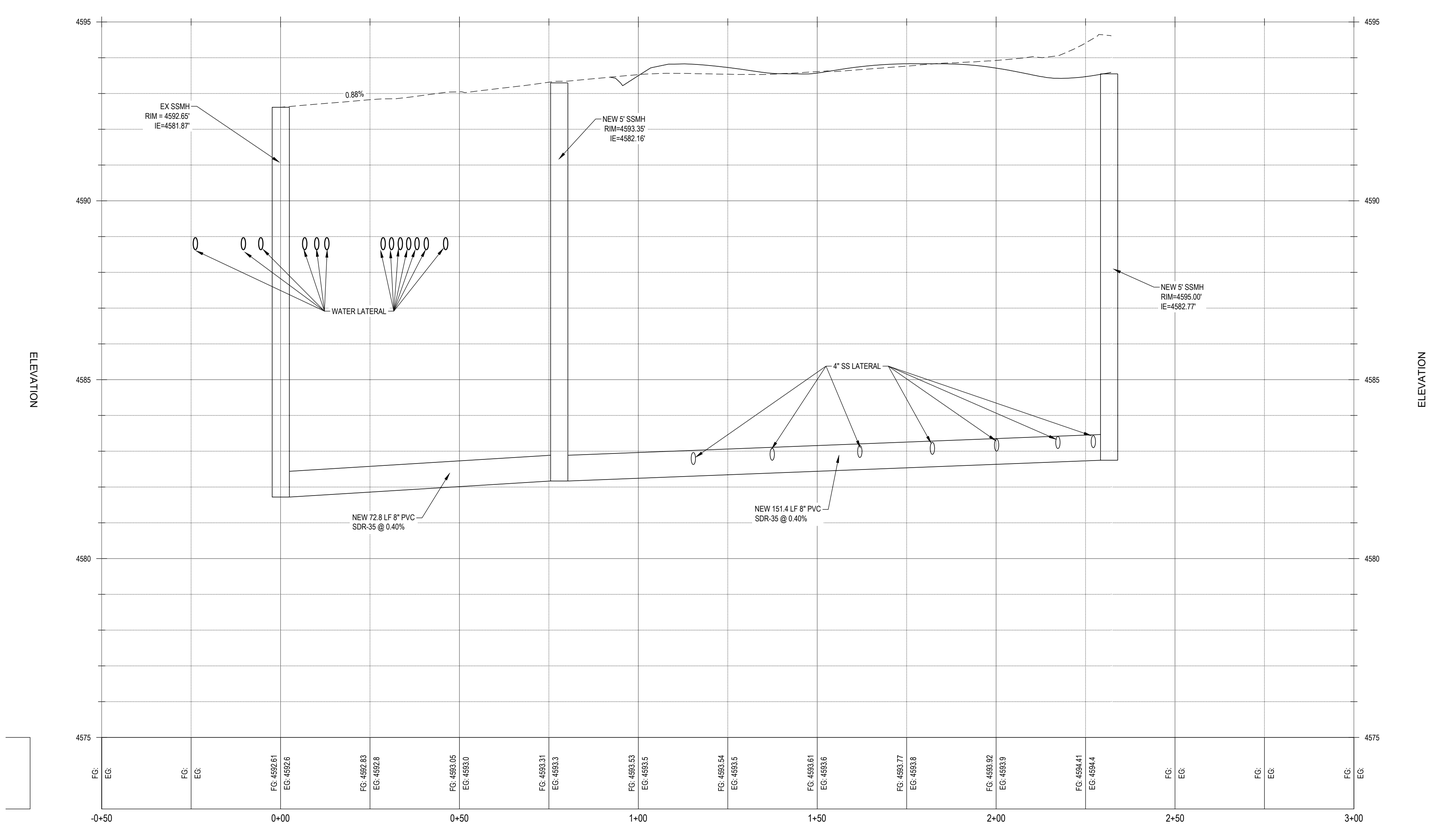
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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

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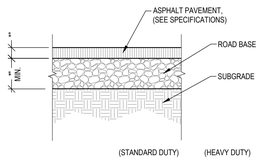
REV	DATE	DESCRIPTION

PROJECT NO:	21209
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CHECKED BY:	RJP
DATE:	4/05/2022

PLAN AND PROFILE

C4.03

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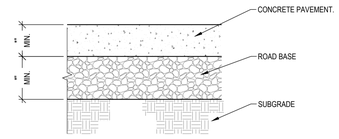


(STANDARD DUTY) (HEAVY DUTY)

	PARKING AREAS	ROADWAY AREAS
ASPHALT	3"	4"
BASE COURSE	6"	8"

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

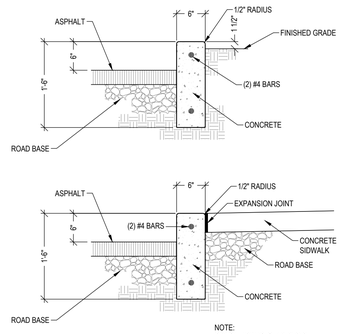
ASPHALTIC PAVEMENT SECTION D1
SCALE: N.T.S.



	STANDARD	HEAVY
CONCRETE	6"	8"
ROAD BASE	4"	8"

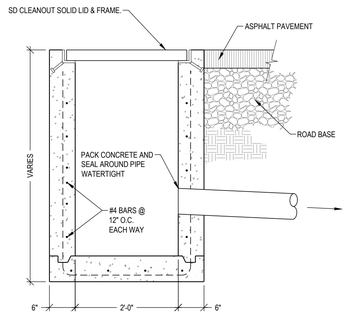
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION D2
SCALE: N.T.S.



NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

CURB WALL DETAIL D3
SCALE: N.T.S.



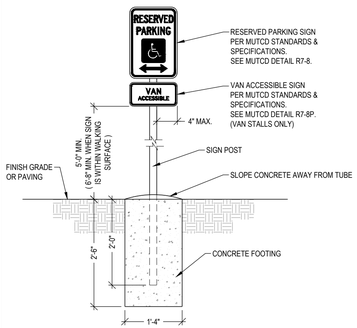
CLEANOUT BOX D4
SCALE: N.T.S.



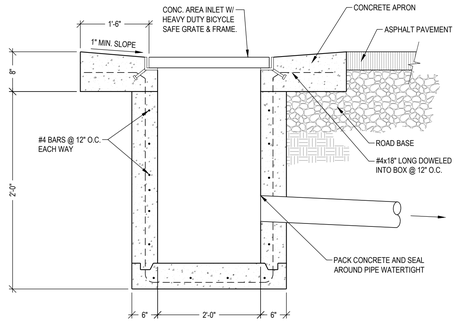
PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

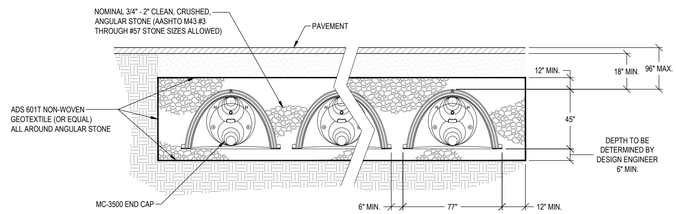
PAINTED ADA SYMBOL D5
SCALE: N.T.S.



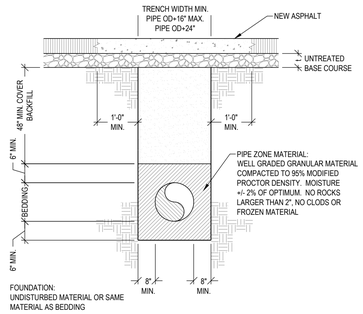
ADA PARKING SIGN D6
SCALE: N.T.S.



AREA INLET C1
SCALE: N.T.S.

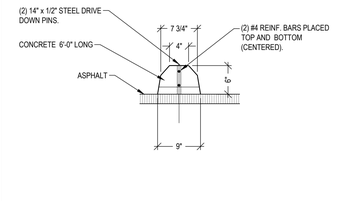


STORMTECH CHAMBER SECTION DETAIL C3
SCALE: N.T.S.



FOUNDATION:
UNDISTURBED MATERIAL OR SAME MATERIAL AS BEDDING

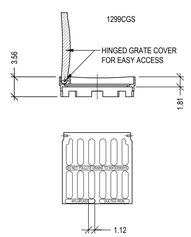
TYP. WATER & SEWER TRENCH SECTION C5
SCALE: N.T.S.



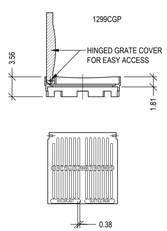
CONCRETE WHEEL STOP C6
SCALE: N.T.S.

NYLOPLAST 12" GRATES/COVERS

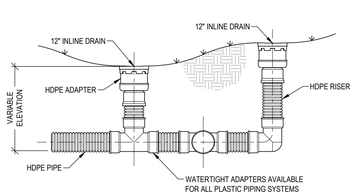
STANDARD GRATE MEETS H-20 LOAD RATING.
PEDESTRIAN GRATE MEETS H-10 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOCKING DEVICE AVAILABLE UPON REQUEST.



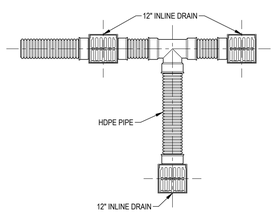
STANDARD GRATE
APPROX. DRAIN AREA = 60.62 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.



PEDESTRIAN GRATE
APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.

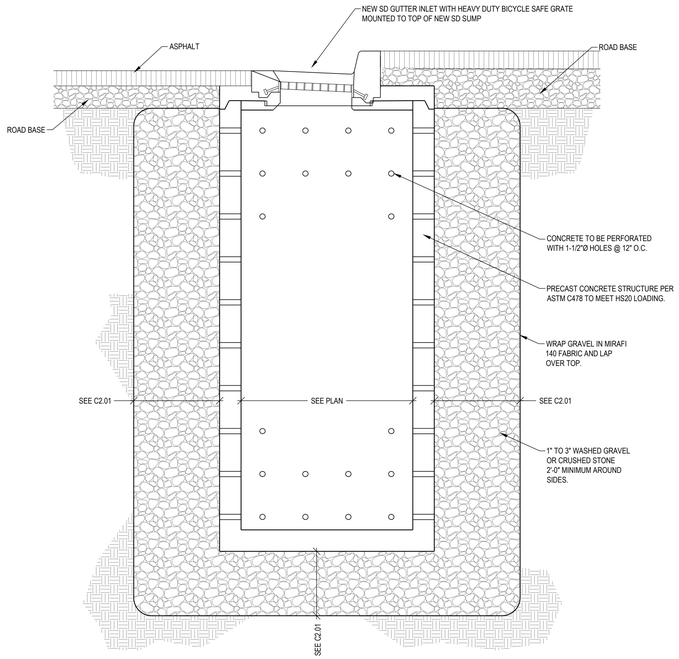


SECTION VIEW



PLAN VIEW

HDPE INLINE DRAIN DETAIL A1
SCALE: N.T.S.



SUMP #1 DETAIL C5
SCALE: N.T.S.

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PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
4/05/2022
STATE OF UTAH

BARRATT AVENUE DEVELOPMENT

144 WEST MAIN STREET
AMERICAN FORK, UTAH 84003
LOCATED IN THE SW 1/4 OF SEC 14 & NW 1/4 OF SEC 23, TS 5 S, R 1 E, S.L.B. & M.

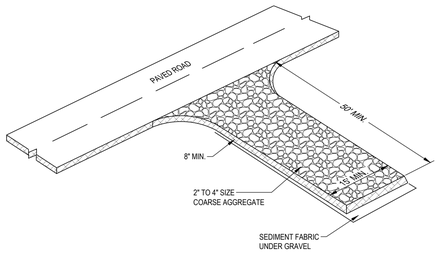
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	21209
DRAWN BY:	DSM
CHECKED BY:	RJP
DATE:	4/05/2022

CIVIL DETAILS

C5.01

S:\2021Files\21209\Civil\Prod Dwg\21209 - pln.dwg Daniel Apr 05, 2022 - 11:04am



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

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 GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

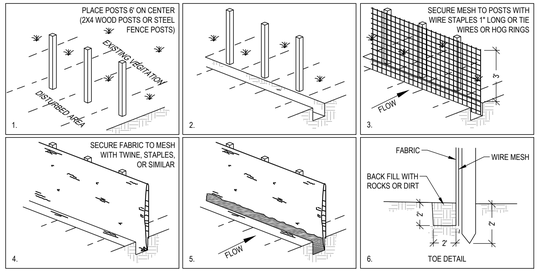
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED 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 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 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

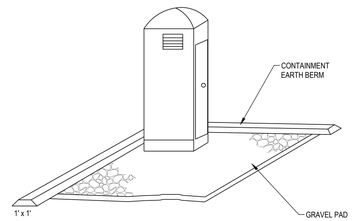
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

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

PORTABLE TOILETS C1
SCALE: N.T.S.

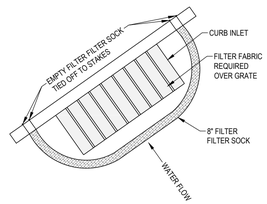
FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"



4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

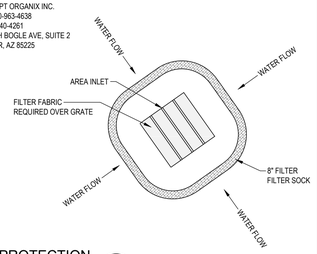
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS "FILTREXX FILTERSOCK" PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

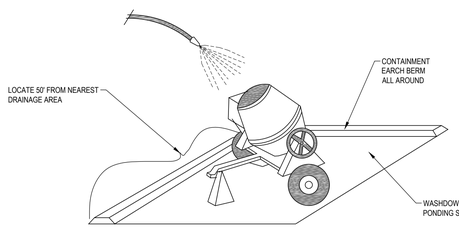
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225



SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S.

© REPLENISH



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 T 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 AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

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

CONCRETE WASTE MANAGEMENT C3
SCALE: N.T.S.

Aqua-Swirl® Sizing Chart

Aqua-Swirl™ Model	Swirl Chamber Diameter (ft.)	Maximum Stub-Out Pipe Nominal Diameter (in.)		Water Quality Treatment Flow[2] (cfs)	Oil/Debris Storage Capacity (gal)	Sediment Storage Capacity (ft^3)
		On/Offline	BYP[1]			
AS-2	2.50	8	15	1.1	37	10
AS-3	3.25/3.50	10	21	1.8	110	20
AS-4	4.25/4.50	12	27	3.2	190	32
AS-5	5.00	12	30	4.4	270	45
AS-6	6.00	15	36	6.3	390	65
AS-7	7.00	18	42	8.6	540	90
AS-8	8.00	18	48	11.2	710	115
AS-9	9.00	21	54	14.2	910	145
AS-10	10.0	24	60	17.5	1130	180
AS-11	11.0	24	66	21.2	1422	222
AS-12	12.0	24	72	25.2	1698	270
AS-13	13.0	27	78	29.6	1986	310
AS-XX	Custom	--	--	>29.6**	--	--

*See representative for larger pipe diameters available

**Higher water quality treatment flow rates can be designed with multiple swirls.

1) *The **Aqua-Swirl® Internal Bypass (BYP)** provides full treatment of the "first flush," while the peak design storm is diverted and channeled through the main conveyance pipe. Please refer to your local representative for more information.*

2) *Many regulatory agencies are establishing "water quality treatment flow rates" for their areas based on the initial movement of pollutants into the storm drainage system. The treatment flow rate of the Aqua-Swirl™ system is engineered to meet or exceed the local water quality treatment criteria. This **"water quality treatment flow rate"** typically represents approximately 90% to 95% of the total annual runoff volume.*

The design and orientation of the Aqua-Swirl™ generally entails some degree of customization. For assistance in design and specific sizing using historical rainfall data, please refer to an AquaShield™ representative or visit our website at www.AquaShieldInc.com. CAD details and specifications are available upon request.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
4/05/2022
STATE OF UTAH

BARRATT AVENUE DEVELOPMENT

144 WEST MAIN STREET
AMERICAN FORK, UTAH 84003
LOCATED IN THE SW 1/4 OF SEC 14 & NW 1/4 OF SEC 23, TS 5 S, R 1 E, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 21209
DRAWN BY: DSM
CHECKED BY: RJP
DATE: 4/05/2022

CIVIL DETAILS

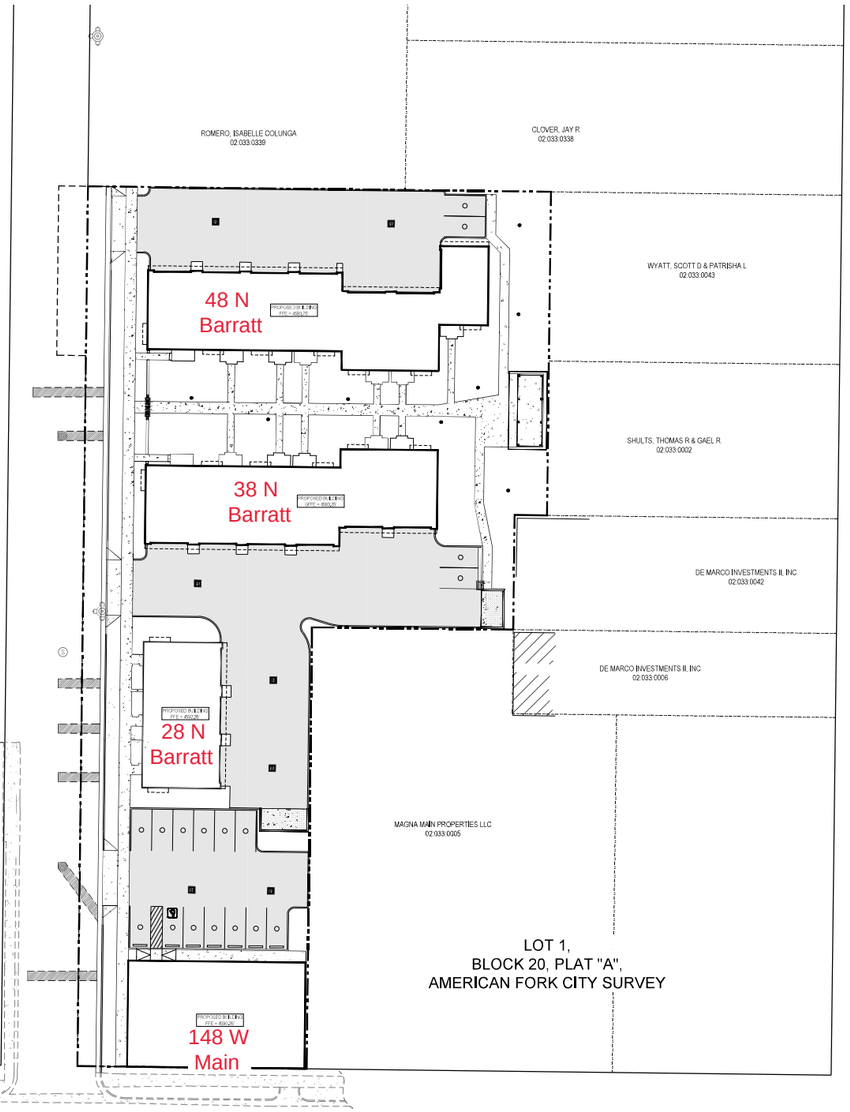
C5.02

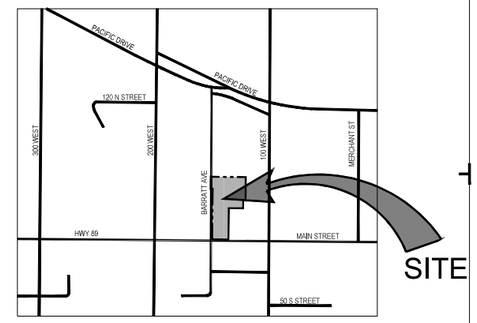
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BARRATT AVENUE DEVELOPMENT

CONSTRUCTION PLANS

144 WEST MAIN STREET
AMERICAN FORK, UTAH
LOCATED IN THE SW 1/4 OF SEC 14 & NW 1/4 OF SEC 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B. & M.





NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	PROJECT DEMOLITION PLAN
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	EROSION CONTROL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

DEVELOPER

DEVELOPER: CONCORD HOMES
CONTACT: SAM DROWN
9089 SOUTH 1300 WEST #100
WEST JORDAN, UTAH, 84088
PHONE: 801-330-7254
EMAIL: SAM@CONCORDHOMESUTAH.COM

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
9610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

S:\2021Files\21209\Civil\Prod Dwg\21209 - plotReg DoneM May 12, 2021 - 11:21am

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 22nd June, 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.

This site had a prior application presented towards the end of 2021 for a Planned Unit Development. The applicant has resubmitted a new set of plans that differ from the previous set, as the current proposal is for a regular subdivision. On the cover sheet of the plan set, the applicant/developer has a note identified as item #5 under General Subdivision Notes that states the following:

5. The developer petitions the Planning Commission to allow the omission of the RV Parking Requirement (17.7.501.E.F.)

This petition is not appropriate under the current application, as the regular requirements for a subdivision under the R1-9000 zone does not have an RV Parking requirement.

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

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 does not meet the requirements of the Municipal Code, and is deficient in meeting the requirements of Section 15.01.100E, 15.01.1430, and 15.01.1520.

Based on the combined review of the Development Review Team, staff recommends denying this application as it does not meet code.

