AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
AUGUST 3, 2022

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 3rd at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review, and action on Site Plan for an accessory structure for Greenwood Creek Lot 4, located at 997 N 680 W, in the R1-9000 Residential zone

3. Hearing, review, and action on a Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 N 1100 E, in the R1-9000 Residential zone.

4. Hearing, review, and action on a Final Plat for Stonecreek Plat K, located in the area of 1000 S 400 W, in the PR-3.0 zone

5. Hearing, review, and action on a Final Plat for the Shin Residence, located at 685 W 1040 N, in the R1-12000 Residential zone

6. Hearing, review, and action on Final Plat for Edgewater Phase 2, Plat 4 located in the area of 350 S 1100 W, in the TOD zone.

7. Hearing, review, and action on Final Plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD zone.

8. Hearing, review, and action on Final Plat for Edgewater Phase 2, Plat 6 located in the area of 350 S 1100 W, in the TOD zone.

9. Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 7 located in the area of 450 S 1100 W, in the TOD zone.

10. Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 8 located in the area of 450 S 1100 W, in the TOD zone.

11. Hearing, review, and action on a Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone.

12. Review and action on a request for approval of a low-power radio antenna located at 1200 North 550 East, in the PF Public Facilities Zone.

13. Review and action on the minutes of the July 20, 2022 Planning Commission Regular Session

14. Concept Plan Report & Upcoming Projects

15. Other Business

16. Adjournment

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

AMERICAN FORK CITY **MEETING DATE:** August 3, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a Site Plan for an accessory structure for Greenwood Creek Lot 4, located at 997 North 680 West, in the R1-9000 Residential Zone.

BACKGROUND INFORMATION		
Location:		997 North 680 West
Project Type:		Accessory Structure Site Plan
Applicants:		Brent Sadleir, Legacy Drafting and Design
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	Public Parks & Open Space
Existing Zoning:		R1-9000
Proposed Zoning:		N/A
Surrounding Zoning:	North	R1-12000
	South	R1-9000
	East	R1-9000
	West	RA-1

BACKGROUND:

The applicant is applying for a Site Plan approval for an accessory structure for Greenwood Creek Lot 4, located in the area of 997 North 680 West in the R1-9000 Residential Zone. The proposal consists of 1 lot for a pickle ball court. The entire development parcel consists of 0.57 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.

Section 17.4.204 R-1-9000 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.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. Fire apparatus access needs to extend further into the lot and allow fire apparatus to be positioned within 150 feet from all points of the building as measured in a path of travel.
2. Driving surface for fire apparatus should be rated to support 80,000 pounds and provide at least 20 feet of unobstructed width.
3. All weather, maintainable, walking surfaces should be provided to the new building as well.
4. All comments shall be addressed regarding setbacks, PUE, drainage slopes and retaining walls.

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 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).

POTENTIAL MOTIONS – Accessory Structure

APPROVAL

Mr. Chairman, I move that we recommend approval for the Accessory Structure located at 997 North 680 West, in the R1-9000 Residential Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Accessory Structure located at 997 North 680 West, in the R1-9000 Residential Zone.

TABLE

Mr. Chairman, I move that we table action on the Accessory Structure located at 997 North 680 West, in the R1-9000 Residential Zone, and instruct the developer/staff to _____.

American Fork City
Technical Review Committee

Planning and Zoning
Reviewed
copperman 07/18/2022

Fire Department
Reviewed
M. Sacco 07/18/2022

Include project address

See comments on drawing A-0.1

NEXT STEP:

Approved with conditions based on comments made from staff, proceed to Planning Commission on August 3rd.



DRAWING INDEX

ARCHITECTURAL

A-0.0	COVER SHEET
A-0.1	SWPPP/SITE PLAN
A-1.0	MAIN LEVEL FLOOR PLAN
A-2.0	FRONT/RIGHT ELEVATIONS
A-2.1	BACK/LEFT ELEVATIONS
A-3.0	ROOF PLAN/SECTION PLAN

ELECTRICAL

E-1.0	SPORT COURT ELECTRICAL PLAN

STRUCTURAL

S1	FOOTING AND FOUNDATION PLAN
S2	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS

GENERAL NOTES:

1. CONSTRUCTION AND BUILDING METHODS, INCLUDING ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS SHALL FOLLOW THE 2015 IRC OR CURRENT CODE, IF A MORE RECENT CODE AS BEEN ADOPTED.

2. SOILS OBSERVATION REPORT IS RECOMMENDED PRIOR TO POURING FOOTINGS.

3. IN THE GARAGE THERE SHALL BE NO LESS THAN ONE RECEPTACLE OUTLET PER VEHICLE STALL. IRC E3901.9

4. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1- " THICK SOLID CORE OR 20 MINUTE RATED. DOORS 38" THICK SOLID CORE OR 20 MINUTE RATED. DORRS SHALL NOT OPEN INTO A SLEEPING ROOM. DOORS SHALL BE EQUIPPED WITH SELF-LATCHING HARDWARE (INCLUDING A SELF-CLOSING DEVICE) IRC R302.5.1

5. BLOWER DOOR TEST IS REQUIRED AT FINAL.

6. FIREPLACE BY OTHERS. FIREPLACE SPECIFICATIONS DEFERRED UNTIL TIME OF INSPECTION.

7. EXTERIOR SIDING SHALL COMPLY WITH R703.3

8. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5

9. COLD STORAGE AREAS REQUIRE EITHER A SEALED EXTERIOR DOOR OR THAT THE ROOM BE INSULATED IN ORDER TO MEET THE BUILDING THERMAL REQUIREMENTS OF N1102.

10. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN KITCHENS, LAUNDRY, AND BEDROOMS REQUIRE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. IRC E3902.16

11. EMERGENCY EGRESS REQUIREMENTS: EXTERIOR DOORS OR WINDOWS SHALL HAVE FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, (IRC R310.2.3) SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF (IRC R310.2.1), AND SHAL HAVE A MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND MIMUM NET CLEAR OPENABLE HEIGHT OF 24" (IRC R310.2.1)

12. TEMPERED GLASS OR APPROVED SAFETY GLAZING IS REQUIRED ON ALL GLASS IN HAZARDOUS LOCATIONS AS STIPULATED IN IRC R308.4.

13. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325. IRC R309.4.

14. ASPHALT SHINGLE ROOF MATERIALS REQUIRE AN ICE BARRIER THAT EXTENDS FROM THE EDGE OF THE EAVES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. IRC R905.1.2

15. WHERE EXTERIOR VERTICAL SIDING IS USED, PROVIDE 24" ON CENTER BLOCKING. IRC TABLE R703.3 (1) FOOTNOTE J

16. ROOMS CONTAINING FUEL-BURNING APPLIANCES SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM. SUCH ROOMS SHALL BE SEALED AND INSULATED TO R-VALUE OF R-15/R-19. THE MECHANICAL ROOM REQUIRES A SEALED DOOR. THE COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO A MINIMUM OF R-8. IRC N1102.4.4

17. SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED, R10 @ 2 FEET OR R15 @ 2 FEET FOR HEATED SLABS. IECC; SECTION 402.2.7

18. ALL WINDOWS/GLASS WITHIN HAZARDOUS LOCATIONS AS DEFINED BY IRC SECTION 308.4 SHALL BE TEMPERED.

Legacy Drafting and Design

GREGORY D BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
992 W 800 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

© Copyright 2021
Legacy Drafting and Design, LLC
The purchaser is granted a single use license for construction only. Unauthorized use and/or further distribution without written consent given by Legacy Drafting and Design, LLC is prohibited. violators will be prosecuted to the full extent of the law.
***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc, on site prior to construction or the ordering of any materials.

A CUSTOM SPORT COURT FOR DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

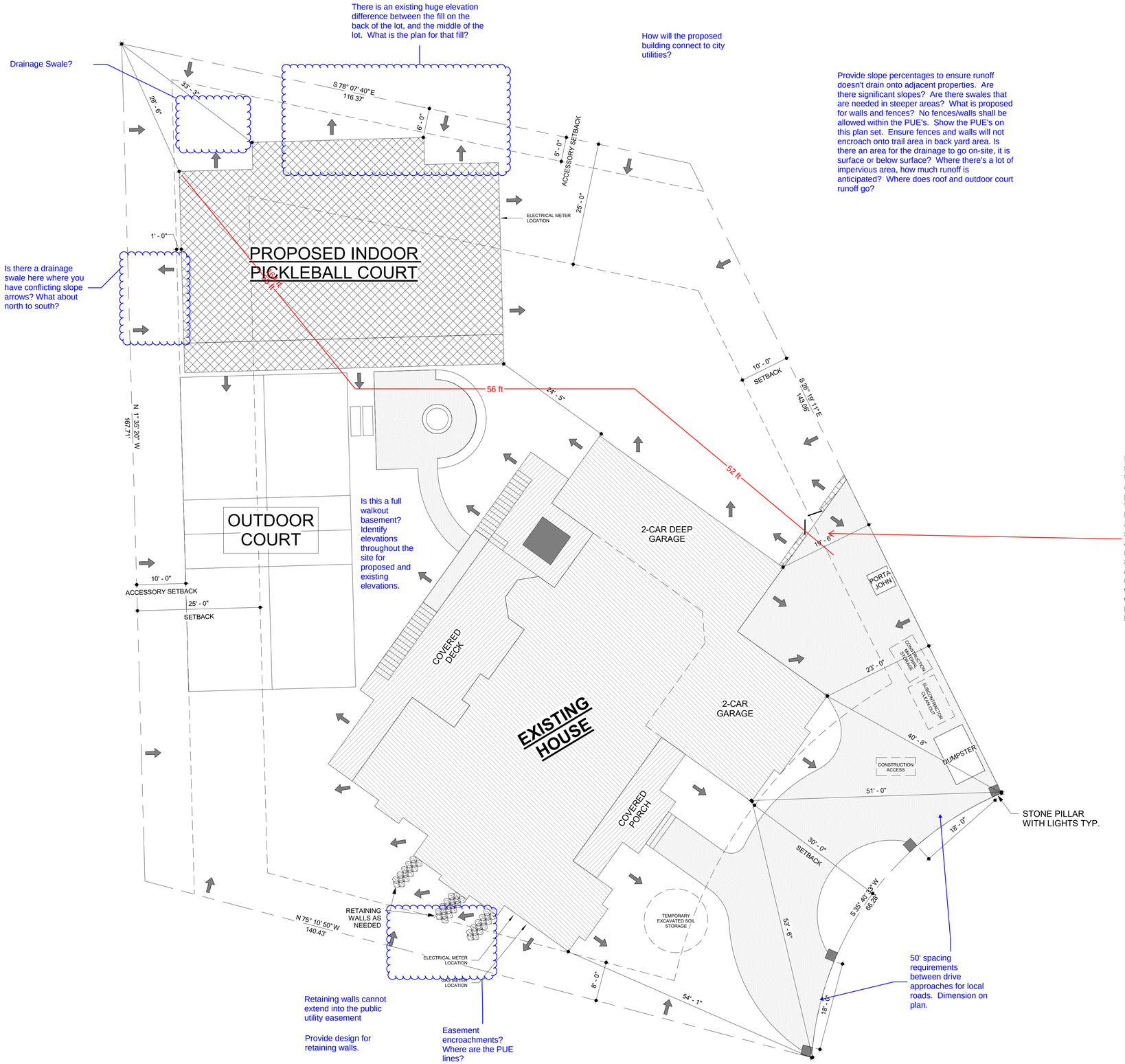
COURT	2485 SF
COV. PORCH	404 SF

PROJECT MANAGER:
BRENT SADLEIR

DRAFTER:

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
A-0.0
03-17-2022



SWPPP NOTES:

ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE. THE SITE MUST BE GRADED SO THAT WHEN FINAL LANDSCAPING IS COMPLETE, ALL STORM AND IRRIGATION WATER WILL REMAIN ON SITE.

STREET, CURB, AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY. STREET SWEEP AS NEEDED. GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM THE SITE DURING CONSTRUCTION.

PROVIDE A 3" SEDIMENT CUTBACK BEHIND CURB.

BERMS OR SWALES WILL BE REQUIRED ALONG PROPERTY LINES **OF A SUFFICIENT SIZE** TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

SITE DRAINAGE NOTES:

THE FOLLOWING PRECAUTIONS SHALL BE TAKEN TO HELP PREVENT WETTING OF THE FOUNDATION SOILS:

1. ADEQUATE COMPACTION OF BACKFILL SOILS AGAINST THE FOUNDATION SHOULD BE PROVIDED (IE: A MINIMUM OF 90% OF ASTM D 1557). WATER CONSOLIDATION METHODS SHOULD NOT BE USED.

2. THE GROUND SURFACE SHOULD BE GRADED TO DRAIN AWAY FROM THE STRUCTURE IN ALL DIRECTIONS. PROVIDE AT LEAST A MINIMUM SLOPE OF 6" WITHIN THE FIRST 10'-0" AS REREQUIRED BY R401.3.

3. ROOF RUNOFF SHOULD BE COLLECTED IN RAIN GUTTERS WITH DOWN-SPOUTS DESIGNED TO DISCHARGE WELL OUTSIDE OF THE BACKFILL LIMITS AT LEAST 10 FEET FROM STRUCTURES.

4. SPRINKLER HEADS, IF PLANNED, SHOULD BE AIMED AWAY AND KEPT AT LEAST 2 FEET FROM FOUNDATION WALLS. SPRINKLER SYSTEMS SHOULD BE DESIGNED WITH PROPER SLOPE AND DRAINAGE FOR ALL LINES TO PREVENT BREAKS. BREAKS SHOULD BE PROMPTLY REPAIRED. OVER-WATERING SHOULD BE AVOIDED.

5. LONG-TERM DRAINAGE CONTROL PROVIDED BY LANDSCAPING INCLUDING: PLANTS, GRASS, TREES, SHRUBS & AUTOMATIC SPRINKLERS.

6. THE GRADE ADJACENT TO ALL FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).

7. R401.3 - LANDINGS, RAMPS, PATIOS, PORCHES OR DECKS, ARE REQUIRED TO BE LEVEL OR CAN HAVE A MAXIMUM SLOPE OF " PER FOOT. ALL OTHER IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION WALLS MUST SLOPE A MINIMUM OF 14" PER FOOT. ALL OTHER IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION WALLS MUST SLOPE A MINIMUM OF 14" PER FOOT AWAY FROM WALLS.

8. DIRECT THE DRAINAGE WATER TO AN APPROVED LOCATION OF DISCHARGE AND NOT ONTO NEIGHBORING PROPERTIES OR ACROSS THE CITY SIDEWALKS.

SITE PLAN/SWPPP

SCALE 1" = 10'-0"

North

Legacy Drafting and Design
GREGORY D BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
952 W 800 N, OREM, UT 84057 E-MAIL: greg@Legacydraftinganddesign.com

© Copyright 2021
Legacy Drafting and Design, LLC
The purchaser is granted a single use license for construction only. Unauthorized use and/or further distribution without written consent given by Legacy Drafting and Design, LLC is prohibited. violators will be prosecuted to the full extent of the law.
***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc, on site prior to construction or the ordering of any materials.

A CUSTOM SPORT COURT FOR
DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

COURT	2485 SF
COV. PORCH	404 SF

PROJECT MANAGER:
BRENT SADLEIR

DRAFTER:

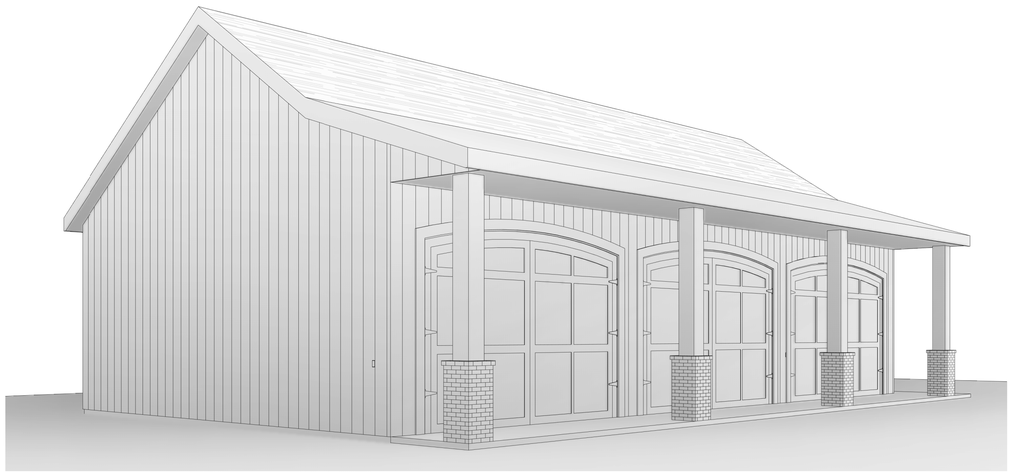
REVISIONS:

1	00-00-00
2	00-00-00
3	00-00-00

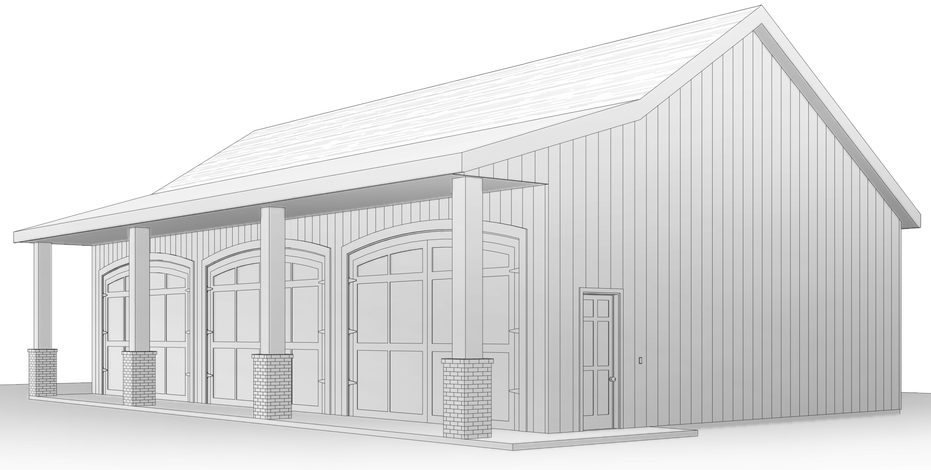
SHEET NUMBER:

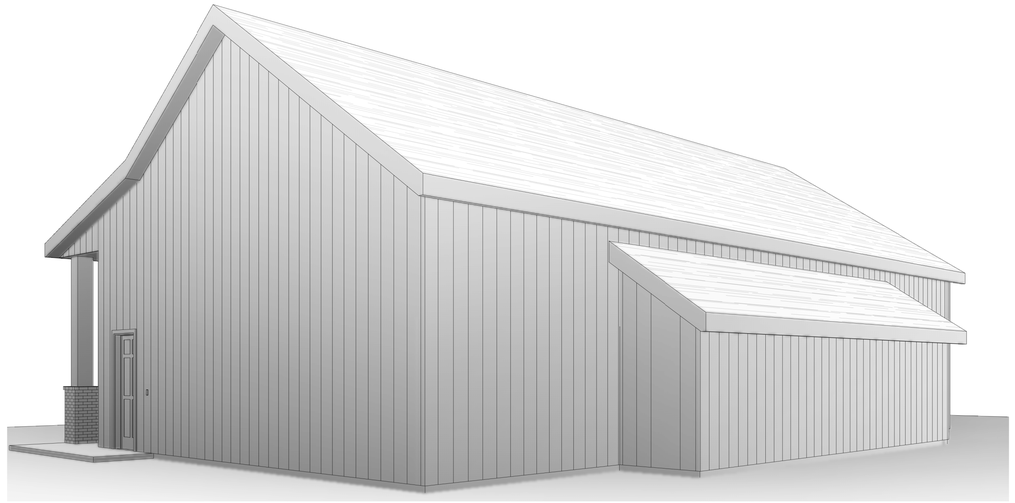
A-0.1

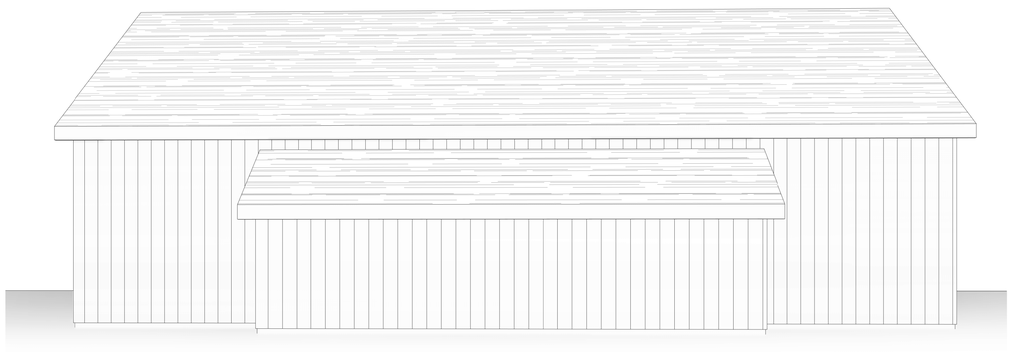
03-17-2022

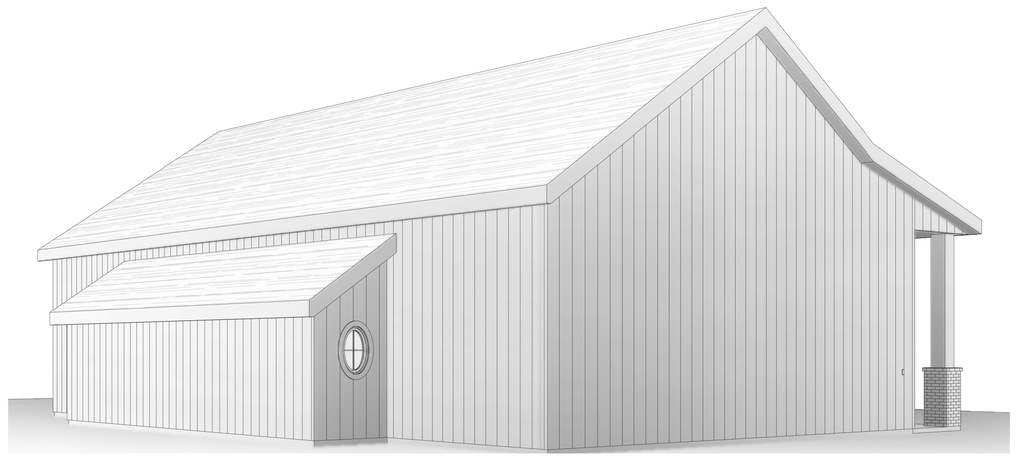












Legacy Drafting and Design

GREGORY D BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
992 W 800 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

© Copyright 2021
Legacy Drafting and Design, LLC
The purchaser is granted a single use license for construction only. Unauthorized use and/or further distribution without written consent given by Legacy Drafting and Design, LLC is prohibited. violators will be prosecuted to the full extent of the law.
***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc. on site prior to construction or the ordering of any materials.

A CUSTOM SPORT COURT FOR DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

COURT	2485 SF
COV. PORCH	404 SF

PROJECT MANAGER:
BRENT SADLEIR

DRAFTER:

REVISIONS:

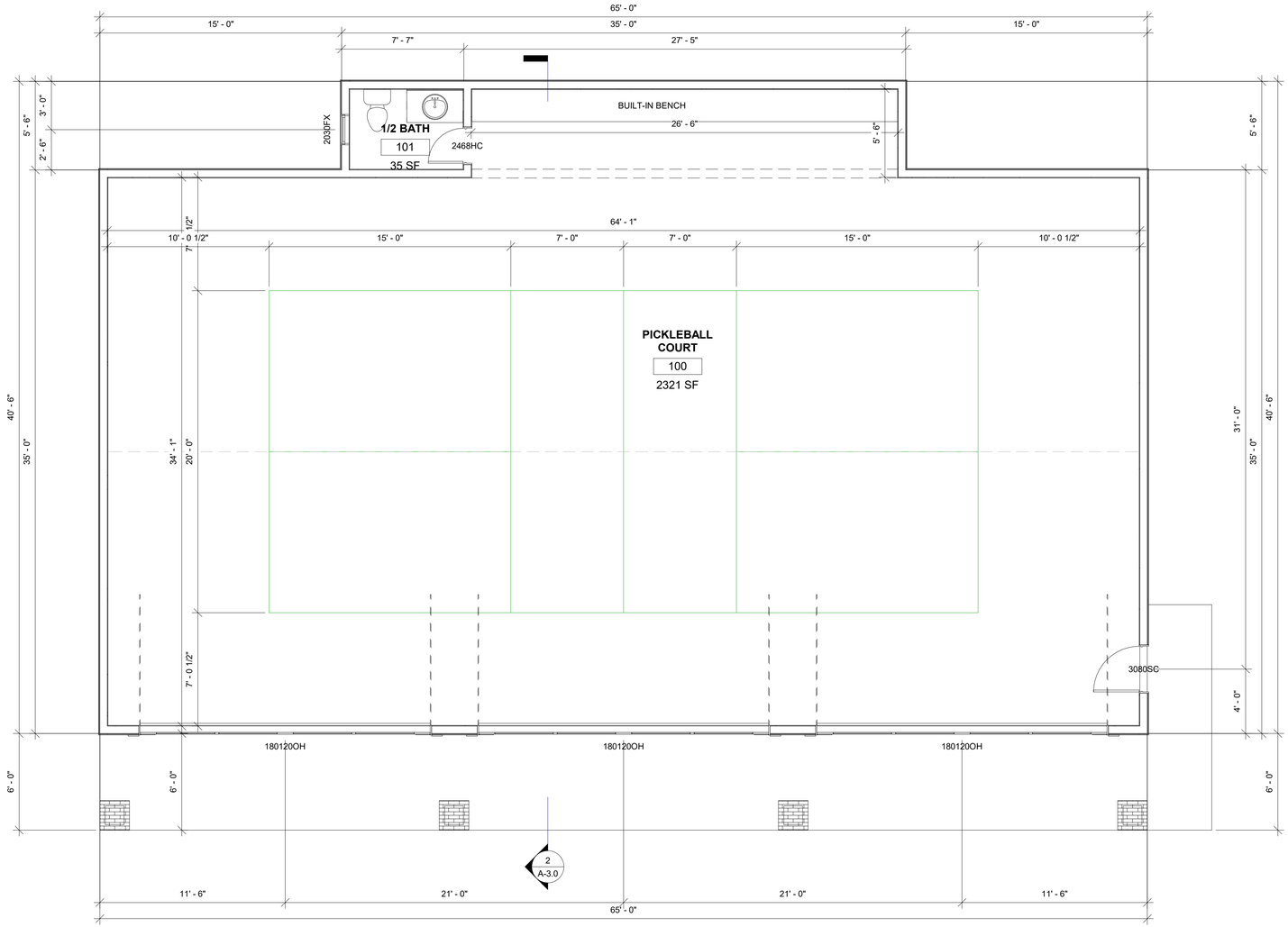
1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:

A-0.2

03-17-2022

4/18/2022 11:44:51 AM



MAIN LEVEL WINDOW SHCEDULE			
DESCRIPTION	WIDTH	HEIGHT	COUNT
2030FX	2' - 0"	3' - 0"	1

MAIN LEVEL DOOR SCHEDULE			
DESCRIPTION	WIDTH	HEIGHT	COUNT
2468HC	2' - 4"	6' - 8"	1
3080SC	3' - 0"	8' - 0"	1
180120OH	18' - 0"	12' - 0"	3

PLUMBING NOTE:

ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC.

SHOWERHEADS SHALL HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM TO COMPLY WITH IRC P2903.2

INSULATION NOTE:

ALL EXTERIOR 2X6 WALLS SHALL HAVE A MINIMUM OF R-20 INSULATION AND ALL ATTICS SPACE SHALL HAVE A MINIMUM OF R-49 INSULATION

DIMENSION NOTE:

SITE VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND COMENSING ANY WORK. REPORT ANY SIGNIFICANT DESCREPENCIES TO THE DESIGNER.

COURT FLOOR PLAN

SCALE 1/4" = 1'-0"

Legacy Drafting and Design
GREGORY D BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
952 W 800 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

© Copyright 2021
Legacy Drafting and Design, LLC
The purchaser is granted a single use license for construction only. Unauthorized use and/or further distribution without written consent given by Legacy Drafting and Design, LLC is prohibited. violators will be prosecuted to the full extent of the law.
***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc, on site prior to construction or the ordering of any materials.

A CUSTOM SPORT COURT FOR DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

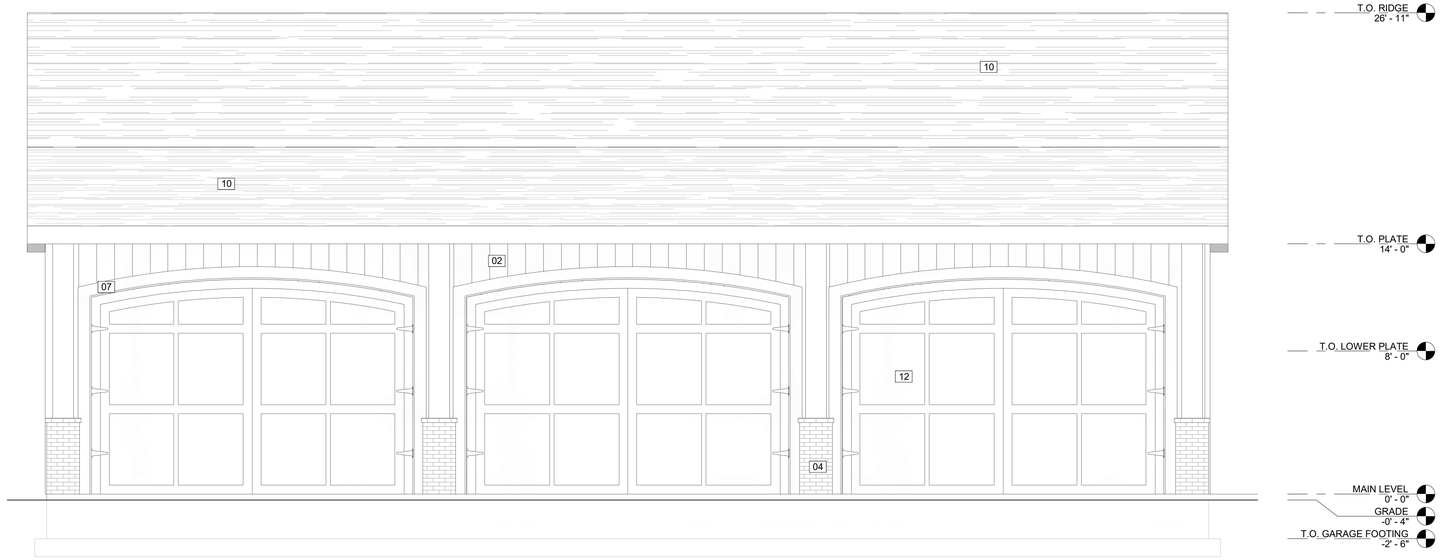
SQUARE FOOTAGE

COURT	2485 SF
COV. PORCH	404 SF

PROJECT MANAGER:
BRENT SADLEIR
DRAFTER:

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

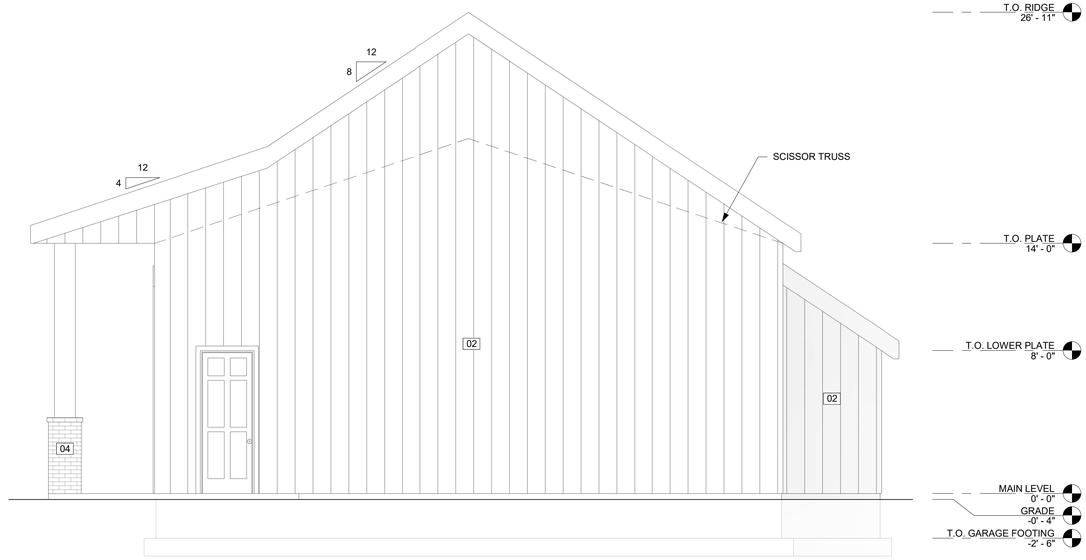
SHEET NUMBER:
A-1.0
03-17-2022



FRONT ELEVATION

SCALE 1/4" = 1'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
02	HARDIE BOARD & BATTEN
04	BRICK
07	BRICK VENEER
10	30 YEAR ARCHITECTURAL SHINGLES
12	INSULATED GARAGE DOOR



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

Legacy Drafting and Design
GREGORY D. BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
952 W. 800 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

© Copyright 2021
Legacy Drafting and Design, LLC
The purchaser is granted a single use license for construction only. Unauthorized use and/or further distribution without written consent given by Legacy Drafting and Design, LLC is prohibited. violators will be prosecuted to the full extent of the law.
***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc. on site prior to construction or the ordering of any materials.