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: 6/22/2022

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:

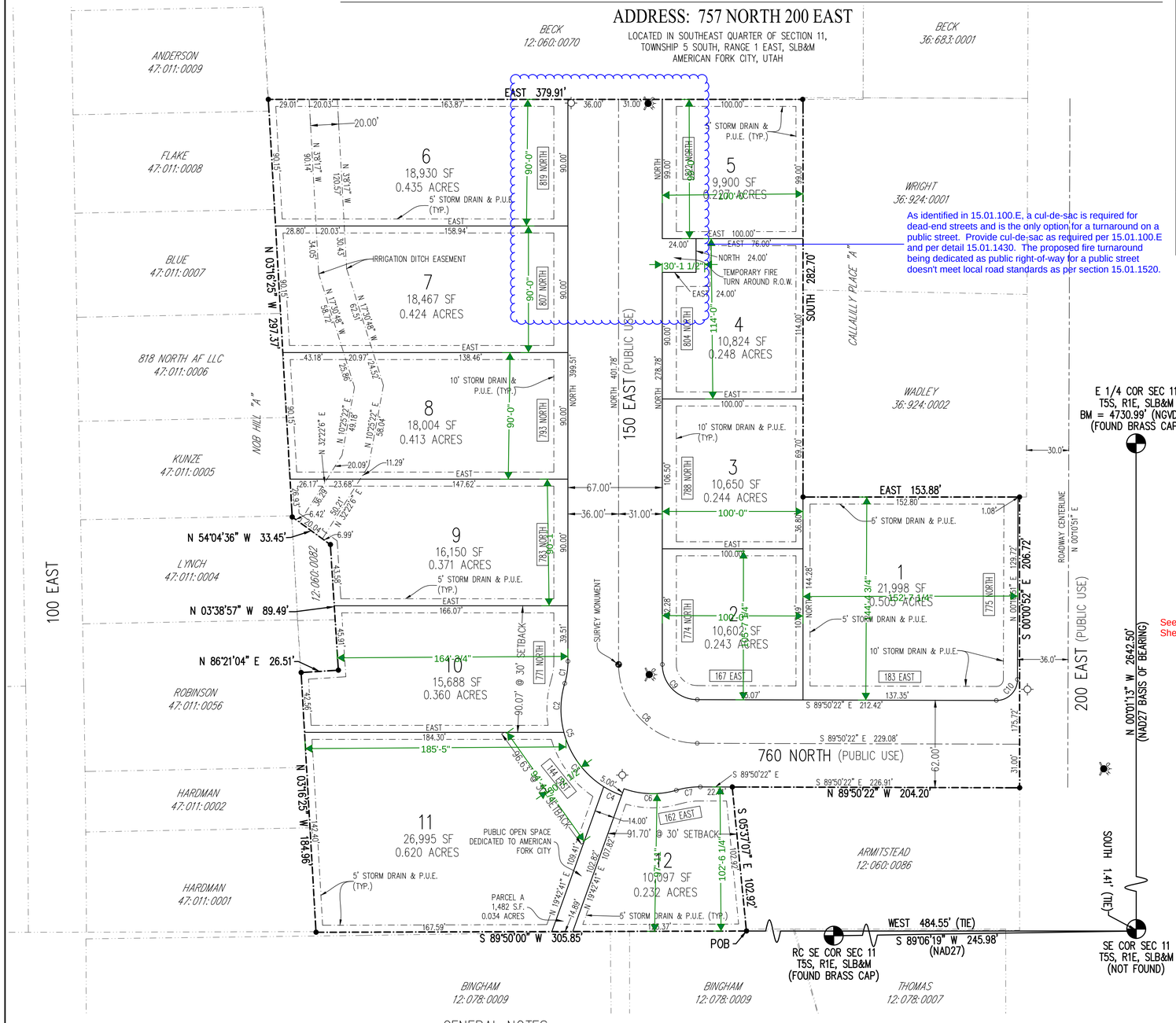
APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior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

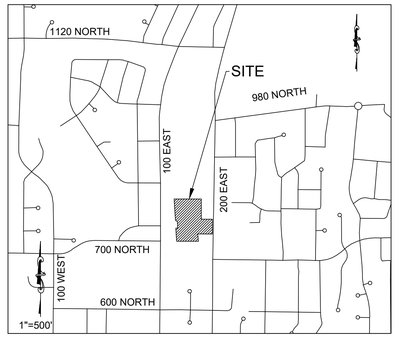
BECK HILLSIDE ESTATES PLAT "A"

ADDRESS: 757 NORTH 200 EAST

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



VICINITY MAP



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.

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'

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 CERTIFICATE

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

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

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

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

PARCEL CONTAINS = 5.49 ACRES MORE OR LESS

NUMBER OF LOTS = 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 & Zoning
pobrien
5/10/2022

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.

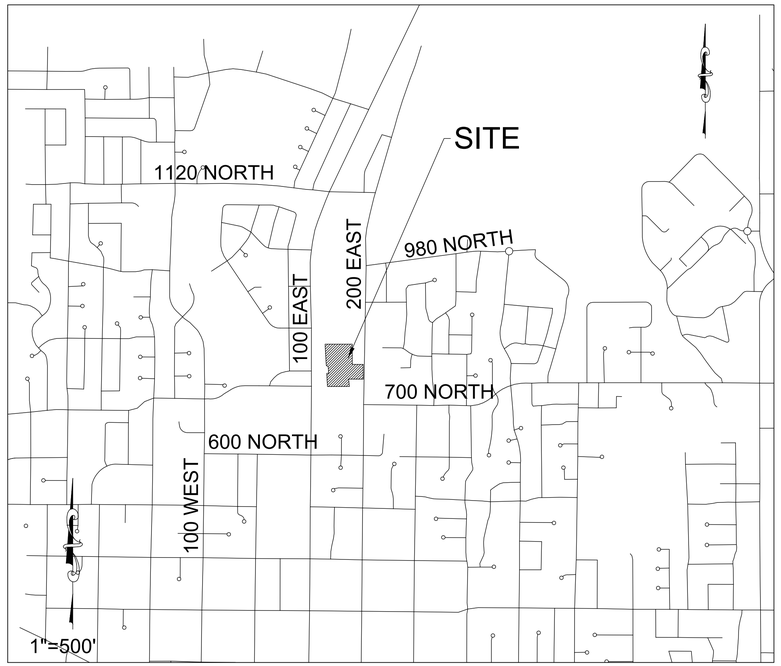
Next Steps:
Revise & Resubmit to address Engineering Issues

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.

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

DATUM ELEVATION NOTE:

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

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
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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.

COVER SHEET

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

ANDERSON
47:011:0009

FLAKE
47:011:0008

BLUE
47:011:0007

818 NORTH AF LLC
47:011:0006

KUNZE
47:011:0005

LYNCH
47:011:0004

ROBINSON
47:011:0056

HARDMAN
47:011:0002

HARDMAN
47:011:0001

BECK
12:060:0070

BECK
36:683:0001

WRIGHT
36:924:0001

WADLEY
36:924:0002

ARMITSTEAD
12:060:0086

BINGHAM
12:078:0009

BINGHAM
12:078:0009

THOMAS
12:078:0007

12:060:0082

100 EAST

200 EAST

760 NORTH

CALVALRY PLACE "A"

NOB HILL "A"

EXIST FENCE IS TO BE REMOVED & A NEW 6' VINYL FENCE INSTALLED

END ROAD CONSTRUCTION

EXIST FENCE IS TO BE REMOVED & A NEW 6' VINYL FENCE INSTALLED

EAST 379.91'

6

7

8

9

10

11

12

5

4

3

2

1

INSTALL FIRE HAMMERHEAD TURN-AROUND PER IFC AS ADOPTED BY AF CITY. TURN AROUND TO BE TEMPORARY UNTIL ROADWAY CONTINUES TO THE NORTH.

CONST. 10' TRAIL

INSTALL "NO PARKING" SIGN

PLANT STREET TREE (TYP.)

CONST. 24" HIGH BACK CURB & GUTTER

N 03°16'25" W 297.57'

150 EAST

67.0'

SOUTH 282.70'

EXIST FENCE TO REMAIN

CONST. 8' PLANTER

EXIST FENCE POST (TYP.)

EXIST FENCE TO REMAIN

N 54°04'36" W 33.45'

PLANT ONE STREET TREE PER LOT. LOCATIONS SHOWN ARE APPROX. TREE WILL BE PLANTED AFTER DRIVEWAY IS INSTALLED. DRIVEWAY LOCATION WILL BE DETERMINED BY HOME BUILDER (TYP.)

N 03°38'57" W 89.49'

N 86°21'04" E 26.51'

SURVEY MONUMENT

R25.0'

R65.0'

R60.0'

62.0'

N 03°16'25" W 184.36'

N 89°50'22" W 204.20'

S 05°37'07" E 102.92'

EXIST FENCE IS TO BE REMOVED AND A NEW 6' VINYL FENCE INSTALLED.

END TRAIL

EXIST FENCE IS TO BE REMOVED AND A NEW 6' VINYL FENCE INSTALLED.

S 89°50'00" W 305.85'

POB

WEST 484.55' (TIE)

S 89°06'19" W 245.98' (NAD27)

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

EXIST FENCE TO REMAIN
CONST. ADA RAMP (ARMISTEAD IS ALLOWING PORTION OF WALK/RAMP TO BE CONST. ON THEIR PROPERTY)

END WALK

END CURB

ASPHALT TAPER

MATCH EXIST ASPHALT

EXIST EDGE OF ASPHALT

EXIST CURB

EXIST WALK

MATCH EXIST CURB

MATCH EXIST 4' WALK

EXIST FENCE TO REMAIN

EAST 153.88'

30.0'

TAPER CURB

CONST. 24" HIGH BACK CURB & GUTTER

EXIST EDGE OF ASPHALT

CONST. 5' WALK

CONST. 8' PLANTER

S 00°00'52" E 206.72'

CONST. 24" HIGH BACK CURB & GUTTER

ASPHALT SAWCUT LINE

36.0'

ADA RAMP

CONST. 5' WALK

CONST. 8' PLANTER

INSTALL STOP SIGN

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

SOUTH 1.41' (TIE)

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

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

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

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.

REGISTERED PROFESSIONAL ENGINEER
5/2/22
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
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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
TOP OF 36"=4713.54
EXIST 36" IRRIGATION PIPE
EXIST FENCE TO REMAIN
EXIST P.P.
EXIST 8" GROUND DRAIN
EXIST C.B.
EXIST SUMP RIM=4681.35 APPROX. 8" FL=4665.35
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
ABANDONED 10" CUL. (ST) (APPROX. LOCATION)
EXIST 18" CUL (DIP) (APPROX. LOCATION)
ABANDONED 6" CUL. (DIP) (APPROX. LOCATION)
EXIST 42" P.I. (DIP) (APPROX. LOCATION)
EXIST 16" CUL. (DIP) (APPROX. LOCATION)
EXIST 6" P.I. (PVC)
TOP OF 36"=4712.64
REMOVE EXIST LANDSCAPE IRR BOX
EXIST P.I. SERVICE TO REMAIN
EXIST GAS (APPROX. LOCATION)
EXIST TEL (APPROX. LOCATION)
EXIST OVERHEAD POWER
REMOVE EXIST P.P.
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
SHED
REMOVE EXIST IRR DIVERSION STRUCTURE
REMOVE EXIST LANDSCAPE IRR BOX
EXIST CUL. SERVICE TO REMAIN
REMOVE EXIST BUILDING
REMOVE EXIST ASPHALT SHOULDER
REMOVE EXIST LANDSCAPE IRR BOXES
REMOVE EXIST IRR PIPE
ASPHALT SAWCUT LINE
REMOVE EXIST 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=4669.96
REMOVE EXIST BARN
REMOVE EXIST LANDSCAPE IRR BOX
EXIST FENCE TO REMAIN

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

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No. 270393
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STATE OF UTAH

BENCH MARK

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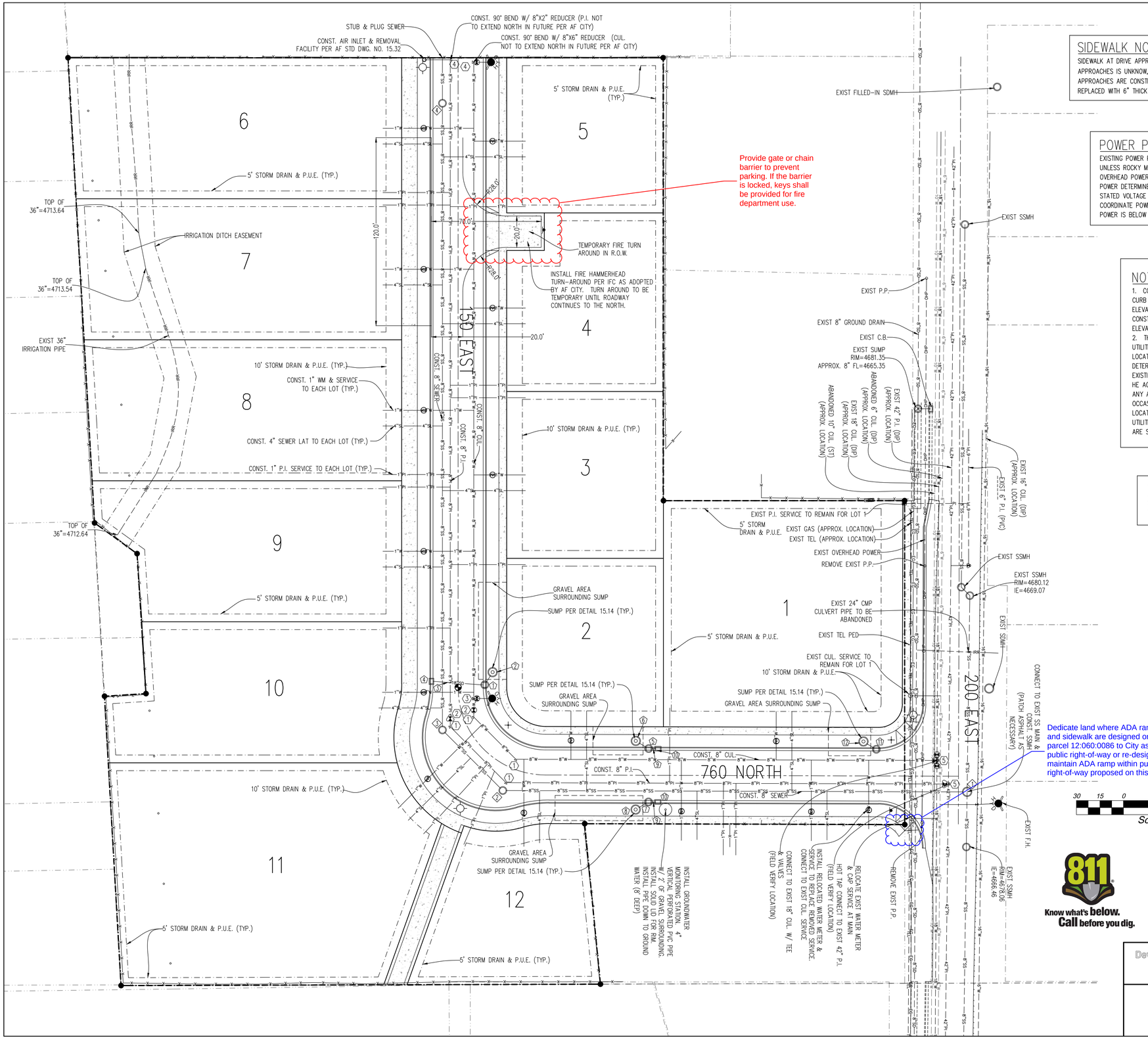
BECK HILLSIDE ESTATES

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.

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.

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.

UTILITY LEGEND

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

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER 5/24/22 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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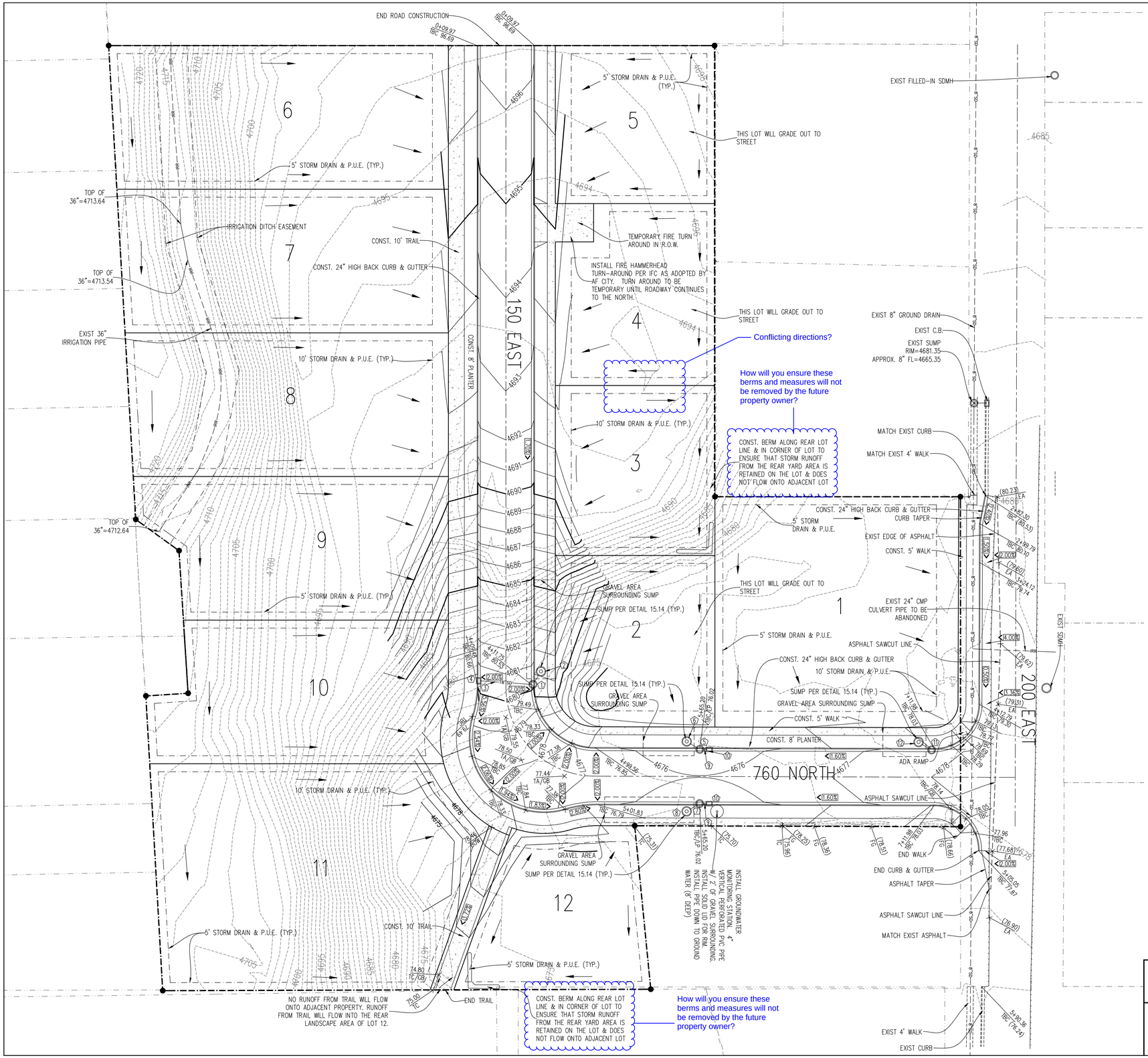
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

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

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
00	PROPOSED CONTOUR

STORM DRAIN DESIGN:

SEE PROFILE SHEETS FOR STORM DRAIN DESIGN

30 15 0 30 60 90

Scale 1" = 30'

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

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

BENCH MARK	REVISIONS		
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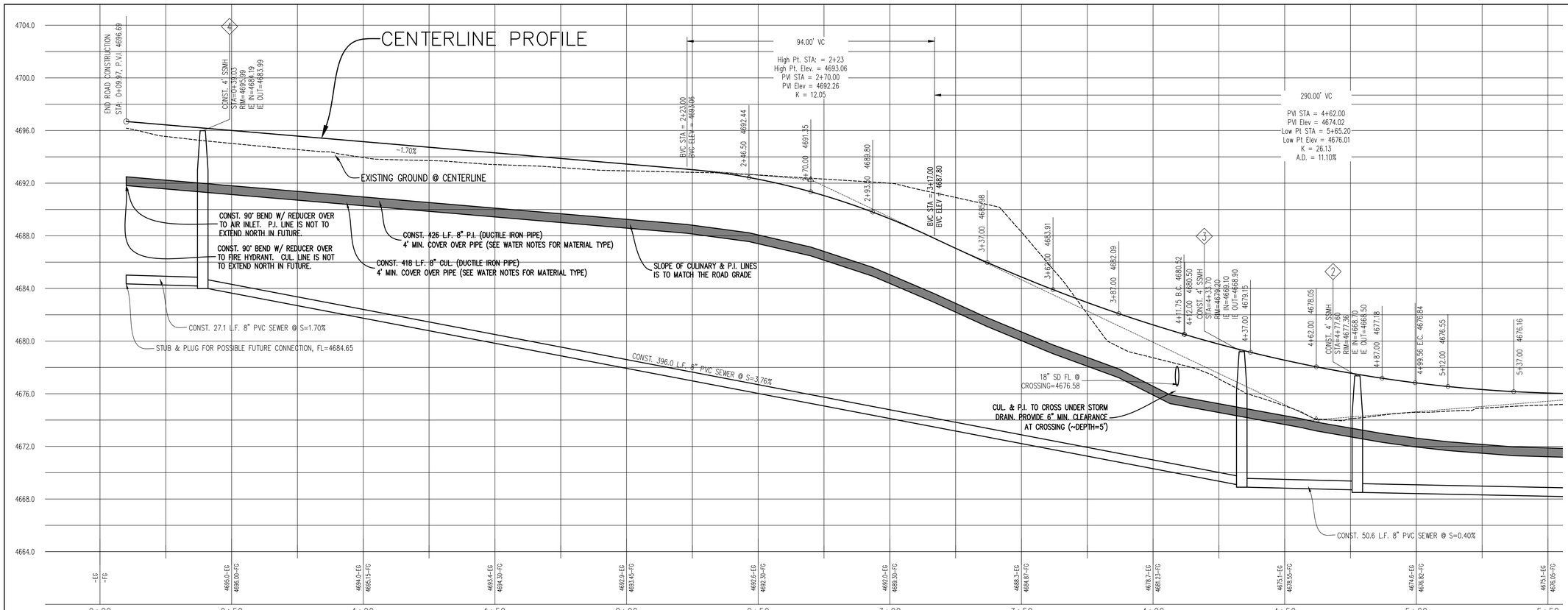
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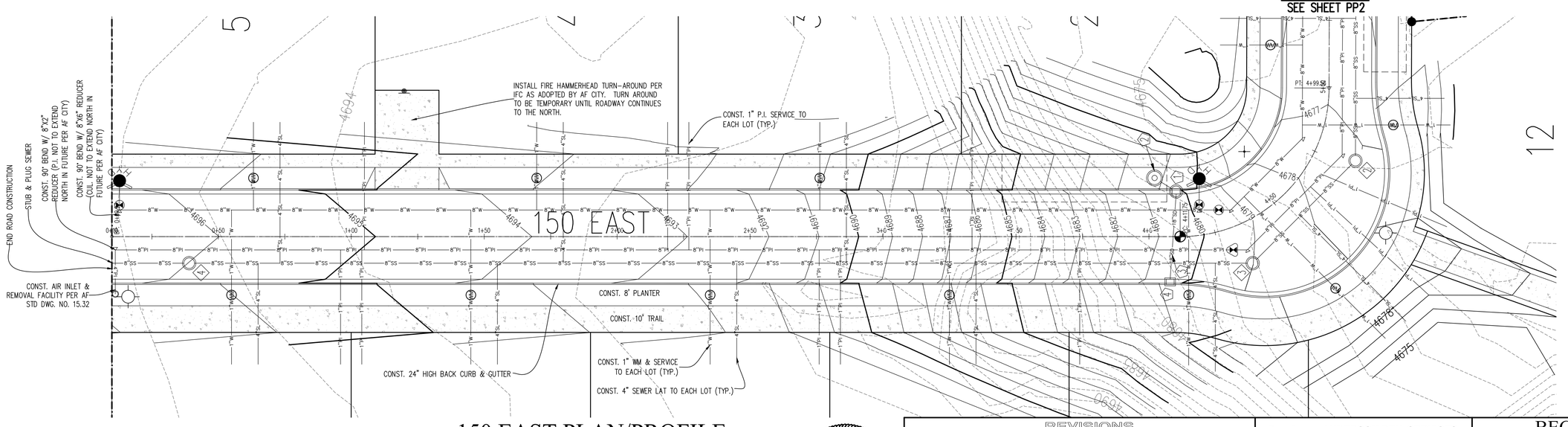
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

OVERALL GRADING & DRAINAGE PLAN

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





150 EAST 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.
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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.

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
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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

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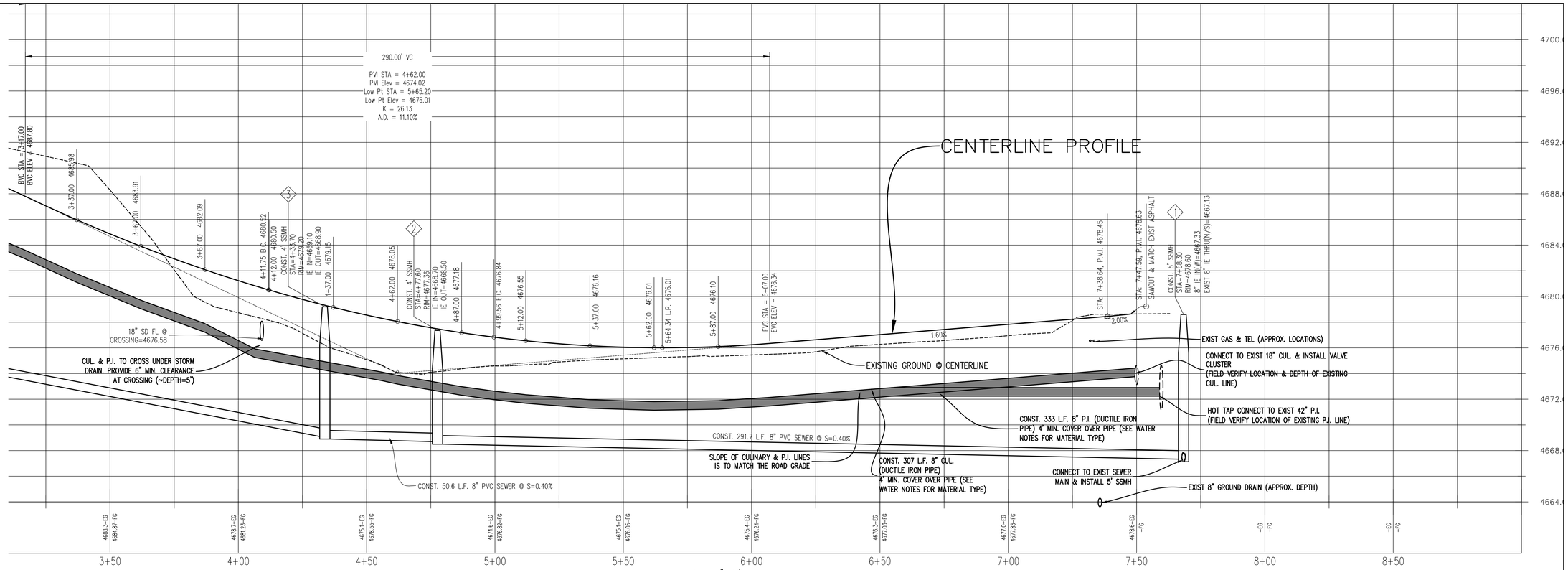
Developer: ANDERSON DEV. SERVICES
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EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

BECK HILLSIDE ESTATES
AMERICAN FORK UTAH

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

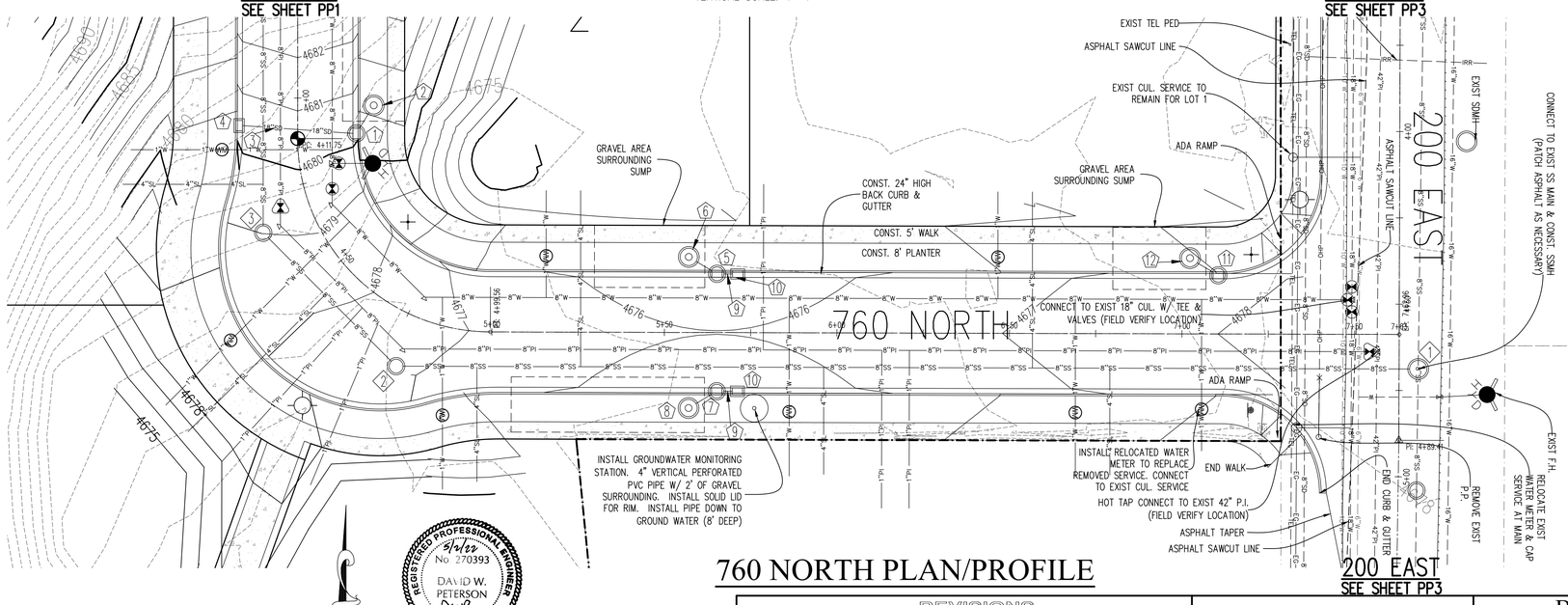
150 EAST PLAN & PROFILE



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

150 EAST
SEE SHEET PP1

200 EAST
SEE SHEET PP3



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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

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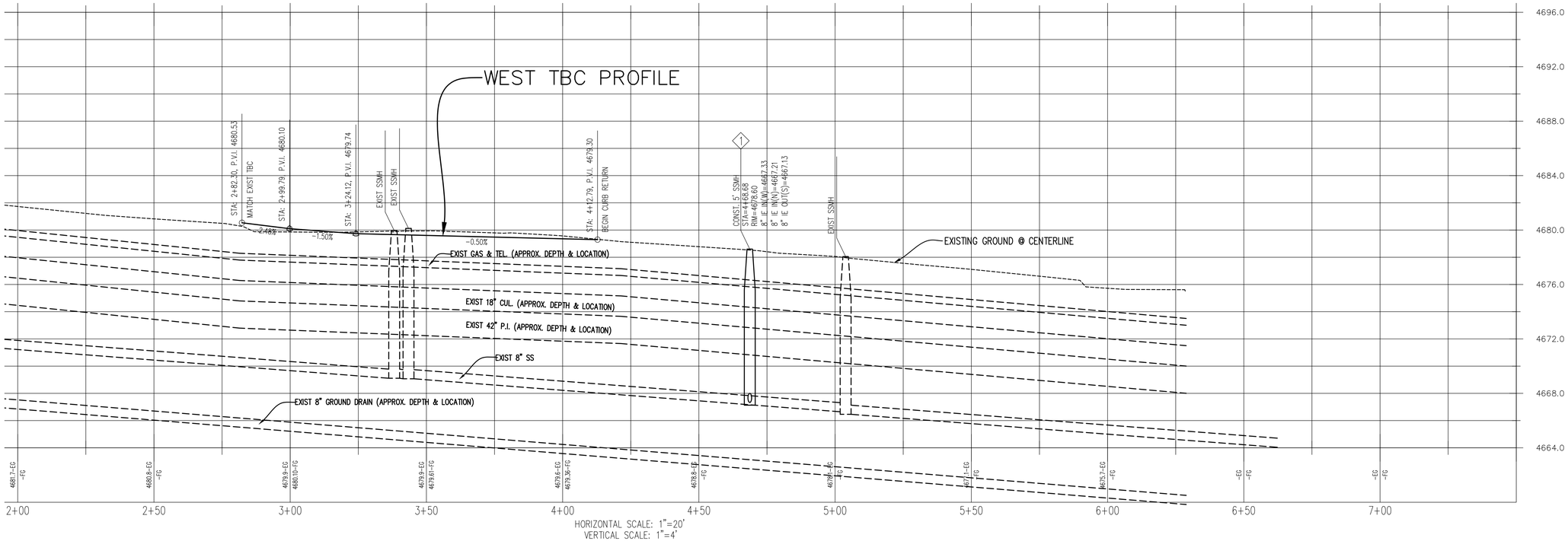
EXCEL ENGINEERING
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BECK HILLSIDE ESTATES
AMERICAN FORK UTAH

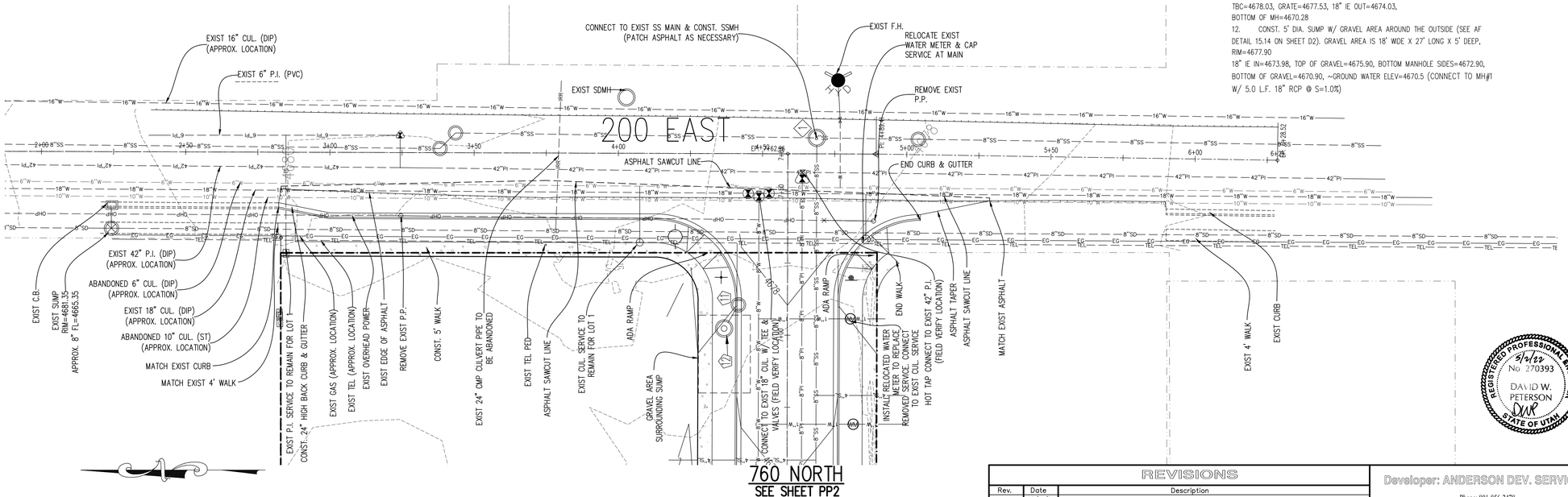
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

760 NORTH PLAN & PROFILE

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



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



20 10 0 20 40 60
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200 EAST PLAN/PROFILE

GRADING NOTE:

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BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

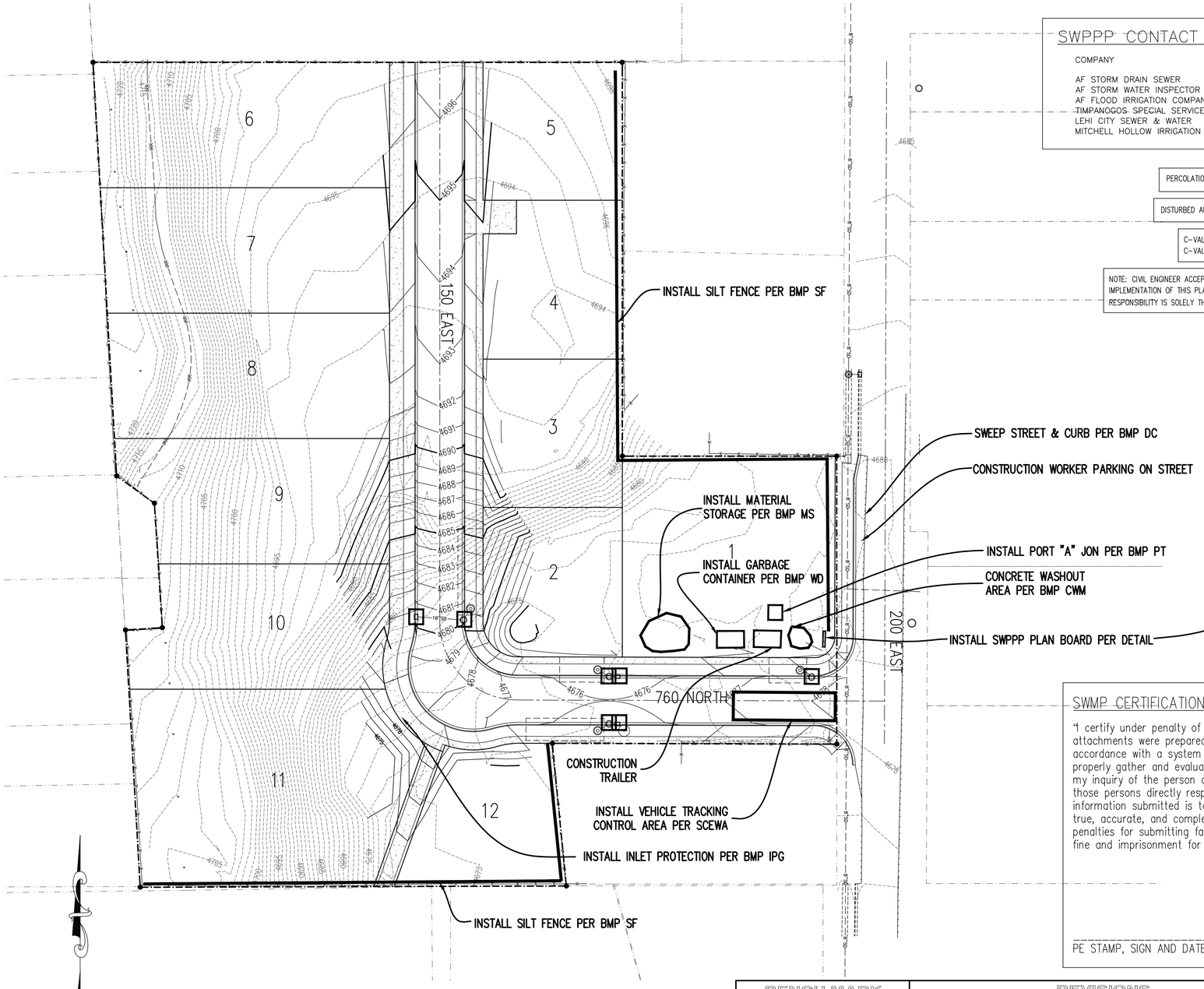
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

200 EAST
PLAN & PROFILE

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

BECK HILLSIDE ESTATES

ADDRESS: 757 NORTH 200 EAST



40 20 0 40 80 120

Scale 1" = 40'

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

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.

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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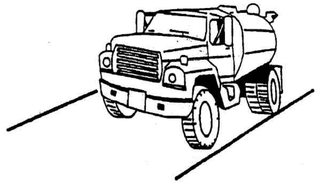
BECK HILLSIDE ESTATES
AMERICAN FORK UTAH

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

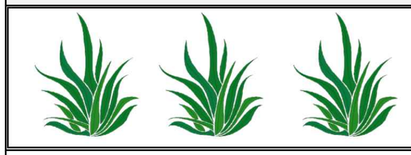
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ☒ Toxic Materials
- ■ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

- ■ 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

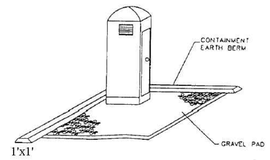
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



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

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

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

Limitations:
No limitations.

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

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

Adapted from Salt Lake County BMP Fact Sheet

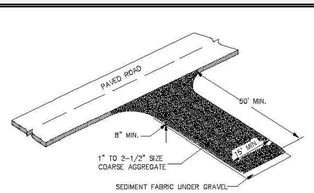
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



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

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

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

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

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

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

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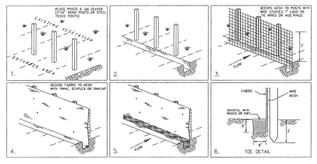
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

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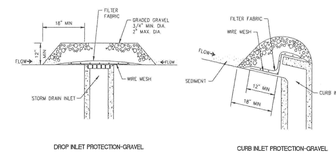
Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



DROP INLET PROTECTION-GRAVEL — CURB INLET PROTECTION-GRAVEL

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

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

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

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

■ High ☒ Medium ☐ Low

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

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

BMP DETAILS

BMP: Concrete Waste Management — CWM



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: BMP Inspection and Maintenance — BMPIM



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

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

Limitations:
- Availability of trained staff

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

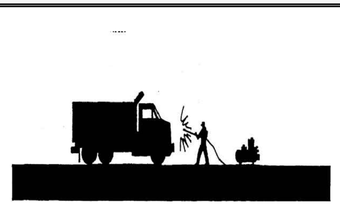
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Cleaning — VEC



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

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

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

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

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

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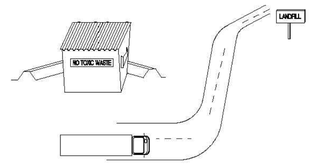
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



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

Application:
All construction sites.