A CUSTOM SPORT COURT FOR
DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

COURT	2485 SF
COV. PORCH	404 SF

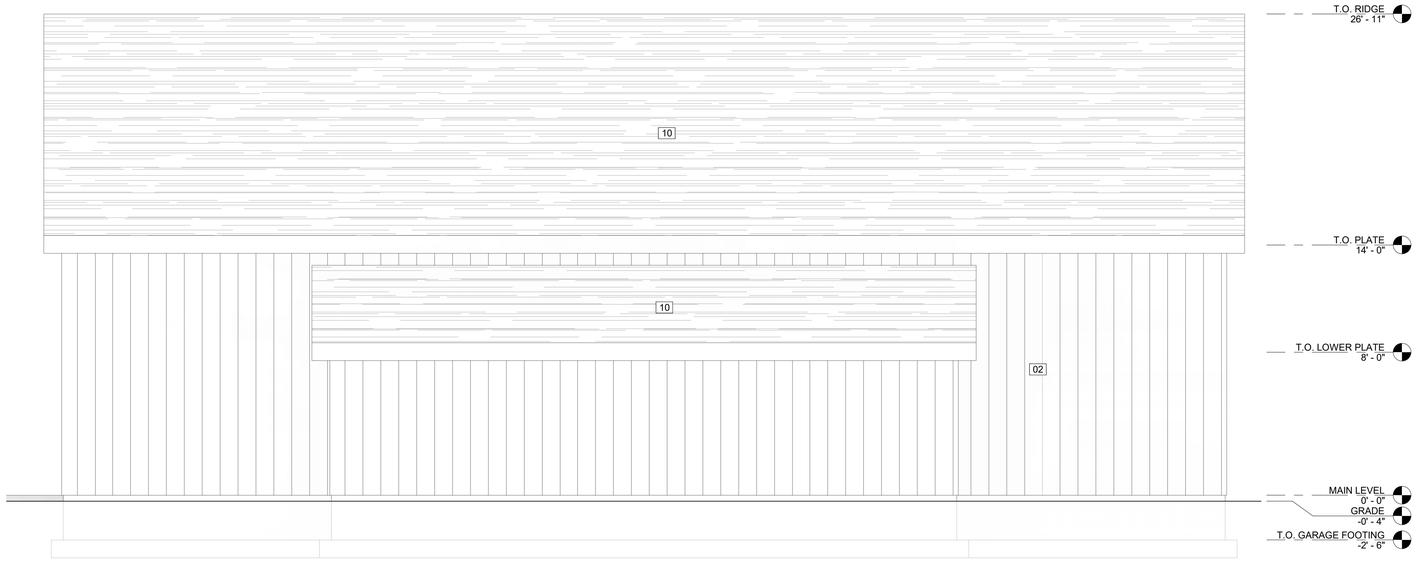
PROJECT MANAGER:
BRENT SADLEIR

DRAFTER:

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

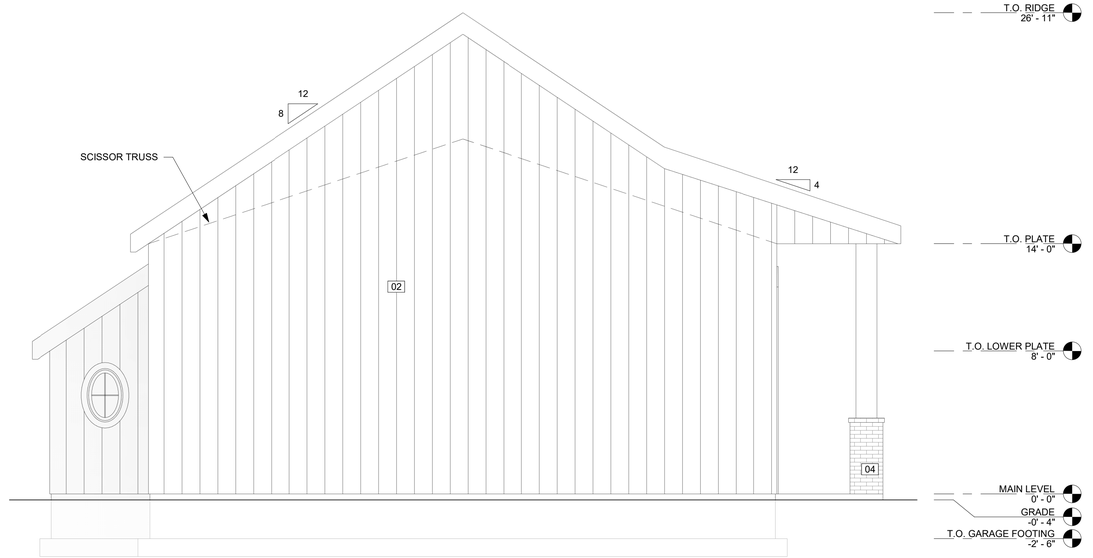
SHEET NUMBER:
A-2.0
03-17-2022

MATERIAL LEGEND	
NUMBER	MATERIAL
02	HARDIE BOARD & BATTEN
04	BRICK
07	BRICK VENEER
10	30 YEAR ARCHITECTURAL SHINGLES
12	INSULATED GARAGE DOOR



BACK ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

Legacy Drafting and Design

GREGORY D. BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
952 W. 800 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

© Copyright 2021
Legacy Drafting and Design, LLC
The purchaser is granted a single use license for construction only. Unauthorized use and/or further distribution without written consent given by Legacy Drafting and Design, LLC is prohibited. violators will be prosecuted to the full extent of the law.

***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc, on site prior to construction or the ordering of any materials.

A CUSTOM SPORT COURT FOR
DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

COURT	2485 SF
COV. PORCH	404 SF

PROJECT MANAGER:
BRENT SADLEIR

DRAFTER:

REVISIONS:

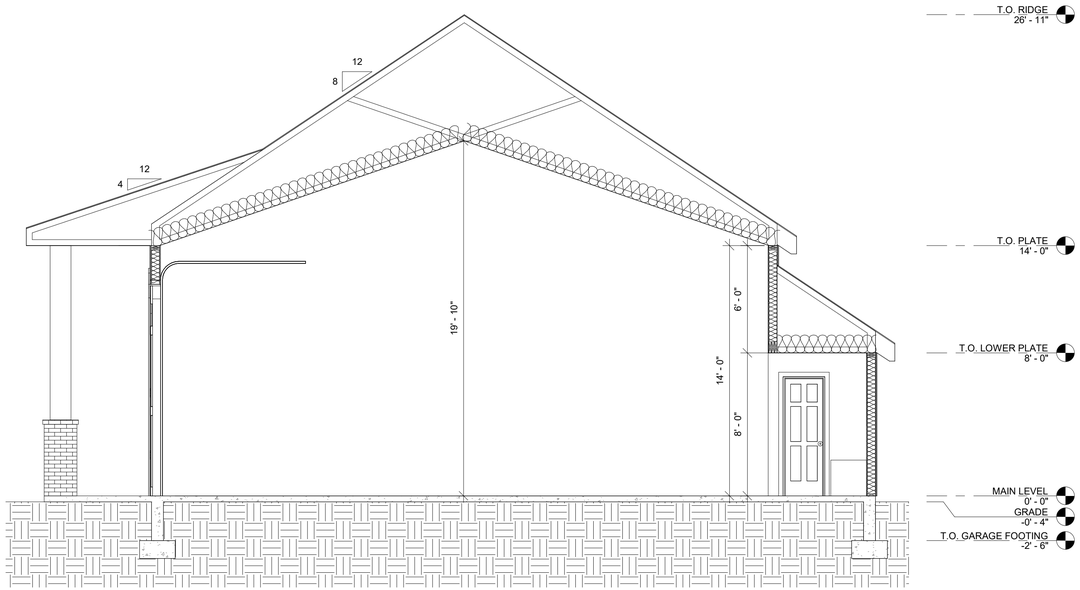
1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:

A-2.1

03-17-2022

4/18/2022 11:44:54 AM



1 - BUILDING SECTION

SCALE 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS

ENCLOSED ATTIC SPACE: 3100 SF

REQUIRED VENTILATION: 3100/300 = 11 SF MIN.

PROVIDE: MINIMUM OF 5.5 SF IN VENTED SOFFITS AND MINIMUM OF 5.5 SF IN RIDGE VENTS, TURTLE VENTS, GABLE VENTS, OR A COMBINATION OF EACH.

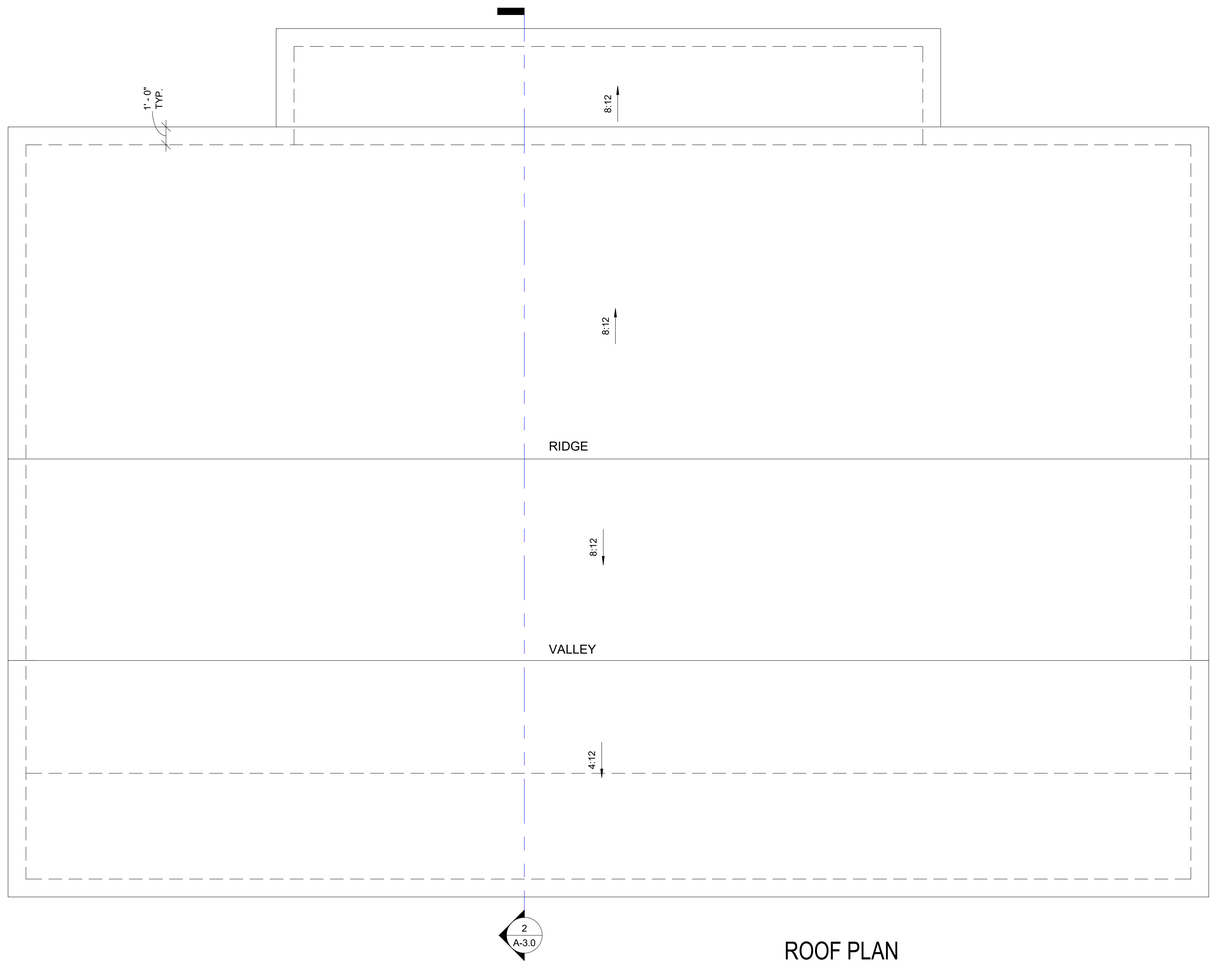
NOTE THAT ENTIRE BUILDING TO HAVE VENTED ALUMINUM SOFFITS UNLESS NOTED OTHERWISE.

SEE CONTRACTORS SUBMITTAL FOR THE EXACT TYPE OF VENTS TO BE USED.

PRE-ENGINEERED TRUSSES

CONTRACTOR SHALL VERIFY THAT THE TRUSS MANUFACTURER'S LAYOUT AND DESIGN IS ACCORDING TO THE FRAMING PLANS AND PROJECT REQUIREMENTS.

WHERE ATTIC TRUSSES ARE USED, CONTRACTOR SHALL VERIFY THAT THE TRUSS MANUFACTURER'S ATTIC TRUSSES ARE DESIGNED SO THAT THE FLOOR PLAN LAYOUT WITHIN THE TRUSSES WORKS. THIS MAY REQUIRE A HEEL TO BE ADDED TO THE TRUSS TO PROVIDE ADEQUATE HEAD ROOM.



ROOF PLAN

SCALE 1/4" = 1'-0"

Legacy Drafting and Design
GREGORY D BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
992 W 600 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

© Copyright 2021
Legacy Drafting and Design, LLC
The purchaser is granted a single use license for construction only. Unauthorized use and/or further distribution without written consent given by Legacy Drafting and Design, LLC is prohibited. violators will be prosecuted to the full extent of the law.
***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc, on site prior to construction or the ordering of any materials.

A CUSTOM SPORT COURT FOR
DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

COURT	2485 SF
COV. PORCH	404 SF

PROJECT MANAGER:
BRENT SADLEIR

DRAFTER:

REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:
A-3.0
03-17-2022

ELECTRICAL NOTES:

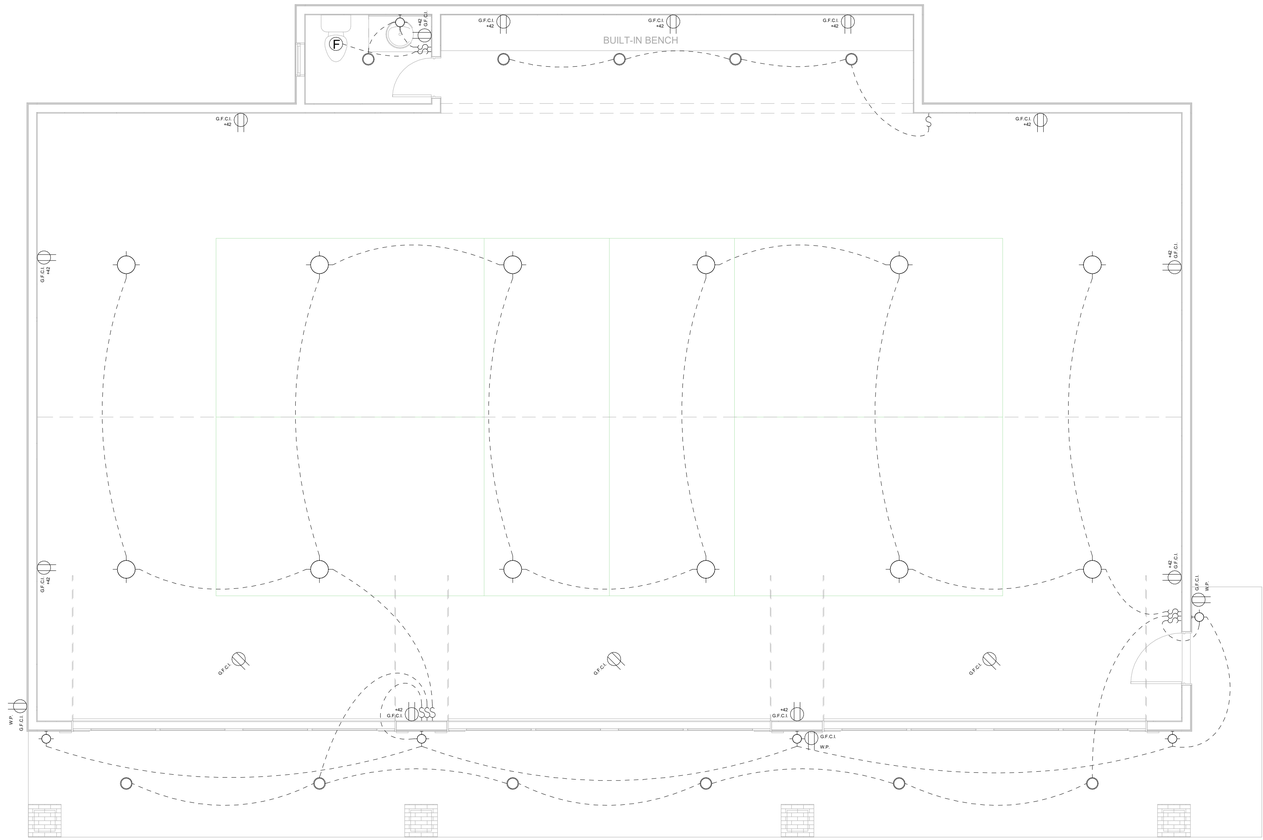
ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC AND 2018 NEC.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL IN COMPLIANCE WITH SECTION R314 OF THE IRC.

ALL OUTLETS MUST BE TAMPER-RESISTANT AS REQUIRED BY E4002.14

ELECTRICAL LEGEND

	LED LIGHT FIXTURE
S_D	DIMMER SWITCH
S	SWITCH
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHT
	RECESSED CAN LIGHT
	HANGING LIGHT FIXTURE
	110V DUPLEX FLOOR OUTLET
	110V DUPLEX OUTLET
G.F.C.I.	110V GROUND FAULT INTERRUPT
W.P.	110V WATER PROOF OUTLET
	CEILING MOUNTED 110V OUTLET
	240V OUTLET
	BATHROOM FAN
	JUNCTION BOX
T	THERMOSTAT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CEILING MOUNTED SPEAKER
	NIGHT LIGHT



COURT FLOOR PLAN - ELECTRICAL

SCALE 1/4" = 1'-0"

Legacy Drafting and Design

GREGORY D BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
952 W 800 N, OREM, UT 84057 E-MAIL: greg@Legacyhomedesign.com

© Copyright 2021
Legacy Drafting and Design, LLC
The purchaser is granted a single use license for construction only. Unauthorized use and/or further distribution without written consent given by Legacy Drafting and Design, LLC is prohibited. violators will be prosecuted to the full extent of the law.
***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc, on site prior to construction or the ordering of any materials.

A CUSTOM SPORT COURT FOR
DEBI AND SHELLTON

GREENWOOD SUBDIVISION
LOT 4, AMERICAN FORK, UT

SQUARE FOOTAGE

PROJECT MANAGER:
BRENT SADLEIR

DRAFTER:

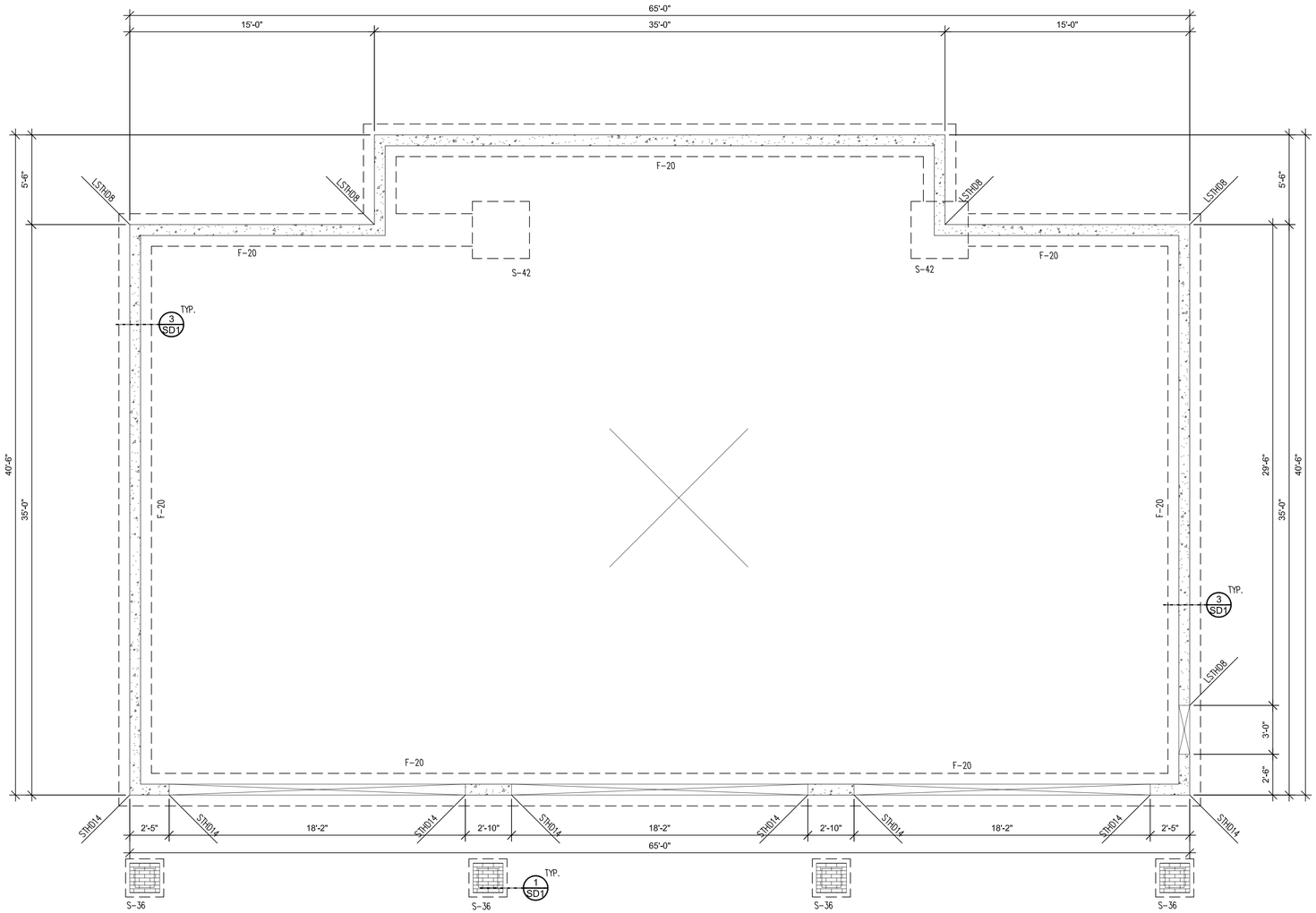
REVISIONS:
1 00-00-00
2 00-00-00
3 00-00-00

SHEET NUMBER:

E-1.0

03-17-2022

4/18/2022 11:44:54 AM



FOOTING/FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE: STEM WALL	MIN. BOLT SIZE: SLAB ON GRADE
LSTHD8/ LSTHD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTT5 OR HDU5 W/PAB5
HTT5 AND HDU5	4X4 OR (2) 2X4	SB5/8X24	PAB5
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)
HDU14	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN.
4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
6. USE "RJ" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

FOOTING SCHEDULE:

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

FOUNDATION SCHEDULE

3,000 PSI CONCRETE										60,000 PSI STEEL	
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING REINF. WIDTH	MIN. WALL FOOTING REINF.	NOTES	SILL PLATE J-BOLTS: (MIN. 7" EMBEDMENT)
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#3	14" O.C.		SEE PLAN		1/2" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#3	12" O.C.	36"	(4) #4 X CONT	SEE NOTE #1 BELOW	1/2" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#3	12" O.C.	42"	(5) #4 X CONT	SEE NOTE #1 BELOW	1/2" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#3	12" O.C.	48"	(6) #4 X CONT; #4 @ 11" O.C. TRANSVERSE	SEE NOTE #1 BELOW	1/2" X 10" @ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#3	18" O.C.		SEE PLAN		1/2" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#3	18" O.C.		SEE PLAN		1/2" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#3	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	5/8" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#3	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	5/8" X 10" @ 24" O.C.
11'-1" TO 12'-0"	FLOOR	8"	#4	4" O.C.	#3	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	5/8" X 10" @ 24" O.C.
> 12'-0" *	REQ. ENG.	--	--	--	--	--	--	--	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND BE SECURED TO BOTTOM REBAR MAT.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR WALLS WITH MAX. 6'-0" UNBALANCED BACKFILL AND 18" O.C. FOR WALLS WITH MAX. 7'-0" UNBALANCED BACKFILL.
5. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
6. TIEBACK WALLS OR EPOXY HANGARD RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TIENS FOR SINGLE SILL PL, USE 8" FOR DBL SILL PL.
7. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
8. * PERSONS SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

Engineer's Stamp:

PROFESSIONAL ENGINEER
4/13/2022
No. 5563066
MICHAEL C. DENT
STATE OF UTAH

Structural Design and Analysis
720 S. River Road, Suite A115
St. George, Utah 84790
(801) 876-3501

York Engineering

DEBI AND SHELLTON

LOT 4

S1

DESIGN CRITERIA			
GOVERNING CODE			2015 IRC
SEISMIC			CATEGORY= D2
			I = 1.00
			R = 6.5
			Fa = 1.00
ULT. WIND SPEED (3-SECOND GUST)			115 MPH
			EXPOSURE C
ROOF LOADS	DEAD		15 PSF
	SNOW		40 PSF
	DEFLECTION	LL=L/360	TL=L/240
FLOOR LOADS	DEAD		12 PSF
	LIVE		40 PSF
	DEFLECTION	LL=L/360	TL=L/240
DECK LOADS	DEAD		12 PSF
	LIVE		40 PSF
SOIL BEARING PRESSURE			1500 PSF
EQUIVALENT FLUID PRESSURE			38 PCF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.

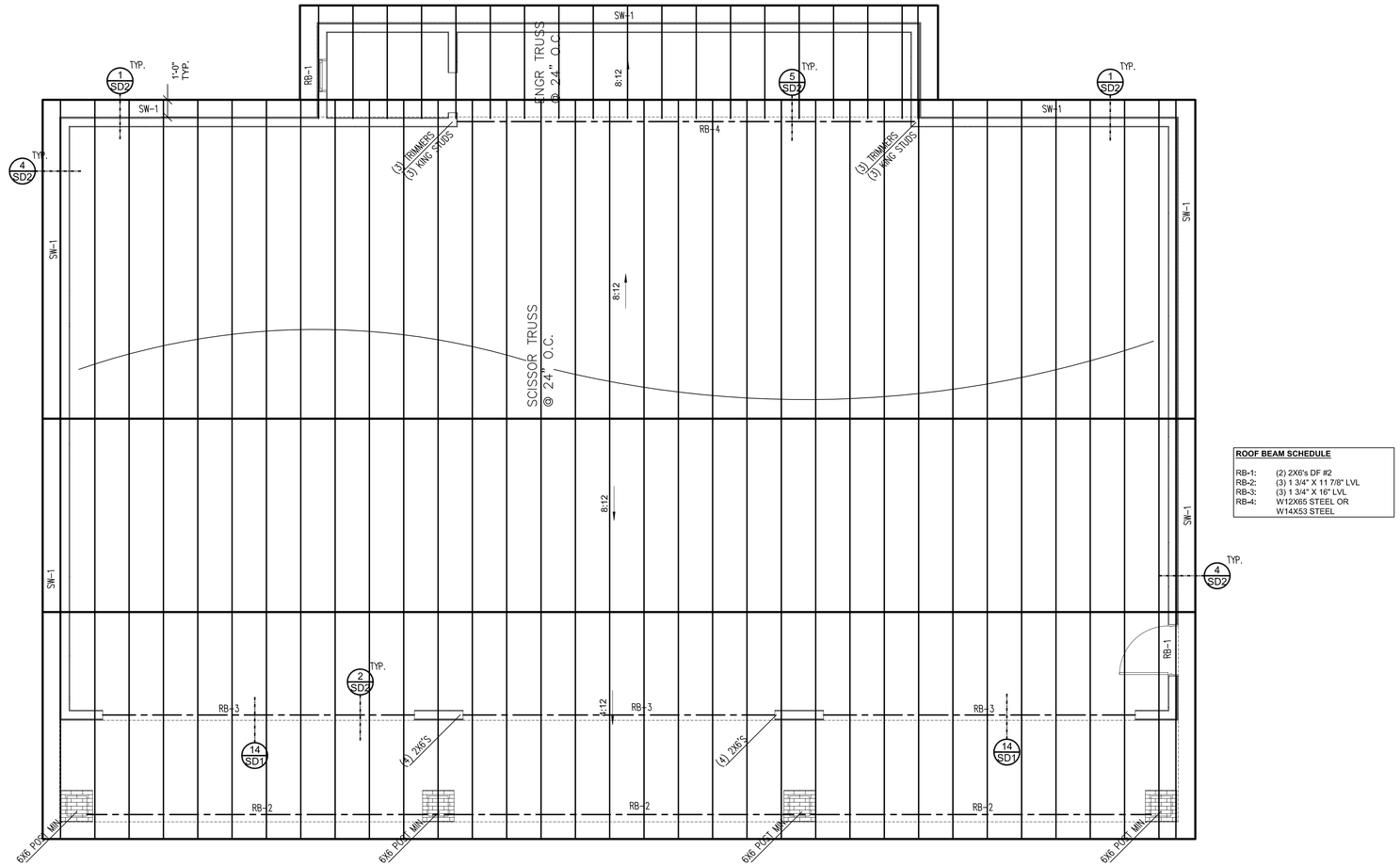
TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O, SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.



ROOF BEAM SCHEDULE

RB-1:	(2) 2X6's DF #2
RB-2:	(3) 1 3/4" X 11 7/8" LVL
RB-3:	(3) 1 3/4" X 16" LVL
RB-4:	W12X65 STEEL OR W14X53 STEEL

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O, SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

Engineer's Stamp:

PROFESSIONAL ENGINEER
4/13/2022
No. 5552004
MICHAEL C. DENT
STATE OF UTAH

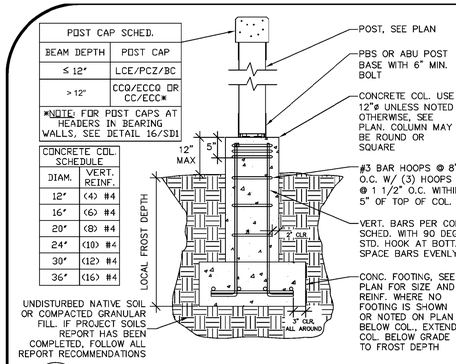
Structural Design and Analysis
720 S. River Road, Suite A115
St. George, Utah 84790
(801) 876-3501

York Engineering

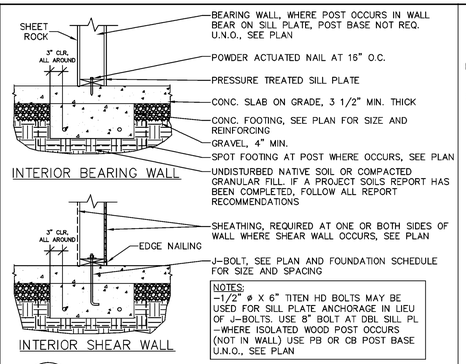
DEBI AND SHELLTON

LOT 4

S2

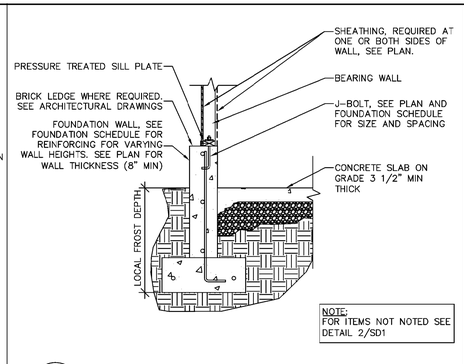


1 ISOLATED WOOD POST AT CONCRETE COLUMN
NTS
TYPICAL DETAIL, USE WHEN APPLIES



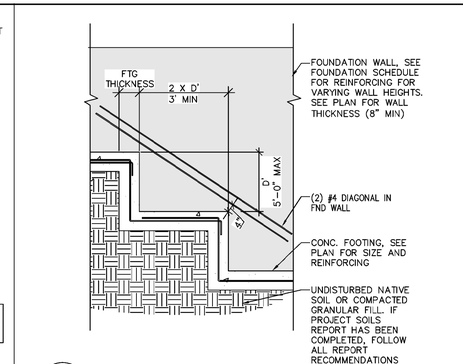
NOTES:
-1/2" ø X 6" TITEN HD BOLTS MAY BE USED FOR SILL PLATE ANCHORAGE IN LIEU OF J-BOLTS. USE 8" BOLT AT DBL SILL PL. -WHERE ISOLATED WOOD POST OCCURS (NOT IN WALL) USE PB OR CB POST BASE U.N.O., SEE PLAN

2 INTERIOR BEARING/SHEAR WALL AT FOUNDATION
NTS
TYPICAL DETAIL, USE WHEN APPLIES

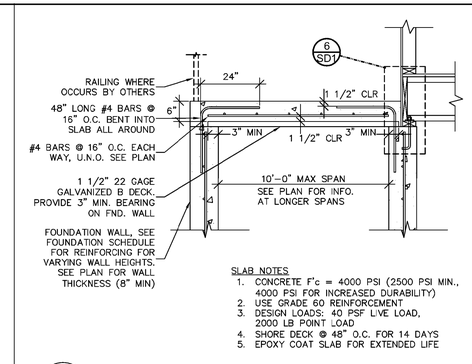


NOTE:
FOR ITEMS NOT NOTED SEE DETAIL 2/SD1

3 SLAB ON GRADE AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

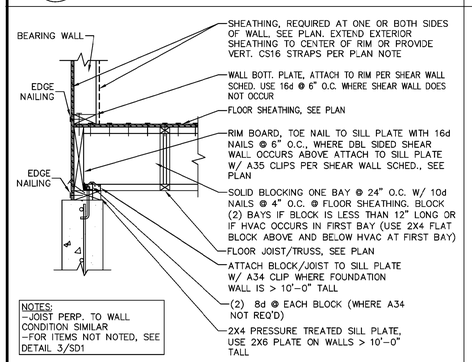


4 FOOTING STEP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



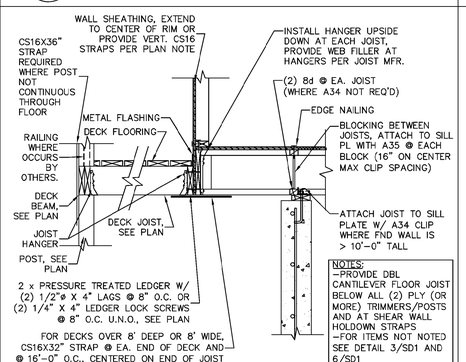
SLAB NOTES
1. CONCRETE F'c = 4000 PSI (2500 PSI MIN., 4000 PSI FOR INCREASED DURABILITY)
2. USE GRADE 60 REINFORCEMENT
3. DESIGN LOADS: 40 PSF LIVE LOAD, 2000 LB POINT LOAD
4. SHORE DECK @ 48" O.C. FOR 14 DAYS
5. EPOXY COAT SLAB FOR EXTENDED LIFE

5 PORCH CAP
NTS
TYPICAL DETAIL, USE WHEN APPLIES



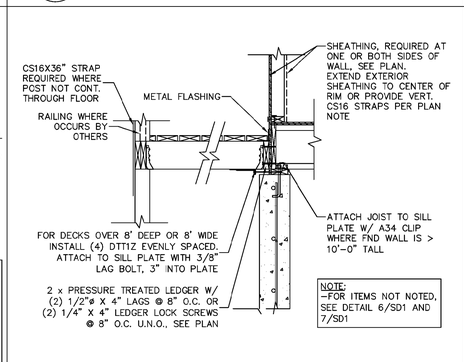
NOTES:
-JOIST PERP. TO WALL CONDITION SIMILAR
-FOR ITEMS NOT NOTED, SEE DETAIL 3/SD1

6 FLOOR JOIST AT FOUNDATION WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



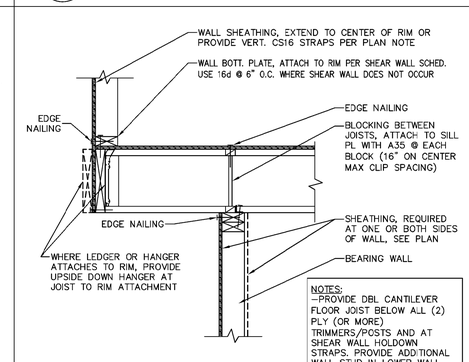
NOTES:
-PROVIDE DBL CANTILEVER FLOOR JOIST BELOW ALL (2) PLY (OR MORE) TRIMMERS/POSTS AND AT SHEAR WALL HOLDOWN STRAPS
-FOR ITEMS NOT NOTED SEE DETAIL 3/SD1 AND 6/SD1