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

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

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

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

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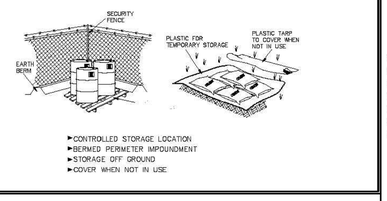
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



Description:
Controlled storage of on-site materials.

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

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

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

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

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

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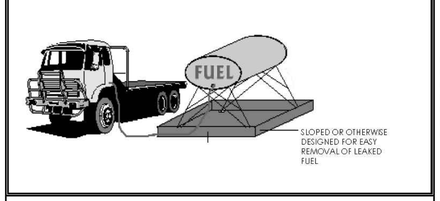
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Fueling — VEF



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

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

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

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

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

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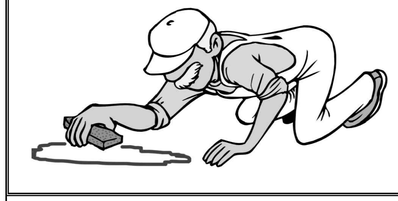
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: 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
5/9/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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.	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
5/24/22
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

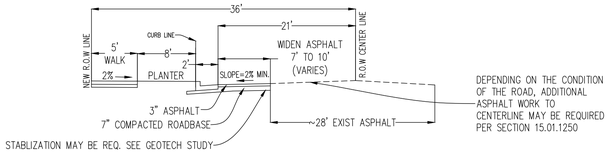
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

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

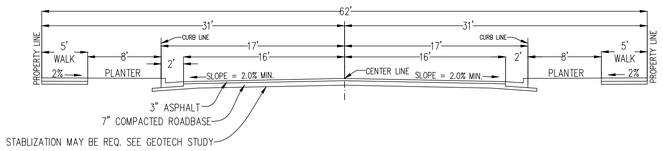
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Date: 05/24/21
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200 EAST HALF STREET SECTION (MINOR COLLECTOR)

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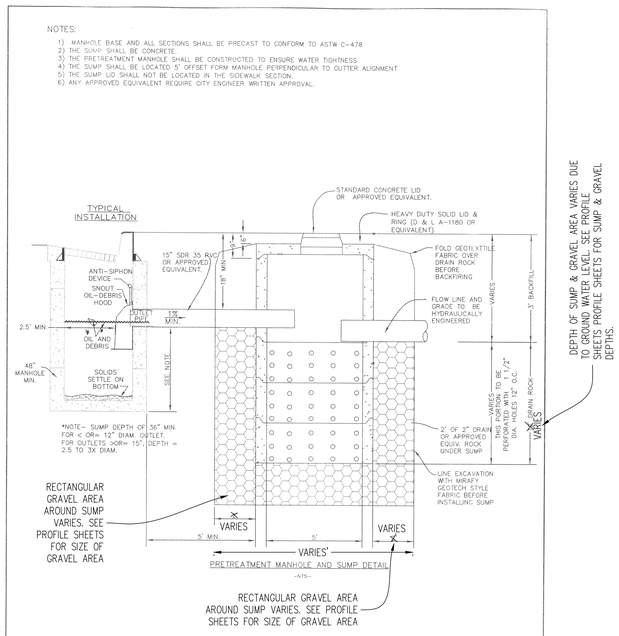


62' STREET SECTION

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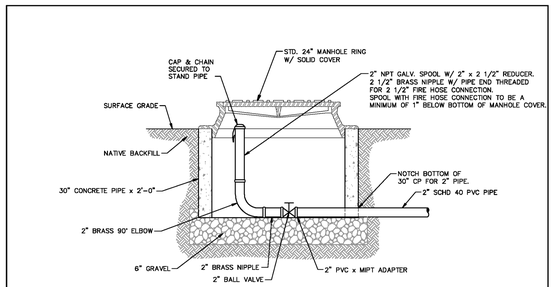
NOTES:

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.

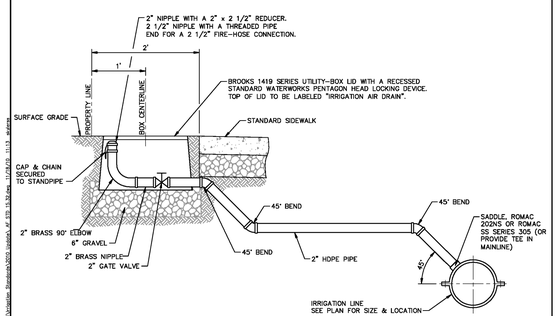


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REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

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STANDARD SECTION WHERE NO STREET IMPROVEMENTS EXIST



STANDARD SECTION WHERE STREET IMPROVEMENTS EXIST

DRAWN:	HORROCKS ENGINEERS 196 WEST MAIN P.O. BOX 70 HURRICANE, UTAH (801) 635-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: AIR INLET & REMOVAL FACILITY FOR SECONDARY WATER	DRAWING NO. 15.32
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SCALE:				

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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

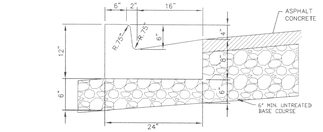
Developer: ANDERSON DEV. SERVICES
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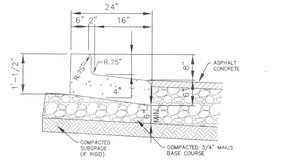
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

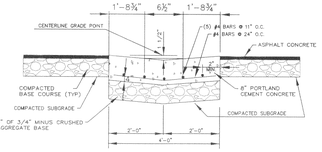
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Checked by: D.W.P.		D2



TYPE E CURB & GUTTER
–NTS–

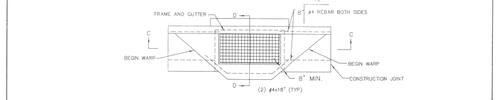


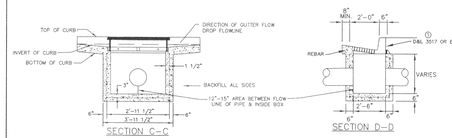
REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
–NTS–



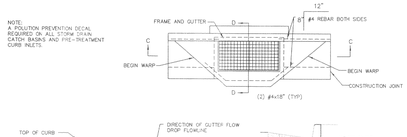
4.0' VALLEY GUTTER
–NTS–

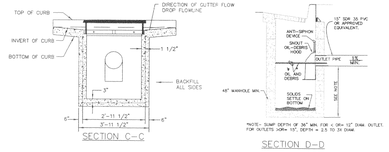
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				





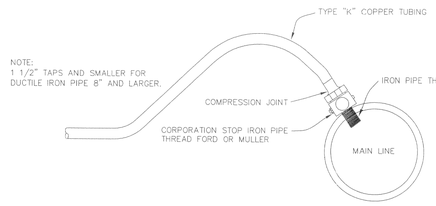
STORM DRAIN CATCH BASIN
–NTS–



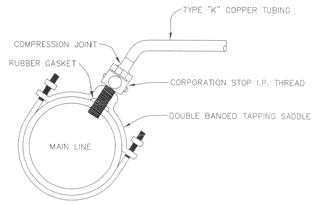


PRE–TREATMENT CURB INLET WITH SINGLE GRATE
–NTS–

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

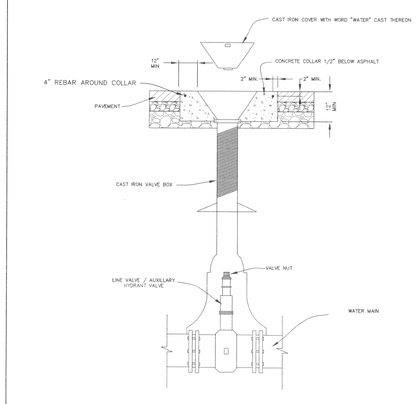


OPTION #2



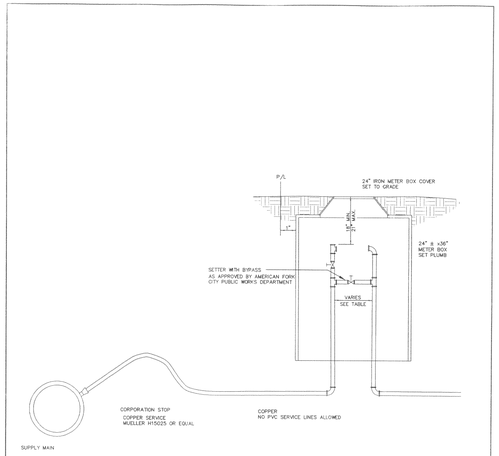
OPTION #1

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 WATERMAN TAPS	DRAWING NO. 15.3
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



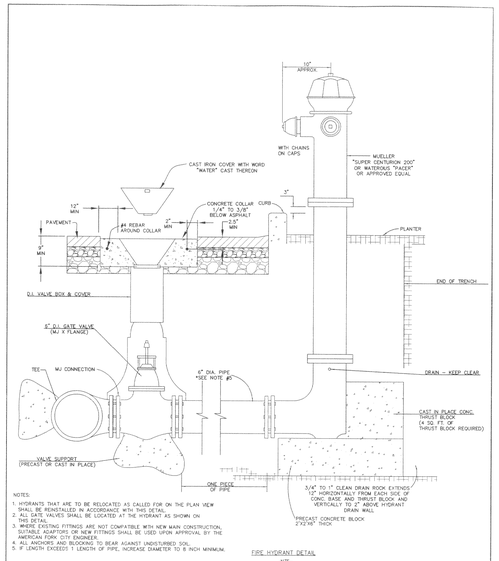
VALVE BOX DETAIL

DRAWN: JRP	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
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



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

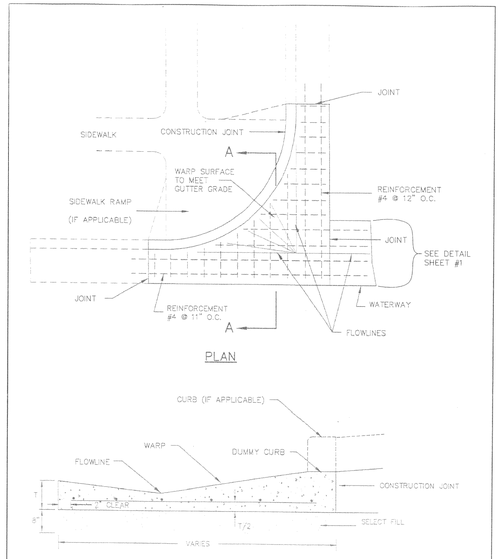
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



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 PUBLIC WORKS 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–

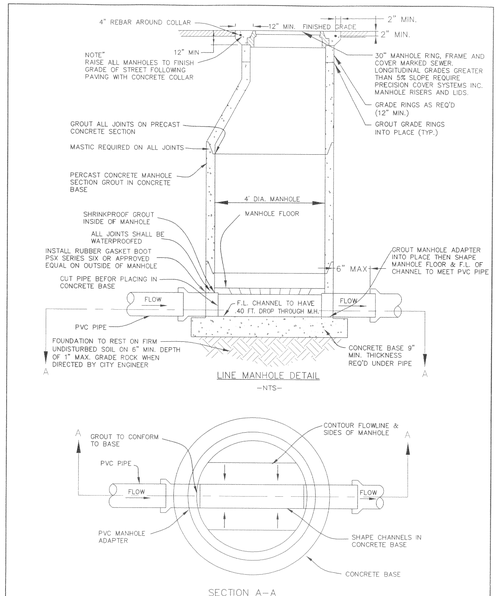
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



PLAN

SECTION A–A

DRAWN: JRP	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
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



LINE 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 LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

REGISTERED PROFESSIONAL ENGINEER
5/5/22
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

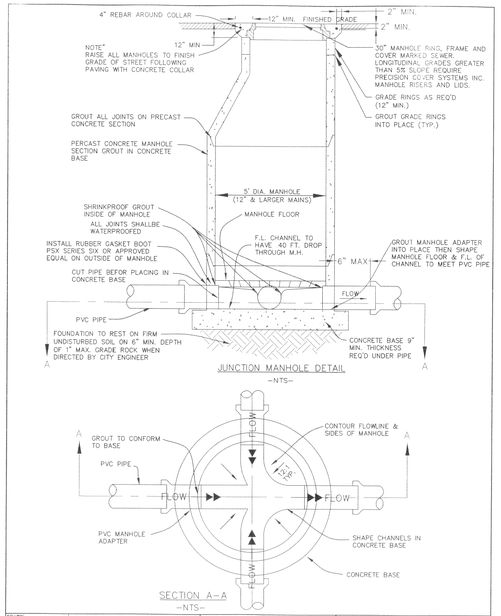
BECK HILLSIDE ESTATES

AMERICAN FORK UTAH

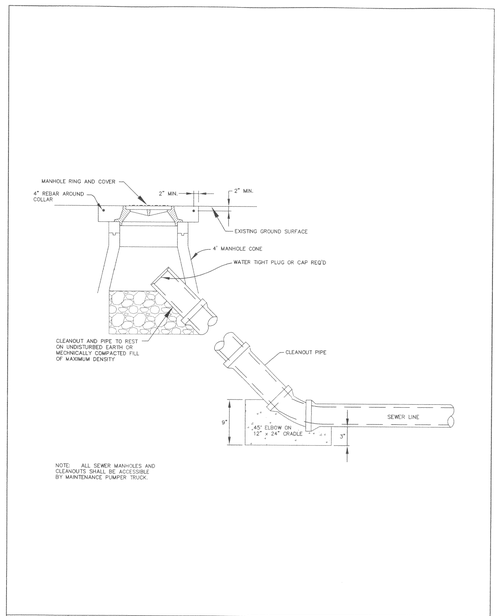
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

DETAILS

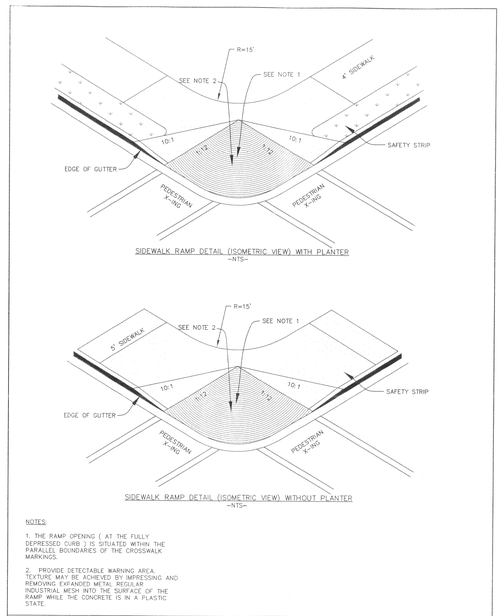
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Date: 05/24/21
D3



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 JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13



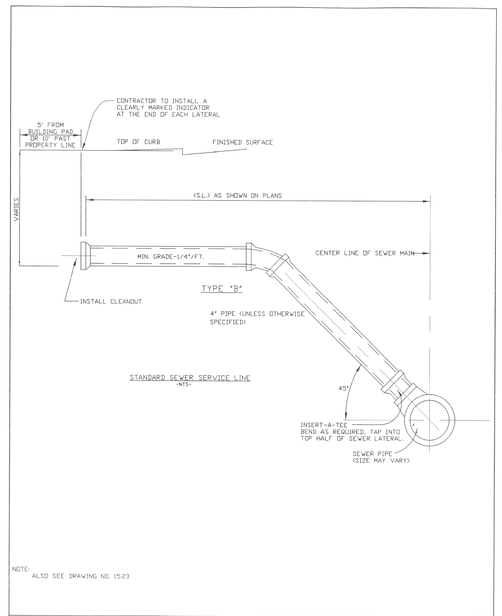
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15



NOTES:

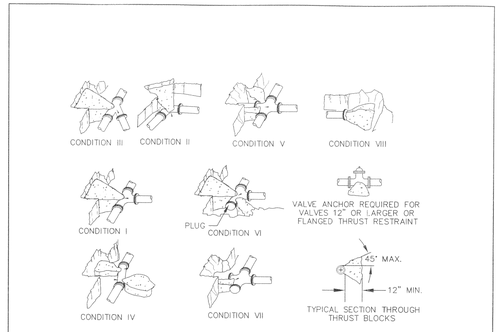
1. THE RAMP OPENING (AT THE FULLY DEPRESSED CURB) IS SITUATED WITHIN THE PARALLEL BOUNDARIES OF THE CROSSWALK MARKINGS.
2. PROVIDE DETECTABLE WARNING AREA. TEXTURE MAY BE ACHIEVED BY IMPRESSING AND REMOVING EXPANDED METAL REGULAR INDUSTRIAL MESH INTO THE SURFACE OF THE RAMP WHILE THE CONCRETE IS IN A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

DRAWN: JRP 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: SIDEWALK RAMP	DRAWING NO. 15.18



NOTE:
ALSO SEE DRAWING NO. 15.23

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



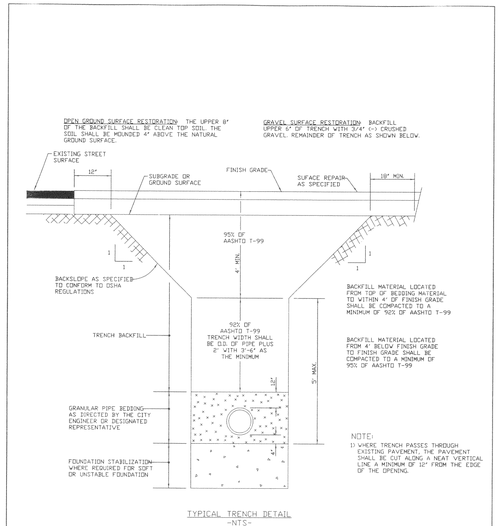
NOTES:

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

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

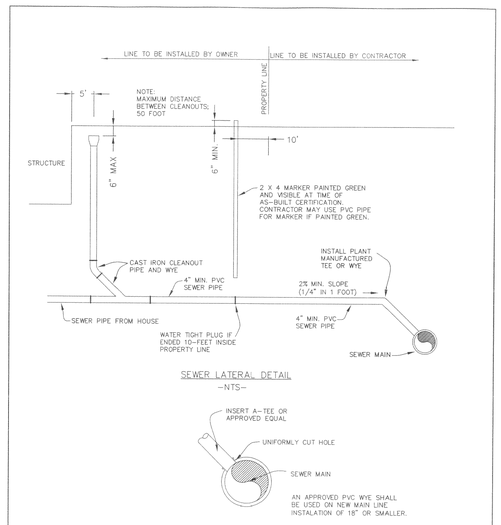
WATER LINE THRUST BLOCK DETAILS

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



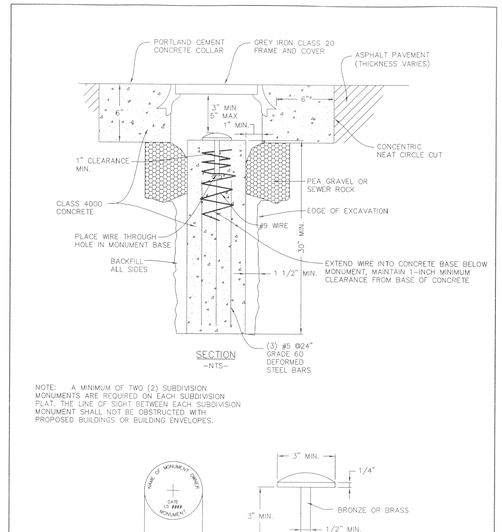
TYPICAL TRENCH DETAIL
-NTS-

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



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

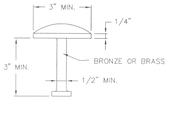
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23



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 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 "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28

REGISTERED PROFESSIONAL ENGINEER
5/24/21
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.
Designed by: D.W.P.
Checked by: D.W.P.

DETAILS

Scale: NTS
Date: 05/24/21
D4

PROPOSED LAND USE MAP UPDATE



The area highlighted in red is proposed to be designated as residential low density. The current land use designation is residential very-low density.

AMERICAN FORK CITY **MEETING DATE:** 8 June 2022
PLANNING COMMISSION **STAFF:** Patrick O'Brien

AGENDA TOPIC: Hearing, review, and action on an agreement for the Harbor Road Annexation, consisting of 85 acres, and located at approximately 6500 W 6800 N

BACKGROUND INFORMATION	
Location:	6500 W 6800 N
Applicants:	Ginger Romriell/Woodside Homes

BACKGROUND

The Harbor Road Antion consists of approximately 85 acres and is located in the area of 6500 W 6800 N. Existing use of the area is agriculture, and surrounding uses include residential where property is annexed into the City of American Fork. The Land Use Element of the General Plan shows the Annexation Area classified as Residential Low Density, and Shoreline Protection. Therefore, the zone classification attached to the parcel shall be PR-3.0 (Planned Residential) for areas designated by Residential Low Density, and Shoreline Protection, for areas designated as such under the Land Use Plan. The General Plan provides for the development of an Open Space termed the "Vineyard Connector and Linear Park," a portion of which also traverses the Annexation Area. The annexation agreement is the first step toward ultimate development of the property.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Harbor Road Annexation and Annexation Agreement in a form substantially similar to the one contained in the

DENIAL

Mr. Chairman, I move that we recommend denial of the Annexation Agreement.

TABLE

Mr. Chairman, I move that we table action on the Annexation Agreement.

ANNEXATION AGREEMENT
(Harbor Road Annexation)

This Agreement, made and entered into this ___ day of _____, 2022, by and between City of American Fork, Utah, a Utah Municipal Corporation (he after referred to as "City") and Meadowbrook Properties Limited Partnership, a Utah limited partnership and PHI Properties, Inc., a Utah corporation, (hereafter collectively referred to as "Applicant"), is based on the following:

RECITALS

WHEREAS, Applicant is the owner of certain parcels of privately-owned real property constituting the entirety of the Stonecreek Annexation Area, which annexation is located within the unincorporated territory of Utah County, contiguous to the corporate boundary of the City, and is within the City's proposed expansion area;

WHEREAS, the annexation will create an unincorporated island;

WHEREAS, Utah County approved a Resolution on May 25, 2022 agreeing to the annexation and the creation of the unincorporated island;

WHEREAS, a "Petition for Annexation" (Attachment 1), together with a plat (Attachment 2) have been prepared by the Applicant and show the real property proposed for annexation (hereafter referred to as "Annexation Area");

WHEREAS, in accordance with the provisions of UCA 10-2-402, the American Fork City Council has heretofore adopted Resolution No. 2022-04-07 R, accepting the Petition for Annexation;

WHEREAS, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held;

WHEREAS, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) enact an ordinance of annexation relating thereto, subject to the prior execution of this Agreement, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to the terms and conditions of this Agreement.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

SECTION 1 - Applicability of Agreement: The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified on Attachment 2. Attachment 2 is hereby made part of this Agreement.

SECTION 2 - Annexation a benefit to Applicant: Applicant and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicant hereby acknowledges and agrees that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth herein and under the terms of the City's Development Code and Impact Fee Ordinance does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3 - Authority of Applicant: Applicant hereby affirms that it is the current owner of the total private land area within the Annexation Area and has complete authority to enter into this Agreement and bind the property hereto.

SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification: The Land Use Element of the General Plan shows the Annexation Area classified as Residential Low Density, and Shoreline Protection. Therefore, the zone classification attached to the parcel shall be PR-3.0 (Planned Residential) associated with the areas designated the Residential Low Density, and Shoreline Protection, for areas designated as such under the Land Use Plan . A map illustrating the zone classification has been prepared by the City and is made part of this agreement (Attachment 3).

SECTION 5 - Right-of-way to be Conveyed: The City's Transportation Element of the General Plan (the "Transportation Master Plan") provides for the development of an arterial road, a portion of which traverses the Annexation Area (the "Arterial"). Additionally, the Transportation Element of the General Plan provides for the development of three minor collectors, portions of the minor collectors which traverses the Annexation Area (the "Minor Collector"). One of the minor collector roads has previously been conveyed to the City by quitclaim deed dated December 23, 2014 and recorded as entry # 93972:2014 with the Utah County Recorder's Office. The remaining two Minor Collectors and the Arterial Road will be dedicated with a Roadway Dedication Plat (Attachment **4).** Furthermore, the General Plan provides for the development of an Open Space termed the "Vineyard Connector and Linear Park," a portion of which also traverses the Annexation Area.

As a condition of annexation, Applicant hereby agrees to convey to the City the rights-of-way ("ROWs") necessary for the Minor Collector and the land for the Vineyard Connector and Linear Park in the location shown on the dedication maps prepared by the Applicant and approved by the City (Attachments 4). Further, a copy of the deed prepared by Applicant conveying title to the land being conveyed for the Vineyard Connector and Linear Park is attached hereto (Attachment 5) and City hereby acknowledge receipt of the relevant executed original.

Applicant shall have no obligation to construct any improvements to the ROWs unless and until any improvement or development occurs within the Annexation Area, subject to the provisions as outlined in the American Fork City Development Code Section 17.5.126 (Minimum Level of Improvements Required).

SECTION 6 - Conveyance of Water Right: American Fork City Code 17.1.400, Conveyance of Water, requires conveyance of water shares/rights at the time of annexation unless the City determines that there is good and sufficient reason to delay the time of the conveyance. City and Applicant acknowledge and agree that the parties are unable to determine the quantity of shares/rights required for the Annexation Area at the present time and therefore, the City authorizes a delay in the time of conveyance of water shares/rights until the time of development. A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as Attachment 6.

SECTION 7 - Open Ditches to be Piped: Applicant acknowledges that it is its burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders as part of any forthcoming development project.

SECTION 8 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way Dedicated to City: Applicant agrees to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as ROW to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

SECTION 9 - Impact Fees: No impact fees are required to be paid at this time as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicant or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicant acknowledges that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

SECTION 10 - Default: In the event either party seeks to enforce the terms hereof in a lawsuit or other proceeding, the prevailing party shall be entitled to an award of the costs incurred, including reasonable attorney fees.

SECTION 11 - Notice: Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003.

b. If to Applicant, to Woodside Homes of Utah, LLC, 460 West 50 North, Suite 300, Salt Lake City, UT 84101 Attn: Matthew Loveland, with copies to Woodside Group, LLC, 460 West 50 North, Suite 205, Salt Lake City, UT 84101, Attn: Legal Department, and Ross Welch, 11038 North Highland Boulevard #100, Highland, UT 84003.

SECTION 12 - Entire Agreement: This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties.

SECTION 13 — **Severability:** The provisions of this Agreement shall be deemed to be severable, and if any provision of this Agreement is determined to be invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect or limit the validity or enforceability of the remaining provisions hereof.

SECTION 14 - Binding Effect: This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

IN WITNESS WHEREOF, the parties have signed this agreement on the date first mentioned above.

AMERICAN FORK CITY

_____ _____

Bradley J. Frost, Mayor

ATTEST:

City Recorder

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: 22nd June 2022
STAFF: Cody Opperman

AGENDA TOPIC: Hearing, review, and action on a request for a Variance from the required setbacks of lots located in the Stonecreek Plat H & I Development, located in the area of 1000 South 400 West in the PR-3.0 Zone.

BACKGROUND INFORMATION					
Location:		1000 South 400 West			
Applicants:		Ginger Romriell/Woodside Homes			
Existing Land Use:		Residential Low Density, Residential Very-Low Density, Design Commercial			
Proposed Land Use:		N/A			
Surrounding Land Use:	North	Residential Low Density			
	South	Residential Very-Low Density, Design Commercial			
	East	Residential Low Density, Design Commercial			
	West	Residential Low Density, Residential Very-Low Density			
Existing Zoning:		PR-3.0, Unincorporated			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PR-3.0			
	South	Unincorporated, PF			
	East	PR-3.0, R1-12000			
	West	Unincorporated			
Land Use Plan Designation:		Low Density Residential (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

Stonecreek Plat H & I is a 77-lot phase of an overall 143-acre development. Plat H & I is located at the southern portion of the overall development.

Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters. Subdivisions must have a minimum project area of five (5) acres, and a maximum density of 3 units per acre. Plat H & I is the eighth and nineth phase in a 143-acre development, with an overall density of 3 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0 zone. The overall project area

provides for 26% open space upon buildout. Plats A, B, C, D, E, F, G, H, and I provided dedication of land.

This proposal seeks a recommendation of approval from the Planning Commission for a variance of the required setback in the PR 3.0 (Planned Residential) Zone.

Section 17.7.503.H.6(f) of the Development Code allows setback variances upon a recommendation and finding from the Planning Commission that "such variance is appropriate for the proper development of the lots and that such reduction will not result in the establishment of a hazardous condition". The applicant has provided a narrative for justification of setback variance, which is included in the appendix of this report. They propose a variance to the side setback, from 8' to 5' (to allow for a 3-car garage), and a variance to the front setback from 25' to 20' (for the house portion only; the garage still being held at 25'). The applicant feels these considerations will allow greater variety of architecture styles for homes, improving the streetscape scene and the reduction of on-street parking. The Planning Commission may, but is not required to, approve such variance.

STAFF RECOMMENDATION:

Staff recommends approval, with the condition that no structures or other items protrude into the reduced setback area, such as porches, balconies, decking, A/C units, or any other similar structures or items that may be placed or built in the setback area.

POTENTIAL MOTIONS:

Mr. Chairman, I move that we approve the request for the reduction in setback requirements as outlined in the applicant's request, for Stonecreek Plat H & I Development.

DENIAL

Mr. Chairman, I move that we deny the request for the reduction in setback requirements for Stonecreek Plat H & I Development.

TABLE

Mr. Chairman, I move that we table action on the request for a reduction in setback requirements for Stonecreek Plat H & I Development and instruct the developer/staff to _____.

AMERICAN FORK CITY **MEETING DATE:** June 22, 2022
PLANNING COMMISSION **STAFF:** Patrick O'Brien, Cody Opperman

AGENDA TOPIC: Hearing, review, and action on the Preliminary Plan for Stonecreek Plat H & I Development, located in the area of 1000 South 400 West, in the PR-3.0 Zone.

BACKGROUND INFORMATION		
Location:		1000 South 400 West
Applicants:		Woodside Homes of Utah LLC, Berg Civil Engineering
Existing Land Use:		Residential Low Density, Residential Very-Low Density, Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Very-Low Density, Design Commercial
	East	Residential Low Density, Design Commercial
	West	Residential Low Density, Residential Very-Low Density
Existing Zoning:		PR-3.0, Unincorporated
Proposed Zoning:		N/A
Surrounding Zoning:	North	PR-3.0
	South	Unincorporated, PF
	East	PR-3.0, R1-12000
	West	Unincorporated

BACKGROUND:

The applicant is applying for a Preliminary Plan approval for Stonecreek H & I Development. The proposal consists of 77 lots intended for a Conservation Subdivision Project. The entire development parcel consists of 30.51 acres.

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

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 Preliminary Plan application meets the requirements of Section 17.7.210 and staff recommends approval.

POTENTIAL MOTIONS – Preliminary Plan

APPROVAL

Mr. Chairman, I move that we recommend approval for the Preliminary Plan for Stonecreek H & I Development, located in the area of 1000 South 400 West, in the PR-3.0 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 Stonecreek H & I Development, located in the area of 1000 South 400 West, in the PR-3.0 Zone.

TABLE

Mr. Chairman, I move that we table action on the Preliminary Plan for Stonecreek H & I Development, located in the area of 1000 South 400 West, in the PR-3.0 Zone, and instruct the developer/staff to _____.



Figure 1. Surrounding Land Use Types.



Figure 2. Surrounding Zone Types.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: June 22, 2022
STAFF: Patrick O'Brien, Cody Opperman

AGENDA TOPIC: Hearing, review, and action on a Final Plat for Stonecreek Plat H & I, located in the area of 1000 South 400 West in the PR-3.0 Zone.

BACKGROUND INFORMATION		
Location:		1000 South 400 West
Applicants:		Woodside Homes of Utah LLC, Berg Civil Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		PR-3.0, Unincorporated
Proposed Zoning:		N/A
Surrounding Zoning:	North	PR-3.0
	South	Unincorporated
	East	PR-3.0
	West	PR-3.0, Unincorporated

BACKGROUND:

The applicant is applying for a Final Plat approval for Stonecreek Plat H & I, located in the area of 1000 South 400 West in the PR-3.0 Zone. The proposal consists of 6 lots intended for single family homes. The entire development parcel consists of 0.91 acres.

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

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 on the Final Plat for Stonecreek Plat H & I, located in the area of 1000 South 400 West in the PR-3.0 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 Stonecreek Plat H & I, located in the area of 1000 South 400 West in the PR-3.0 Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Stonecreek Plat H & I, located in the area of 1000 South 400 West in the PR-3.0 Zone, and instruct the developer/staff to _____.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/22/2022

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: Stonecreek Plat H & I

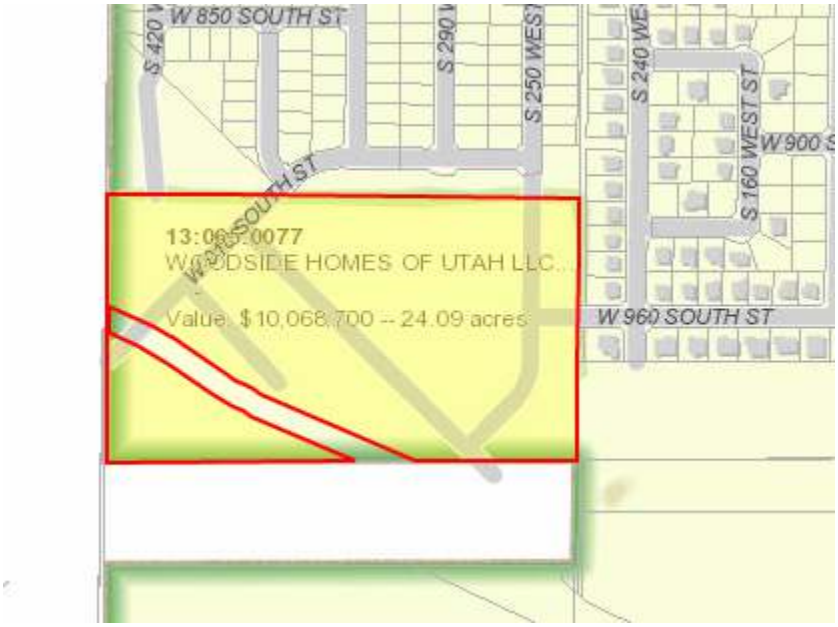
Project Address: 1000 South 400 West

Developer / Applicant's Name: Woodside Homes of Utah, LLC

Type of Application:

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

Project Map:



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

STANDARD CONDITIONS OF APPROVAL

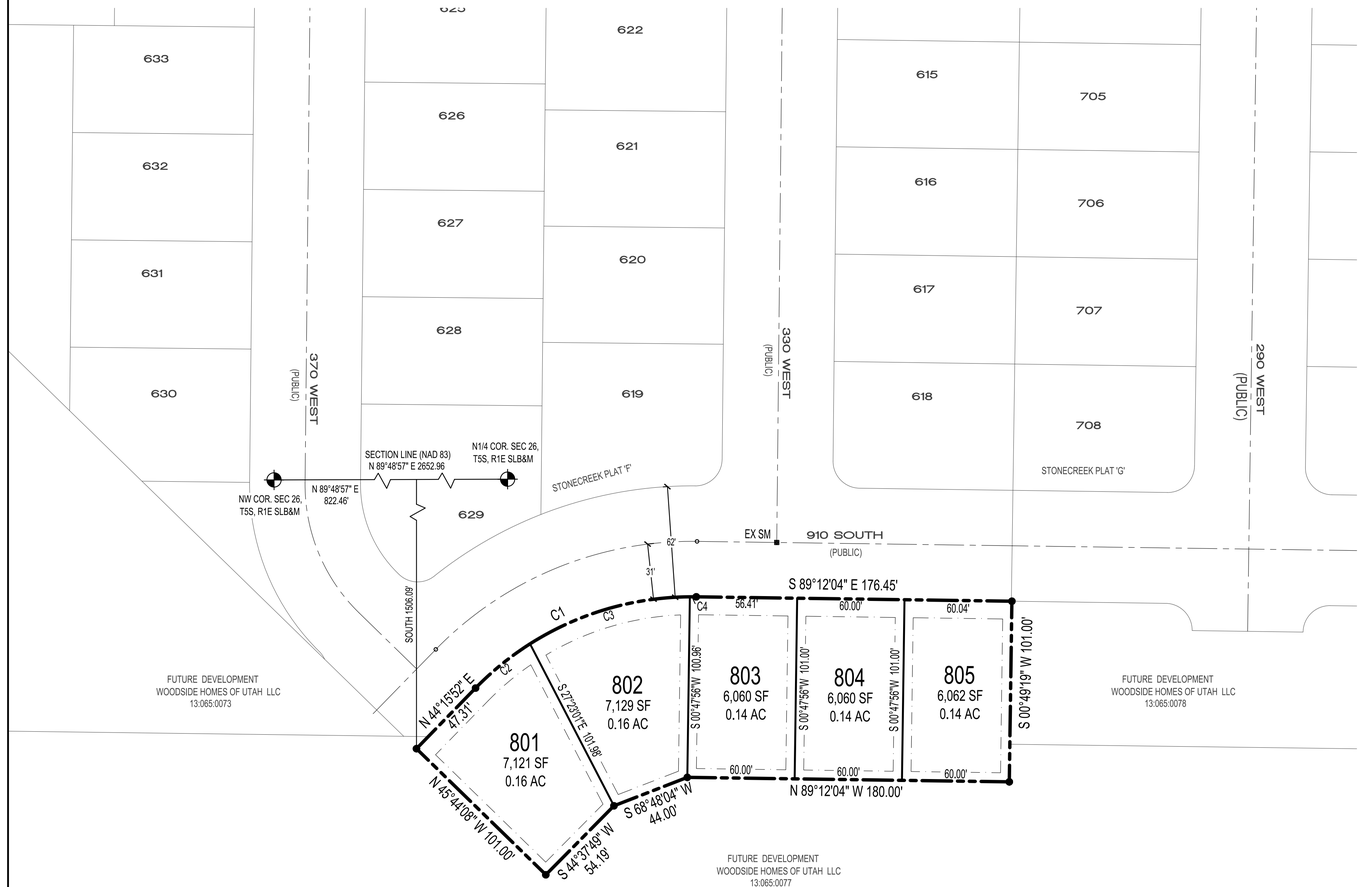
Standard Conditions of Approval:

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).

STONECREEK PLAT 'H'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

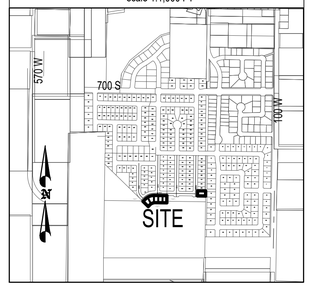


LEGEND

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

VICINITY SKETCH

scale 1:1,000 FT



TABULATIONS

DEVELOPMENT AREA	0.74 AC
EXISTING ZONING:	PR 3.0 CONSERVATION SUBDIVISION
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306 F
EFFECTIVE DATE:	JUNE 19, 2020

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	169.00	137.26	46°32'04"	133.52	N67°31'54"E
C2	169.00	39.32	13°19'51"	39.23	N50°55'47"E
C3	169.00	94.35	31°59'14"	93.13	N73°35'20"E
C4	169.00	3.59	01°12'59"	3.59	S89°48'34"E

N

40 0 40 80 120

SCALE 1"=40'

NOTES

1. OFFSET-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 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR

ENGINEER

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 615-1677

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

4-11-2022 I:\My Drive\Berg Civil\2021\Woodside Homes\STONECREEK H_\Stonecreek H Final\SC_H FINAL PLAT H.dwg

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

_____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°48'57" EAST ALONG THE SECTION LINE 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 44°15'52" EAST 47.31 FEET; THENCE ALONG THE ARC OF A 169.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 137.26 FEET (CURVE HAVING A CENTRAL ANGLE OF 46°32'04" AND LONG CHORD BEARS N67°31'54"E 133.52 FEET); THENCE SOUTH 89°12'04" EAST 176.45 FEET; THENCE SOUTH 00°49'19" WEST 101.00 FEET; THENCE NORTH 89°12'04" WEST 180.00 FEET; THENCE SOUTH 68°48'04" WEST 44.00 FEET; THENCE SOUTH 44°37'49" WEST 54.19 FEET; THENCE NORTH 45°44'08" WEST 101.00 FEET TO THE POINT OF BEGINNING.

AREA = 32,432 SF OR 0.74 ACRES

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS	5
NUMBER OF PARCELS	0

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 THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

NAME/TITLE: MATTHEW LOVELAND, VP OF LAND ACQUISITION AND DEVELOPMENT
WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME MATTHEW LOVELAND, V.P. OF LAND ACQUISITION AND DEVELOPMENT _____ WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF WOODSIDE HOMES OF UTAH, LLC. IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ___.

_____ MAYOR

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER

ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ PLANNER

_____ CHAIRMAN, PLANNING COMMISSION

STONECREEK PLAT 'H'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

STONECREEK PLAT 'I'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

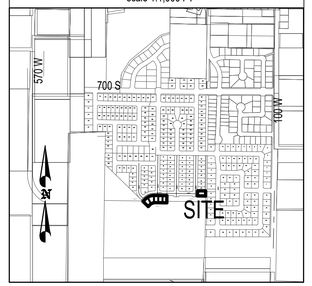


LEGEND

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

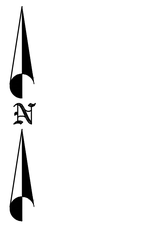
VICINITY SKETCH

scale 1:1,000 FT



TABULATIONS

DEVELOPMENT AREA	0.17 AC
EXISTING ZONING:	PR 3.0 CONSERVATION SUBDIVISION
LAND USE:	VERY LOW RESIDENTIAL
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306 F
EFFECTIVE DATE:	JUNE 19, 2020



40 0 40 80 120

SCALE 1"=40'

NOTES

1. OFFSET-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 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR

ENGINEER

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

4-11-2022 I:\My Drive\Berg Civil\2021\Woodside Homes\STONECREEK H, I\Stonecreek H Final\SC_H FINAL PLAT I.dwg

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

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°48'57" EAST ALONG THE SECTION LINE 1584.31 FEET AND SOUTH 1358.64 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 89°10'41" EAST 113.00 FEET; THENCE SOUTH 00°51'25" WEST 72.00 FEET; THENCE NORTH 89°10'41" WEST 112.96 FEET; THENCE NORTH 00°49'19" EAST 72.00 FEET TO THE POINT OF BEGINNING.