7 DECK ATTACHMENT TO CANT. FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



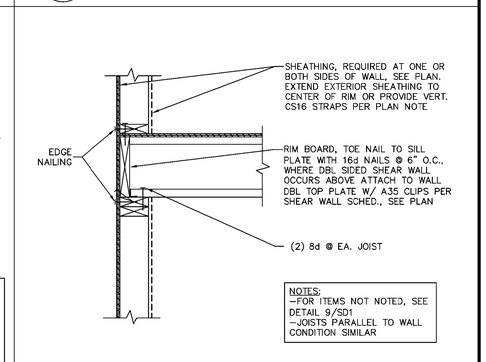
NOTE:
-FOR ITEMS NOT NOTED, SEE DETAIL 6/SD1 AND 7/SD1

8 DECK ATTACHMENT TO WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES



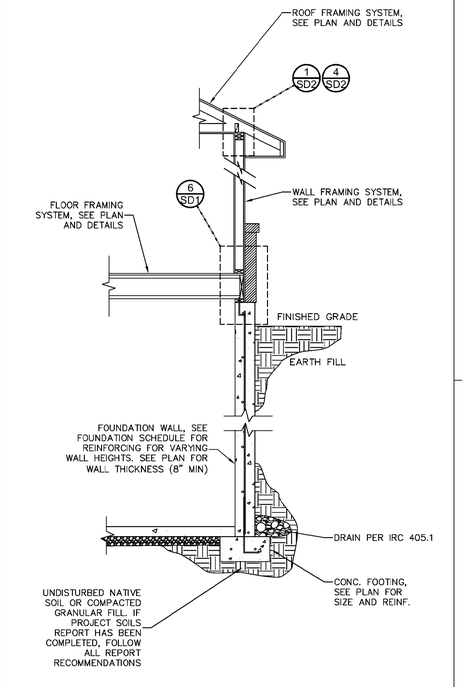
NOTES:
-PROVIDE DBL CANTILEVER FLOOR JOIST BELOW ALL (2) PLY (OR MORE) TRIMMERS/POSTS AND AT SHEAR WALL HOLDOWN STRAPS. PROVIDE ADDITIONAL WALL STUD IN LOWER WALL BELOW DBL CANTILEVER JOIST -FOR ITEMS NOT NOTED, SEE DETAIL 7/SD1 AND 8/SD1

9 CANTILEVER FLOOR JOIST
NTS
TYPICAL DETAIL, USE WHEN APPLIES

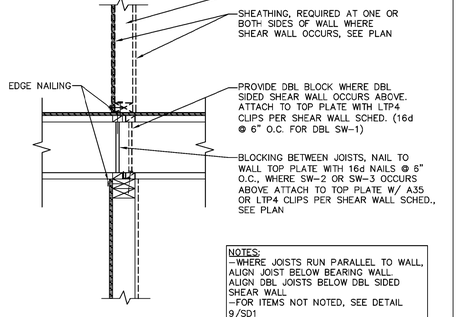


NOTES:
-FOR ITEMS NOT NOTED, SEE DETAIL 9/SD1
-JOISTS PARALLEL TO WALL CONDITION SIMILAR

10 FLOOR JOIST AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

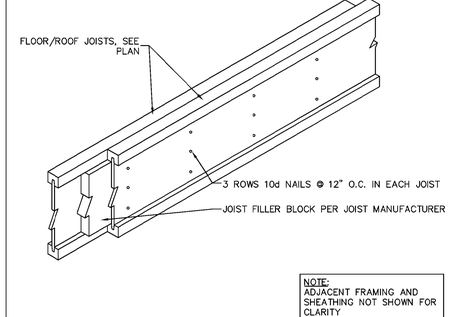


TYP. WALL SECTION
NTS



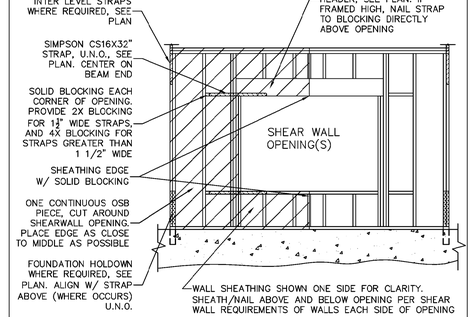
NOTES:
-WHERE JOISTS RUN PARALLEL TO WALL, ALIGN JOIST BELOW BEARING WALL. ALIGN DBL JOISTS BELOW DBL SIDED SHEAR WALL
-FOR ITEMS NOT NOTED, SEE DETAIL 9/SD1

11 INTERIOR SHEAR WALL AT WOOD FLOOR
NTS
TYPICAL DETAIL, USE WHEN APPLIES

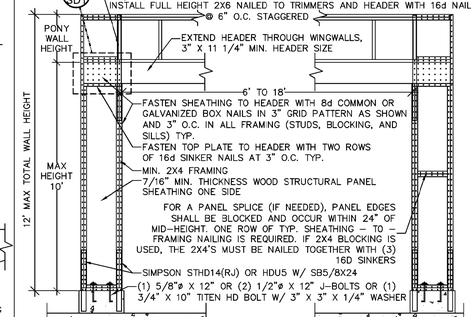


NOTE:
ADJACENT FRAMING AND SHEATHING NOT SHOWN FOR CLARITY

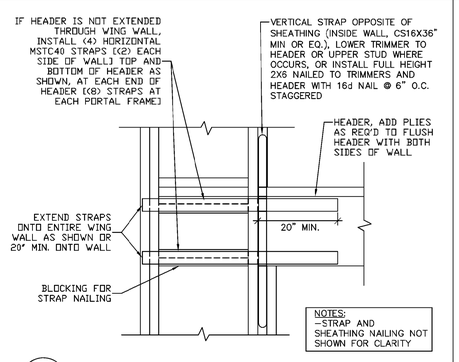
12 DOUBLE JOIST CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



13 FORCE TRANSFER SHEAR WALL (FTW)
NTS
USE ONLY IF CALLED OUT ON PLANS

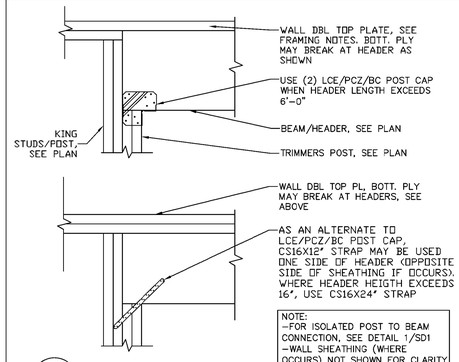


14 PORTAL FRAME 1ST STORY
NTS
USE ONLY IF CALLED OUT ON PLANS



NOTES:
-STRAP AND SHEATHING NAILING NOT SHOWN FOR CLARITY

15 PORTAL FRAME RETROFIT
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTE:
-FOR ISOLATED POST TO BEAM CONNECTION, SEE DETAIL 1/SD1
-WALL SHEATHING (WHERE OCCURS) NOT SHOWN FOR CLARITY

16 HEADER TO TRIMMER CONN.
NTS
TYPICAL DETAIL, USE WHEN APPLIES

BEARING WALL CONSTRUCTION TABLE

		KING STUDS (K)/ TRIMMERS (T) BASED ON WALL OPENING WIDTH (U.N.O., SEE PLAN)							
WALL HEIGHT	STUD FRAMING	≤2'-6"	2'-7"-5'-0"	5'-1" - 8'-0"	8'-1" - 10"-0"	10'-1" - 12'-0"	12'-1" - 14'-0"	14'-1" - 16'-0"	16'-1" - 18'-0"
0'-10'	2X4's @ 16" O.C.[2]	1 K/1 T	1 K/2 T	1 K/3 T	2 K/3 T	2 K/4 T	2 K/4 T	2 K/5 T	3 K/5 T
10'-1" - 12'	2X4's @ 12" O.C.[2]	1 K/2 T	1 K/ 3 T	2 K/ 4 T	2 K/ 4 T	3 K/ 5 T	3K/3½"X5½" PSL T	4K/3½"X7" PSL T	4K/3½"X7" PSL T
0'-12'	2X6's @ 24" O.C.	1 K/ 1 T	1 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 3 T	3K / 3T	3K / 4T
12'-1" - 14'	2X6's @ 16" O.C.	1 K/ 1 T	1 K/ 2 T	2 K/ 2 T	2 K/ 2 T	2 K/ 3 T	3 K/ 4 T	3K / 4T	3K / 5T
14-1" '- 16'	2X6's @ 12" O.C.	1 K/ 2 T	1 K/ 2 T	2 K/ 3 T	2 K/ 4 T	3 K/ 4 T	3 K/ 5 T	4K / 5T	4K/5¼"X5¼" PSL T
16'-1" - 20'	2X6 LSL's @ 12" O.C.	2 K/ 2 T	2 K/ 2 T	2 K/ 4 T	2 K/ 5 T	3K/5¼"X5¼" PSL T	4K/5¼"X7" PSL T	4K/5¼"X7" PSL T	4K/5¼"X7" PSL T

NOTES:
1. FOR WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 18' WIDE, SEE PLAN.
2. USE 2X6 STUDS FOR ALL WALLS SUPPORTING 3 OR MORE FLOOR/ROOF LOADS.
3. KING STUDS/TRIMMERS NOTED REQUIRED AT EACH END OF WALL OPENING.
4. NAIL KING/TRIMMER PLYS TOGETHER W/ (2) 16d NAILS @ 9" O.C.

17 BEARING WALL CONSTRUCTION TABLE
NTS
TYPICAL DETAIL, USE WHEN APPLIES

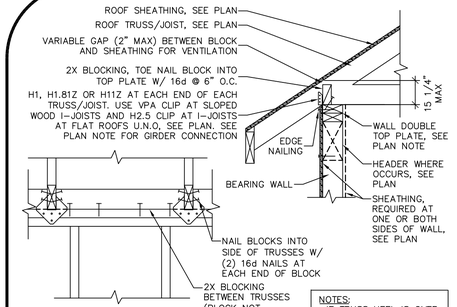
ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

PROFESSIONAL ENGINEER
4/13/2022
No. 5563068
MICHAEL L. DENT
STATE OF UTAH

Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 876-3501

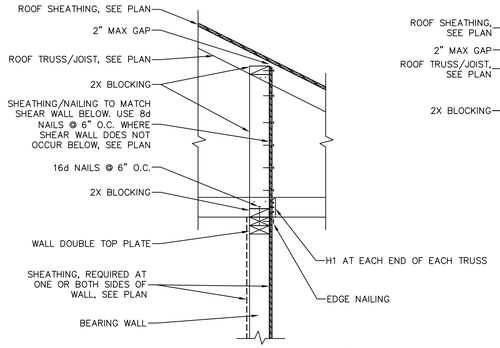
York Engineering

SD1



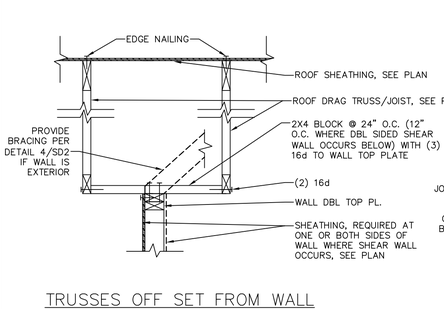
NOTES:
-IF TRUSS HEEL IS OVER 15 1/4" TALL SEE DETAIL 2/SD2 FOR TRUSS DEPTH BLOCKING
-PROVIDE WEB FILLER PER JOIST MFR AT WOOD I-JOISTS FOR CLIP NAILING

1 ROOF TRUSS AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



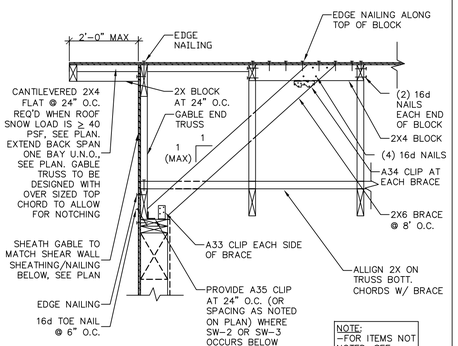
NOTE:
-PRE-FABRICATED SHEAR PANEL BLOCKING DESIGNED BY THE TRUSS MANUFACTURE MAY BE USED IN LIEU OF BLOCKING SHOWN HERE. BLOCKING TO BE DESIGNED FOR 350 PLF SHEAR LOAD AT TOP OF BLOCK. ATTACH BLOCKING TO WALL TOP PLATE W/ NAILING NOTED OR (1) A35 CLIP OR (1) LTP4 CLIP AT EACH BLOCK

2 TRUSS DEPTH BLOCKING
NTS
TYPICAL DETAIL, USE WHEN APPLIES



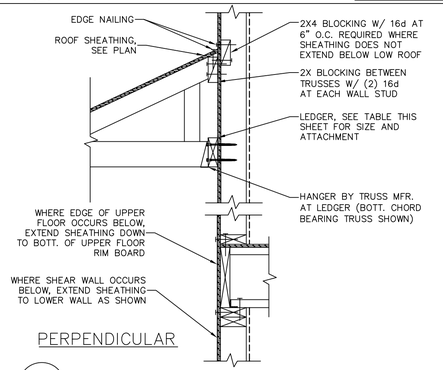
NOTES:
-BRACE TRUSS BOTTOM CHORDS PER TRUSS MFR. REQUIREMENTS. BRACING NOT SHOWN FOR CLARITY.
-WHERE ROOF TRUSS IS NOT SHEATHED, TRUSS TO BE DESIGNED FOR DRAG LOAD NOTED ON PLANS (1500 LB MIN. IF LOAD NOT NOTED). TRUSS TO BE DESIGNED TO TRANSFER DRAG LOAD FROM TOP CHORD TO BOTTOM CHORD.

3 TRUSS PARALLEL TO INTERIOR SHEAR WALL
NTS
TYP. DETAIL, USE WHEN APPLIES



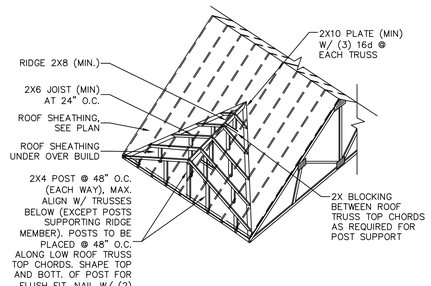
NOTE:
-FOR ITEMS NOT NOTED, SEE DETAIL 1/SD2

4 ROOF TRUSS AT WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



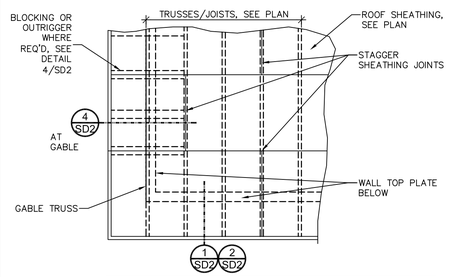
NOTE:
-LOW ROOF MAY BE SLOPED OR FLAT

5 LOW ROOF SHEAR WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



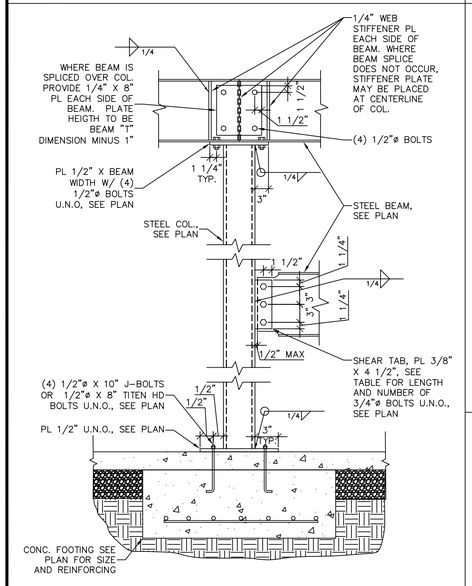
NOTES:
-SHEATHING ON OVERBUILD FRAMING NOT SHOWN FOR CLARITY.
-ALL OVERBUILD FRAMING MEMBERS TO BE SUPPORTED TO LOW ROOF AT 4'-0" O.C.

6 ROOF OVERBUILD
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTES:
-EDGE NAILING REQUIRED AT ALL SUPPORTED AND BLOCKED SHEATHING EDGES. ALSO PROVIDE EDGE NAILING PER DETAILS 3/SD2, 4/SD2 AND PER PLAN NOTES.
-BRACING REQUIRED PER DETAIL 4/SD2 NOT SHOWN FOR CLARITY

7 ROOF SHEATHING LAYOUT
NTS
TYPICAL DETAIL, USE WHEN APPLIES

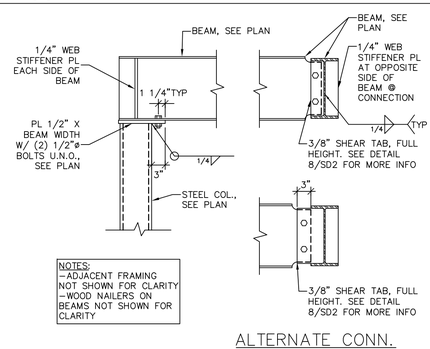


NOTES:
-FOR COL. ON FOUNDATION WALL, USE 8" WIDE BASE PLATE, SPACE BOLTS 3" APART U.N.O., SEE PLAN
-SHEAR TAB CONN. MAY BE USED AT TOP OF COL. IN LIEU OF CAP PLATE
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY
-FOR ITEMS NOT NOTED, SEE DETAIL 2/SD1

BEAM SIZE	# OF 3/4" DIAM. BOLTS	SHEAR TAB LENGTH	CONN. CAPACITY (ASD)
W8	2	5 1/2"	16.5K
W10	2	5 1/2"	16.5K
W12	3	8 1/2"	28.8K
W14	3	8 1/2"	28.8K
W16	4	11 1/2"	41.5K
W18	5	14 1/2"	54.1K

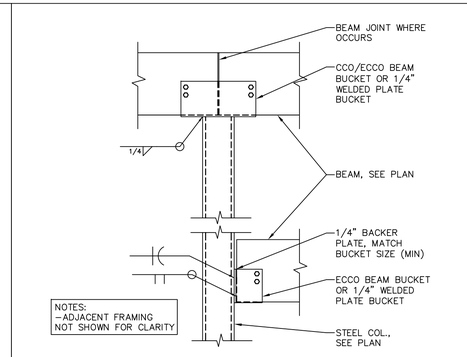
NOTES:
-BOLTS TO BE A325 U.N.O., SEE PLAN
-CONN. CAPACITY BASED ON AISC TABLE 10-10A

8 STEEL BEAM TO COLUMN CONNECTION
NTS
TYPICAL DETAIL, USE WHEN APPLIES



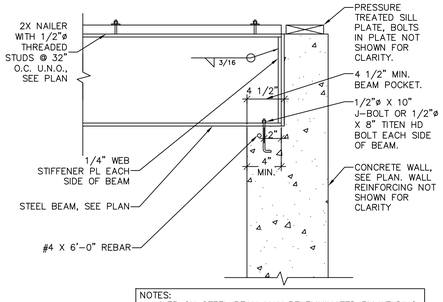
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY
-WOOD NAILERS ON BEAMS NOT SHOWN FOR CLARITY

9 STEEL CONNECTION DETAILS
NTS
TYP DETAIL, USE WHEN APPLIES



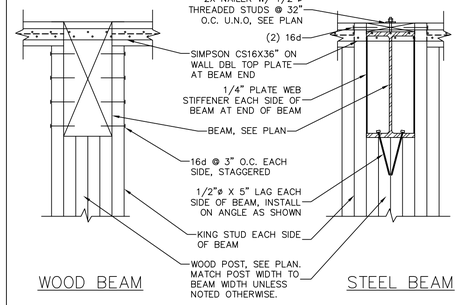
NOTES:
-ADJACENT FRAMING NOT SHOWN FOR CLARITY

10 WOOD BEAM TO COLUMN CONNECTION
NTS
TYP DETAIL, USE WHEN APPLIES



NOTES:
-NAILER ON STEEL BEAM MAY BE ELIMINATED BY WELDING JOIST HANGERS TO STEEL BEAM. BEAM MAY BE MOVED UP TO BE FLUSH W/ TOP OF SILL PLATE.
-FLOOR FRAMING NOT SHOWN FOR CLARITY.

11 STEEL BEAM POCKET IN CONCRETE WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES



NOTE: NAILING AT POST PLYS NOT SHOWN FOR CLARITY.

12 BEAM POCKET IN WOOD WALL
NTS
TYPICAL DETAIL, USE WHEN APPLIES

MIN. LEDGER SIZE AND ATTACHEMENT TO WALL STUDS AT 16" O.C. (U.N.O., SEE PLAN)					TABLE NOTES
	ROOF OR FLOOR LIVE/SNOW LOAD (PSF)				1. LEDGER NAILS TO BE 16d – .148"ø X 3 1/2", MIN.
MAX TRUSS/JOIST SPAN (FT)	40-50 PSF	50-55 PSF	60-65 PSF	70-75 PSF	2. SDS SCREWS TO BE SPACED 3" O.C., 1 1/2" FROM LEDGER EDGE
≤ 8'	2X6, (3) 16d	2X8, (4) 16d	2X8, (4) 16d	2X8, (2) 1/4" SDS X 4 1/2"	3. WHERE LEDGER IS INSTALLED DIRECTLY ON WALL STUDS (NOT ON WALL SHEATHING) 3 1/2" SCREWS MAY BE USED
12'	2X8, (4) 16d	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	4. CENTER LEDGER SCREWS/NAILS IN WALL STUDS
16'	2X10, (3) 1/4" SDS X 4 1/2"	2X10, (3) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	
20'	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 11 7/8" LVL, (4) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	1 3/4" X 16" LVL, (5) 1/4" SDS X 4 1/2"	

GENERAL STRUCTURAL NOTES

1. CONTRACTOR (INCLUDING SUB-CONTRACTORS) SHALL FOLLOW ALL REQUIREMENTS STATED IN THESE DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND STANDARDS AND SHALL BE QUALIFIED TO PERFORM AND EXPERIENCED IN PERFORMING THE WORK REQUIRED FOR THE PROJECT.
2. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS STATED IN ALL OTHER DOCUMENTS APPLICABLE TO THE PROJECT. IF ANY DISCREPANCIES OCCUR BETWEEN THE STRUCTURAL DOCUMENTS AND OTHER PROJECT DOCUMENTS, NOTIFY YORK ENGINEERING OF THE DISCREPANCY PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND SHALL PROVIDE SHORING AND BRACING AS REQUIRED TO PROVIDE STRUCTURAL STABILITY AT ALL TIMES DURING CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE CORROSION PROTECTION OF ALL STRUCTURAL ELEMENTS.
6. ALL MATERIALS/PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
7. SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL NOTES AND DETAILS.
8. TYPICAL NOTES AND DETAILS APPLY WHERE SPECIFIC NOTES AND DETAILS ARE NOT INDICATED.
9. MATERIALS SHALL BE PLACED ON THE STRUCTURE SUCH THAT THE DESIGN LOADS STATED IN THE DESIGN CRITERIA TABLE ARE NOT EXCEEDED AND THE LOAD BEARING CAPACITY OF TEMPORARY SHORING AND BRACING IS NOT EXCEEDED.
10. EACH PIECE OF STRUCTURAL LUMBER (AND SHEATHING) SHALL BE MARKED BY A COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING AND GRADE MARKINGS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
11. THE SIZING AND SURFACING OF ALL LUMBER SHALL BE MILL SIZED AND SURFACED ON ALL 4 SIDES U.N.O., SEE PLAN. ALL LUMBER SHALL BE FREE OF HEART CENTER. SPLICES SHALL NOT BE PERMITTED EXCEPT WHERE NOTED OR APPROVED BY THE ENGINEER.
12. ALL FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL U.N.O. AND SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. USE THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER U.N.O., SEE PLAN.
13. WHERE A SPECIFIC CONNECTOR TYPE/MODEL IS NOT INDICATED, PROVIDE A CONNECTOR SIZED TO FIT THE MEMBERS BEING CONNECTED.
14. SAWN LUMBER SHALL BE DOUG FIR #2 OR BETTER U.N.O., SEE PLAN. POSTS AND TIMBERS SHALL BE DOUG FIR #1 OR BETTER.
15. INSTALL SOLID FULL HEIGHT BLOCKING BETWEEN TRUSSES/JOISTS AT ALL BEARING POINTS U.N.O, SEE PLAN.
16. WEB FILLERS SHALL BE PROVIDED ON WEBS OF WOOD I-JOISTS PER THE JOIST MANUFACTURER'S REQUIREMENTS AND PER THE HARDWARE MANUFACTURER'S REQUIREMENTS WHERE HARDWARE ATTACHES TO THE I-JOIST.
17. PRE-MANUFACTURED TRUSSES AND JOISTS SHALL BE BRACED PER THE MANUFACTURER'S REQUIREMENTS. MULTI-PLY MEMBERS SHALL BE ATTACHED TOGETHER PER THE MANUFACTURER'S REQUIREMENTS.
18. PRE-MANUFACTURED PRODUCTS SUCH AS WOOD TRUSSES AND I-JOISTS SHALL ONLY BE ALTERED WITH THE APPROVAL OF THE MANUFACTURER AND SHALL BE REPAIRED (WHEN REQUIRED) PER THE MANUFACTURER'S REQUIREMENTS.
19. BOLTS/LAGS AT ALL WOOD TO WOOD, WOOD TO STEEL AND WOOD TO CONCRETE CONNECTIONS SHALL BE A307 U.N.O., SEE PLAN.
20. BOLTS IN WOOD SHALL BE INSTALLED IN HOLES 1/16" IN DIAMETER LARGER THAN THE BOLT DIAMETER AND SHALL HAVE WASHERS BETWEEN HEAD/NUT AND WOOD MEMBER.
21. LAGS SHALL BE INSTALLED IN HOLES PRE-DRILLED AT SAME DIAMETER AS LAG SHAFT FOR UNTHREADED SHAFT PORTION OF HOLE AND 40%-70% OF SHAFT DIAMETER FOR THREADED PORTION.
22. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED U.N.O, SEE PLAN.
23. ALL FASTENERS AND CONNECTORS (NAILS, SCREWS, BOLTS, NUTS, WASHERS, ETC.) IN CONTACT WITH PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.
24. DO NOT COUNTER SINK BOLT/LAG HEADS INTO WOOD MEMBERS UNLESS SPECIFICALLY NOTED ON PLANS OR APPROVED BY THE ENGINEER.
25. ALL NAILING SHALL BE PER IBC TABLE 2304.10.1 U.N.O., SEE PLAN. ATTACH 2X4 STUDS TO WALL TOP AND BOTT. PLATES WITH (2) 16d NAILS, USE (3) 16d NAILS FOR 2X6 STUDS. BUILT-UP 2X POSTS SHALL BE FACE NAILED TOGETHER WITH (2) 16d AT 9" O.C.
26. PROVIDE POSTS TO MATCH WIDTH OF SUPPORTED BEAMS/HEADERS U.N.O., SEE PLAN. CONTINUE POSTS TO FOUNDATION INCLUDING SQUASH BLOCKING IN FLOORS. MATCH SQUASH BLOCKING SIZE TO POST SIZE.
27. WHERE JOISTS/TRUSSES RUN PARALLEL TO INTERIOR BEARING WALLS, ALIGN JOIST/TRUSS UNDER WALL BOTT. PLATE OR PROVIDE FULL HEIGHT BLOCKING AT 16" O.C. IN FLOOR PERPENDICULAR TO WALL AND BLOCKING ALIGNED UNDER WALL. PROVIDE DBL JOIST/TRUSS UNDER DBL SIDED SHEAR WALLS, SEE INTERIOR SHEAR WALL AT WOOD FLOOR DETAIL.
28. WOOD WALLS SHALL BE BALLOON FRAMED FROM FOUNDATION TO ROOF EXCEPT WHERE FLOORS BREAK WALL STUDS PER FLOOR JOIST AT WOOD WALL DETAIL.
29. SHEATHING SHALL BE PROVIDED ON RIM BOARDS AND NAILED PER REQUIREMENTS OF SHEAR WALL ABOVE.
30. EXCEPT WHERE NOTED OTHERWISE, PROVIDE METAL FRAMING CONNECTOR (HANGER, CLIP, CAP, ETC.) AT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD CONNECTIONS.
31. ATTACH BRICK VENEERS TO FRAMING PER IRC R703.8.
32. PROVIDE 6" X 3 1/2" X 5/16" STEEL ANGLE TO SUPPORT BRICK VENEERS. ATTACH ANGLE WITH (2) 7/16" X 4" LAGS AT 16" O.C., USE (1) ½" X 4 ½" TITEN HD BOLT AT 16" O.C. FOR ATTACHMENT TO CONCRETE OR MASONRY.
33. WOOD NAILERS ON STEEL BEAMS SHALL BE 2X WITH ½" DIAM. THREADED STUDS AT 32" O.C. U.N.O, SEE PLAN. NAILERS ON STEEL FRAME BEAMS SHALL BE 3X WITH ⅝" DIAM. STUDS AT 24" O.C. U.N.O, SEE PLAN.
34. ¼" WEB STIFFENERS SHALL BE PROVIDED EACH SIDE OF STEEL BEAMS AT ALL BEARING POINTS.
35. USE ⅝" DIAM. A325 BOLTS AT ALL STEEL TO STEEL CONNECTIONS U.N.O., SEE PLAN.
36. GROUT BELOW STEEL BASE PLATES (IF USED) SHALL BE 5000 PSI NON-SHRINK GROUT.
37. ALL WELDING SHALL BE DONE PER AISC AND AWS SPECIFICATIONS. WELDERS SHALL BE AWS CERTIFIED.
38. WELD MATERIAL SHALL BE 70 KSI MIN.
39. RIM BOARD TO BE 1 1/8" MIN. U.N.O., SEE PLAN.
40. YORK ENGINEERING LIABILITY IS LIMITED TO FIVE TIMES THE FEE COLLECTED FOR SERVICES. THE CONTRACTOR(S) MUST READ, UNDERSTAND AND ACCEPT ALL YORK ENGINEERING DOCUMENTS APPLICABLE TO THIS DESIGN PRIOR TO UTILIZING THE DESIGN. BY USING THIS DESIGN, THE OWNER/CONTRACTOR ACCEPTS THE DESIGN, ASSUMED LOADS AND LIMITS ON LIABILITY STATED.
41. PERIODIC SPECIAL INSPECTIONS REQUIRED ON TRUSS BRACING AT TRUSSES OVER 5'-0" TALL UNLESS WAIVED BY BUILDING OFFICIAL.

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS
IF MARKED TYPICAL, USE AT ALL APPLICABLE LOCATIONS

PROFESSIONAL ENGINEER
4/13/2022
No. 5563044
MICHAEL C. DENT
STATE OF UTAH

Structural Design and Analysis
4883 Old Highway 80 Suite A
Morgan, Utah 84050
(801) 876-3501

York Engineering

SD2

FOUNDATION SCHEDULE

3,000 PSI CONCRETE — 60,000 PSI STEEL

MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE	VERTICAL WALL REINF. SPACING	HORIZONTAL WALL REINF. SIZE	HORIZONTAL WALL REINF. SPACING	MIN. WALL FOOTING SIZE AND REINF. WIDTH	MIN. WALL FOOTING SIZE AND REINF. REINFORCING	NOTES	SILL PLATE J-BOLTS, U.N.O., SEE PLAN[5] (MIN. 7" EMBEDMENT)
2'-0" TO 4'-0"	NONE	8"	#4	32" O.C.	#4	14" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
4'-1" TO 5'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	36"[4]	(4) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
5'-1" TO 6'-0"	NONE	8"	#4	14" O.C.	#4	12" O.C.	42"[4]	(5) #4 X CONT	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	12" O.C.	48"[4]	(6) #4 X CONT, #4 @ 11" O.C. TRANSVERSE	SEE NOTE #4 BELOW	½" X 10" @ 32" O.C.
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	SEE PLAN			½" X 10" @ 32" O.C.
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	24"	(3) #4 X CONT	USE MIN F-24 FOOTING	⅝" X 10" @ 24" O.C.
10'-1" TO 11'-0"	FLOOR	8"	#4	6" O.C.	#4	12" O.C.	30"	(3) #4 X CONT	USE MIN F-30 FOOTING	⅝" X 10" @ 24" O.C.[6]
11'-1" TO 12'-0"[7]	FLOOR	8"	#4	4" O.C.	#4	12" O.C.	36"	(4) #4 X CONT	USE MIN F-36 FOOTING	⅝" X 10" @ 24" O.C.[6]
> 12'-0"+	REQ. ENG.	–	–	–	–	–	–	–	CONTACT YORK ENGR.	REQUIRES ENG.

NOTES:
1. REBAR TO BE PLACED IN THE CENTER OF THE WALL U.N.O., SEE PLAN.
2. FOOTING DOWELS SHALL EXTEND 48 BAR DIAMETERS INTO THE FOUNDATION WALL AND MATCH WALL VERTICAL STEEL SIZE AND SPACING. DOWELS SHALL HAVE A 90° STANDARD HOOK AT BOTTOM AND SHALL BE PLACED PER DETAILS.
3. USE 3" X 3" X ¼" WASHERS ON J-BOLTS, IF SLOTTED WASHER IS USED, ADD CUT WASHER.
4. LARGER FOOTINGS SPECIFIED ON 4'-1" TO 7'-0" WALLS WITH NO TOP EDGE SUPPORT MAY BE REDUCED TO SIZE SPECIFIED ON PLANS, AND VERTICAL REBAR SPACING OF 24" O.C. FOR FOUNDATION WALLS MAY BE USED PROVIDED ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. 4'-1" TO 7'-0" WALL LENGTH DOES NOT EXCEED 10'-0" AND HAS PERPENDICULAR CONCRETE RETURN WALL AT EACH END.
   B. UNBALANCED BACKFILL DOES NOT EXCEED 4'-0".
5. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE SUBSTITUTED FOR J-BOLTS OF SAME SIZE AND SPACING. USE 6" TITENS FOR SINGLE SILL PL., USE 8" FOR DBL SILL PL.
6. ATTACH SILL PLATE TO FLOOR JOISTS/BLOCKING W/ A34 CLIP PER DETAILS.
7. PERIODIC SPECIAL INSPECTIONS REQUIRED ON 11'-1" TO 12'-0" FOUNDATION WALLS.

FOOTING SCHEDULE:

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	10"	(2) # 4 BARS CONT.
F-18	18"	CONT.	10"	(2) # 4 BARS CONT.
F-20	20"	CONT.	10"	(2) # 4 BARS CONT.
F-24	24"	CONT.	10"	(3) # 4 BARS CONT.
F-30	30"	CONT.	10"	(3) # 4 BARS CONT.
F-36	36"	CONT.	10"	(4) # 4 BARS CONT.
S-24	24"	24"	10"	(3) # 4 BARS EACH WAY
S-30	30"	30"	10"	(3) # 4 BARS EACH WAY
S-36	36"	36"	10"	(4) # 4 BARS EACH WAY
S-42	42"	42"	12"	(5) # 4 BARS EACH WAY
S-48	48"	48"	12"	(6) # 4 BARS EACH WAY
S-60	60"	60"	12"	(7) # 4 BARS EACH WAY

NOTE: FOOTING REINFORCEMENT IN THIS SCHEDULE AND NOTED ON PLANS IS BOTTOM REINFORCING U.N.O. AND SHALL BE PLACED IN BOTTOM 1/2 OF FOOTING THICKNESS, WITH 3" CONCRETE CLEAR COVER, MIN.

HOLDOWN SCHEDULE:

HOLDOWN	MIN. POST SIZE (FULL HT. KING POST)	MIN. BOLT SIZE: STEM WALL	MIN. BOLT SIZE: SLAB ON GRADE
LSTHD8/ LSTHD8RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 8")	NA (EMBED STRAP 8")
STHD10/ STHD10RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 10")	NA (EMBED STRAP 10")
STHD14/ STHD14RJ	4X4 OR (2) 2X4	NA (EMBED STRAP 14")	USE HTT5 OR HDU5 W/PAB5
HTT5 AND HDU5	4X4 OR (2) 2X4	SB5/8X24	PAB5
HDU8	4X6 OR (2) 2X6	SB7/8X24	SSTB28
HDU11	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)
HDU14	6X6	SB1X30 OR PAB8 (SEE PLAN)	SB1X30 OR PAB8 (SEE PLAN)

NOTES:
1. THE REQUIREMENTS SHOWN IN THIS TABLE ARE MIN. U.N.O., SEE PLAN.
2. AT INTERLEVEL HTT AND HDU HOLDOWNS, USE THREADED ROD OF SAME DIAMETER AS FOUNDATION BOLT.
3. ALIGN HOLDOWNS AT FOUNDATIONS WITH INTERLEVEL HOLDOWNS/STRAPS ABOVE U.N.O., SEE PLAN
4. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.
5. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.
6. USE "RJ" HOLDOWNS WHERE RIM JOIST OR SUSPENDED SLAB OCCURS ON WALL.