AREA = 7,391 SF OR 0.17 ACRES

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS	1
NUMBER OF PARCELS	1

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 THEREONFOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

NAME/TITLE: MATTHEW LOVELAND, VP OF LAND ACQUISITION AND DEVELOPMENT
WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME MATTHEW LOVELAND, V.P. OF LAND ACQUISITION AND DEVELOPMENT WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF WOODSIDE HOMES OF UTAH, LLC, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS

_____ DAY OF _____, A.D. ___.

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER

ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

PLANNER

CHAIRMAN, PLANNING COMMISSION

STONECREEK PLAT 'I'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	UTAH COUNTY RECORDER

STONECREEK

OPEN SPACE CALCULATIONS

PLAT #	PLAT AREA AC	LOTS #	OPEN SPACE AC	OPEN SPACE %		TOTAL OPEN SPACE%
FINAL A	27.62	92	1.02			
WD Wetlands	28.18	0	28.18	52%		52%
FINAL B	18.89	76	1.08	6%		41%
FINAL C	18.81	72	0.78	4%		33%
FINAL D	9.42	25	0.64	7%		31%
FINAL E	16.33	65	0.27	2%		27%
FINAL F	9.6	37	0.64	7%		25%
FINAL G	6.87	32	0.20	3%		24%
PRELIM H & I	30.51	100				
PARCEL H-A			1.41			
PARCEL H-B			0.36			
PARCEL I-A			0.15			
PARCEL I-B			0.92			
PARCEL I-C			0.69			
PARCEL I-D			0.10			
PARCEL I-E			3.34			
1100 S (COLLECTOR)			1.65			
		H & I TOTALS	8.62	28%		
TOTALS	166.23	499	41.43			25%

STONECREEK

OVERALL DENSITY CALCULATION

PLAT #	PLAT AREA AC	LOTS #
FINAL A	27.62	92
WETLANDS	28.44	0
FINAL B	18.89	76
FINAL C	18.81	72
FINAL D	9.42	25
FINAL E	16.33	65
FINAL F	9.6	37
FINAL G	6.87	32
PRELIM H	30.51	39
PRELIM I		55
TOTALS	166.49	493
ALLOWABLE DENSITY		499.47

STONECREEK H & I PRELIMINARY

TABULATIONS

TOTAL PROJECT AREA	30.51 AC	100%
TOTAL PUBLIC ROADS	6.54 AC	21%
TOTAL OPEN SPACE	8.39 AC	27%
AREA IN LOTS	15.58 AC	51%
AVERAGE LOT SIZE	7,297 LOTS	

EXISTING ZONING	PR 3.0
DEVELOPMENT TYPE	CONSERVATION SUB
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	06/19/2020

BOUNDARY DESCRIPTION

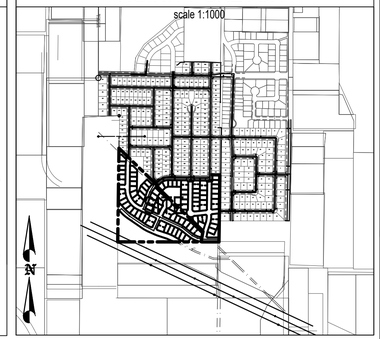
BEGINNING AT A POINT WHICH IS N89°48'57"E 287.73 FEET AND SOUTH 983.21 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT F THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 45°44'08" EAST 736.78 FEET, 2) SOUTH 89°15'06" EAST 13.66 FEET, 3) NORTH 44°15'22" EAST 37.92 FEET, 4) ALONG THE ARC OF A 169.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 137.26 FEET (CURVE HAVING A CENTRAL ANGLE OF 46°32'04" AND A LONG CHORD BEARS N67°31'54"E 133.52 FEET), AND 5) SOUTH 89°12'04" EAST 176.45 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT G; THENCE ALONG SAID PLAT THE FOLLOWING NINE (9) COURSES: 1) SOUTH 89°12'04" EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 3) SOUTH 89°12'44" EAST 62.00 FEET; 4) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°58'37" AND A LONG CHORD BEARS N45°48'38"E 21.21 FEET), 5) SOUTH 89°12'04" EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 7) NORTH 85°52'36" EAST 62.23 FEET, 8) NORTH 00°49'19" EAST 83.09 FEET, AND 9) SOUTH 89°10'41" EAST 113.00 FEET; THENCE SOUTH 00°51'25" WEST 157.23 FEET; THENCE SOUTH 00°25'56" WEST 170.20 FEET; THENCE SOUTH 00°54'29" WEST 608.92 FEET; THENCE NORTH 89°59'52" WEST 1414.23 FEET; THENCE NORTH 00°47'08" EAST 1309.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,328,966 SF OR 30.51 AC

VICINITY SKETCH

scale 1:1000



CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3045
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(KYLE PETERSON)	(801) 400-2933
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1.0-C1.4	PRELIMINARY PLAN
C2.0-C2.4	OVERALL UTILITY PLAN
C3.0-C3.4	GRADING PLAN
C4	SWPPP
C5	SL-WATER RIGHTS MAP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY

NOTES

1. ELEVATION BENCHMARK IS THE NORTHWEST CORNER OF SEC 26 T5S; R1E; SLB&M ELEV = 4520.92' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
3. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
4. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
5. 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
6. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER



Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

0 50 100 200 300
SCALE: 1"= 100'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
1		
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SEAL

STATE OF UTAH — SPENCER R. BERG — 6/1/2022 — 343802 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

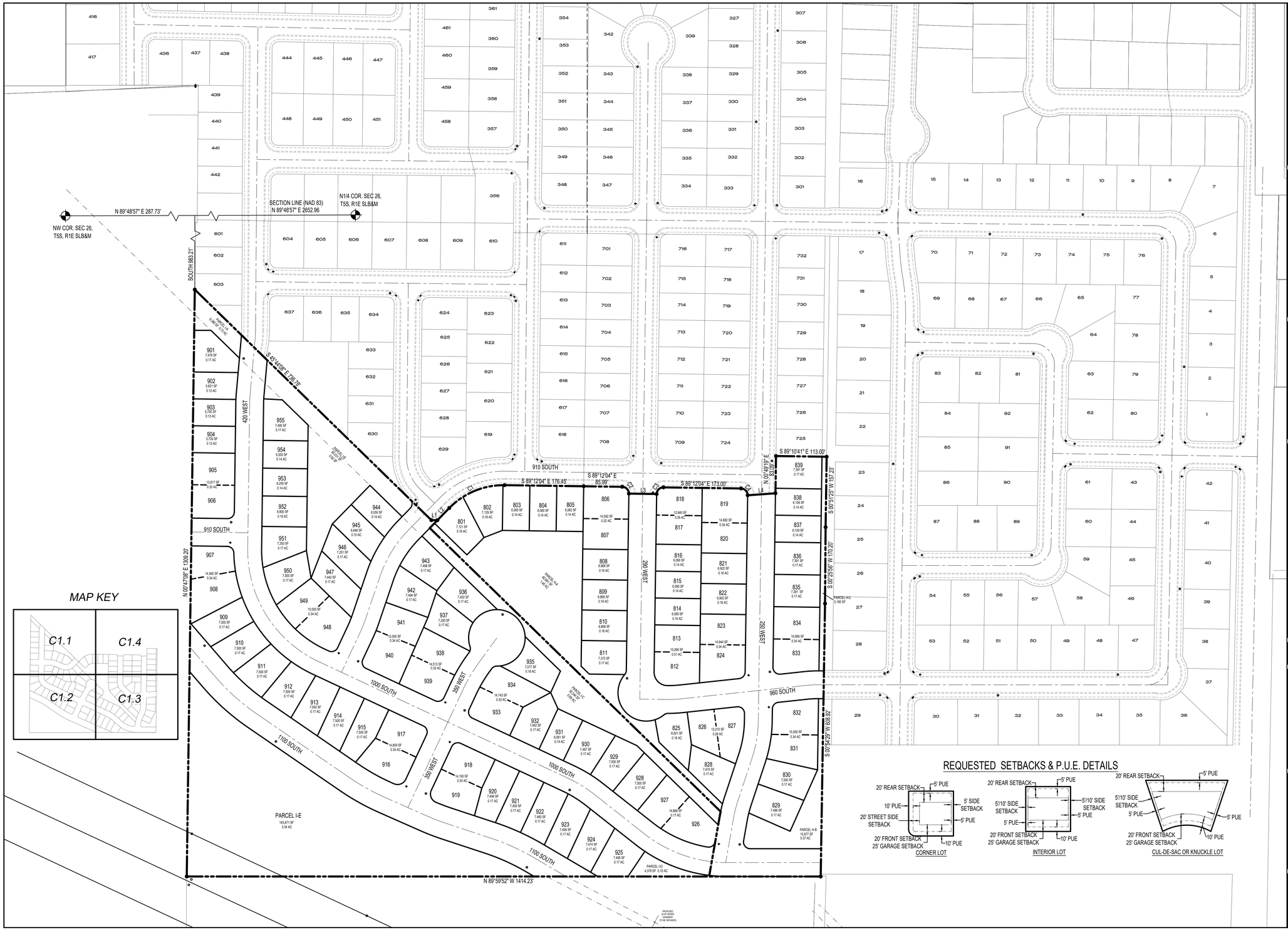
STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

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MAP KEY

REQUESTED SETBACKS & P.U.E. DETAILS

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

0 50 100 200 300
SCALE: 1"= 100'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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1			STATE OF UTAH R. BUM 343602 REGISTERED PROFESSIONAL ENGINEER 6/1/2022
2			
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ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

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MAP KEY

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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STATE OF UTAH
KYLE R. BERG
343602
REGISTERED PROFESSIONAL ENGINEER
5/17/2022
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*C1.1*

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MAP KEY

C1.1 | C1.4
C1.2 | C1.3

910 SOUTH

N 00°47'08" E 1309.20'

907 — 14,945 SF 0.34 AC
908
909 — 7,500 SF 0.17 AC
910 — 7,500 SF 0.17 AC
911 — 7,500 SF 0.17 AC
912 — 7,500 SF 0.17 AC
913 — 7,500 SF 0.17 AC
914 — 7,500 SF 0.17 AC
915 — 7,500 SF 0.17 AC
916
917 — 14,859 SF 0.34 AC
948
949 — 15,000 SF 0.34 AC
950 — 7,500 SF 0.17 AC
951 — 7,250 SF 0.17 AC
945 — 6,646 SF 0.15 AC
946 — 7,251 SF 0.17 AC
947 — 7,442 SF 0.17 AC
943 — 7,498 SF 0.17 AC
942 — 7,494 SF 0.17 AC
941
940 — 15,000 SF 0.34 AC
939
938 — 14,513 SF 0.33 AC
937 — 7,200 SF 0.17 AC
936 — 7,402 SF 0.17 AC
7,121 SF 0.16 AC
PARCEL H-A 60,861 SF 1.40 AC
935 — 7,077 SF 0.16 AC
934 — 14,743 SF 0.33 AC
933
932 — 7,492 SF 0.17 AC
931 — 6,061 SF 0.14 AC
930 — 7,467 SF 0.17 AC
PARCEL I-C 30,244 SF 0.69 AC
918
919 — 14,193 SF 0.33 AC
920 — 7,494 SF 0.17 AC
921 — 7,493 SF 0.17 AC
922 — 7,460 SF 0.17 AC
923 — 7,406 SF 0.17 AC
924 — 7,474 SF 0.17 AC

1000 SOUTH
350 WEST
1100 SOUTH

PARCEL I-E
145,671 SF
3.34 AC

457.15'
775.08'
N 89°59'52" W 1414.23'

SCALE: 1"= 40'

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ALPINE UT, 84004
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cell (801) 616-1677

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

REVISIONS

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SEAL

STATE OF UTAH — KYLE R. BERG — 343602 — 6/1/2022 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*C1.2*

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Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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STATE OF UTAH — CHRISTOPHER R. BERG — 6/1/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

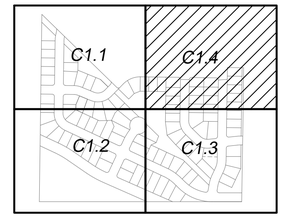
MAP KEY

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.3

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MAP KEY



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
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ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH
R. BUM
6/1/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

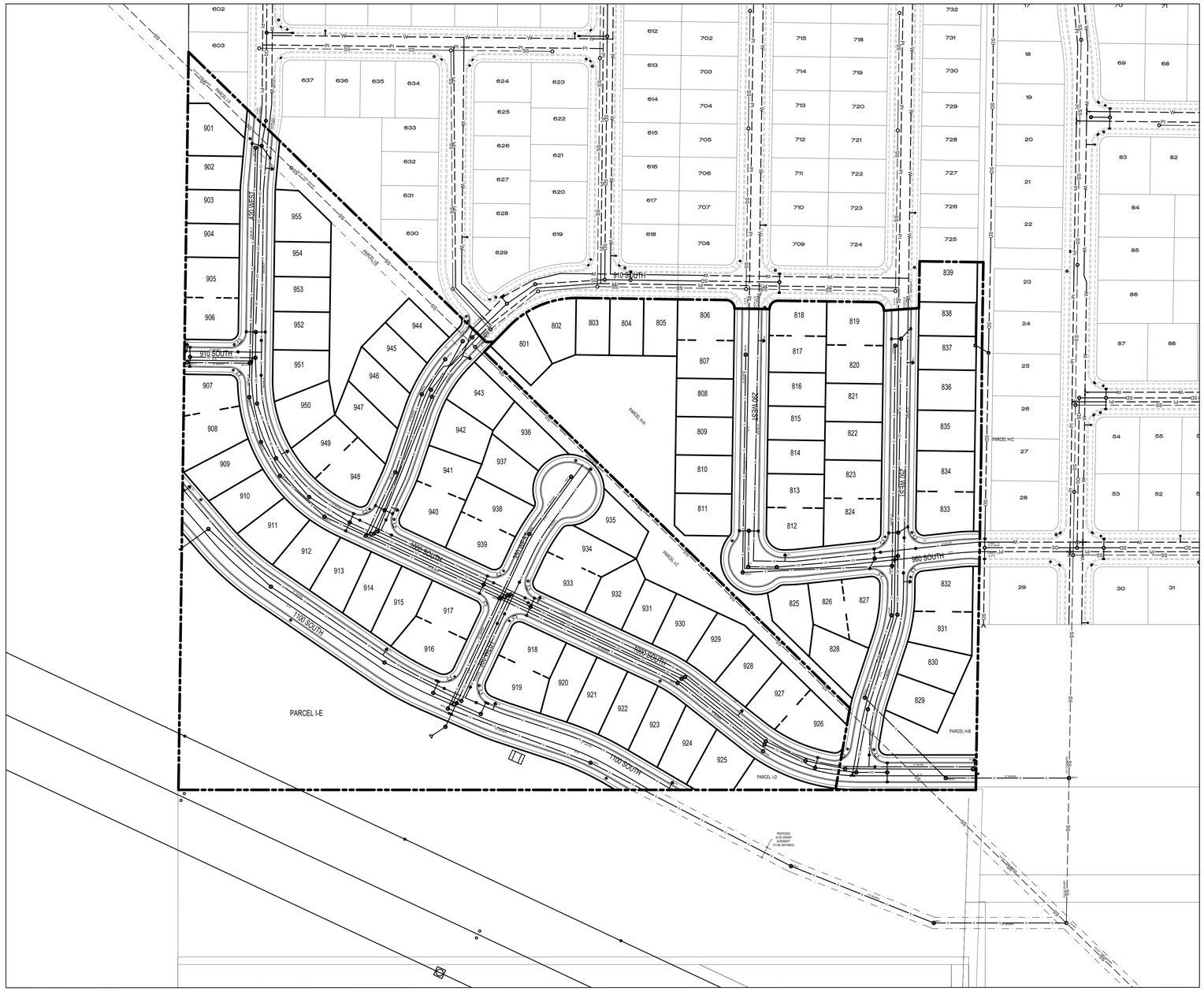
SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*C1.4*

City drive/berg civil/2021/woodside homes/stonecreek ph 2/stonecreek h preliminary/sc_ln_01.dwg (dell.dbg)

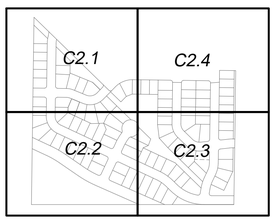
Blue Stakes of UTAH811
Bluestakes.org

SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "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.



MAP KEY



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

0 50 100 200 300
SCALE: 1"= 100'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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STATE OF UTAH — K. R. BUNG — REGISTERED PROFESSIONAL ENGINEER — 6/1/2022 — 343602

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

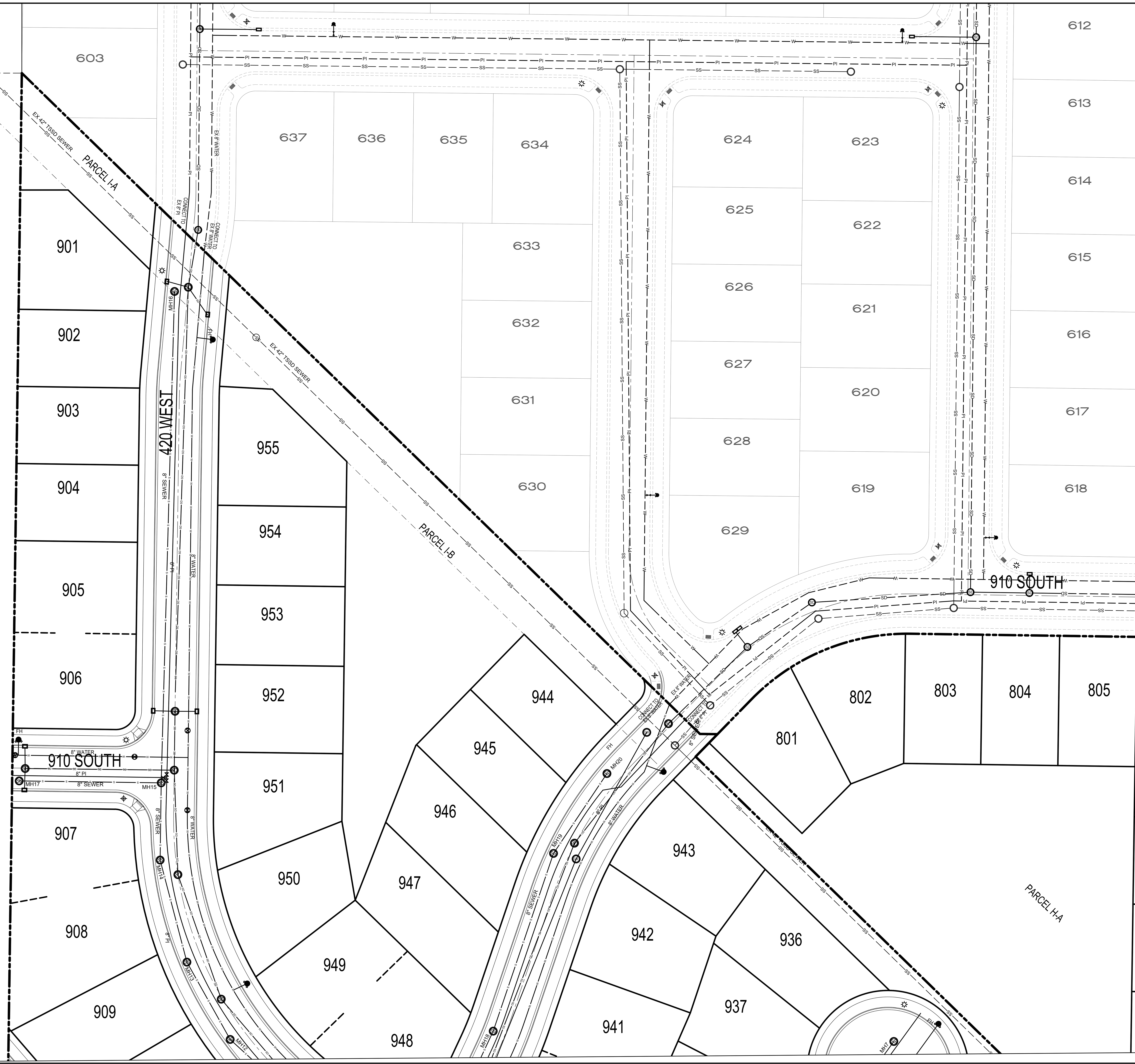
SHEET NAME	SHEET NUMBER
UTILITY	*C2*

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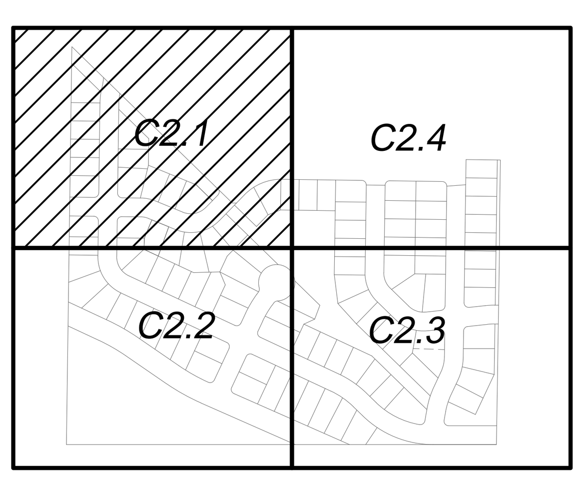
Blue Stakes of UTAH811
Bluestakes.org

SEWER NOTES

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MAP KEY



Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

N

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH KENNETH R. BERG 6/1/2022 343602 PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION
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ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

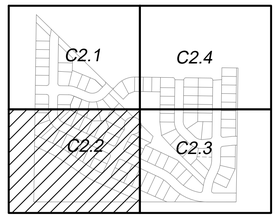
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.1*

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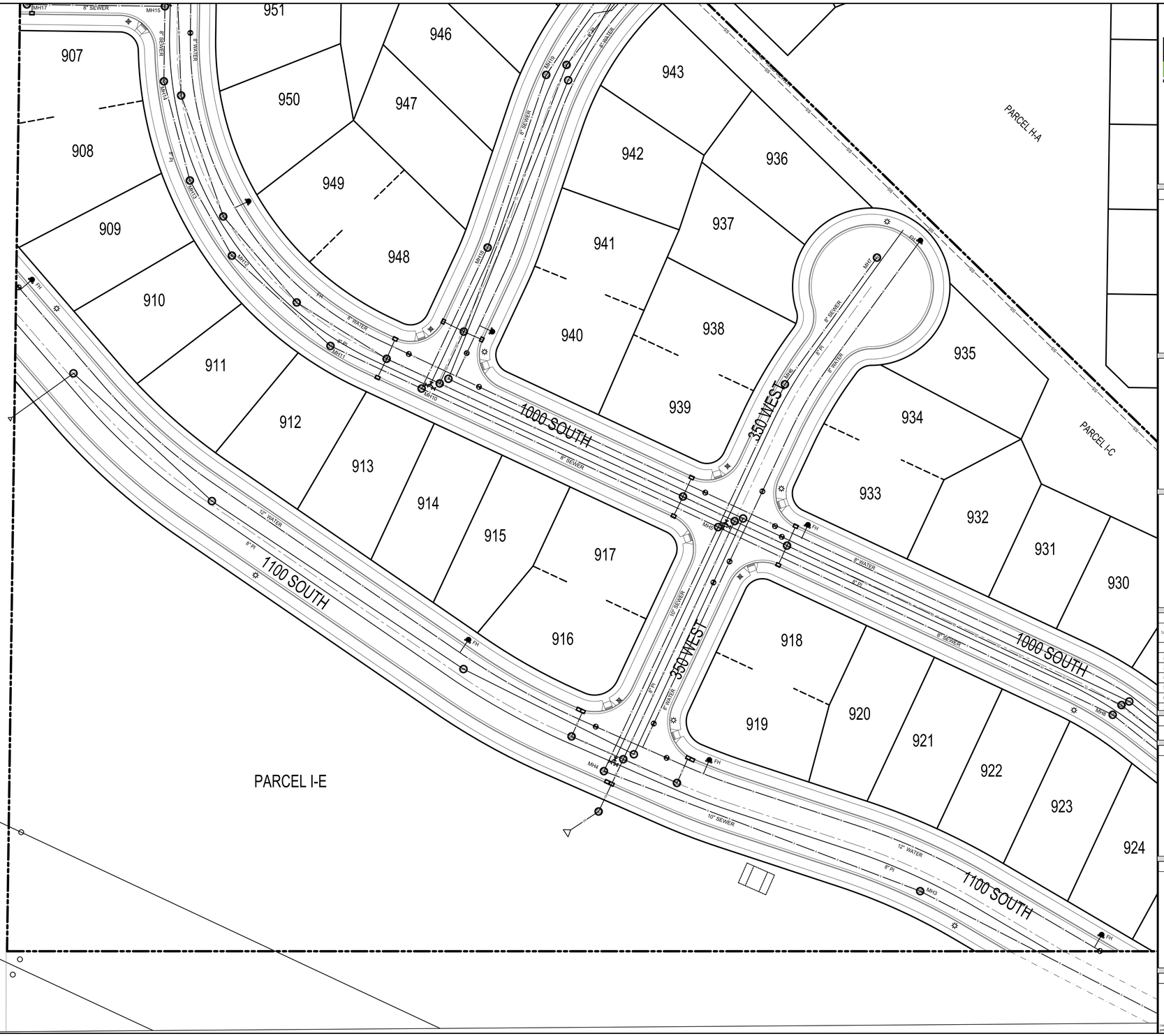
MAP KEY



Blue Stakes of UTAH811
Bluestakes.org

SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "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.



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH — R. BUM — PROFESSIONAL ENGINEER — 6/1/2022 — 343602

ACTION	DATE
PRELIM	6/1/2022

PROJECT

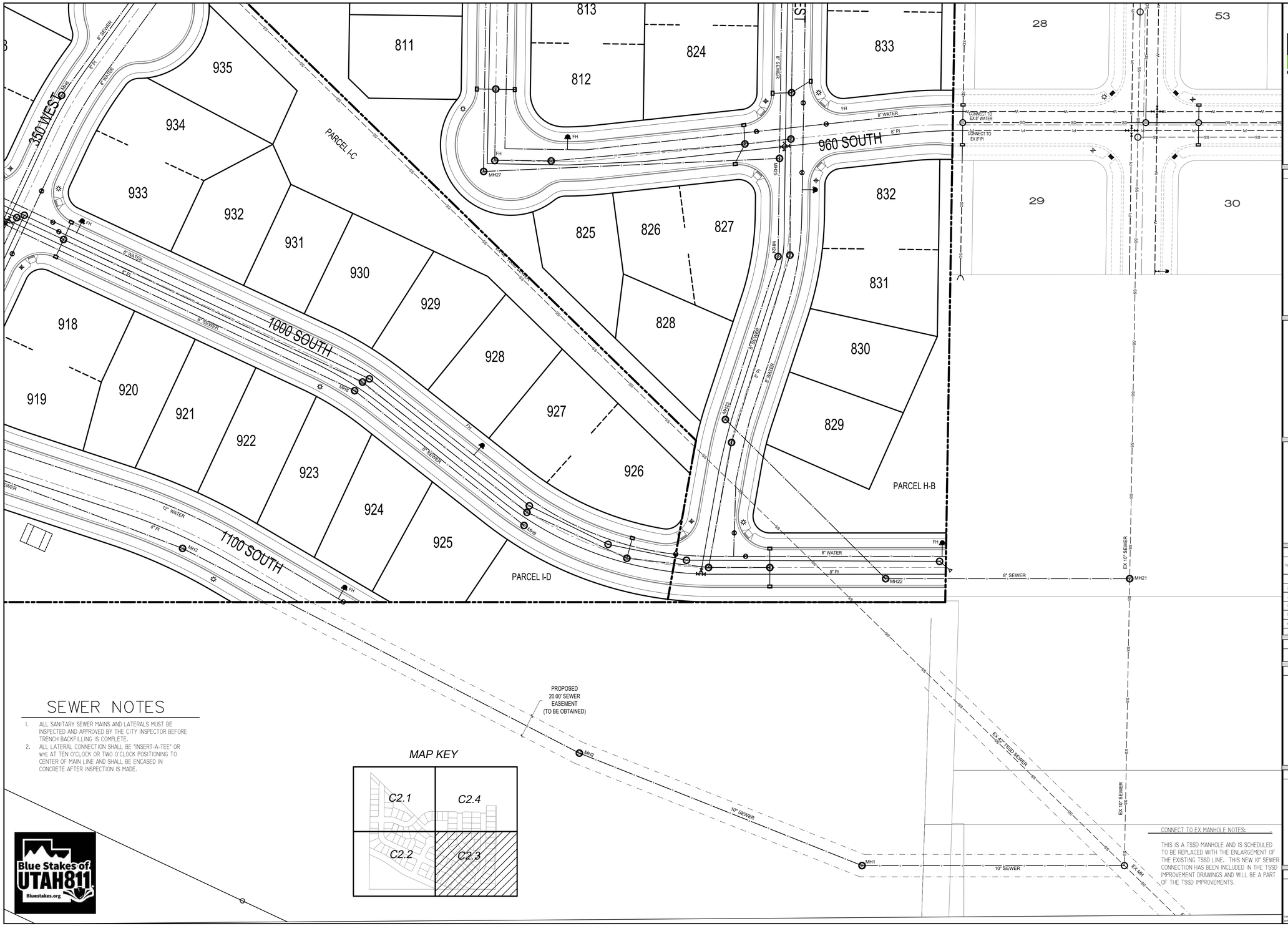
STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.2*

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SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "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.

MAP KEY

Blue Stakes of UTAH811 Bluestakes.org

0 20 40 80 120
SCALE: 1"= 40'

Woodside Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH — CHRISTOPHER R. BERG — 343602 — 6/1/2022 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

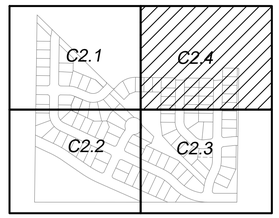
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.3*

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MAP KEY



SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "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.

Blue Stakes of UTAH 811 Bluestakes.org

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

N

0 20 40 80 120
SCALE: 1"= 40'

berg
CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, KYLE BERG, 343602, 6/1/2022, PROFESSIONAL ENGINEER
1			
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ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.4*

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STONE CREEK
RETENTION POND CALCULATIONS
American Fork, UT
17-Sep-21

Storm drain calculations were performed using the rational method.

Hydrologic Calculations				POND RATING TABLE			
CA CALCULATION				RETENTION POND / DETENTION POND			
	C	Area (ft^2)	C * A			INCR	TOTAL
Stonecreek Plat C	0.34	785387	267032	ELEV	AREA	VOL	VOL
Stonecreek Plat D	0.34	382456	130035	(ft)	(sf)	(cf)	(cf)
Stonecreek Plat E	0.34	699573	237855	4502	17261	0	0
Stonecreek Plat F	0.34	390297	132701	4503	96094	56678	56678
Stonecreek Plat G	0.34	290545	98785	4504	101148	98621	155299
Stonecreek Plat H & I	0.34	1044050	354977	4505	106342	103745	259044
Open Space C-I	0.10	255633	25563	4506	111675	109009	368052
Totals		3847941	1246948	4507	117149	114412	482464
Total Acres:	88.34						
Q_{allow} per acre	0. cfs/acre						
Q_{allow}	**. cfs**	RETENTION		100 Y HW		4505.94	361615

Retention Volume Calculations					
Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft^3)	Release Volume (ft^3)	Required Storage (ft^3)
A	***B***	***C***	***D***	***E***	***F***
15	4.60	1.15	119499	0	119499
30	3.04	1.52	157947	0	157947
60	1.83	1.83	190160	0	190160
120	1.03	2.05	213020	0	213020
180	0.74	2.21	229646	0	229646
360	0.37	2.21	229646	0	229646
1440	0.15	3.48	361615	0	361615

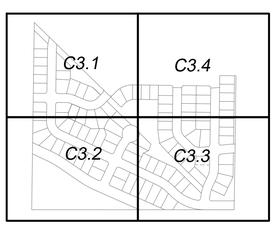
Required Storage =	**361615 ft^3**	or	**8.302 acre·ft**
Total Pond Volume =	**0 ft^3**	or	**0.000 acre·ft**

Notes:
A, B, & C are based upon American Fork Drainage Manual
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA
E = an allowable release rate (0 cfs/acre) x total acreage of site x A x 60 sec.
F = D - E to determine storage volume

"C" VALUES

The "C" values were taken from the American Fork Storm Water Technical Manual - Table 1.5 for single family residential

MAP KEY



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Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

N

0 100 200 400 600
SCALE: 1"= 200'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH — R. BUM — REGISTERED ENGINEER — 6/1/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	*C3*

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Blue Stakes of UTAH811
Bluestakes.org

602 603 612 613 614 615 616 617 618

637 636 635 634 624 623 625 622 626 621 627 620 628 619 629 630 633 632 631

PARCEL I-A

901 902 903 904 905 906

420 WEST

955 954 953 952 951 950 949 947 946 945 944 943 942 936 937

PARCEL I-B

907 908 909

910 SOUTH

802 803 804 805 801

PARCEL H-A

4511 4510 4509 4508 4507

SDMH20 SDMH21 SDMH22 SDMH23 SDMH24 SDMH25 SDMH26 SDMH27 SDMH28 SDMH29 SDMH30

CB18 CB19 CB20 CB21 CB22 CB23

18" SD 15" SD 12" SD 8" SD

MAP KEY

C3.1 C3.4 C3.2 C3.3

Woodside® Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

0 20 40 80 120
SCALE: 1"= 40'

berg CIVIL ENGINEERING
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ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, KRBUM, 6/1/2022, 343602, PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.1*

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MAP KEY

C3.1 | C3.4
C3.2 | C3.3

Blue Stakes of UTAH 811
Bluestakes.org

907 908 909 910 911 912 913 914 915 916 917 946 950 947 949 948 943 942 941 940 936 937 938 939 935 934 933 932 931 930 918 919 920 921 922 923 924

1000 SOUTH
350 WEST
1100 SOUTH
PARCEL H-A
PARCEL I-C
PARCEL I-E

RETENTION POND
9.376 AC-FT
1 FT FREE BOARD
100 YR HIGH WATER LEVEL~ 4506

10' WIDE BERM 3:1
8' WIDE BERM 3:1

4504 4505 4506 4507 4508 4509 4510 4511

0 20 40 80 120
SCALE: 1"= 40'

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DEVELOPMENT

STONECREEK
PHASE 2
1000 SOUTH
350 WEST

REVISIONS

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SEAL

STATE OF UTAH
R. BUM
343602
PROFESSIONAL ENGINEER
6/1/2022

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK
PHASE 2

DESCRIPTION

PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	C3.2

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Woodside® Homes

WOODSIDE HOMES OF UTAH
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Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

Blue Stakes of UTAH811 Bluestakes.org

CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
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cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH — R. BUM — REGISTERED — 6/1/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

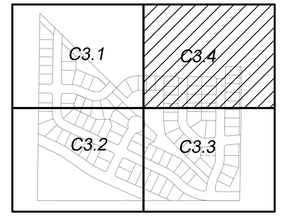
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.3*

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MAP KEY



Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

N

0 20 40 80 120

SCALE: 1"= 40'

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CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
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cell (801) 616-1677

REVISIONS			SEAL
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STATE OF UTAH — KYLE R. BERG — 6/1/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

Blue Stakes of UTAH 811 Bluestakes.org

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.4*

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Blue Stakes of UTAH 811
Bluestakes.org

CONSTRUCTION NOTES

NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES

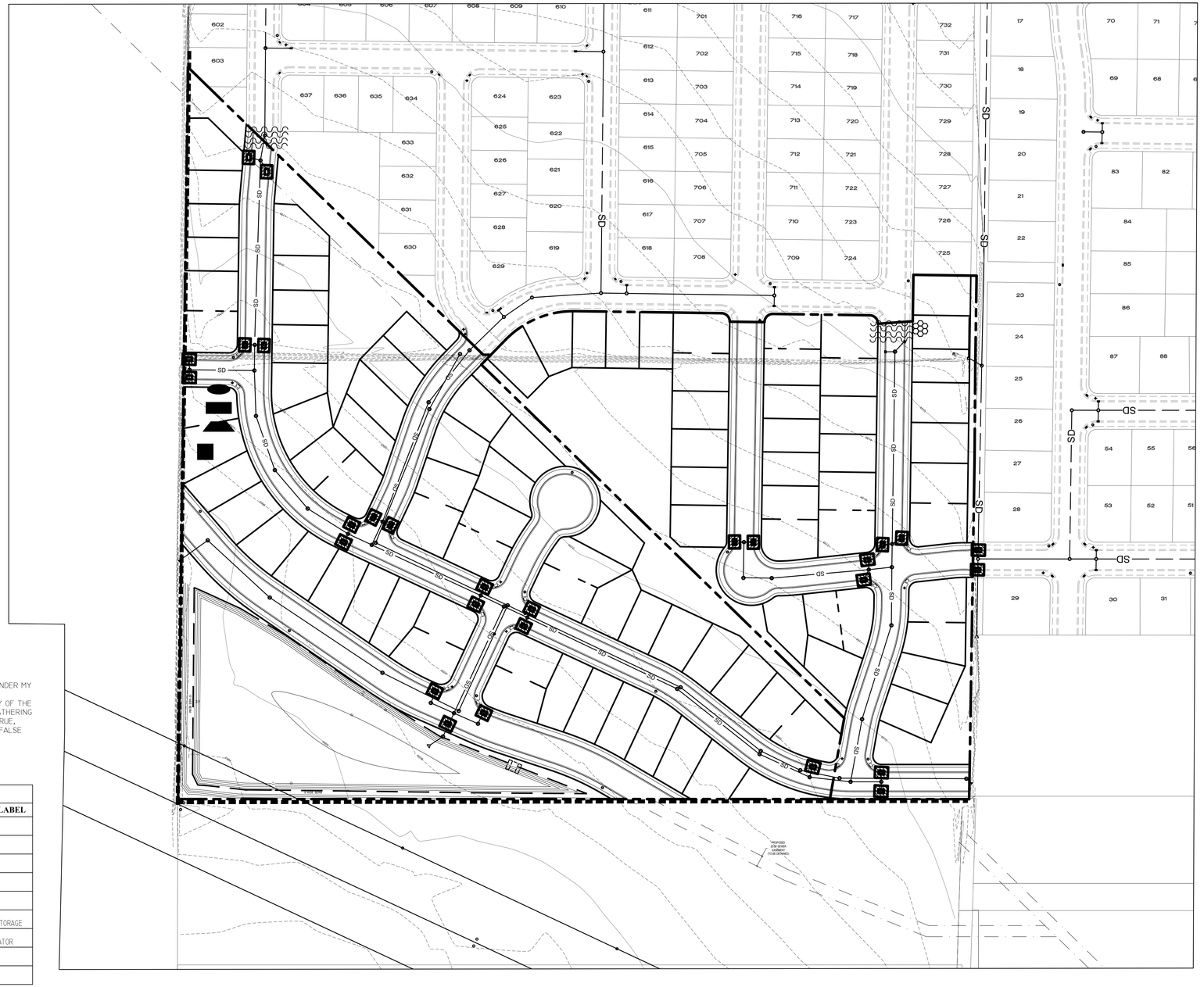
SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD 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 PATHERING 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 FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

_____ DATE _____
KENNETH R. BERG, PE

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
			FUEL TANKS/STORAGE
	INLET PROTECTION		STABILIZED EXIT/PAD; RIP RAP
	SIGNAGE		MATERIALS STORAGE, DEFINED STORAGE
			PROJECT BOUNDARY/AREA INDICATOR
			CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM



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Salt Lake City, UT 84101
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DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

0 50 100 200 300
SCALE: 1"= 100'

berg CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
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REVISIONS

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SEAL

STATE OF UTAH
KENNETH R. BERG
343602
PROFESSIONAL ENGINEER
6/1/2022

ACTION	DATE
PRELIM	6/1/2022

PROJECT

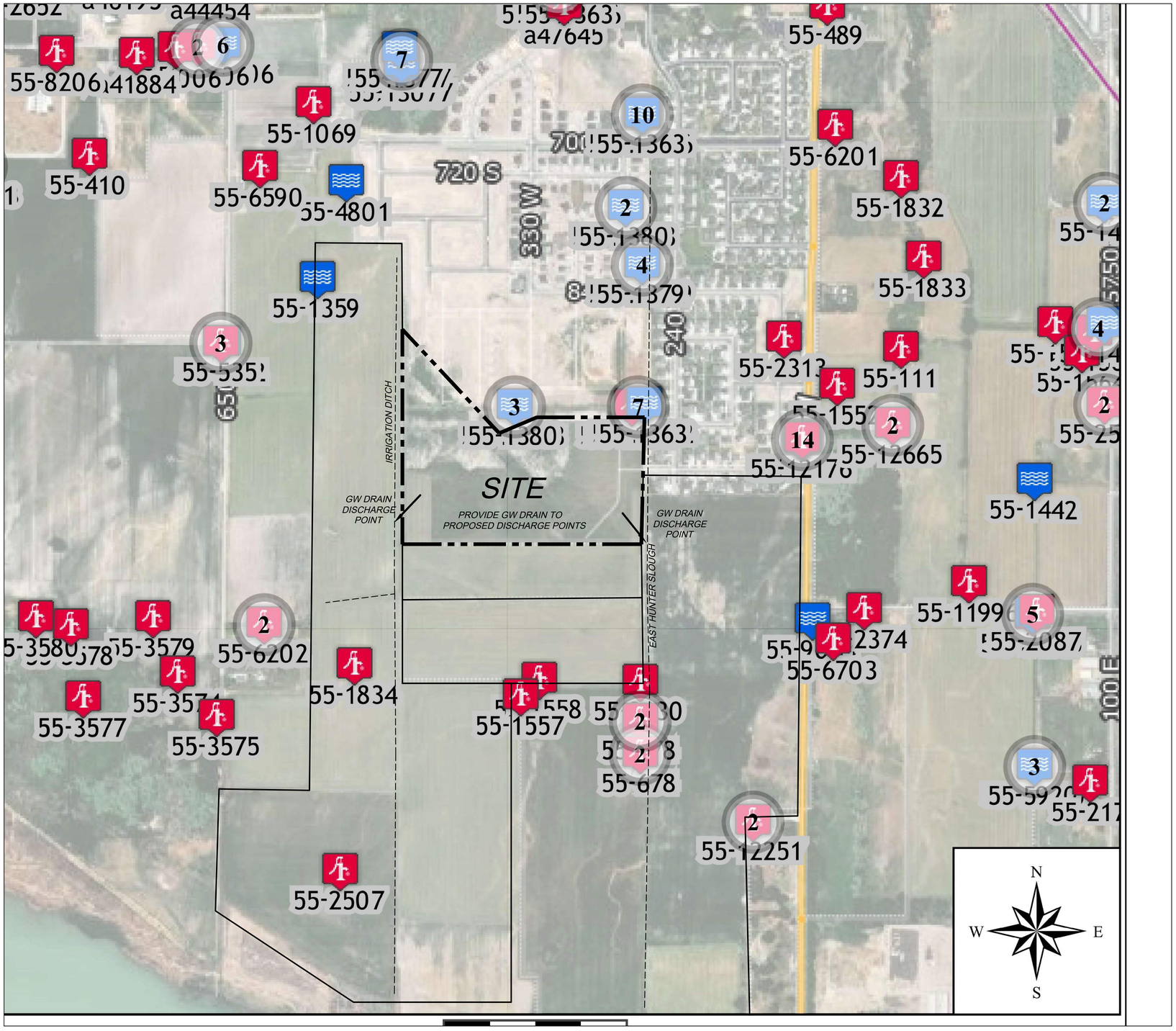
STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SWPPP	*C4*

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Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PHASE 2

1000 SOUTH
350 WEST

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cell (801) 616-1677

REVISIONS

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SEAL

STATE OF UTAH — R. B. BUM — 6/1/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/1/2022

PROJECT

STONECREEK PHASE 2

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
WATER RIGHTS & WELLS	*C5*

GENERAL NOTES

1. This project is located within the sensitive lands area of the city. Therefore a detailed engineering soils report has been prepared for the site. This soils report filed with American Fork city, gives specific recommendations that shall be followed concerning: Site Grading, Foundations, Concrete Slab on Grade, Subsurface Drains, Pavement, Backfill, Groundwater Monitoring Stations and Utility Trenching.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. Upon substantial completion of the project, all new utility work completed during the project shall be mapped (surveyed) and submitted to the city electronically in both a PDF and GIS format. GIS data shall be in a shape file format compatible with ARCMAP version 10.8 and in State Plan Coordinates (Utah Central Zone - NAD 88 - US survey feet)
8. 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.
9. 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.
10. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
11. 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.
12. 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.
13. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
14. 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.
15. 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.
16. 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.
17. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
18. 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.
19. 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.
20. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
21. 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.
22. 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.
23. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
24. 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.
25. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
26. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
27. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
28. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

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. At all other hours the Contractor shall maintain minimum one - lane two - way traffic. Traffic circulation must be supervised by a Certified Flagger.
3. Steady - burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
4. 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.
5. 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.
6. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
7. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

UTILITIES

1. 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.
2. 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.
3. 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.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and 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.