HOLDOWN RETROFIT TABLE:

HOLDOWN	RETROFIT OPTIONS
LSTHD8/LSTHD8RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD10/STHD10RJ	HTT5 WITH 5/8" ø THREADED ROD EMBEDDED 10" INTO CONCRETE WITH SIMPSON SET EPOXY OR MST48 WITH (3) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
STHD14/STHD14RJ	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HTT5 AND HDU5	HDU8 WITH 7/8" ø THREADED ROD EMBEDDED 15" INTO CONCRETE WITH SIMPSON SET EPOXY (IN 8" THICK STEM WALL) OR MST60 WITH (4) 1/2" X 4" TITEN HD BOLTS (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.)
HDU8	(2) MST48 STRAPS WITH (3) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU11	(2) MST60 STRAPS WITH (4) 1/2" X 4" TITEN HD BOLTS IN EACH STRAP, SPACE STRAPS 1" APART (CENTER STRAP ON RIM OR TOP OF FND WALL WHERE NO RIM OCCURS, 1/2" BEND MAX.).
HDU14	YORK ENGINEERING TO PROVIDE DETAIL.

NOTE: YORK ENGINEERING TO PROVIDE DETAIL WHERE STRAPS CANNOT BE INSTALLED WITH 1/2" MAX BEND.

FOOTING, FOUNDATION AND CONCRETE

1. FOOTING DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF U.N.O., SEE PLAN. IF A PROJECT SOILS REPORT HAS BEEN COMPLETED, FOLLOW ALL REPORT RECOMMENDATIONS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, AND BE CONTINUOUS AND MONOLITHIC POUR.

2. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5'. NOTIFY ENGINEER IF GRADE DROPS OVER 8' IN 24' (GREATER THAN 1/3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.

3. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH OF 2,500 PSI MIN. U.N.O. TO MEET STRENGTH REQUIREMENTS (SEE CALCS., NO SPECIAL INSPECTIONS REQUIRED U.N.O., SEE PLAN) HOWEVER, PER IRC 402.2 USE 3000 PSI CONCRETE FOR DURABILITY PURPOSES. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD.

4. ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS REQUIRED BY ACI STANDARDS AND PRACTICES.

5. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY.

6. OWNER\CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS

7. ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

8. STRUCTURAL CONCRETE EXPOSED TO FREEZE THAW CYCLES SHALL HAVE 5% AIR ENTRAINMENT, MIN.

9. RUN FOOTINGS CONTINUOUS UNDER ALL DOOR OPENINGS, SEE PLAN.

10. SILL PLATE J-BOLTS SHALL BE A307 WITH 7" MIN. EMBEDMENT IN CONCRETE U.N.O., SEE PLAN.

11. TITEN HD BOLTS OR EPOXY THREADED RODS MAY BE USED AS SUBSTITUTION FOR SILL PLATE J-BOLTS AT SAME SIZE AND SPACING AS J-BOLTS. USE 6" TITEN HD FOR SINGLE SILL PLATE AND 8" TITEN HD FOR DBL PLATE.

12. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL ABOVE AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE. DIMENSIONS TO HOLDOWN LOCATIONS MUST BE FIELD VERIFIED.

13. FOOTINGS TO BE CENTERED ON WALLS AND COLUMNS/POSTS U.N.O., SEE PLAN.

14. USE SIMPSON SET-XP EPOXY FOR CONCRETE ANCHORS U.N.O., SEE PLAN. CONTINUOUS SPECIAL INSPECTIONS REQUIRED ON ALL EPOXY OPERATIONS UNLESS WAIVED BY ENGINEER AND THE BUILDING OFFICIAL.

15. LAP REBAR 48 BAR DIAMETERS U.N.O., SEE PLAN. REINFORCING IN SLABS ON GRADE MAY BE LAPPED 24". SPLICES IN BOTTOM STEEL IN CONCRETE BEAMS AND CAST IN PLACE SUSPENDED SLABS SHALL BE STAGGERED 48 BAR DIAMETERS.

16. LINTELS IN CONCRETE WALLS MAY BE AS FOLLOWS U.N.O., SEE PLAN; FOR 3'-0" MAX SPAN, 8" DEEP WITH (2) #4 BOTT. BARS, FOR 6'-0" MAX SPAN, 12" DEEP WITH (2) #4 BOTT. BARS.

17. PROVIDE (2) EDGE BARS ABOVE CONCRETE WALL OPENINGS AND (1) BAR EACH SIDE AND BELOW OPENINGS U.N.O., SEE PLAN. MATCH SIZE OF EDGE BARS WITH TYPICAL WALL REINFORCING AND PLACE WITHIN 4" OF OPENING EDGE. EXTEND BARS 48 BAR DIAMETERS PAST EDGE OF OPENING OR EXTEND AS FAR AS POSSIBLE AND PROVIDE 90° STANDARD HOOK AT END.

18. PROVIDE HORIZONTAL BAR WITHIN 3" OF TOP AND BOTT. OF WALL AND PROVIDE VERTICAL BAR AT ALL WALL CORNERS AND ENDS.

NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.1.7 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT SOILS ENGINEER AND PROVIDE SOILS/SLOPE STABILITY REPORT TO YORK ENGINEERING FOR REVIEW AND FURTHER DESIGN.

SHEATHING NOTES

1. STAGGER ROOF AND FLOOR SHEATHING JOINTS, SEE ROOF SHEATHING LAYOUT DETAIL.
2. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO TRUSSES/JOISTS U.N.O., SEE PLAN. SHEATHING INSTALLED WITH LONG DIMENSION PARALLEL TO JOISTS/TRUSSES SHALL BE 5 PLY PLYWOOD CONFORMING TO APA STANDARD PS-1.
3. NAILS SHALL BE ½" MIN FROM SHEATHING EDGE.
4. ALL FLOOR AND ROOF SHEATHING PIECES SHALL BE 48" X 48" MIN.
5. PROVIDE EDGE NAILING AT ALL SUPPORTED AND BLOCKED PANEL EDGES AND PER DETAILS.

WALL SHEATHING: 7/16" APA RATED 24/16 MIN. U.N.O., SEE PLAN. ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SEE PLANS AND SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS.

ROOF SHEATHING: 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR ROOF SNOW LOAD LESS THAN OR EQUAL TO 40 PSF. FOR ROOF SNOW LOAD GREATER THAN 40 PSF USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. SEE PLAN.

FLOOR SHEATHING: 3/4" T&G APA RATED 40/20 MIN. (48/24 WHEN FLOOR TRUSSES/JOISTS ARE AT 24" O.C.) WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O., SEE PLAN. GLUE SHEATHING TO JOISTS/TRUSSES WITH ADHESIVE CONFORMING TO APA SPECIFICATIONS.

FRAMING NOTES

1. SILL PLATE J-BOLTS SHALL HAVE A 3"X3"X1/4" WASHER AT EACH BOLT. IF SLOTTED WASHER IS USED, ADD CUT WASHER.
2. ALL FOUNDATION HOLDOWN STRAPS/ANCHORS SHALL BE ALIGNED WITH END OF SHEAR WALL AND/OR INTER LEVEL STRAP ABOVE (WHERE OCCURS) AND SHALL ATTACH TO FULL HEIGHT KING STUDS U.N.O., SEE PLAN. PROVIDE WOOD POST AT EACH HOLDOWN PER THE HOLDOWN SCHEDULE.
3. STRAPS CALLED OUT ON FLOOR AND FLOOR FRAMING PLANS ARE VERTICAL INTER LEVEL STRAPS AND SHALL BE CENTERED ON RIM BOARD AND ALIGNED WITH END OF SHEAR WALL ABOVE AND ATTACHED TO FULL HEIGHT KING STUDS UNLESS NOTED OR SHOWN OTHERWISE, SEE PLANS.
4. WALL DBL TOP PLATES SHALL BE 2X MIN. AND SHALL LAP 36" AT ALL SPLICES WITH (12) 16d NAILS STAGGERED EACH SIDE OF SPLICE U.N.O, SEE PLAN. WHERE PLATES DO NOT LAP, PROVIDE CS16X32" STRAP TO SPLICE PLATES. ALIGN WALL STUD WITH PLATE JOINTS.
5. PROVIDE DBL CANTILEVER FLOOR JOISTS BELOW (2) PLY (OR MORE) TRIMMERS/POSTS AND WHERE SHEAR WALL HOLDOWN STRAPS ARE INDICATED.
6. ATTACH (2) PLY HEADERS TOGETHER WITH (3) 16d AT 12" O.C. [(2) 16d OK FOR 2X6 HEADERS], USE (3) 16d AT 12" O.C. EACH SIDE FOR (3) PLY HEADERS, USE (4) 16d AT (2) AND (3) PLY HEADERS WHEN HEADER HEIGHT IS GREATER THAN 11". ATTACH (4) PLY HEADERS TOGETHER WITH (2) ½" THROUGH BOLTS AT 16" O.C. OR (2) SDS 1/4" X 6" SCREWS AT 16" O.C. EACH SIDE OF HEADER U.N.O., SEE PLAN.
7. SEE BEARING WALL CONSTRUCTION TABLE FOR WALL FRAMING REQUIREMENTS.
8. EDGE NAIL SHEATHING TO ALL DRAG MEMBERS.
9. WHEN CHIMNEY IS SUPPORTED BY ROOF/FLOOR FRAMING, TRUSS/JOIST MFR TO DESIGN TRUSSES/JOISTS TO SUPPORT CHIMNEY WEIGHT INCLUDING VENEER WHERE OCCURS. CHIMNEYS CANTILEVERING MORE THAN 4' ABOVE ROOF SHALL BE FRAMED WITH 2X6 @12" O.C., USE LSL 2X6 @ 12" O.C. FOR CHIMNEYS EXTENDING MORE THAN 8' ABOVE THE ROOF. CHIMNEYS EXTENDING MORE THAN 10' ABOVE THE ROOF SHALL BE LATERALLY BRACED (WITHIN 4' OF CHIMNEY TOP) TO THE ROOF FRAMING WITH CABLES OR RODS ANCHORED TO RESIST SEISMIC AND WIND LOADS. CHIMNEYS THAT EXTEND MORE THAN 6' ABOVE THE ROOF AND ARE SUPPORTED BY ROOF FRAMING (FRAMING DOES NOT EXTEND CONTINUOUS THROUGH ROOF) SHALL HAVE A MSTC48B3 ANCHOR AT EACH CORNER (HOOKED UNDER ROOF JOIST OR TRUSS TOP CHORD).
10. ATTACH STEEL BEAMS TO WOOD POSTS PER BEAM POCKET IN WOOD WALL DETAIL.

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES SHALL BE SHEATHED PER TYPICAL SHEAR WALL REQUIREMENTS MIN. U.N.O., WITH SHEATHING MANUFACTURED WITH EXTERIOR GLUE. SHEATHING SHALL BE APA RATED 24/16 MIN., NAILS SHALL BE SPACED 1/2" MIN. FROM PANEL EDGE AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. BLOCK AND EDGE NAIL ALL HORIZONTAL SHEATHING JOINTS.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL SIZE	NAIL SPACING: EDGE	NAIL SPACING: FIELD	STAPLE EQ.	BOTT. PL TO RIM ATTACHMENT	RIM/BLOCK TO PL ATTACHMENT BELOW DBL SIDED SHEAR WALLS
TYPICAL[4]	7/16" ONE SIDE[2]	8d	6" O.C.	12" O.C.	16G @ 3" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-1[4]	7/16" ONE SIDE[2]	8d	4" O.C.[2]	12" O.C.	16G @ 2" O.C.	16d @ 6" O.C.	LTP4 OR A35 @ 16" O.C.
SW-2[3]	7/16" ONE SIDE[2]	8d	3" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 12" O.C.
SW-3[3]	7/16" ONE SIDE[2]	8d	2" O.C.[2]	12" O.C.	NOT ALLOWED	4" SDS SCREWS @ 8" O.C.[7,8]	LTP4 OR A35 @ 9" O.C.

NOTES:
1. 16 GAGE X 1-1/2" STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1 WALLS.
2. WHERE SHEAR WALLS ARE INDICATED ON PLANS AT BOTH SIDES OF WALL, PROVIDE SHEATHING BOTH SIDES OF WALL (DBL SIDED SHEAR WALL) AND STAGGER EDGE NAILS.
3. PROVIDE 3X OR DBL 2X MEMBERS AT ADJOINING PANEL EDGES AT SW-2 AND SW-3 AND LAP SHEATHING 1 1/4" MIN. ONTO FRAMING MEMBERS AT PANEL EDGES.
4. AT TYPICAL AND SW-1 WALLS, LAP SHEATHING 3/4" ONTO FRAMING MEMBERS AT PANEL EDGES.
5. LAP SHEATHING 1 1/4" MIN. ONTO SILL PLATES ON FOUNDATIONS.
6. NAILS TO BE COMMON OR GALVANIZED BOX.
7. AT SINGLE SIDED SHEAR WALLS WHERE SHEATHING IS LAPPED TO CENTER OF RIM, WALL TOP PL OR TO SILL PLATE BELOW, 16d @ 6" O.C. MAY BE USED FOR WALL BOTTOM PLATE TO RIM ATTACHMENT.
8. USE 5" SCREWS FOR WALL PLATE TO RIM ATTACHMENT IF FLOOR SHEATHING IS GREATER THAN 3/4" THICK.
9. EDGE NAIL SHEATHING TO POSTS AT HOLDOWNS WITH (2) ROWS EDGE NAILING.

CS16 FLOOR TIE STRAPS

LAP UPPER LEVEL WALL SHEATHING TO CENTER OF RIM OR WALL DBL TOP PL BELOW OR INSTALL VERTICAL CS16X36" STRAPS AT 32" O.C. (CENTERED ON RIM).

LAP LOWER AND MAIN LEVEL WALL SHEATHING TO CENTER OF RIM OR ONTO SILL PLATE BELOW OR INSTALL VERTICAL CS16X24" STRAPS AT 32" O.C. (CENTERED ON WALL BOTT. PLATE).

AT SW-1 WALLS, CS16 STRAPS NOT NEEDED IF SHEATHING IS BROKE AT CENTER OF WALL BOTT. PLATE.

AT DBL SIDED SHEAR WALLS, EXTERIOR SHEATHING MUST LAP TO LOWER RIM OR WALL/SILL PLATE AS DESCRIBED ABOVE (CS16 STRAP RETROFIT NOT ALLOWED).

TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIVELANT TIES EACH END OF EACH TRUSS/JOIST, SEE ROOF TRUSS AT WOOD WALL DETAIL. AT GIRDERS, INSTALL TIES EACH END AS FOLLOWS:

- FOR UPLIFT UP TO 1080 LBS., USE H10A-2
- FOR UPLIFT UP TO 1885 LBS., USE LGT2
- FOR UPLIFT UP TO 4940 LBS., USE VGT

HEADER TO TRIMMER/KING STUD CONNECTION

- NAIL HEADER TO KING STUDS WITH (6) 16d EACH END U.N.O, SEE PLAN.
- FOR HEADERS GREATER THAN 6' LONG, USE (2) LCE CLIPS OR PCZ OR BC POST CAP EACH END OF HEADER TO TRIMMER CONN., OR USE CS16 STRAPS EACH SIDE OF HEADER TO TRIMMERS, SEE HEADER TO TRIMMER CONNECTION DETAIL.

PROFESSIONAL ENGINEER
4/13/2022
No. 5563062
MICHAEL C. DENT
STATE OF UTAH

Structural Design and Analysis
4883 Old Highway Rd Suite A
Morgan, Utah 84050
(801) 876-3501

York Engineering

SD3

AMERICAN FORK CITY **MEETING DATE:** August 3, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East, in the R1-9000 Residential Zone.

BACKGROUND INFORMATION		
Location:		1100 North 1100 East
Project Type:		Preliminary Plan
Applicants:		Patterson Development, Excel 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:		R1-9000
Proposed Zoning:		N/A
Surrounding Zoning:	North	R1-12000
	South	R1-9000
	East	R1-12000
	West	R1-9000

BACKGROUND:

The applicant is applying for a Preliminary Plan approval for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East, in the R1-9000 Residential Zone. The proposal consists of 4 parcels that contain 20 lots for a planned subdivision. All development parcels consist of 6.27 acres.

Sec 17.7.205 Staff Submits Preliminary Plans, Documents, And Statements To Planning Commission - Public Notice Required

1. Upon completion of the technical review conference by the staff and other review agencies, and a determination that the materials are in a form suitable for consideration, the preliminary plan and supporting materials shall be placed on the agenda of the planning commission.

2. Public notice of any pending action by the planning commission regarding a proposed project shall be provided in the manner required for an amendment to the development code, as set forth under state law and Title 17.11 of this code.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

Applicant is requesting a variance to Sec 15.01.100 – B & D. The variance request effects both the right-of-way width and various component widths along 1100 N to match existing street cross-sections on either side of the development. The variance is allowable per section 17.8.304. Staff recommends approval of the variance request.

Relocate the fire hydrant to the opposite side of the street to shrink the distance between the new and existing hydrant on 1050 E.

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 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).

POTENTIAL MOTIONS – Preliminary Plan

APPROVAL

Mr. Chairman, I move that we recommend approval on a Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 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 Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East, in the R1-9000 Residential Zone.

TABLE

Mr. Chairman, I move that we table action on the Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 North 1100 East, in the R1-9000 Residential Zone, and instruct the developer/staff to _____.

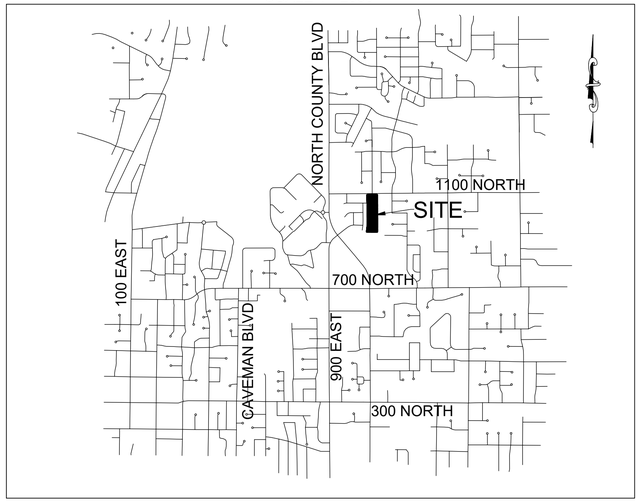
AUTUMN CREST PHASE 2 PLAT A

ADDRESS: 1100 NORTH 1100 EAST

LOCATED IN SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M
AMERICAN FORK, UTAH

VICINITY MAP

SCALE 1"=2000'



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 #: 49049C0169F EFF. 6/19/2020
4. THERE ARE NO EXISTING WELLS ON THIS PROPERTY. THERE ARE NO EXISTING WELLS WITHIN 100' OF THIS PROPERTY.

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

CONTACT LIST:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Bill Westfall	(435) 623 4252
ROCKY MNT. POWER	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401 3017
COMCAST	– FIBER TEL	Sade Christensen	(801) 369 7360
QUESTAR GAS	– GAS (FOREMAN)	Wendy Edwards	(801) 853 8513
QUESTAR GAS	– GAS (HP)	Gaylan Sorensen	(801) 370 6577
DOMINION ENERGY	– GAS	Trent Johnson	(801) 853 6548
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 763 3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– PLANNING	Adam Olsen	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	Ben Hunter	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	Dee Howard	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 763 3045
AF FIBER		Kyle Petersen	(801) 400-2933
AF FLOOD IRRIGATION COMPANY		Ernie John	(801) 471 6576
FIRE & RESCUE			911
TIMPANOGOS SPECIAL SERVICE DISTRICT		David Barlow	(801) 756 5231

SHEET INDEX

C1	COVER SHEET
	PRELIMINARY PLAT
U1	PRELIMINARY UTILITY PLAN
G1	PRELIMINARY GRADING & DRAINAGE PLAN
SWP1	PRELIMINARY EROSION CONTROL PLAN
D1	AMERICAN FORK STANDARD CONSTRUCTION NOTES
D2	BMP DETAILS
D3	BMP DETAILS
D4	DETAILS
D5	DETAILS
D6	DETAILS
1 OF 1	ATLA / NSPS LAND TITLE SURVEY

WATER, SEWER, & STORM DRAIN DETAILS:

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

LAND TABULATIONS:

TOTAL PROPERTY AREA = 276,405 S.F.

RIGHT OF WAY AREA = 69,076 S.F.

LOT AREA = 207,329 S.F.

OPEN SPACE = 0 S.F.

COMBINED DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 0°00'07" WEST ALONG SECTION LINE 20.19 FEET AND EAST 1065.73 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°31'00" EAST 270.27 FEET; THENCE SOUTH 0°24'43" EAST 272.23 FEET; THENCE SOUTH 0°13'40" EAST 77.84 FEET; THENCE SOUTH 0°13'40" EAST ALONG THE WESTERLY BOUNDARY OF TIMP HOLLOW PLAT 'F' A DISTANCE OF 456.80 FEET; THENCE NORTH 89°37'30" WEST 0.05 FEET; THENCE SOUTH 0°16'07" EAST 132.64 FEET; THENCE SOUTH 0°06'11" WEST 100.66 FEET; THENCE NORTH 89°30'20" WEST 286.12 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF AUTUMN CREST PHASE 1 PLATS 'A' AMENDED, 'B', AND 'C' THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 6°17'47" EAST 216.57 FEET, 2) NORTH 0°13'33" WEST 558.17 FEET, 3) NORTH 7°42'08" WEST 60.47 FEET, AND 4) NORTH 0°35'14" WEST 202.06 FEET TO THE POINT OF BEGINNING.
AREA = 6.345 ACRES

REGISTERED PROFESSIONAL ENGINEER
5/31/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

PRELIMINARY PLAN -
NOT FOR CONSTRUCTION

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

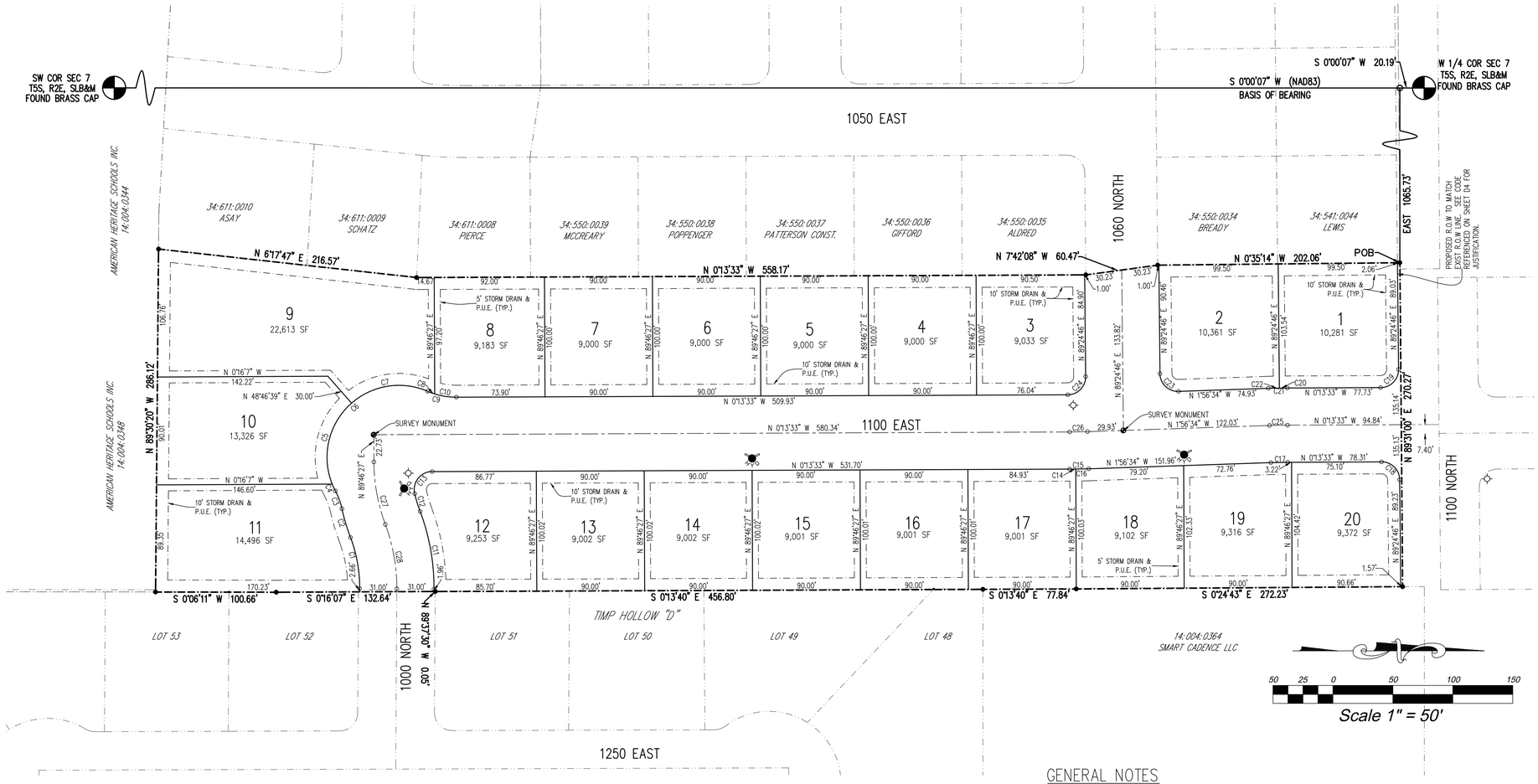
811 Know what's below. Call before you dig.

BENCH MARK	REVISIONS			Developer: PATTERSON DEVELOPMENT	AUTUMN CREST PHASE 2 PLAT A	
	Rev.	Date	Description	Phone: 801-319-5571	AMERICAN FORK UTAH	
WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4789.90 (NAVD88)	1	05/31/22	REVISED AS PER CITY COMMENTS	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	Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	COVER SHEET Scale: NTS Date: 10/29/21 C1

AUTUMN CREST PHASE 2 PLAT A

ADDRESS: 1100 NORTH 1100 EAST

LOCATED IN SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M
AMERICAN FORK CITY, UTAH

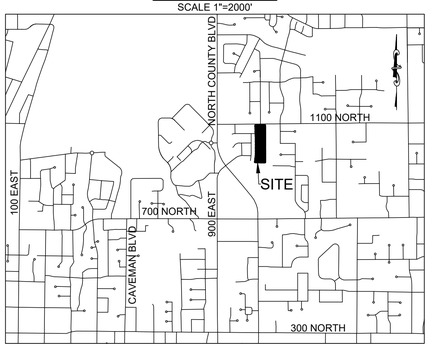


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	119.00	43.54	20°57'53"	43.30	S 79°53'43" W
C2	181.00	25.10	7°56'43"	25.08	S 73°23'8" W
C3	60.00	15.89	15°10'21"	15.84	S 69°46'18" W
C4	60.00	6.29	6°0'23"	6.29	S 65°11'19" W
C5	60.00	73.92	70°35'9"	69.33	N 76°30'55" W
C6	60.00	147.85	141°10'58"	113.18	N 47°13'23" W
C7	60.00	67.64	64°35'27"	64.11	N 8°55'37" W
C8	60.00	6.32	6°1'58"	6.31	N 20°21'7" E
C9	60.00	24.71	23°35'38"	24.53	N 11°34'17" E
C10	60.00	18.39	17°33'41"	18.32	N 8°33'18" E
C11	181.00	66.23	20°57'53"	65.86	S 79°53'43" W
C12	119.00	15.43	7°25'46"	15.42	S 73°7'39" W
C13	15.00	26.95	102°55'55"	23.47	N 51°41'30" W
C14	531.00	5.07	0°32'51"	5.07	N 0°29'58" W
C15	531.00	15.91	1°43'2"	15.91	N 1°5'4" W
C16	531.00	10.84	1°10'11"	10.84	N 1°21'29" W
C17	469.00	14.06	1°43'2"	14.06	N 1°5'4" W
C18	15.00	23.47	89°38'19"	21.15	N 44°35'37" E
C19	15.00	23.66	90°21'41"	21.28	S 45°24'23" E
C20	531.00	6.67	0°43'13"	6.67	S 0°35'9" E
C21	531.00	15.91	1°43'2"	15.91	S 1°5'4" E
C22	531.00	9.24	0°59'49"	9.24	S 1°26'40" E
C23	15.00	23.92	91°21'21"	21.46	S 43°44'6" W
C24	15.00	23.66	90°21'41"	21.28	S 45°24'23" E
C25	500.00	14.99	1°43'2"	14.98	S 1°5'4" E
C26	500.00	14.99	1°43'2"	14.98	S 1°5'4" E
C27	150.00	53.31	20°21'42"	53.03	N 79°35'37" E
C28	150.00	54.89	20°57'53"	54.58	N 79°53'43" E

VICINITY MAP

SCALE 1"=2000'



ABRREVIATION TABLE

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

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

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 #: 49049C0169F
3. SETBACKS AND BUILDABLE AREA WILL BE IN ACCORDANCE W/ CURRENT ZONING.
4. NO GROUND WATER ENCOUNTERED IN ANY TEST HOLES IN THIS SUBDIVISION PER THE GEOTECHNICAL STUDY (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.

TABULATIONS

ZONING CLASSIFICATION:
R1-9000, P.U.D.
TOTAL PROPERTY ACREAGE: 6.345 ACRES
TOTAL LOT ACREAGE: 4.760 ACRES
NUMBER OF LOTS: 20

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 0°00'07" WEST ALONG SECTION LINE 20.19 FEET AND EAST 1065.73 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°31'00" EAST 270.27 FEET; THENCE SOUTH 0°24'43" EAST 272.23 FEET; THENCE SOUTH 0°13'40" EAST 77.84 FEET; THENCE SOUTH 0°13'40" EAST ALONG THE WESTERLY BOUNDARY OF TIMP HOLLOW PLAT 'F' A DISTANCE OF 456.80 FEET; THENCE NORTH 89°37'30" WEST 0.05 FEET; THENCE SOUTH 0°16'07" EAST 132.64 FEET; THENCE SOUTH 0°06'11" WEST 100.66 FEET; THENCE NORTH 89°30'20" WEST 286.12 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF AUTUMN CREST PHASE 1 PLATS 'A' AMENDED, 'B', AND 'C' THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 6°17'47" EAST 216.57 FEET, 2) NORTH 0°13'33" WEST 558.17 FEET, 3) NORTH 7°42'08" WEST 60.47 FEET, AND 4) NORTH 0°35'14" WEST 202.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS = 6.345 ACRES MORE OR LESS

NUMBER OF LOTS = 20

BASIS OF BEARING: THE LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°00'07" 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__.

_____ _____

_____ _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH S.S.

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

_____
MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

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

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

APPROVED
_____
CITY ENGINEER

ATTEST
_____
CLERK RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

_____ PLANNING DIRECTOR
_____ CHAIRPERSON, PLANNING COMMISSION.

PLAT "A"

AUTUMN CREST PHASE 2

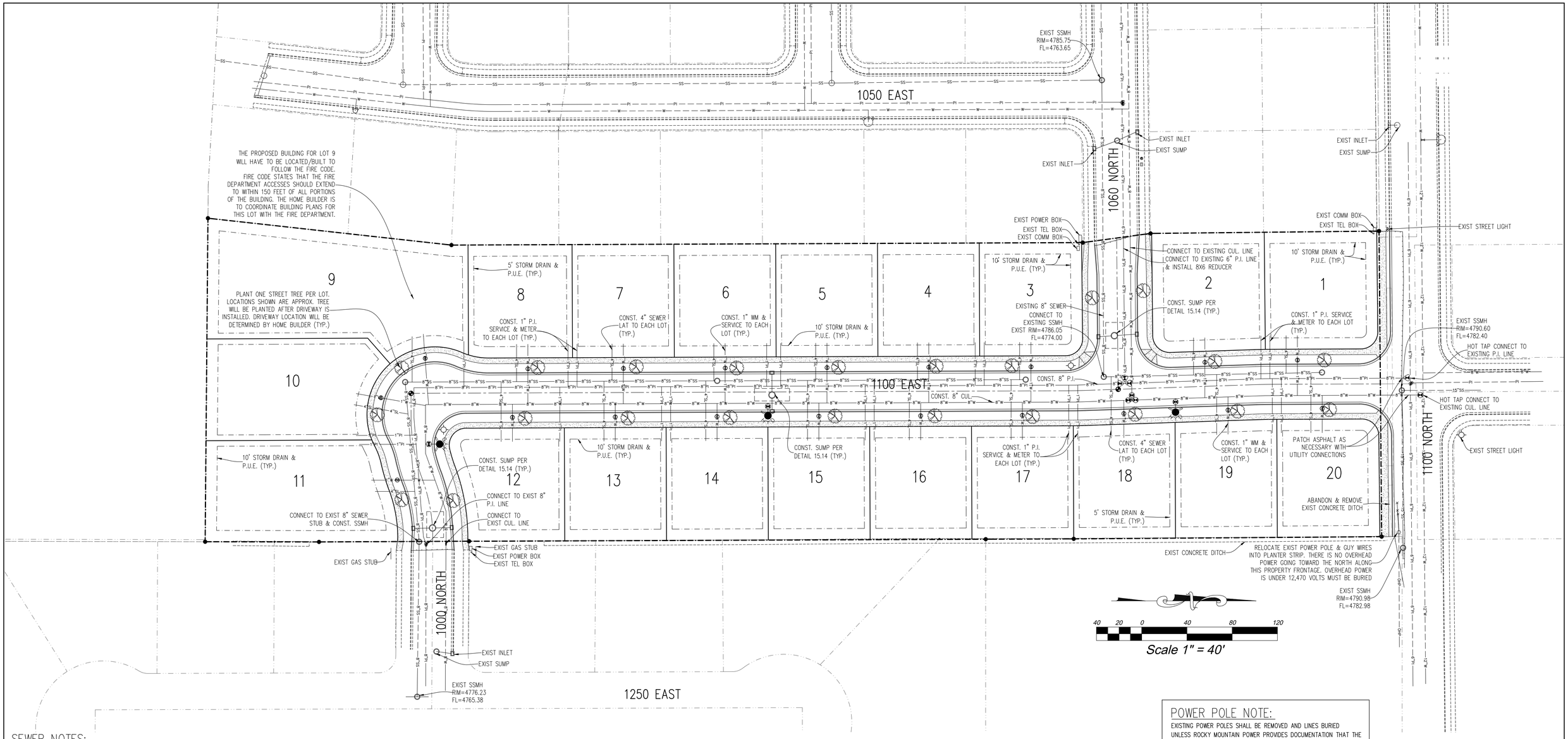
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M

AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Surveyor's Seal	Notary Public Seal	Clerk-Recorder Seal	



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.

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.

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

FIRE COMMENTS:

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

SECONDARY BLOW-OFF NOTE:

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

WATER RIGHT NOTE:

WATER RIGHTS ARE AVAILABLE FOR THIS PROJECT AND WILL BE CONVEYED ONCE THE PRELIMINARY PLAN IS APPROVED AND THE EXACT AMOUNT OF WATER IS DETERMINED.

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.

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.

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

BENCH MARK

WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90

REVISIONS

Rev.	Date	Description
1	05/31/22	REVISED AS PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

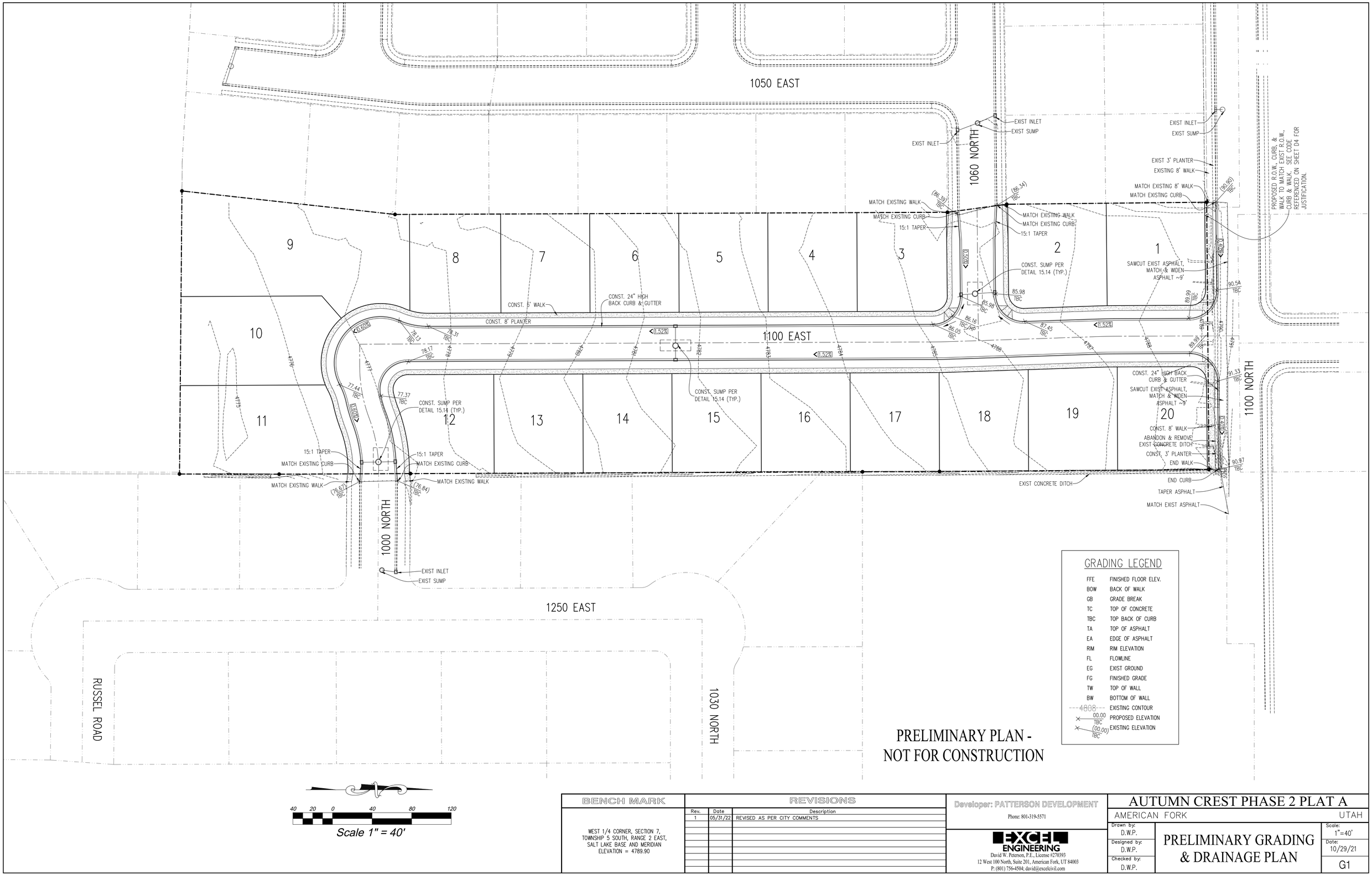
AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

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

PRELMINARY UTILITY & STREET TREE PLAN

Scale: 1"=40'
Date: 10/29/21
U1



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
4888	EXISTING CONTOUR
00.00 TBC	PROPOSED ELEVATION
(00.00) TBC	EXISTING ELEVATION

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

40 20 0 40 80 120

Scale 1" = 40'

BENCH MARK

WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90

REVISIONS

Rev.	Date	Description
1	05/31/22	REVISED AS PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

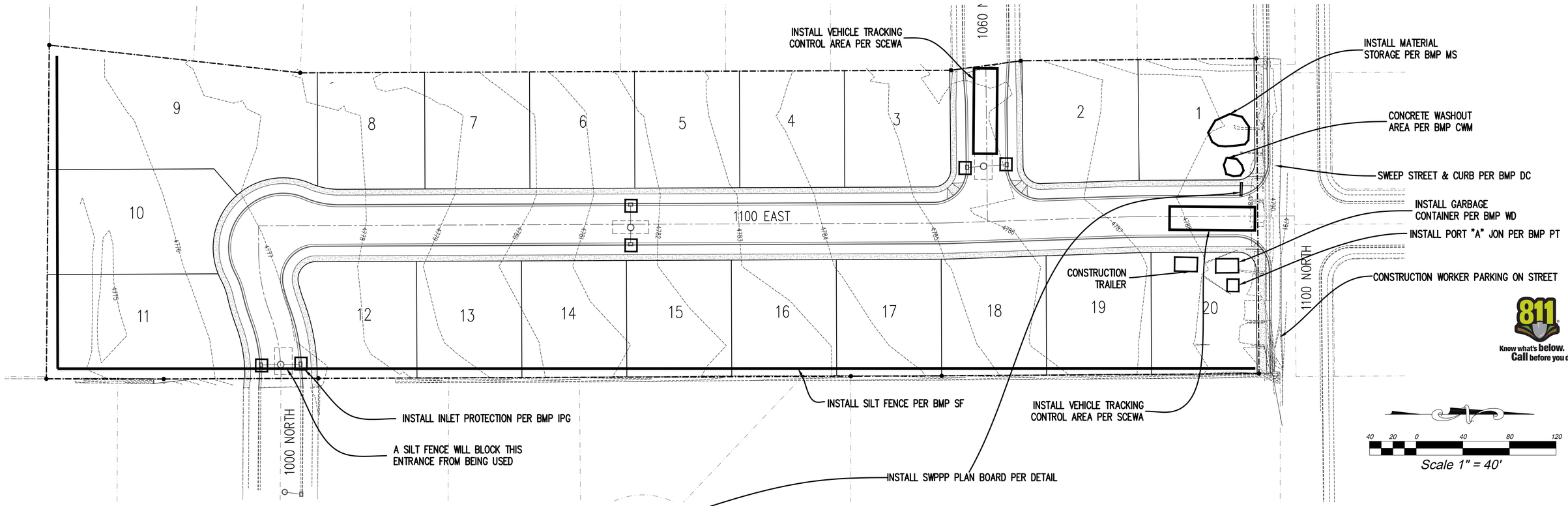
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY GRADING & DRAINAGE PLAN

Scale: 1"=40'
Date: 10/29/21
G1

AUTUMN CREST PHASE 2 PLAT A

ADDRESS: 1100 NORTH 1100 EAST



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

40 20 0 40 80 120

Scale 1" = 40'

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.

SWMP CERTIFICATION STATEMENT

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

_____

PE STAMP, SIGN AND DATE

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"

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	David Barlow	(801) 756 5231
MITCHELL HOLLOW IRRIGATION	Dale Jones	(801) 768 8150

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.

PERCOLATION RATE: 2 MINUTES PER INCH

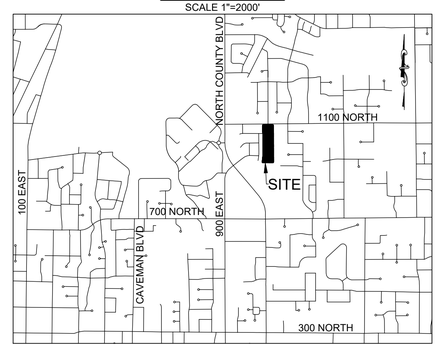
DISTURBED AREA = 6.3 ACRES (ENTIRE SITE)

C-VALUE BEFORE CONSTRUCTION = 0.3
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

SCALE 1"=2000'



PRELIMINARY PLAN - NOT FOR CONSTRUCTION

BENCH MARK

WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90

REVISIONS

Rev.	Date	Description
1	05/31/22	REVISED AS PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

Drawn by: D.W.P.	Scale: 1"=40'
Designed by: D.W.P.	Date: 10/29/21
Checked by: D.W.P.	SWP1

PRELIMINARY EROSION CONTROL PLAN

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.

REVISIONS		
Rev.	Date	Description

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

AUTUMN CREST PHASE 2 PLAT A

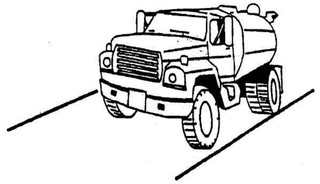
AMERICAN FORK UTAH

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

AMERICAN FORK STANDARD CONSTRUCTION NOTES

Scale: NTS
Date: 10/29/21
D1

BMP: Dust Controls — DC



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: Parking Lot Sweeping/Vacuuming — PLSV



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

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

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

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

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

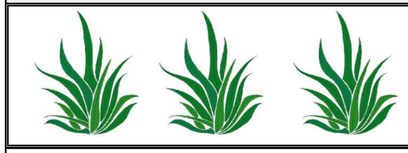
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ☒ Toxic Materials
- ■ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

BMP: Temporary and Permanent Seeding — TPS



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

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

Recommended Seed Mix:
The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water available and topography. Check with the County Extension Service for recommended mixes for site specific conditions:

Utah State University Extension Service
51 South University Avenue, Suite 206
Provo, Utah 84601
phone (801) 370-8460

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

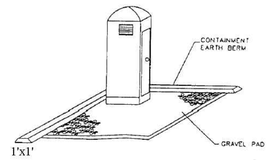
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Portable Toilets — PT



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

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

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

Limitations:
No limitations.

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

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

Adapted from Salt Lake County BMP Fact Sheet

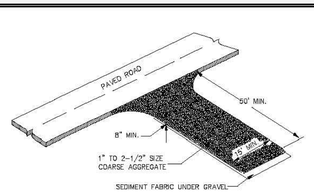
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

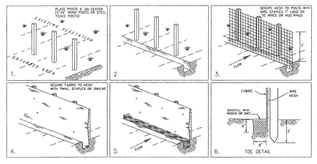
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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

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

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

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

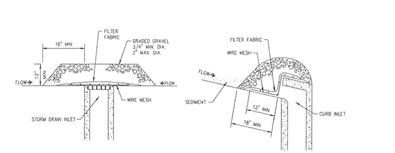
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Gravel — IPG



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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

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

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

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

■ High ☒ Medium ☐ Low

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

REVISIONS

Rev.	Date	Description

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK — UTAH

Drawn by: D.W.P.	BMP DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 10/29/21
Checked by: D.W.P.		D2

BMP: Concrete Waste Management — CWM



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

BMP: BMP Inspection and Maintenance — BMPIM



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

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

Limitations:
- Availability of trained staff

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

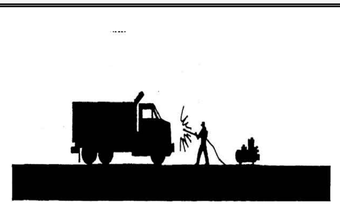
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Cleaning — VEC



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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

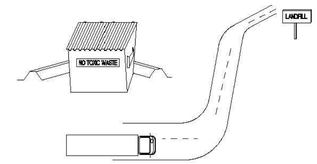
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Waste Disposal — WD



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

Application:
All construction sites.

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

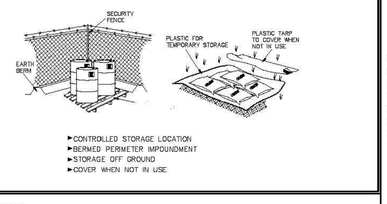
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Materials Storage — MS



Description:
Controlled storage of on-site materials.

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

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

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

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

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

Adapted from Salt Lake City BMP Fact Sheet

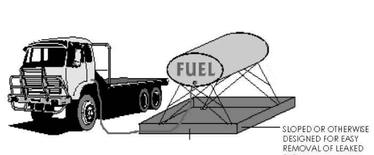
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Vehicle And Equipment Fueling — VEF



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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

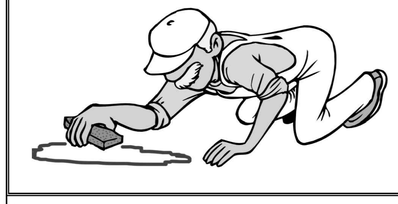
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

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

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

■ High ☒ Medium ☐ Low

BMP: Spill Clean-Up — SCU



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

Application:
All sites

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

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

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

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

■ High ☒ Medium ☐ Low

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

REVISIONS

Rev.	Date	Description

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

Drawn by: D.W.P.	BMP DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 10/29/21
Checked by: D.W.P.		D3

1100 NORTH R.O.W. NOTE

THE PROPOSED R.O.W. WIDTH IN 1100 NORTH WILL MATCH THE EXIST R.O.W. LINE OF THE ADJACENT WEST PARCEL. SEE THE AF CITY CODE AS SHOWN BELOW:

Sec 17.8.304 Project Streets And Sidewalks

General requirement. All lots in the subdivision project shall be served by a street and sidewalk/pedestrian walkway system which provides safe and convenient access to each dwelling unit and adequate circulation within the project area and with adjacent projects and lands. To ensure continued adequacy and maintenance of the street and sidewalk system, title to all portions of the system shall have been previously conveyed to the city or proposed for dedication to the city as part of the plat.

Streets to conform to city standards--Exceptions. All streets within the subdivision project shall conform to city standards for right-of-way width and alignment and be improved in accordance with city standards. Provided, however, the planning commission may recommend and the city council may approve an exception from the adopted standard in the instance of one of the following:

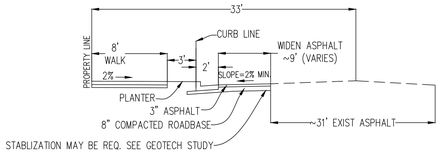
Existing Development. The city may approve one or more street segments having a reduced right-of-way width, which may not be reduced more than eight feet from the existing standard at the time of development, subject to the following terms, conditions and findings:

A finding by the City Council, after recommendation of the Planning Commission, that because of existing development on adjacent lands a reduction in right-of-way is reasonably necessary to preserve the aesthetic and cohesiveness of the community;

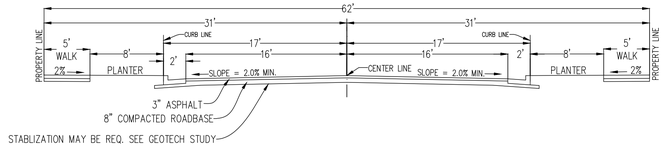
The length of the reduced segment will not be more than eight hundred feet;

The reduced right-of-way width does not create a safety concern; and

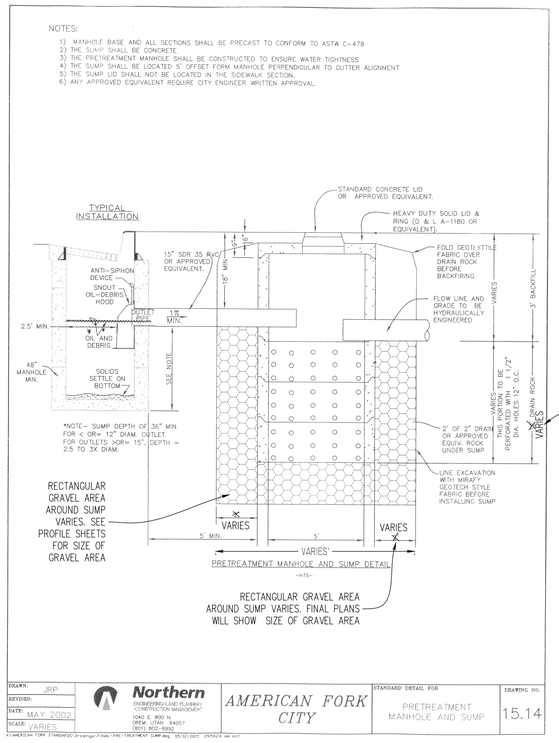
The elements of the right-of-way are in conformance with the General Plan of American Fork and the Bike and Pedestrian Master Plan for American Fork City.



1100 NORTH HALF STREET SECTION
NOT TO SCALE



62' STREET SECTION
NOT TO SCALE



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

R:\AMERICAN FORK STANDARDS\Drawings\Final\PRE-TREATMENT SUMP.dwg 05/31/2005 09:09:24 AM MST

REVISIONS		
Rev.	Date	Description
1	05/31/22	REVISED AS PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

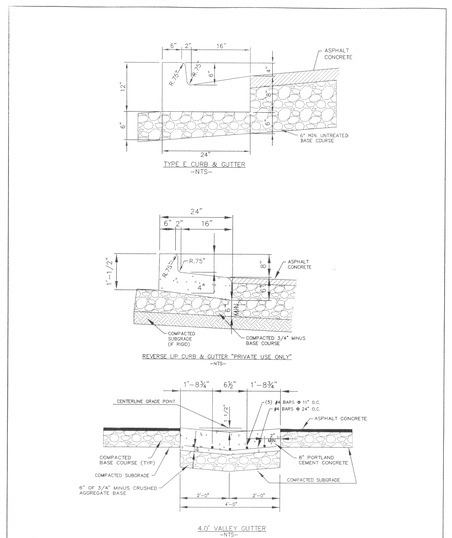
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

AUTUMN CREST PHASE 2 PLAT A

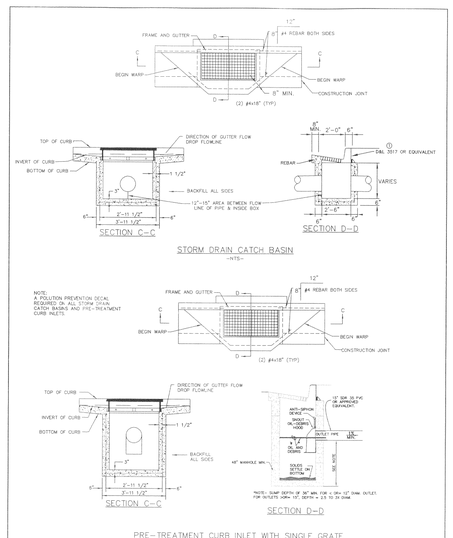
AMERICAN FORK UTAH

Drawn by: D.W.P.	Scale: NTS
Designed by: D.W.P.	Date: 10/29/21
Checked by: D.W.P.	D4

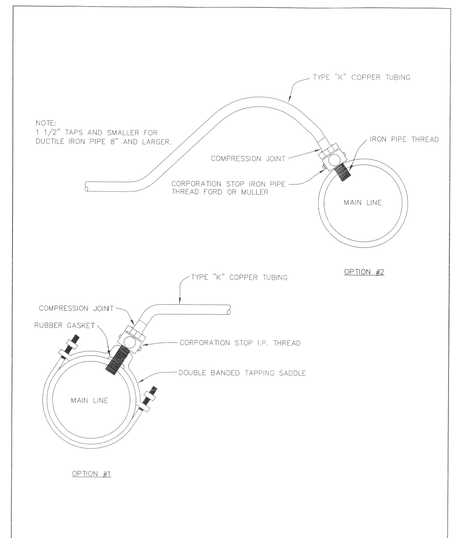
DETAILS



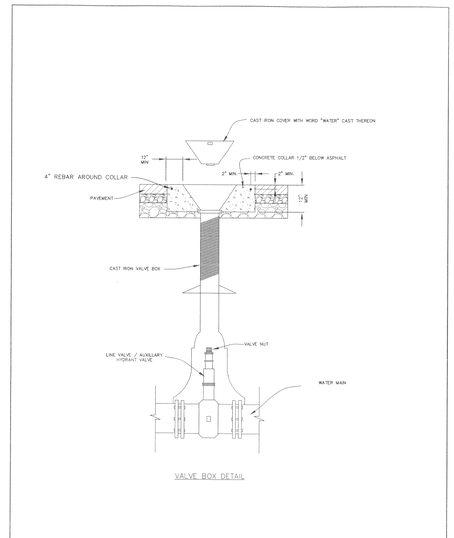
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. AMERICAN FORK, UT 84003 (801) 610-9962	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1



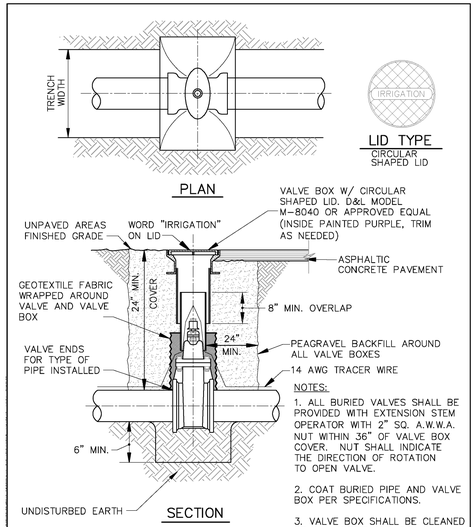
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. AMERICAN FORK, UT 84003 (801) 610-9962	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2



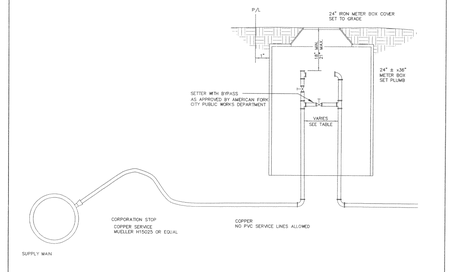
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. AMERICAN FORK, UT 84003 (801) 610-9962	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. AMERICAN FORK, UT 84003 (801) 610-9962	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4

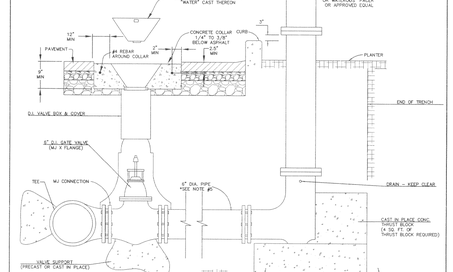


DRAWN: REVISED: 11/2010 DATE: SCALE: NONE	HORROCKS ENGINEERS PAYSON 954 WEST MAIN P.O. BOX 577 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A

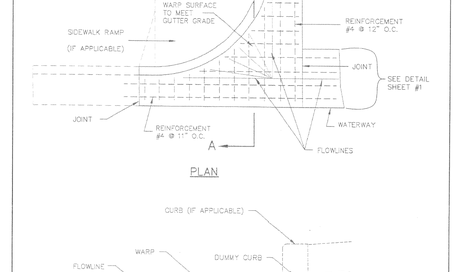


SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

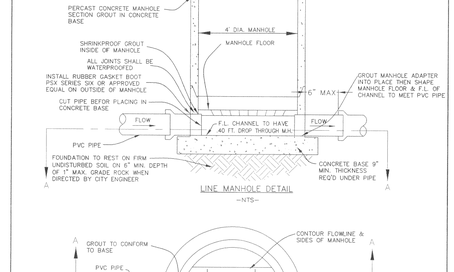
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. AMERICAN FORK, UT 84003 (801) 610-9962	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5



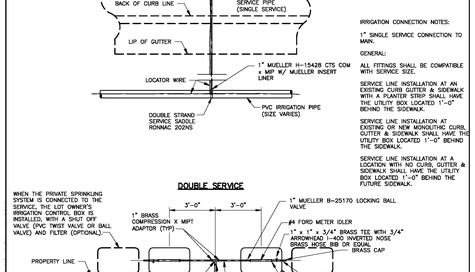
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. AMERICAN FORK, UT 84003 (801) 610-9962	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6



DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. AMERICAN FORK, UT 84003 (801) 610-9962	AMERICAN FORK CITY	STANDARD DETAIL FOR: INTERSECTION RADIUS REBAR DETAIL	DRAWING NO. 15.8



DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. AMERICAN FORK, UT 84003 (801) 610-9962	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12



DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS PAYSON 954 WEST MAIN P.O. BOX 577 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A

REVISIONS		
Rev.	Date	Description
1	05/31/22	REVISED AS PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

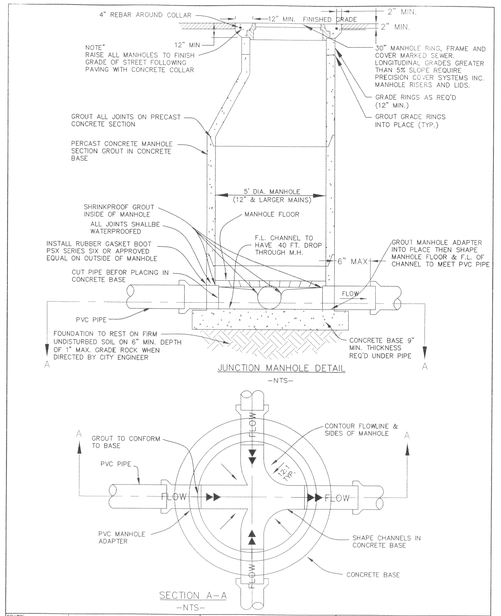
AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK — UTAH

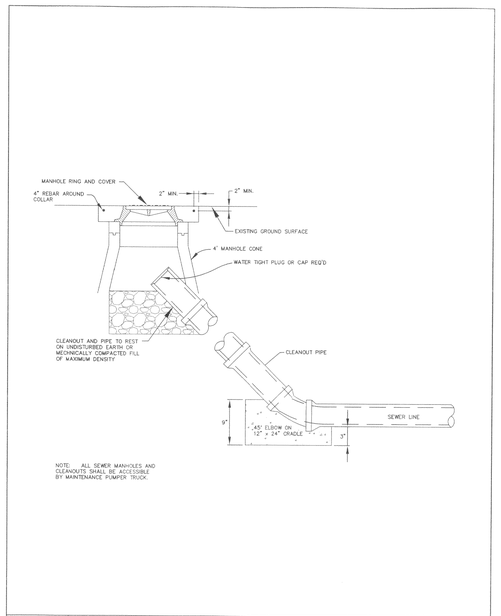
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

DETAILS

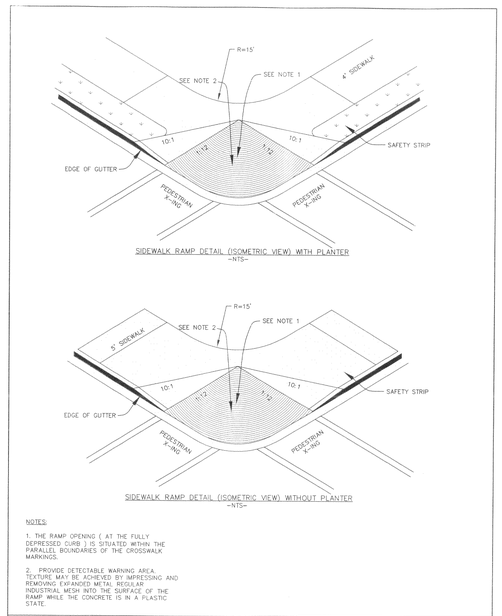
Scale: NTS
Date: 10/29/21
D5



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

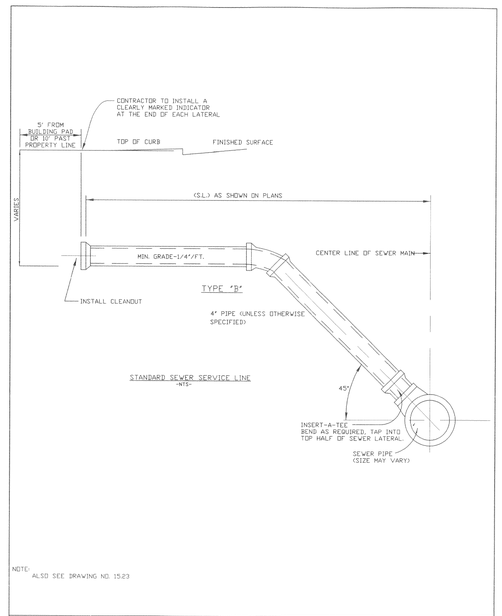


NOTES:

1. THE RAMP OPENING (AT THE FULLY DEPRESSED CURB) IS SITUATED WITHIN THE PARALLEL BOUNDARIES OF THE CROSSWALK MARKINGS.

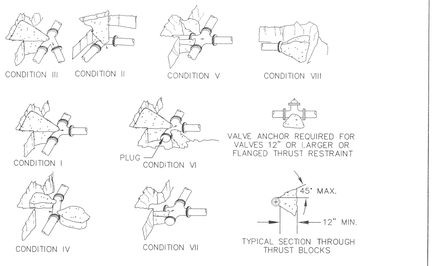
2. PROVIDE DETECTABLE WARNING AREA. TEXTURE MAY BE ACHIEVED BY IMPRESSING AND REMOVING EXPANDED METAL REGULAR INDUSTRIAL MESH INTO THE SURFACE OF THE RAMP WHILE THE CONCRETE IS IN A PLASTIC STATE.

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



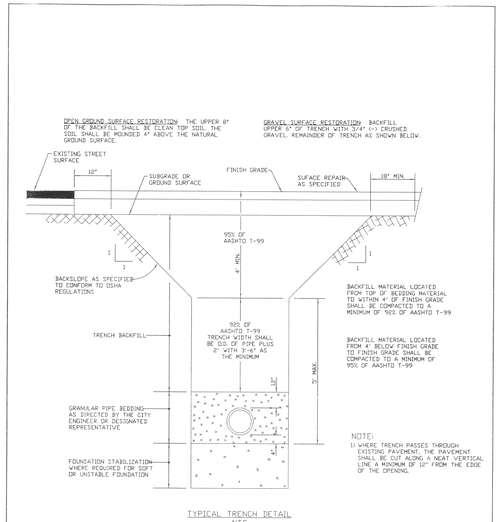
NOTES:

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

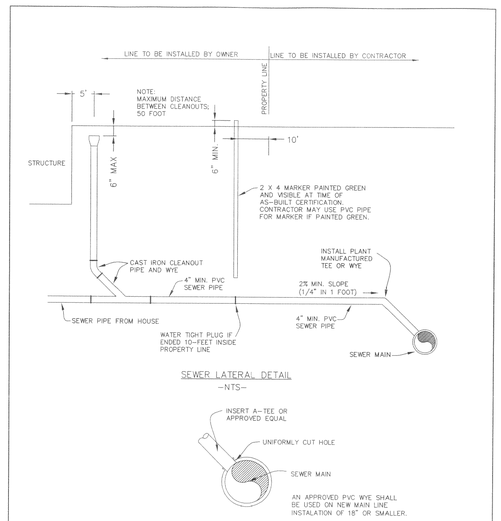
WATER LINE THRUST BLOCK DETAILS

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

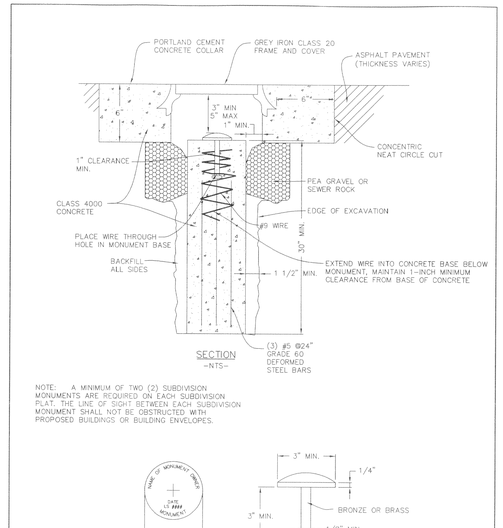


SEWER LATERAL DETAIL
-NTS-

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 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



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 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

REVISIONS		
Rev.	Date	Description
1	05/31/22	REVISED AS PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

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

DETAILS

Scale: NTS
Date: 10/29/21
D6

AMERICAN FORK CITY **MEETING DATE:** August 3, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a Final Plat for Shin Residence, located at 685 West 1040 North, in the R1-12000 Residential Zone.

BACKGROUND INFORMATION		
Location:		685 West 1040 North
Project Type:		Final Plat
Applicants:		Cambridge Home Company, Conder Engineering LLC, Danny and Heidi Shin
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Very Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		PR-3.0
Proposed Zoning:		N/A
Surrounding Zoning:	North	PR-3.0
	South	Unincorporated Territory
	East	PR-3.0, Unincorporated Territory
	West	Unincorporated Territory

BACKGROUND:

The applicant is applying for a Final Plat approval for Shin Residence, located at 685 West 1040 North, in the R1-12000 Residential Zone. The proposal consists of 2 parcels that contain 1 lot for a single-family home and additional amenities. All development parcels consist of .59 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.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. The owner required to cap off the utilities from main at 676 W 1000 N.

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.

2. **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.
3. **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.
4. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
5. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
6. **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.
7. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
8. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
9. **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.
10. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
11. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
12. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
13. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
14. **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).

POTENTIAL MOTIONS – Accessory Structure

APPROVAL

Mr. Chairman, I move that we recommend approval for the Final Plat for Shin Residence, located at 685 West 1040 North, in the R1-12000 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 Shin Residence, located at 685 West 1040 North, in the R1-12000 Residential Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Shin Residence, located at 685 West 1040 North, in the R1-12000 Residential Zone, and instruct the developer/staff to _____.

Luis Santana
Architectural PM I Cambridge Home Company
395 S Main Street | ALPINE, UT 84004
05/24/22

PLANNING DEPARTMENT- ENGINEERING DIVISION
American Fork City
Technical Review Committee

The intention of the present document is to attend to the comments shared on May the 23rd regarding the combination of lots for Mr. and Mrs. Shin with the final address of the property to be 685 West 1040 North.

Comments on plan A001

1.- Netting of the tennis court into PUE:
RE: This will not be something tangible, the dashed line represents the area needed to comfortably play the sport. We will remove the line to prevent confusion.
2.- Wrong SqFt. on detached garage:
RE: The correct Sq. footage of the detached garage (1360 SqFt.), which permit application will be submitted if the combination of lots is approved, can be found on page A101.
3.- Detached garage on PUE:
RE: The current submittal of documents is to obtain the lots combination approval. For this, we have received 4/5 PUE release letters from the utility companies involved.
4.- Wrong acreage:
RE: Thanks, we hadn't updated it to the SqFt. of the two lots combined, addressed.
5.- Stairs projected on PUE area:
RE: Same as above, we are asking for approval for the lot's combination.
5.- Projection passing the setback line on the main façade.
RE: Unfortunately, we were not aware of this regulation and when the plans were reviewed no comments were made, the plan was approved for construction on 08/18/2021 with the permit number being #21-0701.

Comments on plan L100

1.- Cancelation/use of laterals from the mainline on the back lot:
RE: As of now, our clients haven't determined exactly when they will be building the pool, and/or if they will be also building a pool house instead of the tennis court. For this, we kindly

request that the client gets a 5-year period to determine the procedure. Also, due to the natural grade, it will be necessary to keep both laterals for the sewer of the future pool restrooms/pool house.

As always, we appreciate your attention.