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 Division of Water Quality.
2. The NOI must be submitted to Utah Division of Water Quality 45 days prior to the start of construction and may entitle coverage under the Utah Division of Water Quality 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.

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.

SANITARY SEWERS

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

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 ductile iron pipe shall be in accordance with AWWA C151 and ANSI A-21.51. Ductile iron pipes shall be Class 50 for slip-on or mechanical joint piping (class 51 for 8 inch and under) and Class 53 for flanged joint pipes.
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.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. 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 secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary 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.

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. Here 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.

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.

Woodside Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT
STONECREEK
PLATS H & I
1000 SOUTH
350 WEST

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

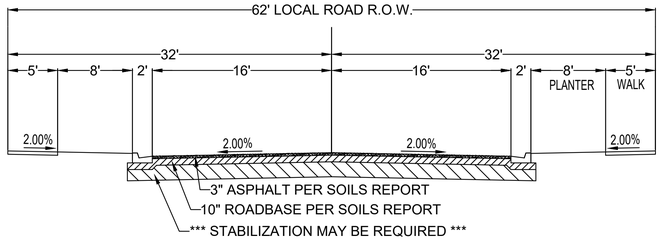
STATE OF UTAH
V. R. BUNG
343602
REGISTERED
3-28-2022
PROFESSIONAL ENGINEER

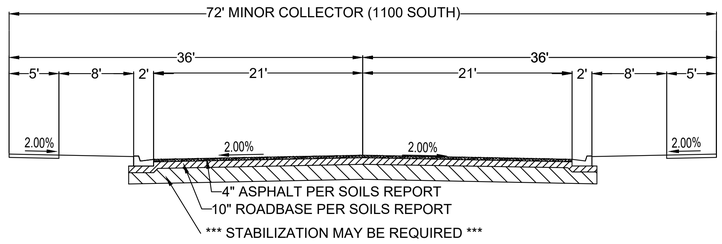
ACTION	DATE
PRELIM	3-28-2022

PROJECT
STONECREEK
PHASES H&I

DESCRIPTION
PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1





CONSTRUCTION NOTE:

NONTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLATS H & I

1000 SOUTH
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berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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STATE OF UTAH · KYLE B. BUM · BERG CIVIL ENGINEERING · 3-28-2022 · 343602 · PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	3-28-2022

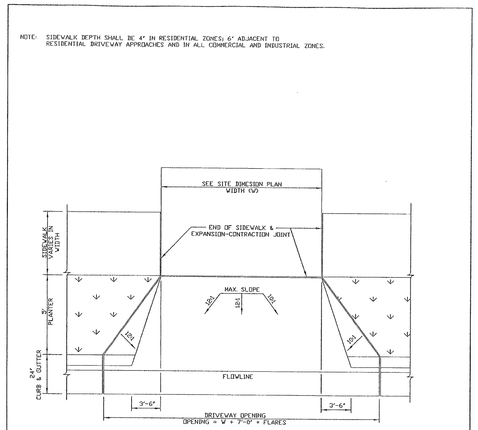
PROJECT

STONECREEK
PHASES H&I

DESCRIPTION

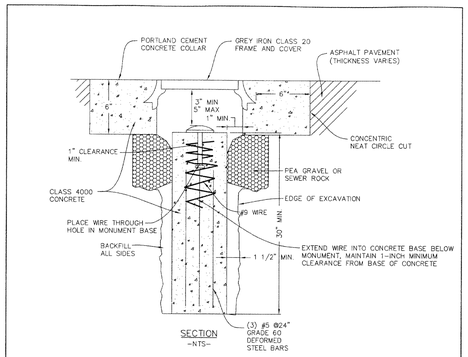
PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D0*



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



SECTION
-NTS-

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



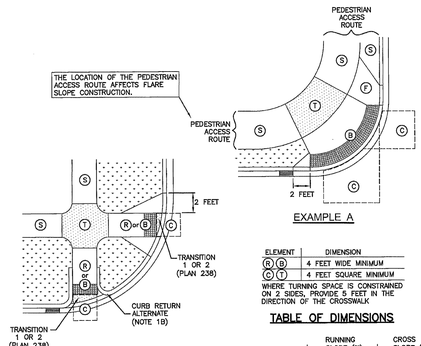
CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

EXAMPLE B

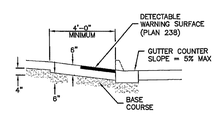
ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.



MATERIALS

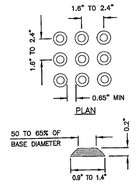
SLOPE TABLE

Corner curb cut assembly

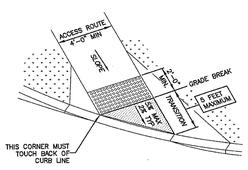
September 2011

63

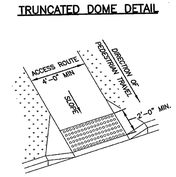
Plan
235
Sheet 1 of 4



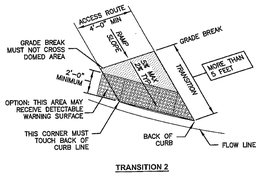
TRUNCATED DOME DETAIL



TRANSITION 1

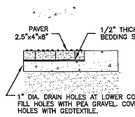


PERPENDICULAR ASSEMBLY

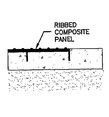


TRANSITION 2

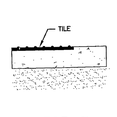
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R



STYLE T

Detectable warning surface

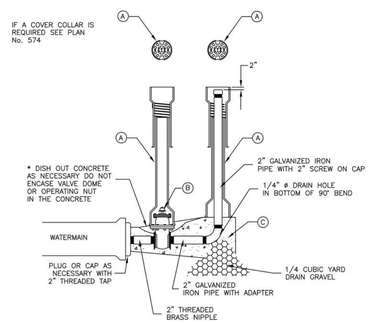
July 2011

79

Plan
238

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



SECTION

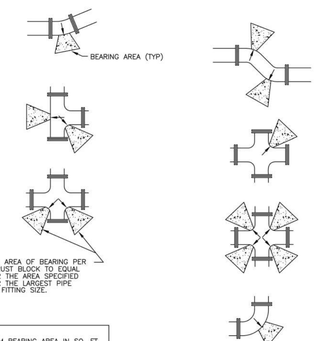
LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	SEE PLAN No. 561

2" Washout valve

April 1997

243

Plan No.
571



MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES AND CAPS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

Direct bearing thrust block

April 1997

239

Plan No.
561

Woodside Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLATS H & I

1000 SOUTH
350 WEST

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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STATE OF UTAH — R. BUM — 3-28-2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	3-28-2022

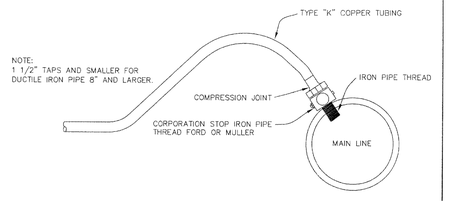
PROJECT

STONECREEK PHASES H&I

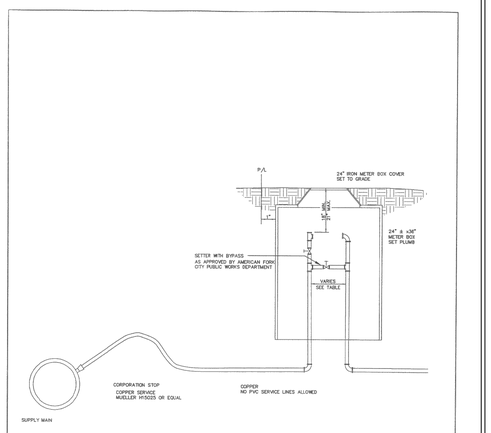
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D1*

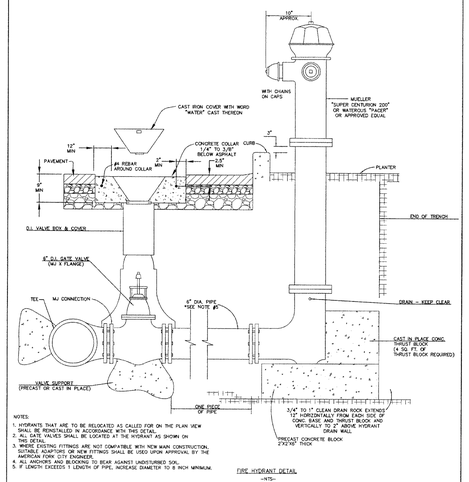


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO.: 15.3



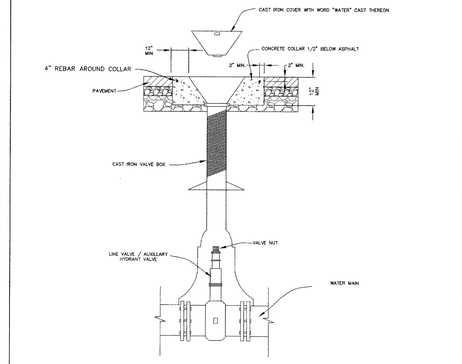
SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

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



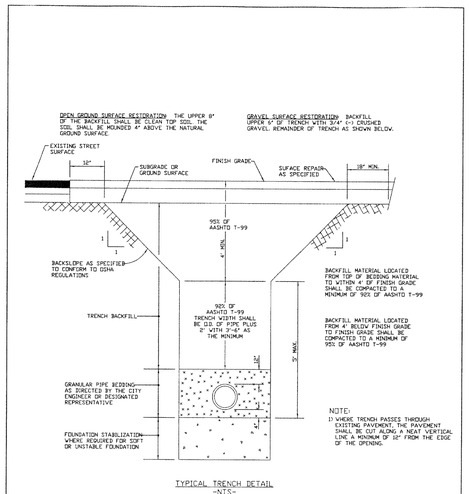
FIRE HYDRANT DETAIL
-NTS-

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



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



TYPICAL TRENCH DETAIL
-NTS-

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

Woodside Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLATS H & I
1000 SOUTH
350 WEST

Berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
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REVISIONS

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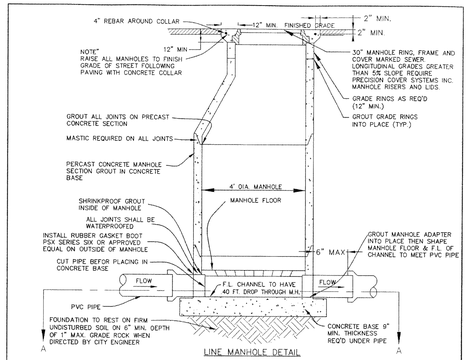
SEAL
STATE OF UTAH
R. BUM
REGISTERED
CIVIL
ENGINEER
3-28-2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	3-28-2022

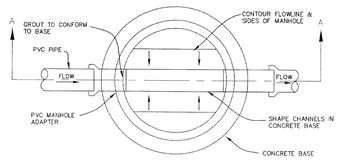
PROJECT
STONECREEK
PHASES H&I

DESCRIPTION
PRELIMINARY
PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	*D2*

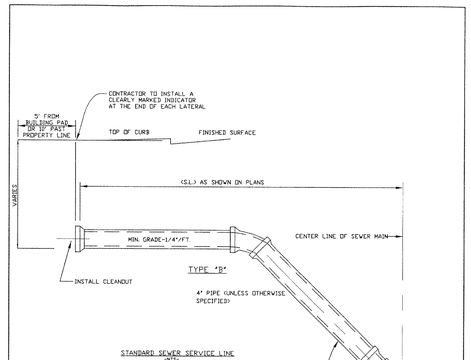


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

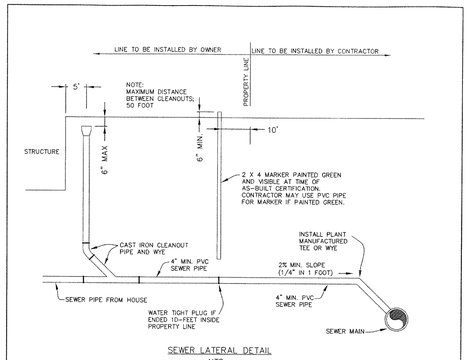
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern Engineering and Plumbing	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12



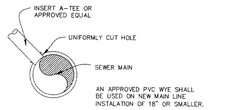
STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern Engineering and Plumbing	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19



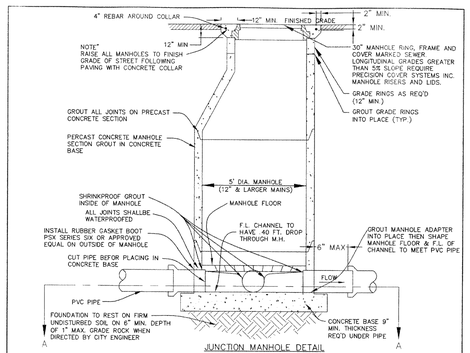
SEWER LATERAL DETAIL
-NTS-



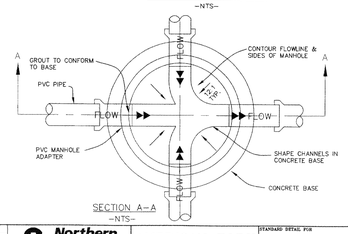
SEWER SERVICE LATERAL SADDLE
-NTS-

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

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern Engineering and Plumbing	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23

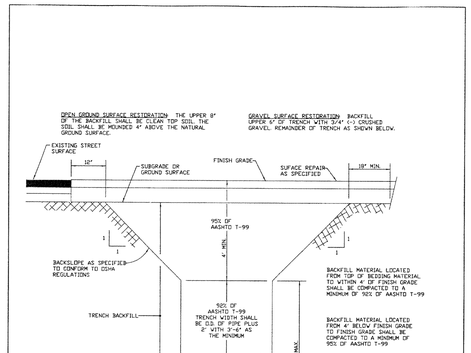


JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern Engineering and Plumbing	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern Engineering and Plumbing	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK PLATS H & I

1000 SOUTH
350 WEST

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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SEAL

STATE OF UTAH — R. BUM — 3-28-2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	3-28-2022

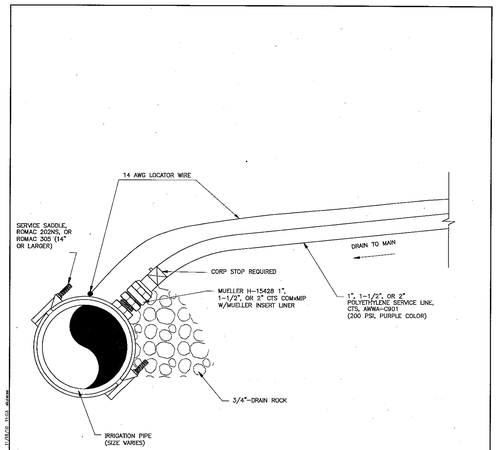
PROJECT

STONECREEK PHASES H&I

DESCRIPTION

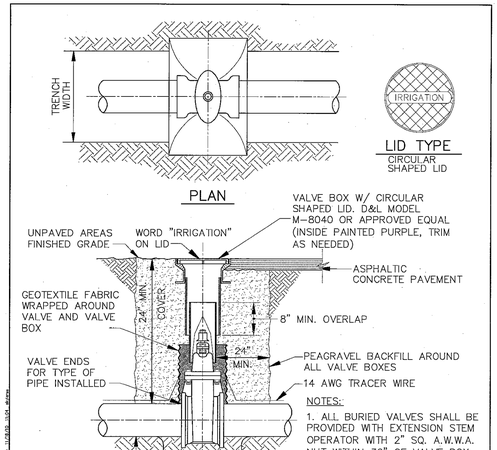
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	*D3*



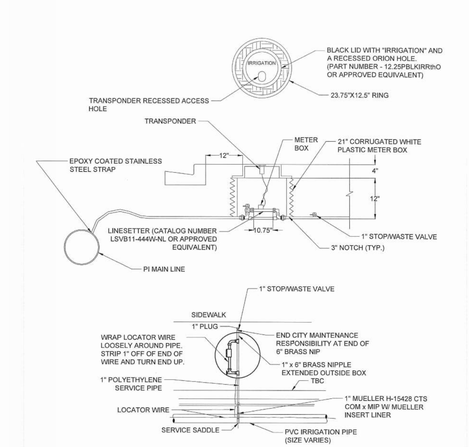
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

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



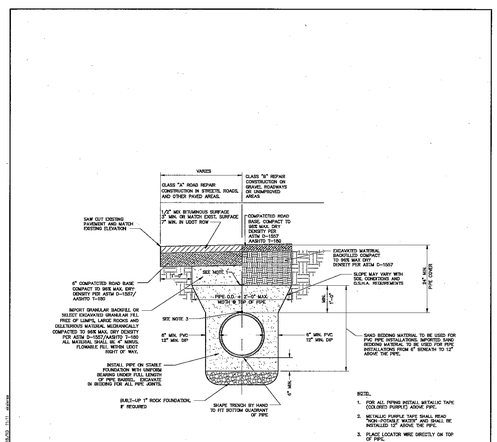
VALVE BOX INSTALLATION

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



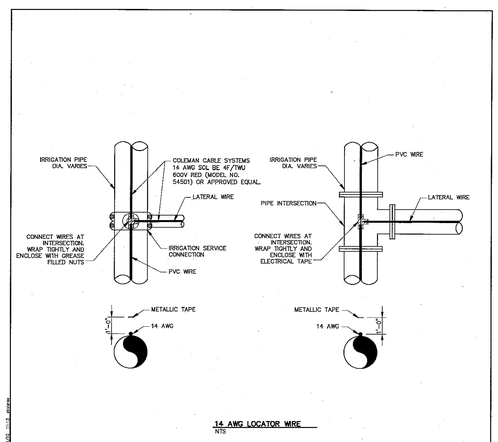
NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

MVU				
MAY 2019	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	1" PI METER PLACEMENT	15.5D
VARIES				



TYPICAL SECONDARY WATER TRENCH DETAIL

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



14 AWG LOCATOR WIRE
NTS

NOTES:
1. STRIP MAIN WIRE 2" ø LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LOCATOR WIRE DETAIL	DRAWING NO. 15.33
DATE:					
SCALE:					

Woodside® Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
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DEVELOPMENT

STONECREEK PLATS H & I

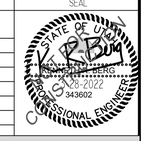
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SEAL



ACTION	DATE
PRELIM	3-28-2022

PROJECT

STONECREEK PHASES H&I

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	*D4*