Respectfully,

Luis Santana

SHIN RESIDENCE

685 WEST 1040, AMERICAN FORK, UT 84003

Fire Department
Reviewed
M. Sacco 07/19/2022



CAMBRIDGE HOME
COMPANY

SHEET INDEX

COVER SHEET

COVER COVER SHEET

ARCHITECTURAL

A001 SITE PLAN / VICINITY MAP
A101 MAIN LEVEL FLOOR PLAN
A101.1 MAIN LEVEL REFLECTED CEILING PLAN
A102 LOWER LEVEL FLOOR PLAN
A102.1 LOWER LEVEL REFLECTED CEILING PLAN
A201 EXTERIOR ELEVATIONS
A301 BUILDING SECTIONS
A401 DOOR / WINDOW SCHEDULE
A501 ROOF PLAN
A901 DETAILS

STRUCTURAL

S0.0 STRUCTURAL NOTES
S1.0 FOOTING & FOUNDATION PLAN
S2.0 MAIN FLOOR LATERAL PLAN
S3.0 MAIN FLOOR FRAMING PLAN
S3.1 ROOF FRAMING PLAN
S4.0 STRUCTURAL DETAILS
S4.1 STRUCTURAL DETAILS

ELECTRICAL

E101 MAIN LEVEL LIGHTING PLAN
E102 LOWER LEVEL LIGHTING PLAN

LANDSCAPE

L001 LANDSCAPE PLAN

INTERIOR DESIGN PACKAGE

00 NOT APART OF THIS SET

DESIGN CRITERIA

APPLICABLE CODES :
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

ZONING DISTRICT : R1-12000

OCCUPANCY GROUP : NA

TYPE OF CONSTRUCTION : NA

LOT AREA : 0.29 ACRES (12,653 SQFT)

MECHANICAL : DESIGN BUILD BY SUBCONTRACTOR

ELECTRICAL : DESIGN BUILD BY SUBCONTRACTOR

DESIGN TEAM

DESIGNER(S) :
CAMBRIDGE HOME COMPANY
CHELL BROADHEAD
EMAIL : CHELL@CAMBRIDGEHOMECOMPANY.COM
PHONE : (801) 971.5545

TYLER ROUGEAU
EMAIL : TYLER@CAMBRIDGEHOMECOMPANY.COM
PHONE : (385) 549.7108

STRUCTURAL ENGINEER :
CONDER ENGINEERING, LLC

ROBERT CONDER (S.E.)(P.E.)
EMAIL : ROBERT@CONDERENGINEERING.COM
PHONE : (801) 597.4860

CONTRACTORS :
CHC HOME COMPANY, LLC
DBA CAMBRIDGE HOME COMPANY CONSTRUCTION
LICENSE : 10177064-5501

CHAD BROADHEAD
EMAIL : CHAD@CHCBUILDER.COM
PHONE : (801) 520.3399

CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE

6.1.2021

	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

SHEET NAME

COVER SHEET

SHEET NUMBER

COVER

ADDRESS :
685 WEST 1040 NORTH
AMERICAN FORK, UT 84004

ZONE :	R1-12000
SUBDIVISION :	SEARLE MEADOWS
LOT # :	22
PARCEL ID :	66:117:0022
	0.29 ACRES (12,653 SQFT)

1120 NORTH

640' WEST

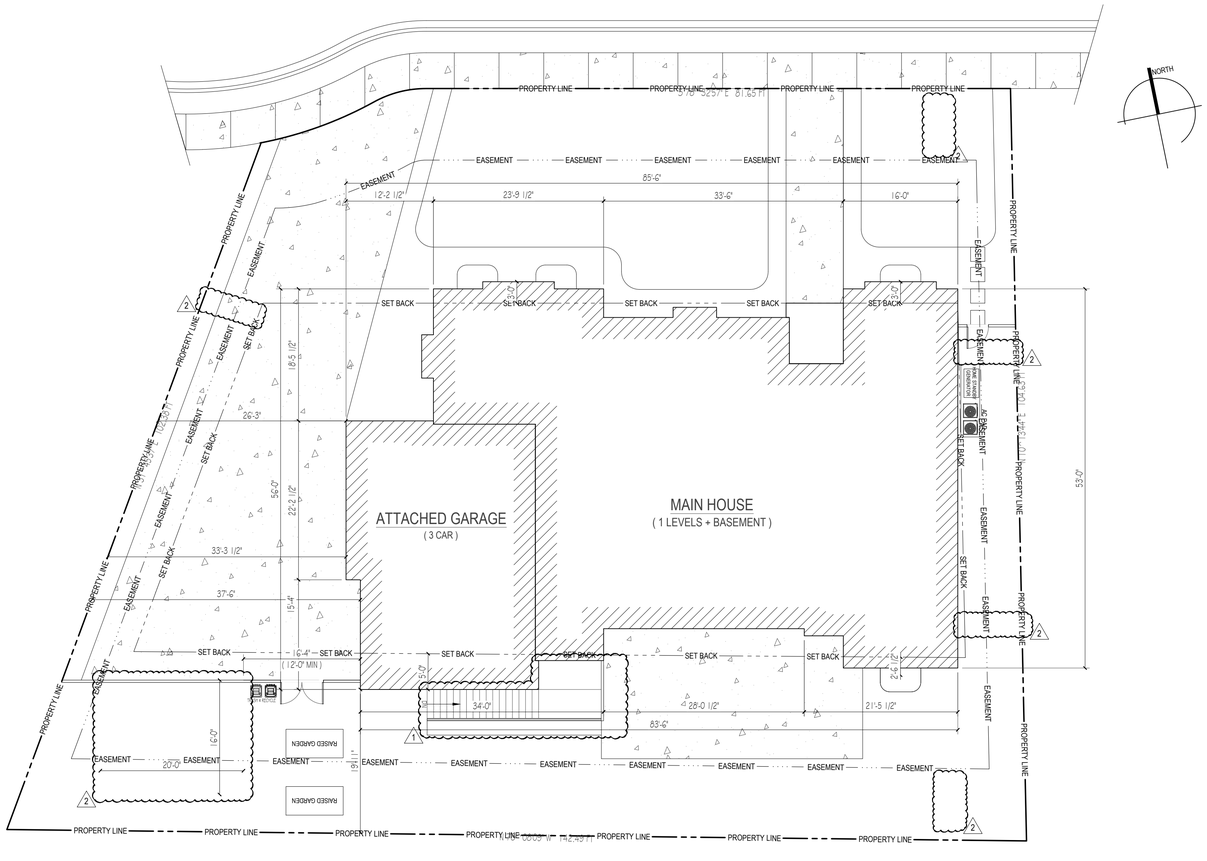
610' WEST

1040 NORTH

..\..\CLIENT - SHIN\SHIN - Civil Site\SHIN - Vicinity Map [12.28.20].png

PROJECT LOCATION

VICINITY MAP
SCALE : NTS



CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
* Thoughtful design for everyday living *

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE
6.1.2021

	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

SHEET NAME
SITE PLAN

SHEET NUMBER
A001

	SITE PLAN	SCALE : 1 : 10
		SHEET SIZE : (24" x 36")

ADDRESS :
685 WEST 1040 NORTH
AMERICAN FORK, UT 84004

ZONE :	R1-12000
SUBDIVISION :	SEARLE MEADOWS
LOT # :	22
PARCEL ID :	66:117:0022
	0.59 ACRES (25,715.60 SQFT)
	COMBINED LOTS SQ FOOTAGE

..\..\CLIENT - SHIN\SHIN - Civil Site\SHIN - Vicinity Map [12.28.20].png

1120 NORTH
610 WEST
1040 NORTH
640 WEST
1000 NORTH STREET
PROJECT LOCATION

VICINITY MAP
SCALE : NTS

Searle Meadows
Subd. R1-12000
Residential Low Density

DETACHED GARAGE
30FT x 40FT
1,360.00 SQFT

ATTACHED GARAGE
(3 CAR)

MAIN HOUSE
(1 LEVELS + BASEMENT)

POOL
(20' X 50')

RETAINING WALL

Provide Curb Cut and remove park strip for fire department access.

This concrete should be rated for fire apparatus. The location of the detached garage is such that fire apparatus cannot be positioned within 150ft of all areas of the building as required in the adopted fire code.

PROPERTY LINE
EASEMENT
SET BACK
25'-0" (REAR SETBACK)
N 10°13'44" E 104.63 FT
53'-0"
AC PAD
HOME STANDBY GENERATOR
4698
4697
1040 NORTH
4696
4695
4694
4693
4692
4691
4690
4689
4688
4687
4686
4685
4684

NORTH

CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

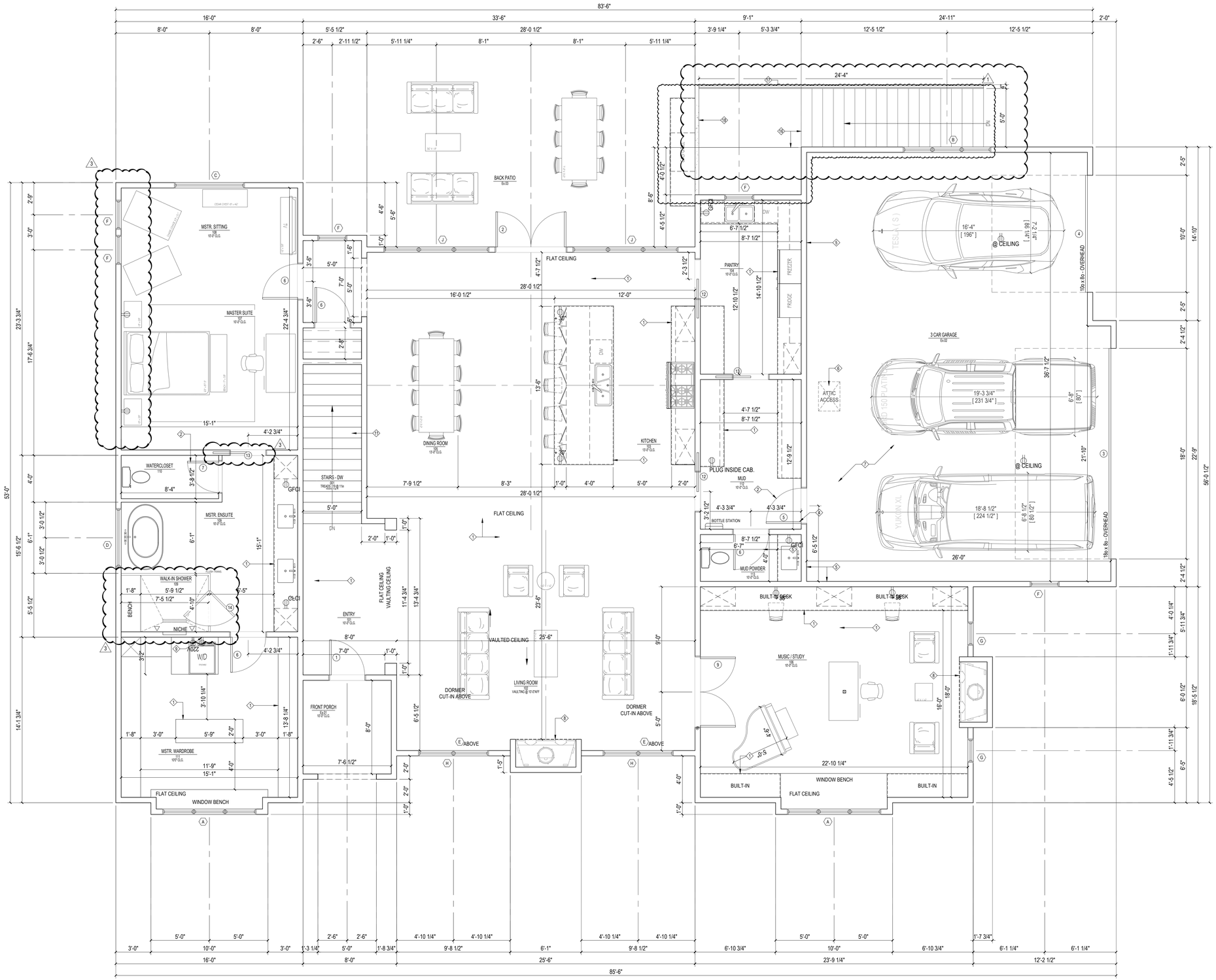
DATE
6.1.2021

#	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

SHEET NAME
SITE PLAN

SHEET NUMBER
A001

	SITE PLAN	SCALE : 1 : 10
		SHEET SIZE : (24" x 36")



FLOOR PLAN KEYED NOTE : ⟨6⟩

1. FOR CABINET ELEVATIONS AND INTERIOR WALL ELEVATIONS, SEE INTERIOR DESIGN PACKAGE.
2. ALL DOORS TO BE SPACED 4" WALL PER DETAIL 1/A901, UNLESS OTHER WISE NOTED OR DIMENSIONED.
3. BEAMED OR DETAILS CEILING PANELING ABOVE.
4. GARAGE RATED DOOR, 20 MIN RATED W/ SELF CLOSER
5. 5/8" GYP BOARD (1 HR RATED) IN GARAGE SIDE OF WALL. GYP BOARD IS TO RUN FROM FOUNDATION TO CEILING
6. PROPOSED LOCATION OF ATTIC ACCESS. SIZE IS TO BE 22" x 30 " (MIN).
7. GARAGE (SOG). SLOPE CONCRETE SLAB TO THE EXTERIOR GARAGE DOOR.
8. PROVIDE GAS & PRE-BUILT FIRE PLACE.
9. PROVIDE 5" VENT DUCT FOR THE DRYER VENT TO OUTSIDE W/ IN-WALL RECESSES
10. PROVIDE FLOOR DRAIN
11. STAIRS, FOR SECTION SEE DETAIL.
12. FOUNDATION WALL PER STRUCTURAL PLANS AND DETAILS
13. WATER HEATER W/ SEISMIC ANCHOR STRAPS & EXPANSION TANK
14. PROPOSED LOCATION ELECTRICAL PANEL
15. PROPOSED LOCATION AND AMOUNT OF FURNACE UNITS
16. EXTERIOR CONCRETE STAIRS W/ FLOOR DRAIN AT LOWEST LEVEL LANDING
17. CONCRETE RETAINING WALL W/ GUARDRAIL AT GRADE LEVEL.
18. CONCRETE RETAINING WALL TO EXTEND ABOVE GRADE AND RETURN FOR OUTDOOR GRILL CABINETRY

MAIN LEVEL - SQUARE FOOTAGE		
HOUSE :	3,066	SQFT
GARAGE :	959	SQFT
ENTRY:	65	SQFT
	4,089	SQFT

TOTAL CONDITIONED - SQUARE FOOTAGE		
MAIN LEVEL :	3,066	SQFT
LOWER LEVEL :	3,092	SQFT
DUG-IN :	958	SQFT
	7,115	SQFT

CAMBRIDGE HOME COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

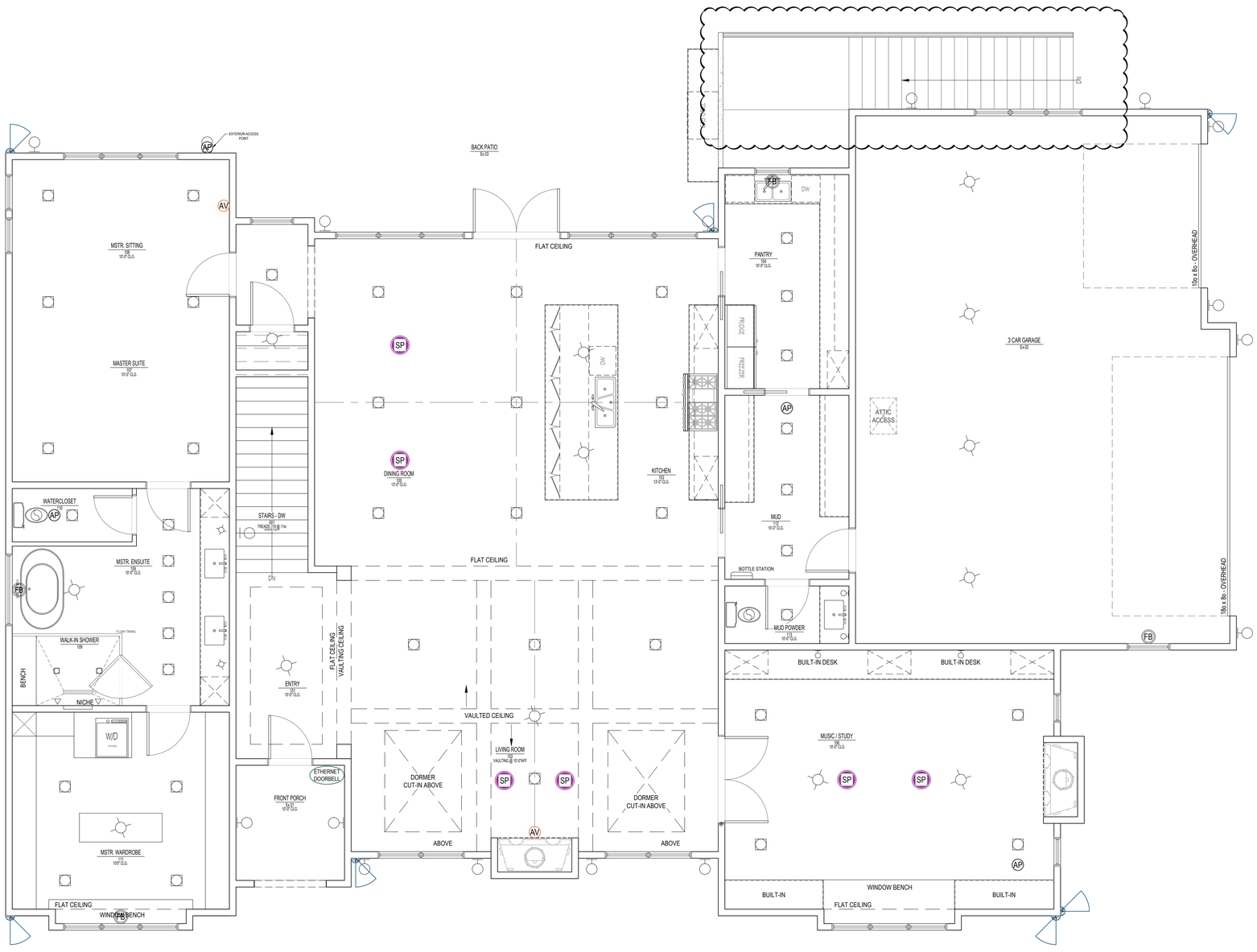
DATE
6.1.2021

	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

SHEET NAME
MAIN LEVEL FLOOR PLAN

SHEET NUMBER
A101

	MAIN LEVEL FLOOR PLAN	SCALE : 1/4" = 1'-0"
		SHEET SIZE : (24" x 36")



SYMBOLOGY

- PREMIERE CAMERA
- FB FIXED BLIND
- AUTOMATIC BLIND
- SP SPEAKER
- AV AUDIO/VIDEO
- AP ACCESS POINT
- ETHERNET DOORBELL

CAMBRIDGE HOME COMPANY

DESIGN BUILT HOME

" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE

6.1.2021

	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

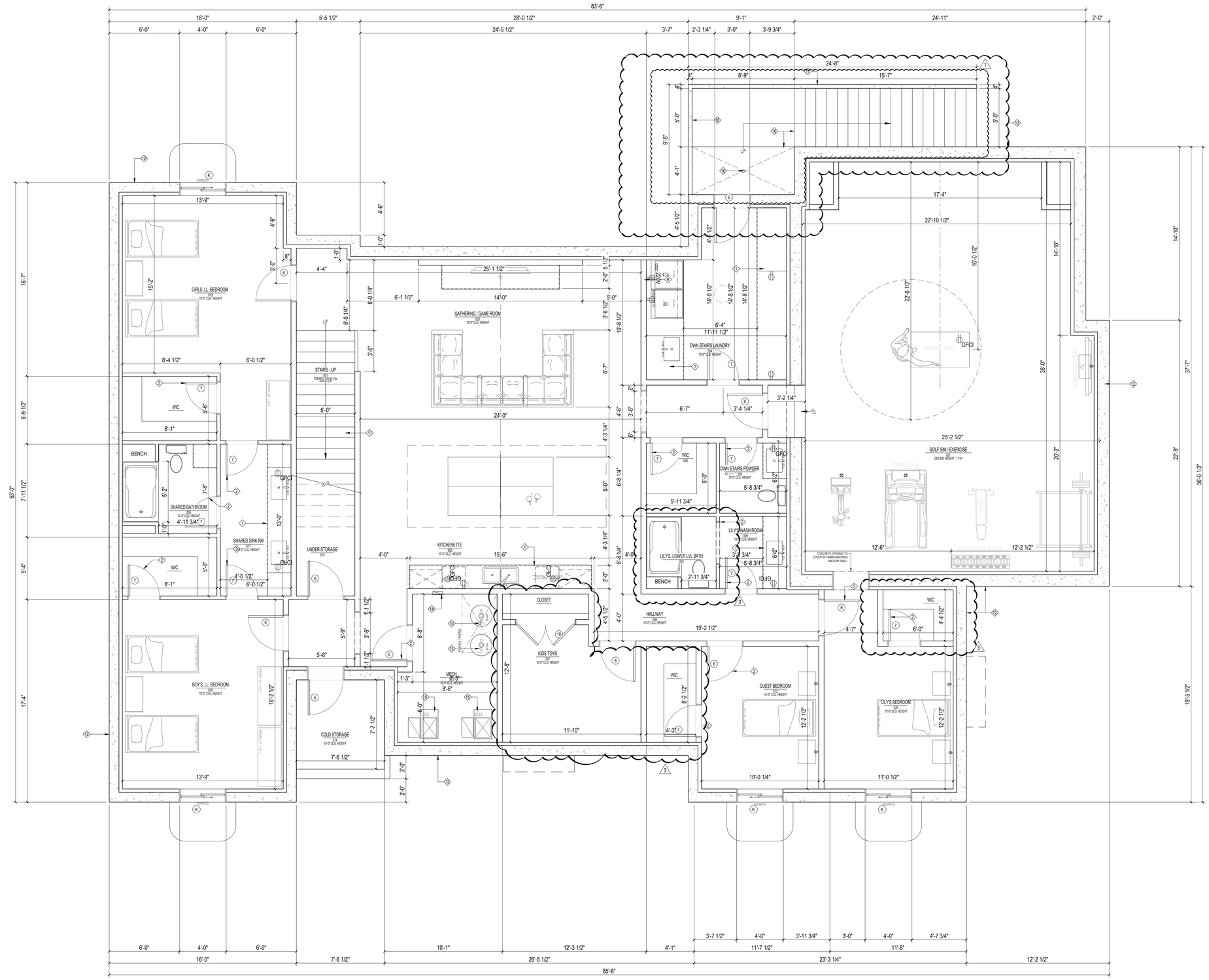
SHEET NAME

MAIN LEVEL REFLECTED CEILING

SHEET NUMBER

A101.1

	MAIN LEVEL REFLECTED CEILING	SCALE : 1/4" = 1'-0"
		SHEET SIZE : (24" x 36")



FLOOR PLAN KEYED NOTE :

1. FOR CABINET ELEVATIONS AND INTERIOR WALL ELEVATIONS, SEE INTERIOR DESIGN PACKAGE.
2. ALL DOORS TO BE SPACED OF WALL PER DETAIL 1/A901, UNLESS OTHER WISE NOTED OR DIMENSIONED.
3. BEAMED OR DETAILS CEILING PANELING ABOVE.
4. GARAGE RATED DOOR, 20 MIN RATED W/ SELF CLOSER
5. 5/8" GYP BOARD (1 HR RATED) IN GARAGE SIDE OF WALL. GYP BOARD IS TO RUN FROM FOUNDATION TO CEILING
6. PROPOSED LOCATION OF ATTIC ACCESS. SIZE IS TO BE 22" x 30 " (MIN).
7. GARAGE (SOG). SLOPE CONCRETE SLAB TO THE EXTERIOR GARAGE DOOR.
8. PROVIDE GAS & PRE-BUILT FIRE PLACE.
9. PROVIDE 5" VENT DUCT FOR THE DRYER VENT TO OUTSIDE W/ IN-WALL RECESSES
10. PROVIDE FLOOR DRAIN
11. STAIRS, FOR SECTION SEE DETAIL.
12. FOUNDATION WALL PER STRUCTURAL PLANS AND DETAILS
13. WATER HEATER W/ SEISMIC ANCHOR STRAPS & EXPANSION TANK
14. PROPOSED LOCATION ELECTRICAL PANEL
15. PROPOSED LOCATION AND AMOUNT OF FURNACE UNITS
16. EXTERIOR CONCRETE STAIRS W/ FLOOR DRAIN AT LOWEST LEVEL LANDING
17. CONCRETE RETAINING WALL W/ GUARDRAIL AT GRADE LEVEL.
18. CONCRETE RETAINING WALL TO EXTEND ABOVE GRADE AND RETURN FOR OUTDOOR GRILL CABINETRY

LOWER LEVEL - SQUAREFOOTAGE		
LOWER LEVEL	3,092	
DUG-IN	958	SQFT
	4,050	SQFT

CAMBRIDGE HOME COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE
6.1.2021

	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

SHEET NAME
LOWER LEVEL FLOOR PLAN

SHEET NUMBER
A102

LOWER LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"
SHEET SIZE : (24" x 36")



SYMBOLOGY

- PREMIERE CAMERA
- FB FIXED BLIND
- AUTOMATIC BLIND
- SP SPEAKER
- AV AUDIO/VIDEO
- AP ACCESS POINT
- ETHERNET DOORBELL
- SUBWOOFER
- A/V PANEL

CAMBRIDGE HOME COMPANY

DESIGN BUILT HOME

" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE

6.1.2021

	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

SHEET NAME

LOWER LEVEL REFLECTED CEILING

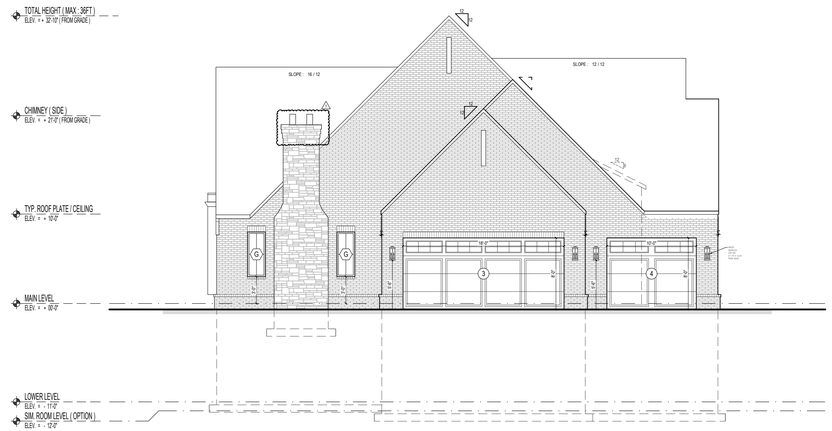
SHEET NUMBER

A102.1

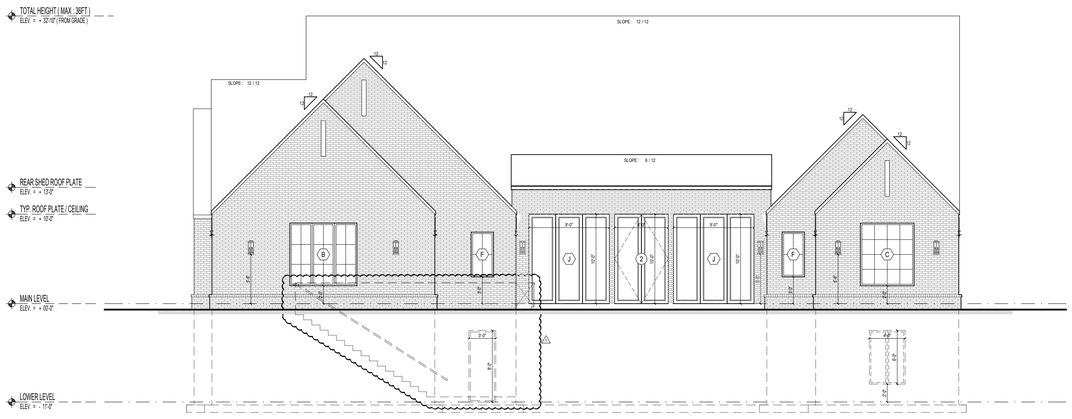
	LOWER LEVEL REFLECTED CEILING	SCALE : 1/4" = 1'-0"
		SHEET SIZE : (24" x 36")



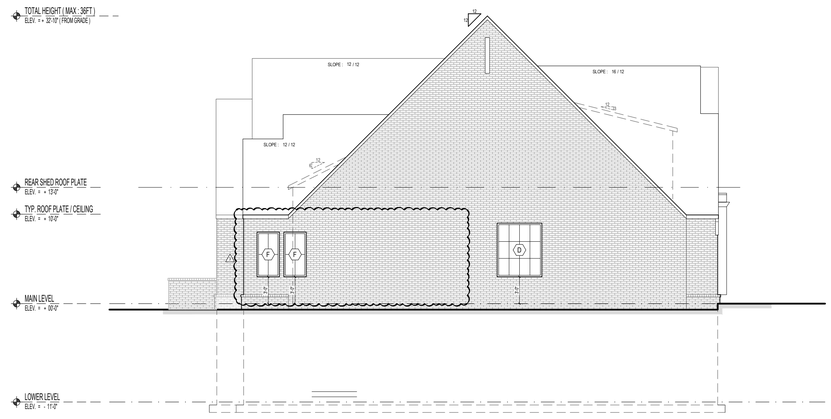
1 FRONT ELEVATION — SCALE : 1/8" = 1'-0" — SHEET SIZE : (24" x 36")



2 RIGHT ELEVATION — SCALE : 1/8" = 1'-0" — SHEET SIZE : (24" x 36")



3 REAR ELEVATION — SCALE : 1/8" = 1'-0" — SHEET SIZE : (24" x 36")



4 LEFT ELEVATION — SCALE : 1/8" = 1'-0" — SHEET SIZE : (24" x 36")

CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
* Thoughtful design for everyday living *

SHIN RESIDENCE - DANNY & HEIDI

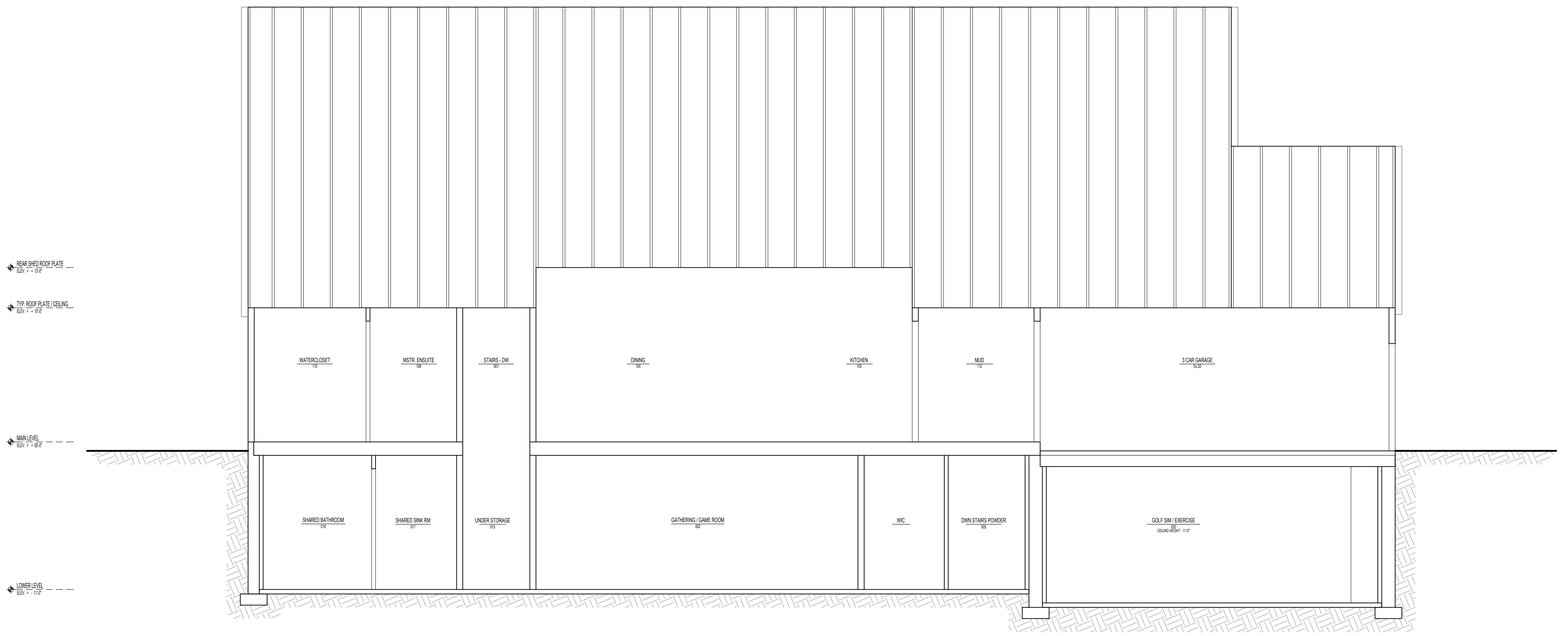
685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE
6.1.2021

	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

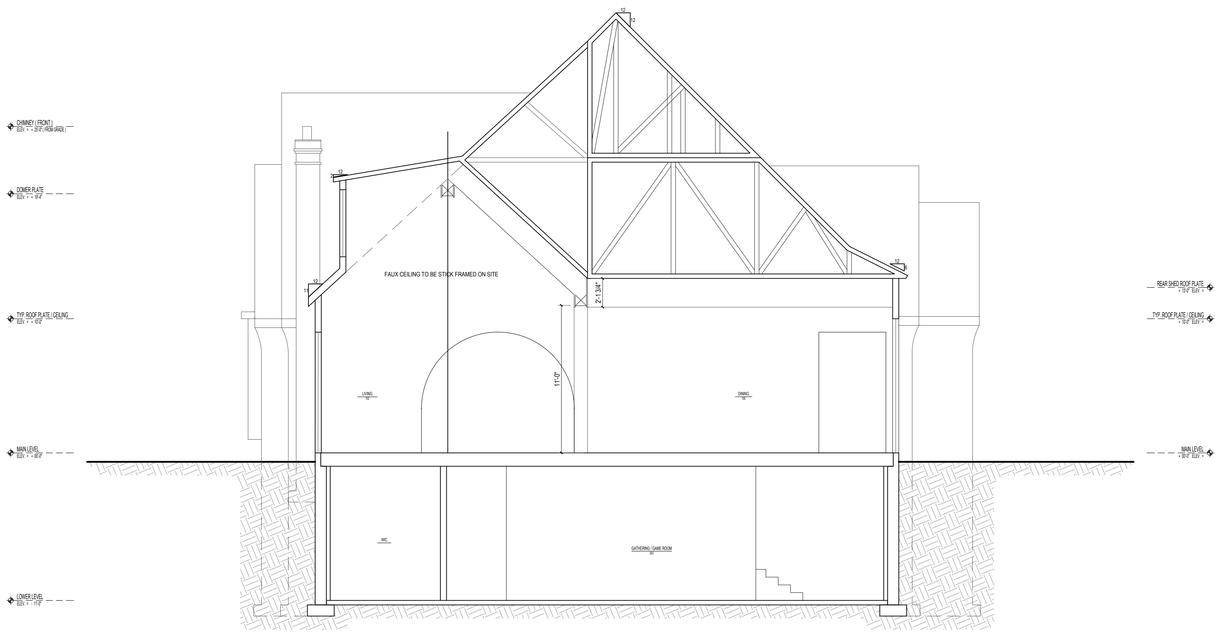
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A201



1 HORIZONTAL SECTION

SCALE : 3/16" = 1'-0"
SHEET SIZE : (24" x 36")



2 VERTICAL SECTION

SCALE : 3/16" = 1'-0"
SHEET SIZE : (24" x 36")

CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE

6.1.2021

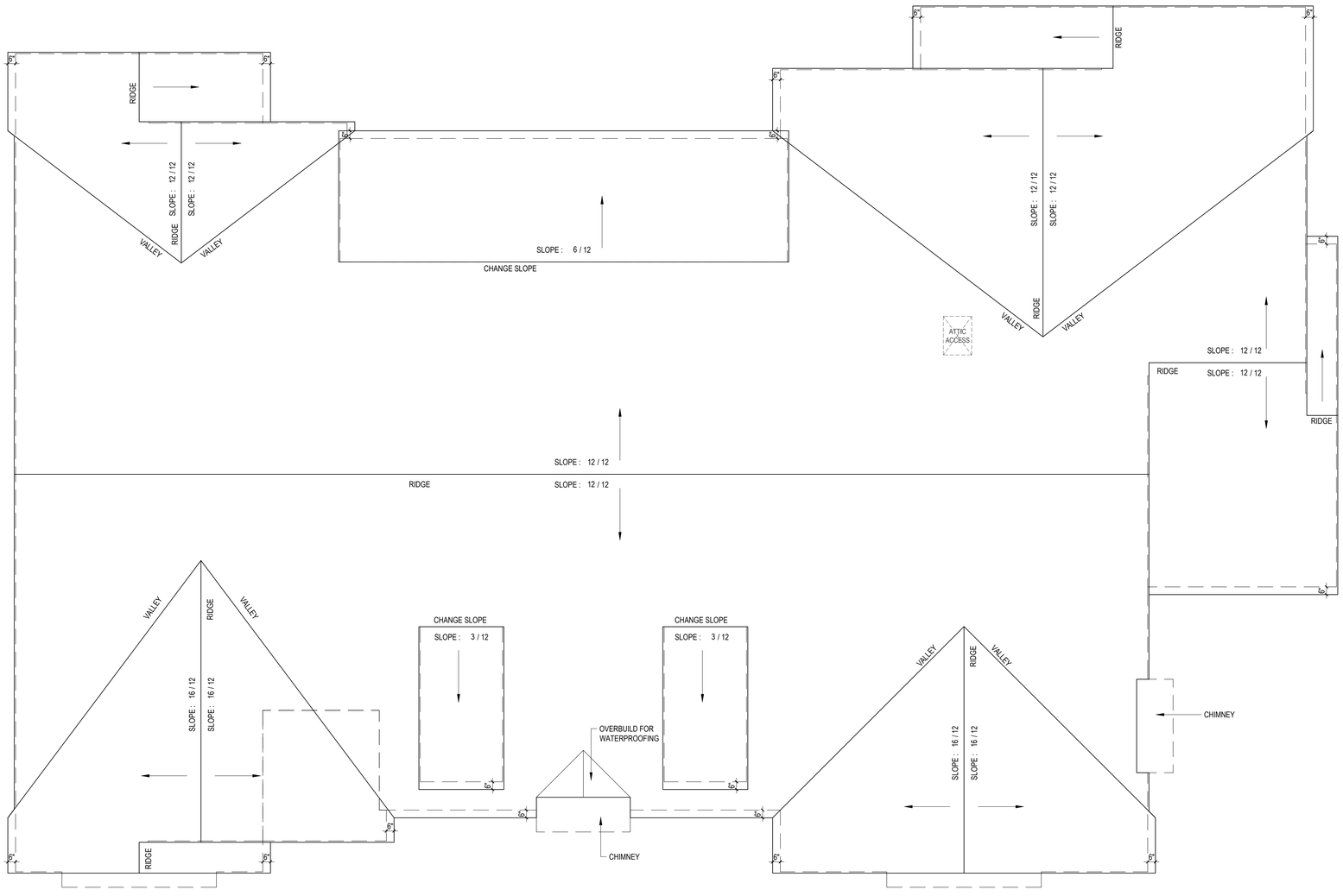
	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

SHEET NAME

BUILDING SECTIONS

SHEET NUMBER

A301



CAMBRIDGE HOME COMPANY

DESIGN BUILT HOME

" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE

6.1.2021

	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

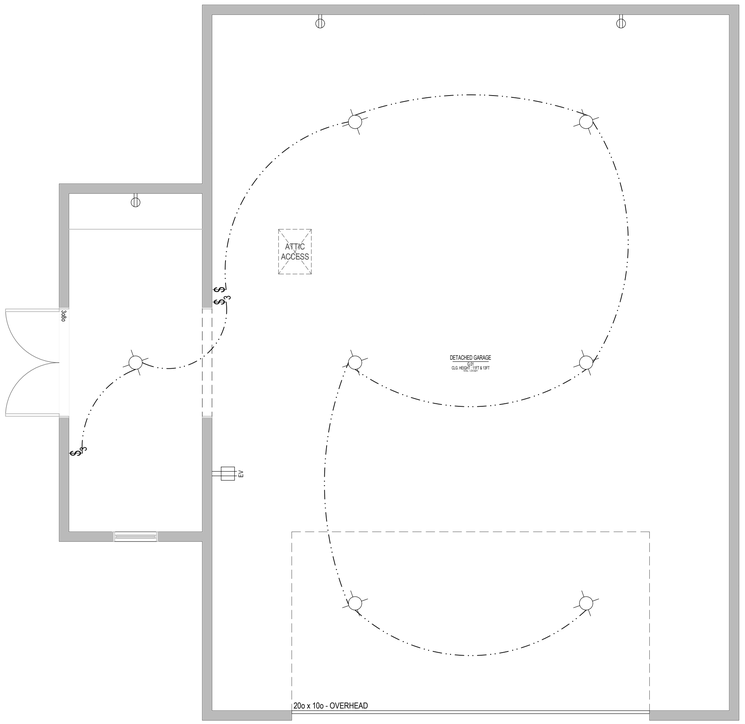
SHEET NAME

ROOF PLAN

SHEET NUMBER

A501

	ROOF PLAN	SCALE : 1/4" = 1'-0"
		SHEET SIZE : (24" x 36")

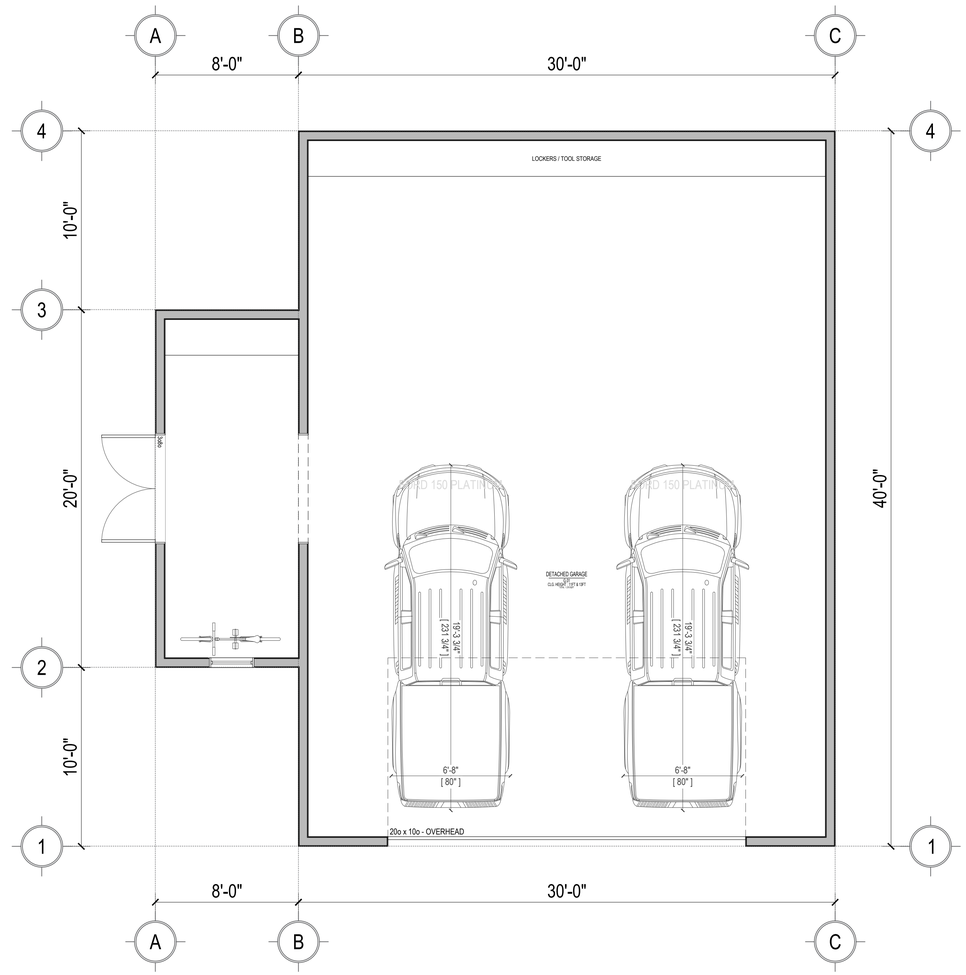


ELECTRICAL SYMBOLS :

- DUPLEX OUTLET
- SWITCHED OUTLET
- 220 VOLT OUTLET
- DUPLEX GFCI PROTECTION
- DUPLEX USB COMBO
- QUADPLEX OUTLET
- FLOOR MOUNTED DUPLEX
- CEILING MOUNTED DUPLEX
- ETHERNET OUTLET
- WIFI EXTENDER
- CABLE JACK
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- SWITCH DIMMER
- MOTION SENSOR
- DAYLIGHT SENSOR
- SMOKE DETECTOR (HARDWIRED & BATTERY BACKUP)
- SMOKE & CO DETECTOR (HARDWIRED & BATTERY BACKUP)
- DOORBELL / PUSH BUTTON
- WALL MOUNTED SPEAKER
- CEILING MOUNTED SPEAKER
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- RECESSED CAN LIGHT
- PENDANT LIGHT
- UNDER CABINET LIGHT
- ROPE LIGHT (LED)
- TRACK LIGHT
- BAR LIGHT
- EXHAUSTS FAN
- CEILING FAN
- EV CHARGER (Lvl. 2)
- RADIANT FLOORS

ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"
SHEET SIZE : (24" x 36")



DETACHED GARAGE - SQUAREFOOTAGE

DETACHED GARAGE	1,360	SQFT
	1,360	SQFT

DETACHED GARAGE FLOOR PLAN

SCALE : 1/4" = 1'-0"
SHEET SIZE : (24" x 36")

CAMBRIDGE HOME COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

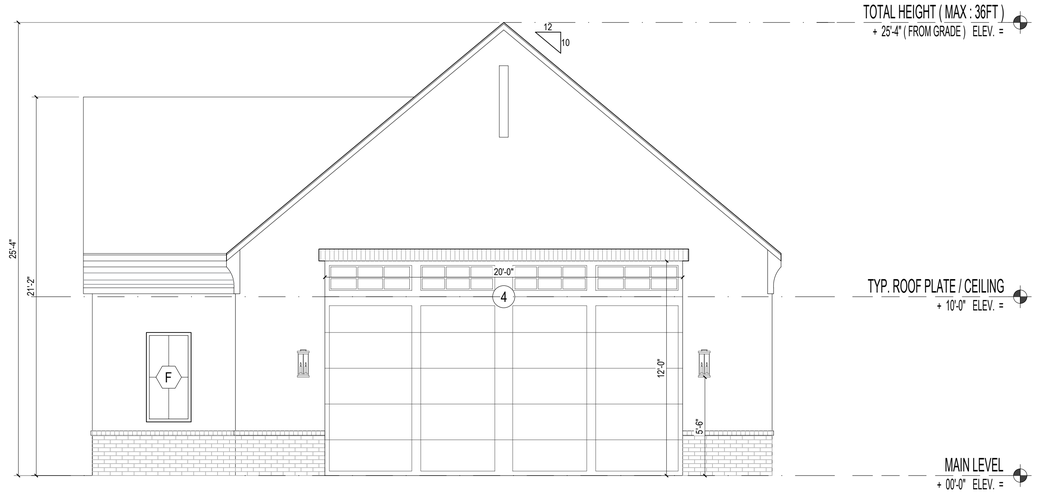
685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE
1.4.2022

#	REVISION	DATE
1.		
2.		
3.		

SHEET NAME
DETACHED GARAGE

SHEET NUMBER
A101



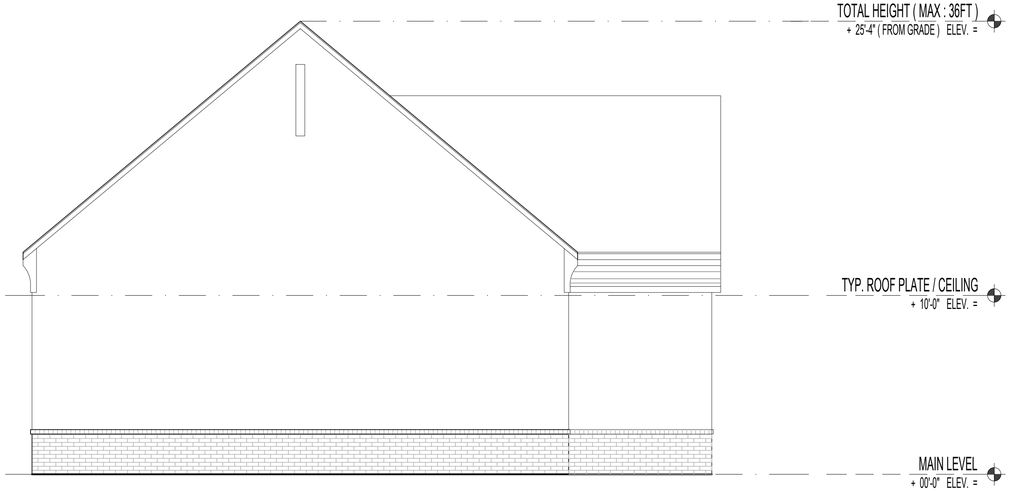
1 FRONT ELEVATION

SCALE : 1/4" = 1'-0"
SHEET SIZE : (24" x 36")



2 RIGHT ELEVATION

SCALE : 1/4" = 1'-0"
SHEET SIZE : (24" x 36")



3 REAR ELEVATION

SCALE : 1/4" = 1'-0"
SHEET SIZE : (24" x 36")



4 LEFT ELEVATION

SCALE : 1/4" = 1'-0"
SHEET SIZE : (24" x 36")

CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE

1.4.2022

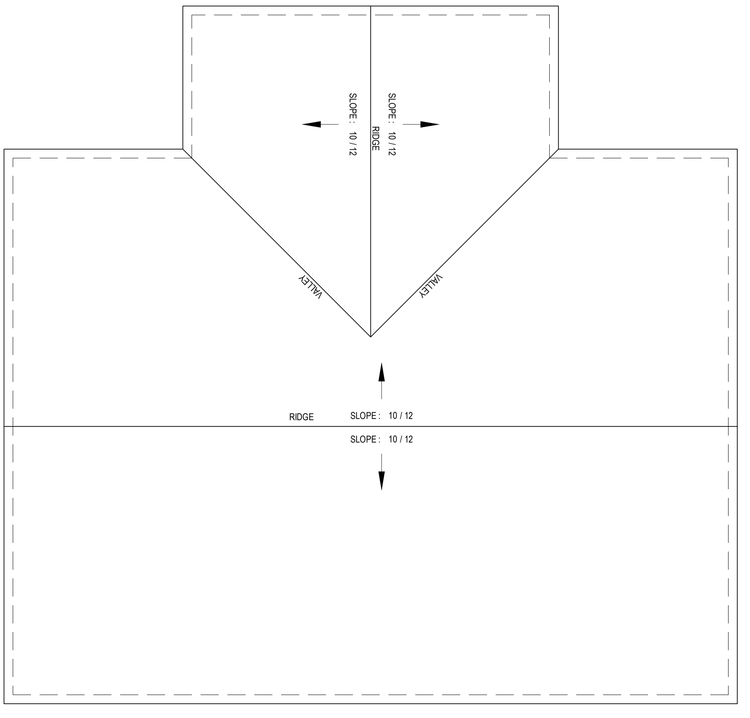
#	REVISION	DATE
1.		
2.		
3.		

SHEET NAME

DETACHED GARAGE ELEVATIONS

SHEET NUMBER

A201



ROOF PLAN

SCALE : 1/4" = 1'-0"
SHEET SIZE : (24" x 36")

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DESIGN BUILT HOME
"Thoughtful design for everyday living."

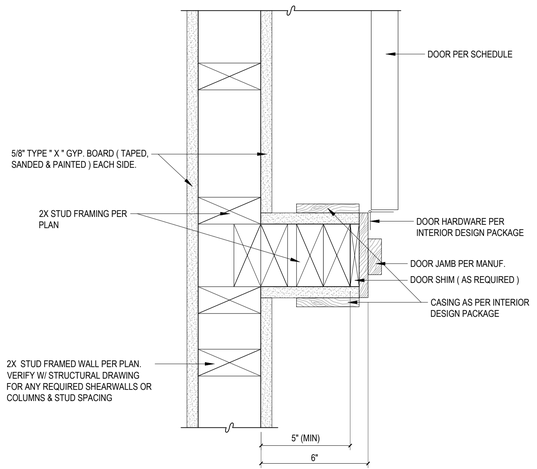
CAMBRIDGE HOME
COMPANY

DATE
1.4.2022

#	REVISION	DATE
1		
2		
3		

SHEET NAME
DETACHED GARAGE

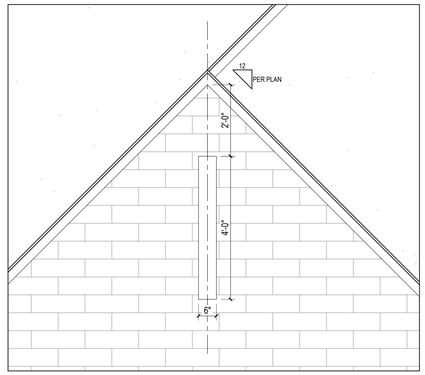
SHEET NUMBER
A301



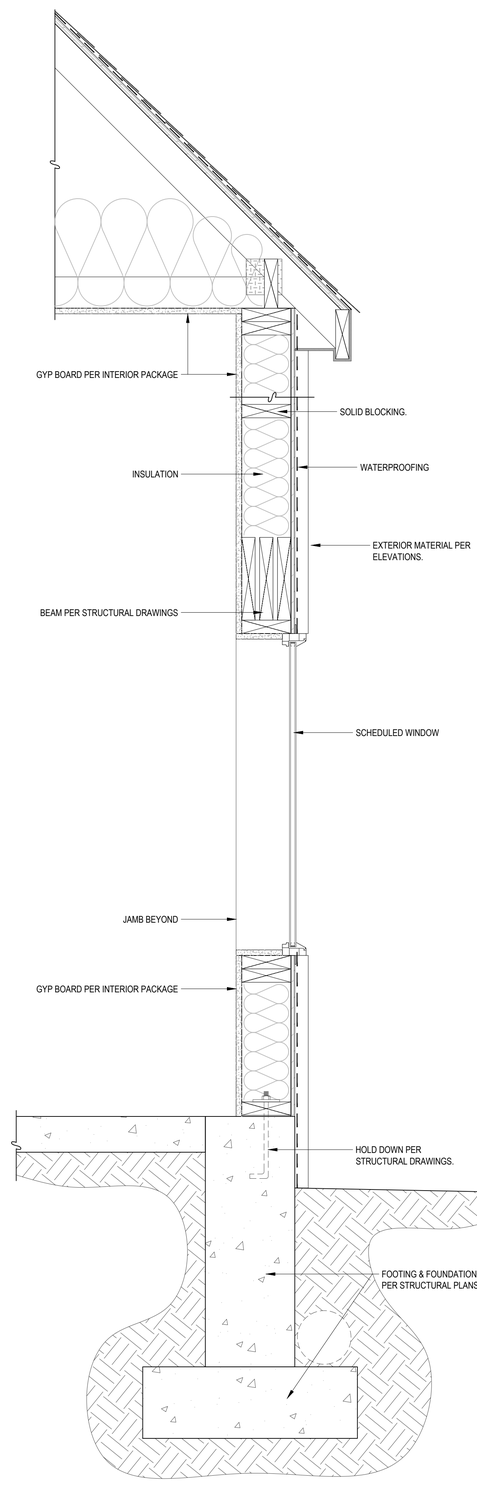
1 TYPICAL DOOR RETURN — SCALE : 3" = 1'-0" — SHEET SIZE : (24" x 36")

2 NOT USED — SCALE : — SHEET SIZE : (24" x 36")

3 NOT USED — SCALE : — SHEET SIZE : (24" x 36")



6 GABALE VENT DETAIL — SCALE : 1/2" = 1'-0" — SHEET SIZE : (24" x 36")



4 NOT USED — SCALE : — SHEET SIZE : (24" x 36")

5 NOT USED — SCALE : — SHEET SIZE : (24" x 36")

7 NOT USED — SCALE : — SHEET SIZE : (24" x 36")

8 NOT USED — SCALE : — SHEET SIZE : (24" x 36")

9 NOT USED — SCALE : — SHEET SIZE : (24" x 36")

10 TYPICAL WALL SECTION — SCALE : 1 1/2"=1'-0" — SHEET SIZE : (24" x 36")

CAMBRIDGE HOME COMPANY

DESIGN BUILT HOME

" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE

6.1.2021

	REVISION	DATE
1.	OWNER CHANGES	7.6.21
2.	CITY COMMENTS	7.19.21
3.	OWNER CHANGES	2.1.22

SHEET NAME

DETAILS

SHEET NUMBER

A901

EXISTING IRRIGATION MANHOLE

EXISTING WALL

EXISTING IRRIGATION MAIN

EXISTING IRRIGATION MANHOLE

EXISTING IRRIGATION BOX

S 78°07'40" E 21.75'

N 31°46'06" E 102.12'

EXISTING IRRIGATION BOX

N 26°19'11" W 143.06'

4682.40 BOW

4682.60 BOW

EXISTING 4" SEWER LATERAL

EXISTING WATER METER

4682.79 BOW

4683.13 BOW

4683.03 BOW

4683.09 BOW

4683.01 BOW

4682.87 BOW

4682.75 BOW

C6

C5

C4

C3

SEARLE MEADOWS
SUBD. R1-12000
RESIDENTIAL LOW DENSITY

DETACHED GARAGE
30FT x 40FT

DRIVEWAY

PICKLEBALL COURT

RAISED BEDS

POOL
(20' X 50')

ATTACHED GARAGE
3 CAR

MAIN HOUSE
(1 LEVELS + BASEMENT)

4698.95 BOW

4699.27 BOW

4698.69 BOW

4698.34 BOW

4696.44 BOW

EXISTING ELECTRIC BOX

EXISTING CABLE BOX

EXISTING IRRIGATION BOX

Qwest Box

0.25x0.25

S 78°32'28" E 81.16'

S 09°55'28" W 109.25'

S 10°14'13" W 104.63'

N 78°08'09" W 2.45'

RETAINING WALL

1040 NORTH

4697

4698

4696

4695

4694

4693

4692

4691

4690

4689

4688

4687

4686

4685

4684

LONDON PLANE SYCAMORE

WEEPING CHERRY

BOXWOOD

FLOWERING BUSH

NORTH

| | LANDSCAPE PLAN | SCALE : 1 : 10
SHEET SIZE : (24" x 36") |
|---|---|---|

CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
* Thoughtful design for everyday living *

SHIN RESIDENCE - DANNY & HEIDI

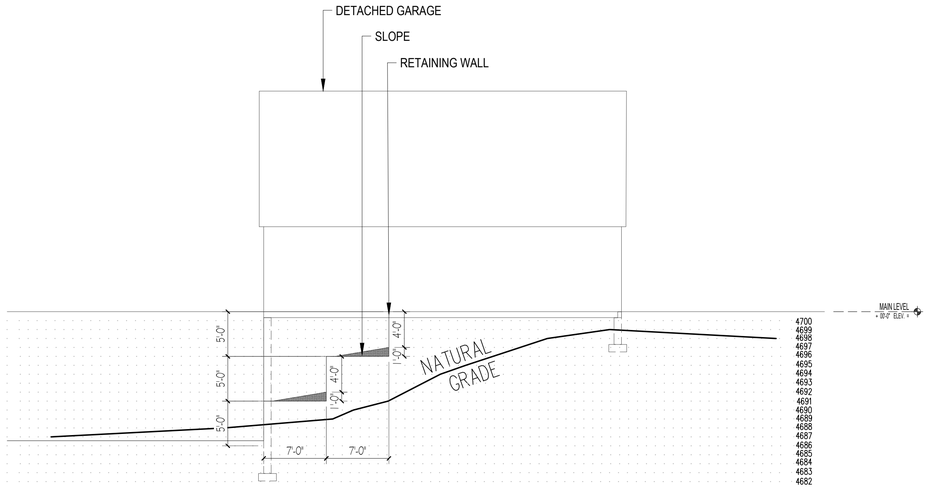
685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

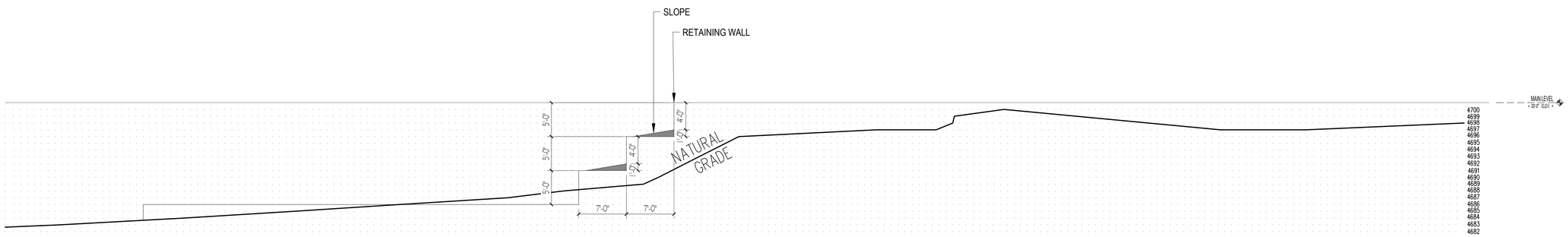
DATE
1.4.2022

#	REVISION	DATE
1.		
2.		
3.		

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L100





CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE

1.4.2022

	REVISION	DATE
1.		
2.		
3.		

SHEET NAME

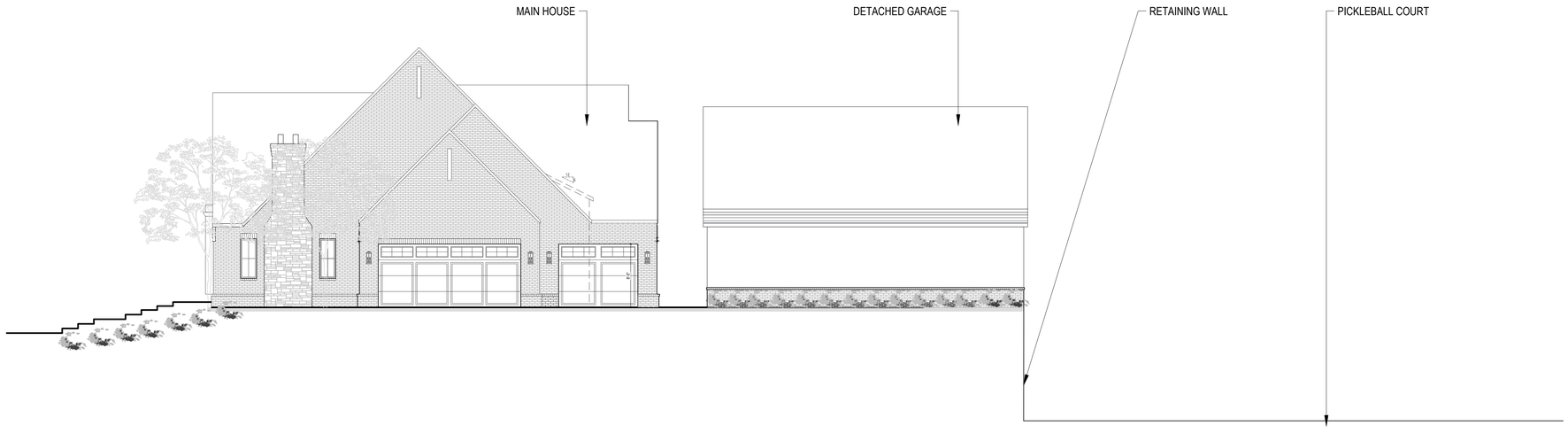
LANDSCAPE ELEVATIONS

SHEET NUMBER

L101



FRONT ELEVATION



RIGHT ELEVATION

CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

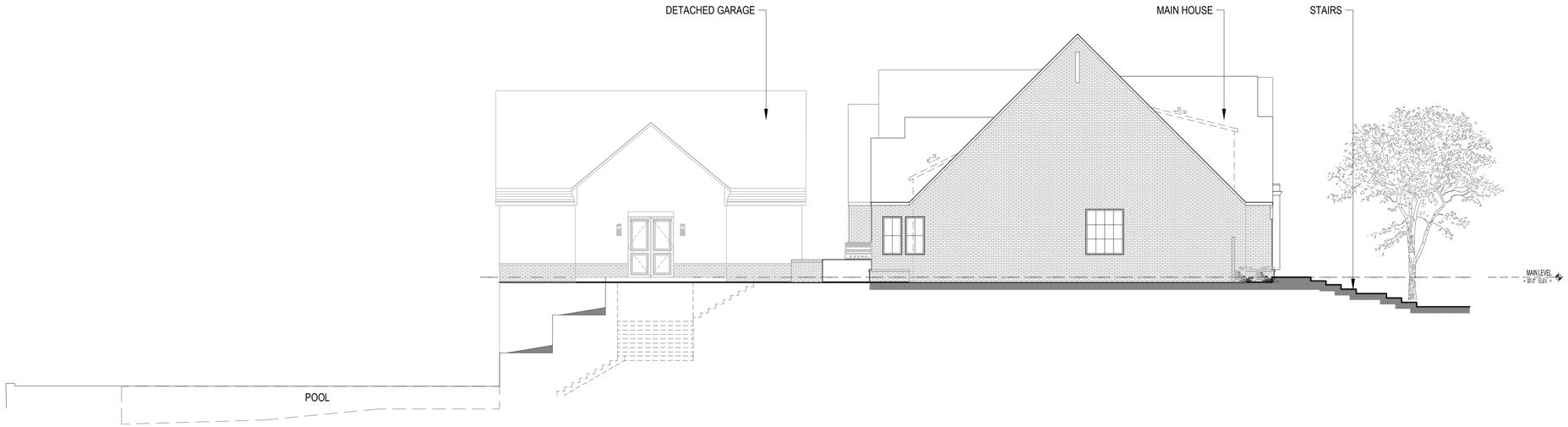
685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE
1.4.2022

#	REVISION	DATE
1.		
2.		
3.		

SHEET NAME
LANDSCAPE ELEVATIONS

SHEET NUMBER
L102



LEFT ELEVATION



REAR ELEVATION

CAMBRIDGE HOME
COMPANY

DESIGN BUILT HOME
" Thoughtful design for everyday living "

SHIN RESIDENCE - DANNY & HEIDI

685 WEST 1040 NORTH, AMERICAN FORK, UT 84003

DATE
1.4.2022

#	REVISION	DATE
1.		
2.		
3.		

SHEET NAME
LANDSCAPE ELEVATIONS

SHEET NUMBER
L103

AMERICAN FORK CITY **MEETING DATE:** August 3, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a Final Plat for Edgewater Phase 2, Plat 4, located in the area of 350 S 1100 W, in the TOD Zone.

Hearing, review, and action on a Final Plat for Edgewater Phase 2, Plat 5, located in the area of 350 S 1100 W, in the TOD Zone.

Hearing, review, and action on a Final Plat for Edgewater Phase 2, Plat 6, located in the area of 350 S 1100 W, in the TOD Zone.

BACKGROUND INFORMATION		
Location:		350 S 1100 W
Project Type:		Subdivision Final Plat
Applicants:		MW Brown Engineering/DR Horton
Existing Land Use:		Transit Oriented Development, Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Transit Oriented Development
	West	Residential Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	RA-5

BACKGROUND:

The applicant is applying for Final Plat approvals for Edgewater Phase 2, Plats 4, 5, and 6, located in the area of 350 S 1100 W, in the TOD Zone. The proposals consist of 140 lots for a multi-phase development intended for single family homes. The entire development parcel consists of 15.34 acres.

Staff has not given administrative approval of the Lot Plans related to these plats; therefore, the plats cannot be approved.

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.

PROJECT MAP:



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 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).

STAFF RECOMMENDATION:

The Final Plat applications do not meet the requirements of Section 17.7.210 because the Lot Plans are not approved.

Staff recommends tabling this item until all property disputes, drainage, staff comments are addressed, and Lot Plan approval is issued to the applicant.

RECOMMENDED MOTION:

Mr. Chairman, I move that we table action on the Final Plat for Edgewater Phase 2, Plat 4/5/6, located in the area of 350 S 1100 W, in the TOD Zone, and instruct the developer to address the outstanding comments raised by staff, and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 2 is issued.

POTENTIAL MOTIONS – Final Plats- Plat 4

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Edgewater Phase 2, Plat 4, located in the area of 350 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Edgewater Phase 2, Plat 4, located in the area of 350 S 1100 W, in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Edgewater Phase 2, Plat 4, located in the area of 350 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Final Plats – Plat 5

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Edgewater Phase 2, Plat 5, located in the area of 350 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Edgewater Phase 2, Plat 5, located in the area of 350 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Final Plats – Plat 6

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Edgewater Phase 2, Plat 6, located in the area of 350 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

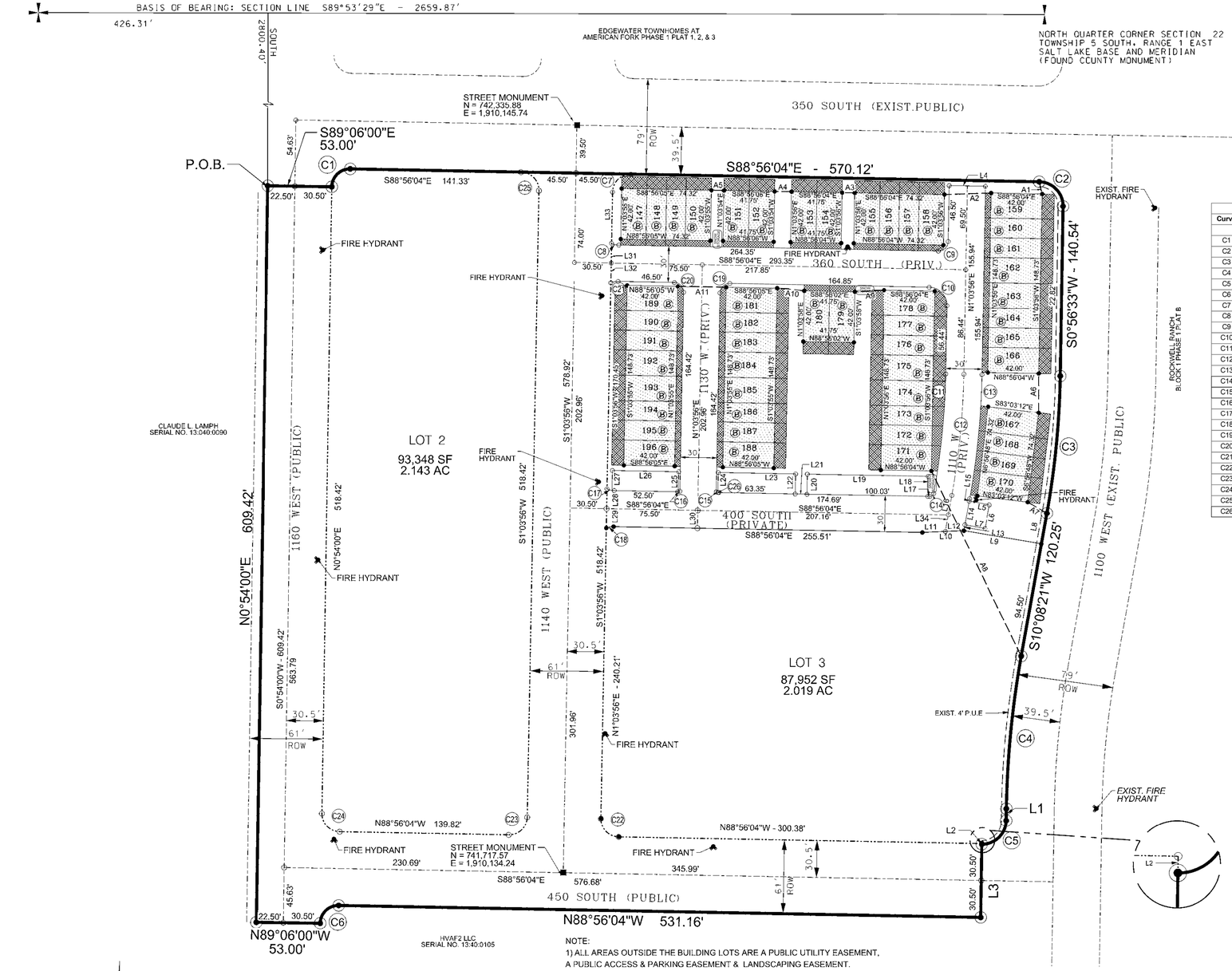
Mr. Chairman, I move that we deny the Final Plat for Edgewater Phase 2, Plat 6, located in the area of 350 S 1100 W, in the TOD Zone.

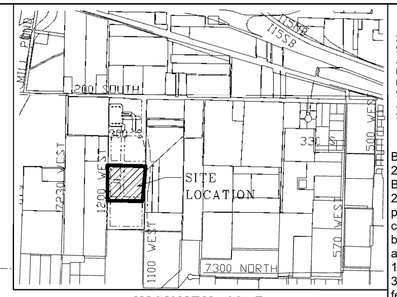
TABLE

Mr. Chairman, I move that we table action on the Final Plat for Edgewater Phase 2, Plat 6, located in the area of 350 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 4

LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN





VICINITY MAP

Curve Table					
Curve	Radius	Arc Length	Delta	Chord Length	Chord Direction
C1	15.00	23.59	90°06'37"	21.23	N 45°57'19" E
C2	20.00	31.37	89°51'40"	28.25	S 43°59'45" E
C3	710.50	114.04	9°11'48"	113.92	S 5°32'27" W
C4	789.50	126.73	9°11'48"	126.59	S 5°32'27" W
C5	20.00	31.45	90°06'15"	28.31	S 46°00'15" W
C6	15.00	23.61	90°09'56"	21.24	S 45°58'58" W
C7	15.00	23.56	90°00'00"	21.21	N 46°03'56" E
C8	15.00	6.17	23°34'41"	6.13	N 77°08'43" W
C9	8.00	12.57	90°00'00"	11.31	N 46°03'56" E
C10	15.00	23.56	90°00'00"	21.21	S 43°56'04" E
C11	613.00	99.43	09°17'37"	99.32	S 05°42'43" W
C12	628.00	100.80	09°11'48"	100.69	N 05°39'50" E
C13	643.00	103.21	09°11'48"	103.10	N 05°39'50" E
C14	3.00	4.37	83°31'28"	4.00	S 52°01'44" W
C15	4.00	2.09	29°59'51"	2.07	S 73°56'34" E
C16	4.00	2.09	30°00'00"	2.07	N 76°03'56" E
C17	15.00	6.17	23°34'41"	6.13	N 77°08'43" E
C18	15.00	6.17	23°34'42"	6.13	N 79°16'34" E
C19	8.00	12.57	90°00'00"	11.31	S 46°03'56" W
C20	8.00	12.57	90°00'00"	11.31	S 43°56'04" E
C21	15.00	6.17	23°34'41"	6.13	N 79°16'35" E
C22	15.00	23.56	90°00'00"	21.21	N 43°56'04" W
C23	15.00	23.56	90°00'00"	21.21	N 46°03'56" W
C24	15.00	23.52	89°50'04"	21.18	N 44°01'02" W
C25	15.00	23.56	89°59'51"	21.21	S 43°56'00" E
C26	4.00	0.66	09°24'38"	0.66	N 84°15'26" W

Line Table		
Name	Length	Direction
L1	9.86	S 00°56'33" W
L2	0.51	N 01°03'56" E
L3	60.49	S 00°50'57" W
L4	30.00	S 88°56'04" E
L5	17.00	S 79°44'16" E
L6	20.00	S 10°15'44" W
L7	17.00	N 79°44'16" W
L8	25.75	S 10°08'21" W
L9	65.09	S 80°25'37" E
L10	34.32	N 87°35'02" E
L11	18.94	N 87°35'02" E
L12	15.38	N 87°35'02" E
L13	4.95	N 10°15'44" E
L14	20.00	N 10°15'44" E
L15	2.06	N 10°15'44" E
L16	16.36	N 10°15'44" E
L17	1.66	S 88°56'04" E
L18	16.50	N 01°03'56" E
L19	100.03	S 88°56'00" E
L20	16.50	S 1°03'56" W
L21	9.65	S 88°56'04" E
L22	16.50	N 01°04'01" E
L23	64.00	S 88°56'00" E
L24	16.45	S 01°04'01" W
L25	16.45	S 01°03'56" W
L26	55.00	S 88°56'04" E
L27	16.39	N 1°03'56" E
L28	16.25	N 1°03'56" E
L29	16.25	N 01°03'56" E
L30	15.00	N 01°03'56" E
L31	16.25	N 01°03'56" E
L32	16.25	N 01°03'56" E
L33	42.75	N 1°03'56" E
L34	14.03	N 10°15'44" E

BUILDING TIES		
Name	Length	Direction
A1	10.31	S 13°17'51" E
A2	38.88	S 88°07'04" W
A3	10.33	N 88°56'04" W
A4	14.18	N 88°56'04" W
A5	10.33	N 88°55'56" W
A6	32.45	S 00°13'25" W
A7	18.32	N 59°43'05" W
A8	170.38	N 25°53'38" W
A9	24.24	S 86°49'49" W
A10	22.63	N 84°23'41" W
A11	40.00	N 88°56'03" W

Lot Addresses	
Lot	Address
147	1138 West 360 South
148	1136 West 360 South
149	1134 West 360 South
150	1132 West 360 South
151	1128 West 360 South
152	1126 West 360 South
153	1124 West 360 South
154	1122 West 360 South
155	1118 West 360 South
156	1116 West 360 South
157	1114 West 360 South
158	1112 West 360 South
178	364 South 1110 West
177	368 South 1110 West
176	372 South 1110 West
175	376 South 1110 West
174	384 South 1110 West
173	388 South 1110 West
172	392 South 1110 West
171	396 South 1110 West
180	1123 West 360 South
181	363 South 1130 West
182	367 South 1130 West
183	371 South 1130 West

Lot Addresses	
Lot	Address
184	375 South 1130 West
185	379 South 1130 West
186	383 South 1130 West
187	389 South 1130 West
188	397 South 1130 West
196	398 South 1130 West
195	394 South 1130 West
194	386 South 1130 West
193	382 South 1130 West
192	378 South 1130 West
191	374 South 1130 West
190	366 South 1130 West
189	362 South 1130 West
170	395 South 1110 West
169	391 South 1110 West
168	387 South 1110 West
167	381 South 1110 West
166	377 South 1110 West
165	373 South 1110 West
164	369 South 1110 West
163	365 South 1110 West
162	361 South 1110 West
161	359 South 1110 West
160	355 South 1110 West
159	351 South 1110 West

NOTE:
1) ALL AREAS OUTSIDE THE BUILDING LOTS ARE A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.

2) OPEN SPACE IS DEDICATED TO THE EDGEWATER TOWN HOMES AT AMERICAN FORK HOME OWNERS ASSOCIATION INC.

3)LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE

4) OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24 REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY

5) 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.

6) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION).

7) FLOOD ZONE X ACCORDING TO FLOOD ZONE MAP NO. 49049C0302F, PANAL NO. 302 OF 1450 DATED 06/19/2020.

ZONE: TRANSIT CORE-MIXED USE CORE
FLOOD ZONE X

LEGEND
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- FUTURE PLAT LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SNOW STORAGE AREA
- STREET MONUMENT
- 5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
- SUBDIVISION BNDRY CORNER
- SECTION CORNER
- QUARTER SECTION CORNER
- NO BASEMENT ALLOWED

SCALE (FEET)
0 50 100 150 200

LEGEND
- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

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

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY
THIS _____ DAY OF _____ A.D. 20____

SEWER / WATER AUTHORITY

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. 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 IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is South 89°53'29" East along the section line 426.31 feet and South 2800.40 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 89°06'00" E 53.00 feet to a point of curvature; thence along an arc 23.59 feet to the right, having a radius of 15.00 feet, the chord bears N 45°57'19" E 21.23 feet to a point on the southern right of way line of 350 South; thence S 88°56'04" E 570.12 feet to a point of curvature; thence along an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet more or less to the western right of way line of 1100 West; thence along said right of way the following five (5) calls: 1) S 0°56'33" W 140.54 feet; 2) along an arc 114.04 feet to the right, having a radius of 710.50 feet, the chord bears S 5°32'27" W 113.92 feet; 3) S 10°08'21" W 120.25 feet; 4) along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; 5) S 0°56'33" W 9.86 feet to a point of curvature; thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence S 0°50'57" W 60.49 feet more or less to the southern right of way line of 450 South; thence N 88°56'04" W 531.16 feet to a point of curvature; thence along an arc 23.61 feet to the left, having a radius of 15.00 feet, the chord bears S 45°58'58" W 21.24 feet; thence N 89°06'00" W 53.00 feet; thence N 0°54'00" E 609.42 feet to the POINT OF BEGINNING.

Area = 8.931 acres (389,052 sq. ft.)
of Lots = 52

DATE

ROGER D. DUDLEY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1983 NORTH 1120 WEST, PROVO, UTAH 84604.

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 _____, A.D. _____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, 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 _____, A.D. 20___

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED BY ENGINEER

ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 4

SUBDIVISION

(SHEET 1 OF 2)

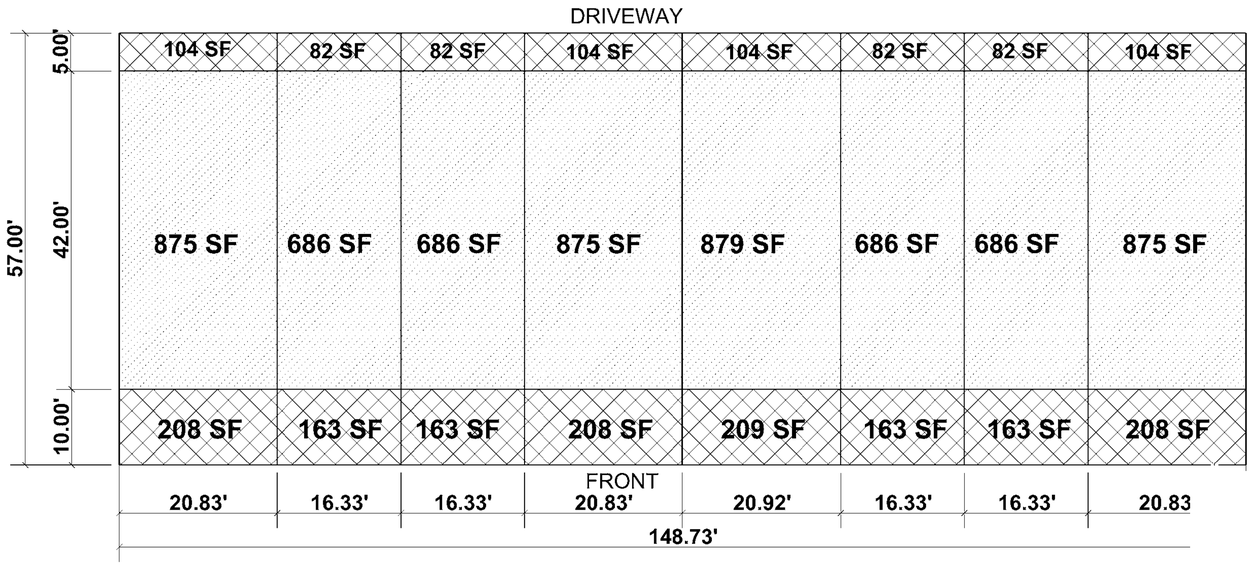
AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

BY PUBLIC SEAL

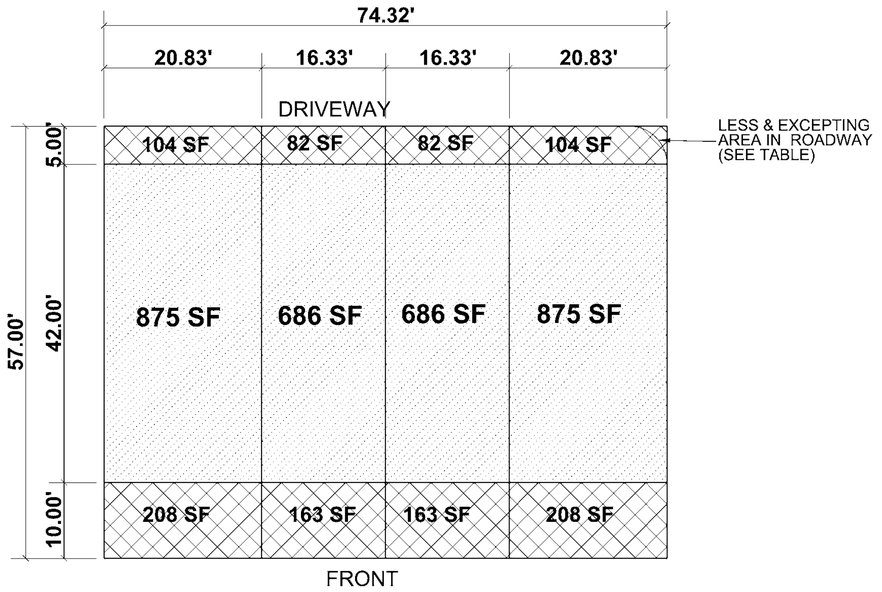
CLERK-RECORDER SEAL

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



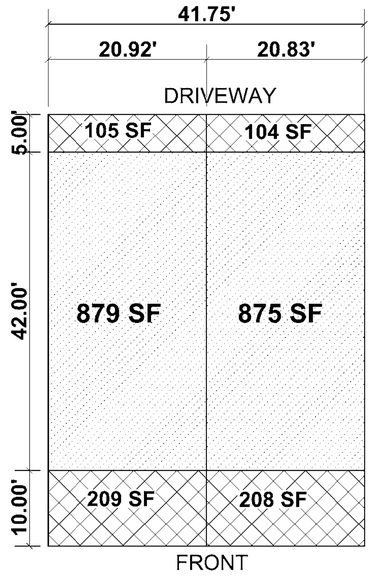
MAIN FLOOR PLAN

8-PLEX (LOTS 159-166,181-196)



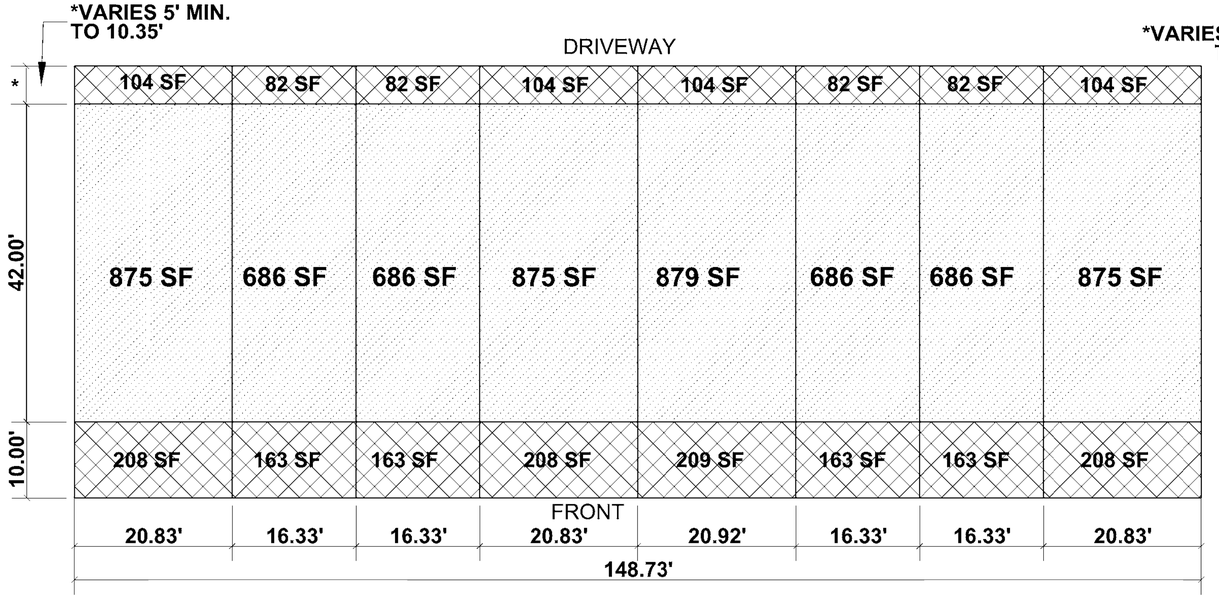
MAIN FLOOR PLAN

4-PLEX (LOTS 147-150,155-158)



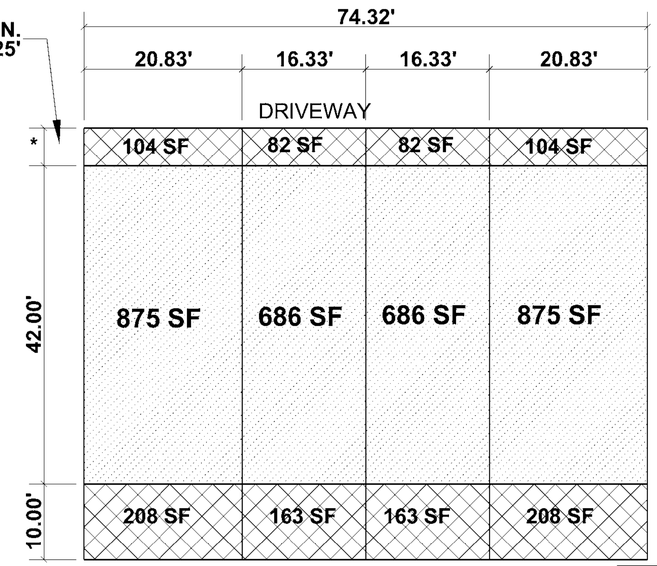
MAIN FLOOR PLAN

DUPLEX (LOTS 151-154, 179-180)



MAIN FLOOR PLAN

8-PLEX (LOTS 171-178)



MAIN FLOOR PLAN

4-PLEX (LOTS 167-170)

LESS & EXCEPTING IN PRIVATE DRIVES
LOT #
158
178
181
189

LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 4

(SHEET 2 OF 2)

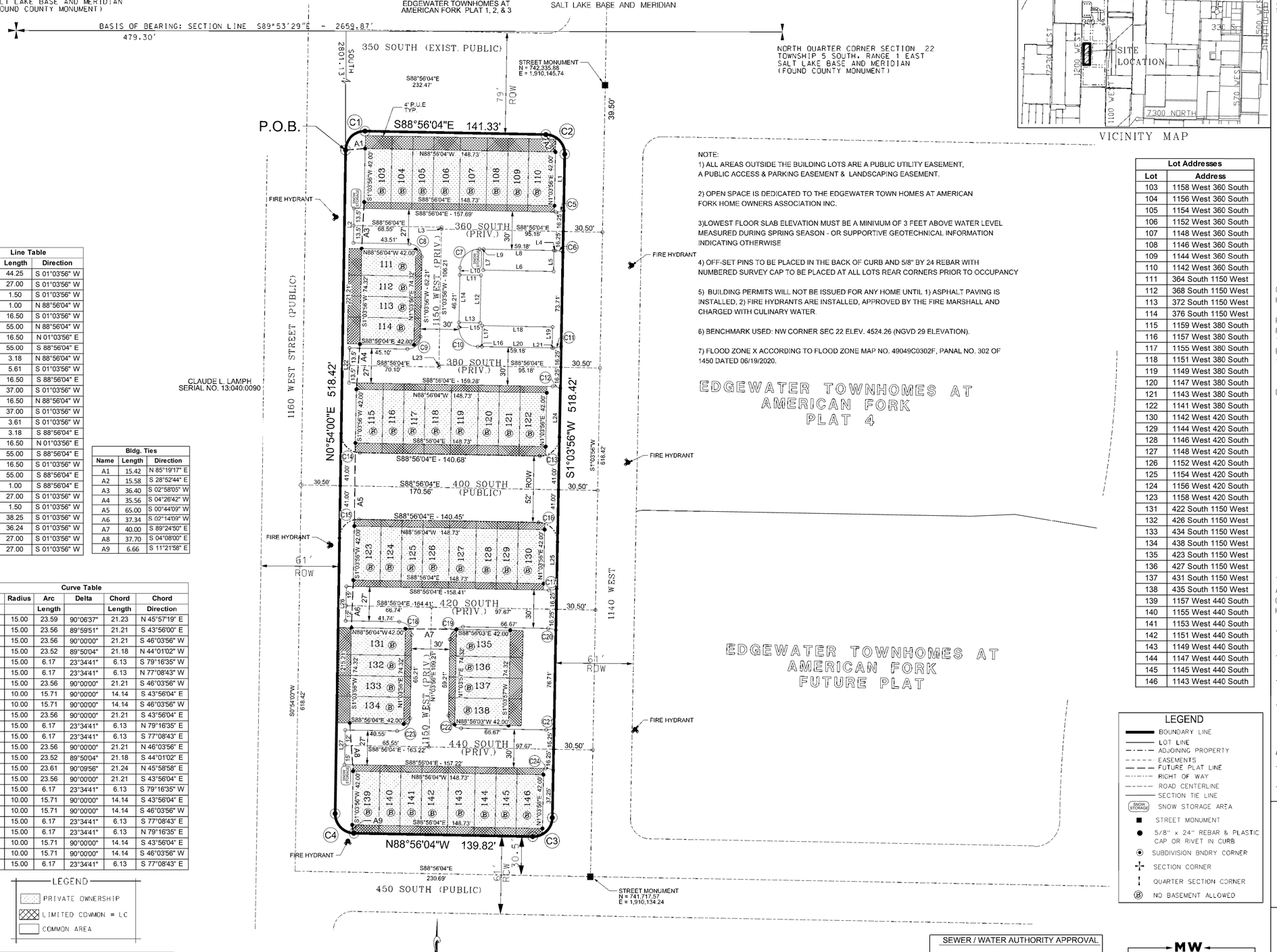
AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 10 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 5

INCLUDING A REVISION OF LOT 2 OF THE
EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 4
LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



Line Table		
Name	Length	Direction
L1	44.25	S 01°03'56" W
L2	27.00	S 01°03'56" W
L3	1.50	S 01°03'56" W
L4	1.00	N 88°56'04" W
L5	16.50	S 01°03'56" W
L6	55.00	N 88°56'04" W
L7	16.50	N 01°03'56" E
L8	55.00	S 88°56'04" E
L9	3.18	N 88°56'04" W
L10	5.61	S 01°03'56" W
L11	16.50	S 88°56'04" E
L12	37.00	S 01°03'56" W
L13	16.50	N 88°56'04" W
L14	37.00	S 01°03'56" W
L15	3.61	S 01°03'56" W
L16	3.18	S 88°56'04" E
L17	16.50	N 01°03'56" E
L18	55.00	S 88°56'04" E
L19	16.50	S 01°03'56" W
L20	55.00	S 88°56'04" E
L21	1.00	S 88°56'04" E
L22	27.00	S 01°03'56" W
L23	1.50	S 01°03'56" W
L24	38.25	S 01°03'56" W
L25	36.24	S 01°03'56" W
L26	27.00	S 01°03'56" W
L27	27.00	S 01°03'56" W

Bldg. Ties		
Name	Length	Direction
A1	15.42	N 85°19'17" E
A2	15.58	S 28°52'44" E
A3	36.40	S 02°58'05" W
A4	35.56	S 04°26'42" W
A5	65.00	S 00°44'09" W
A6	37.34	S 02°14'09" W
A7	40.00	S 89°24'50" E
A8	37.70	S 04°08'00" E
A9	6.66	S 11°21'58" E

Curve Table					
Curve	Radius	Arc Length	Delta	Chord Length	Chord Direction
C1	15.00	23.59	90°06'37"	21.23	N 45°57'19" E
C2	15.00	23.56	89°59'51"	21.21	S 43°56'00" E
C3	15.00	23.56	90°00'00"	21.21	S 46°03'56" W
C4	15.00	23.52	89°50'04"	21.18	N 44°01'02" W
C5	15.00	6.17	23°34'41"	6.13	S 79°16'35" W
C6	15.00	6.17	23°34'41"	6.13	N 77°08'43" W
C7	15.00	23.56	90°00'00"	21.21	S 46°03'56" W
C8	10.00	15.71	90°00'00"	14.14	S 43°56'04" E
C9	10.00	15.71	90°00'00"	14.14	S 46°03'56" W
C10	15.00	23.56	90°00'00"	21.21	S 43°56'04" E
C11	15.00	6.17	23°34'41"	6.13	N 79°16'35" E
C12	15.00	6.17	23°34'41"	6.13	S 77°08'43" E
C13	15.00	23.56	90°00'00"	21.21	N 46°03'56" E
C14	15.00	23.52	89°50'04"	21.18	S 44°01'02" E
C15	15.00	23.61	90°09'56"	21.24	N 45°58'58" E
C16	15.00	23.56	90°00'00"	21.21	S 43°56'04" E
C17	15.00	6.17	23°34'41"	6.13	S 79°16'35" W
C18	10.00	15.71	90°00'00"	14.14	S 43°56'04" E
C19	10.00	15.71	90°00'00"	14.14	S 46°03'56" W
C20	15.00	6.17	23°34'41"	6.13	S 77°08'43" E
C21	15.00	6.17	23°34'41"	6.13	N 79°16'35" E
C22	10.00	15.71	90°00'00"	14.14	S 43°56'04" E
C23	10.00	15.71	90°00'00"	14.14	S 46°03'56" W
C24	15.00	6.17	23°34'41"	6.13	S 77°08'43" E

LEGEND
- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

NOTE:
1) ALL AREAS OUTSIDE THE BUILDING LOTS ARE A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.

2) OPEN SPACE IS DEDICATED TO THE EDGEWATER TOWN HOMES AT AMERICAN FORK HOME OWNERS ASSOCIATION INC.

3)LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE

4) OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24 REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY

5) 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.

6) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION).

7) FLOOD ZONE X ACCORDING TO FLOOD ZONE MAP NO. 49049C0302F, PANAL NO. 302 OF 1450 DATED 06/19/2020.

Lot Addresses	
Lot	Address
103	1158 West 360 South
104	1156 West 360 South
105	1154 West 360 South
106	1152 West 360 South
107	1148 West 360 South
108	1146 West 360 South
109	1144 West 360 South
110	1142 West 360 South
111	364 South 1150 West
112	368 South 1150 West
113	372 South 1150 West
114	376 South 1150 West
115	1159 West 380 South
116	1157 West 380 South
117	1155 West 380 South
118	1151 West 380 South
119	1149 West 380 South
120	1147 West 380 South
121	1143 West 380 South
122	1141 West 380 South
130	1142 West 420 South
129	1144 West 420 South
128	1146 West 420 South
127	1148 West 420 South
126	1152 West 420 South
125	1154 West 420 South
124	1156 West 420 South
123	1158 West 420 South
131	422 South 1150 West
132	426 South 1150 West
133	434 South 1150 West
134	438 South 1150 West
135	423 South 1150 West
136	427 South 1150 West
137	431 South 1150 West
138	435 South 1150 West
139	1157 West 440 South
140	1155 West 440 South
141	1153 West 440 South
142	1151 West 440 South
143	1149 West 440 South
144	1147 West 440 South
145	1145 West 440 South
146	1143 West 440 South

LEGEND
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- FUTURE PLAT LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SNOW STORAGE AREA
- STREET MONUMENT
- 5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
- SUBDIVISION BNDRY CORNER
- SECTION CORNER
- QUARTER SECTION CORNER
- NO BASEMENT ALLOWED

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. 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 IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is South 89°53'29" East along the section line 479.30 feet and South 2801.13 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along an arc 23.59 feet to the right, having a radius of 15.00 feet, the chord bears N 45°57'19" E 21.23 feet; thence S 88°56'04" E 141.33 feet to a point of curvature; thence along an arc 23.56 feet to the right, having a radius of 15.00 feet, the chord bears S 43°56'00" E 21.21 feet; thence S 1°03'56" W 518.42 feet to a point of curvature; thence along an arc 23.56 feet to the right, having a radius of 15.00 feet, the chord bears S 46°03'56" W 21.21 feet; thence N 88°56'04" W 139.82 feet to a point of curvature; thence along an arc 23.52 feet to the right, having a radius of 15.00 feet, the chord bears N 44°01'02" W for 21.18 feet; thence N 0°54'00" E 518.42 feet to the POINT OF BEGINNING.

AREA = 2.143 acres (93,348 sq. ft.)
of Lots = 44 Lots

DATE

ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1983 NORTH 1120 WEST, PROVO, UTAH 84604.

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 _____, A.D. _____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, 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 _____, A.D. 20____

MAYOR | CITY COUNCIL MEMBER
CITY COUNCIL MEMBER | CITY COUNCIL MEMBER
CITY COUNCIL MEMBER | CITY COUNCIL MEMBER
APPROVED BY ENGINEER | ATTEST CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY | CHAIRMAN, PLANNING COMMISSION

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 5

SUBDIVISION
INCLUDING A REVISION OF LOT 2 OF
THE EDGEWATER TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4
(SHEET 1 OF 2)

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

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY
THIS _____ DAY OF _____ A.D. 20____

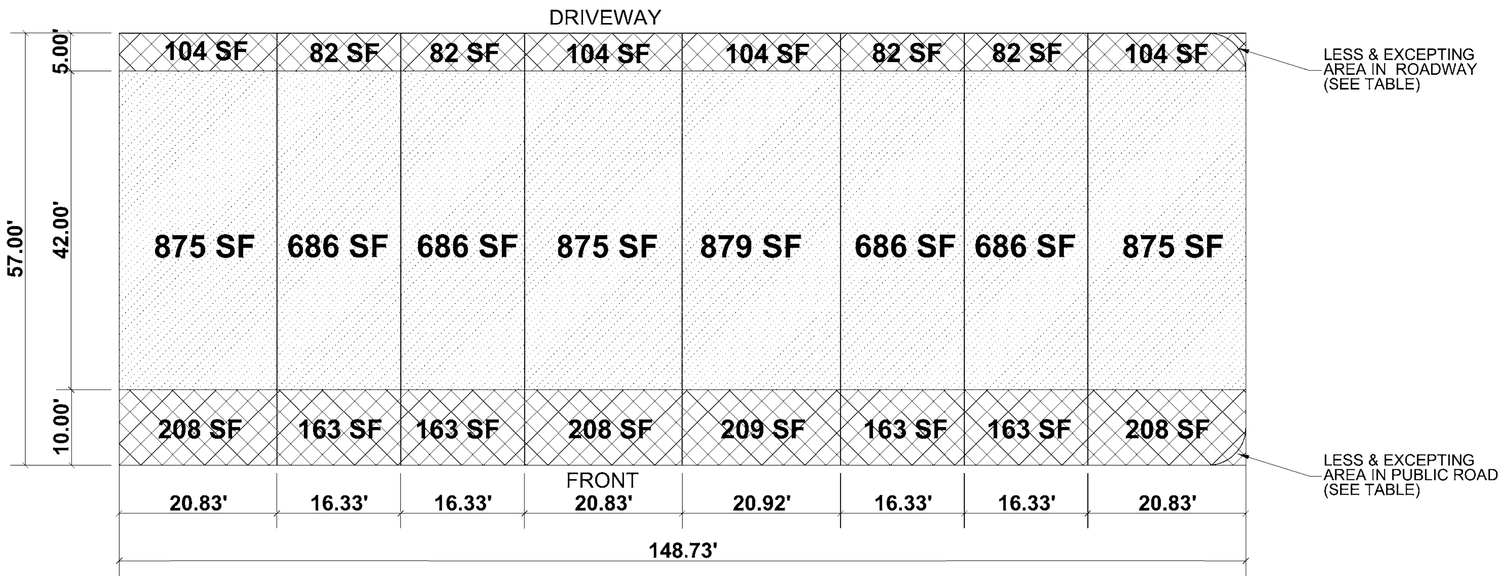
SEWER / WATER AUTHORITY

ZONE: TRANSIT CORE-MIXED USE CORE
FLOOD ZONE X

SCALE (FEET)
0 40 80 120 160

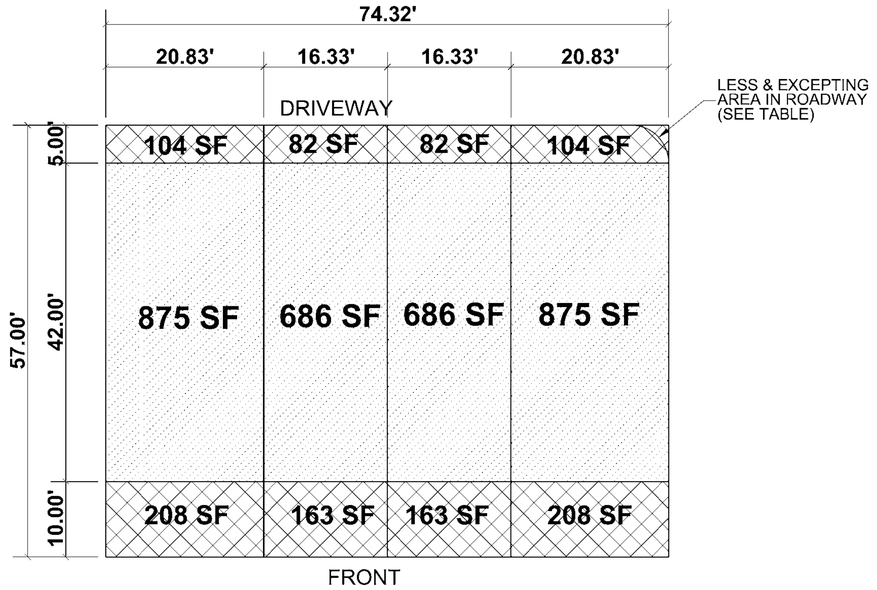
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



MAIN FLOOR PLAN

8-PLEX (LOTS 103-110,115-130,139-146)



MAIN FLOOR PLAN

4-PLEX (LOTS 111-114,131-138)

LESS & EXCEPTING IN ROADWAYS		
LOT #	LOT #	LOT #
111	123	135
114	130	138
115	131	139
122	134	146

LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

COUNTY RECORDER

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 5

INCLUDING A VACATION OF LOT 2 OF EDGEWATER TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4

(SHEET 2 OF 2)

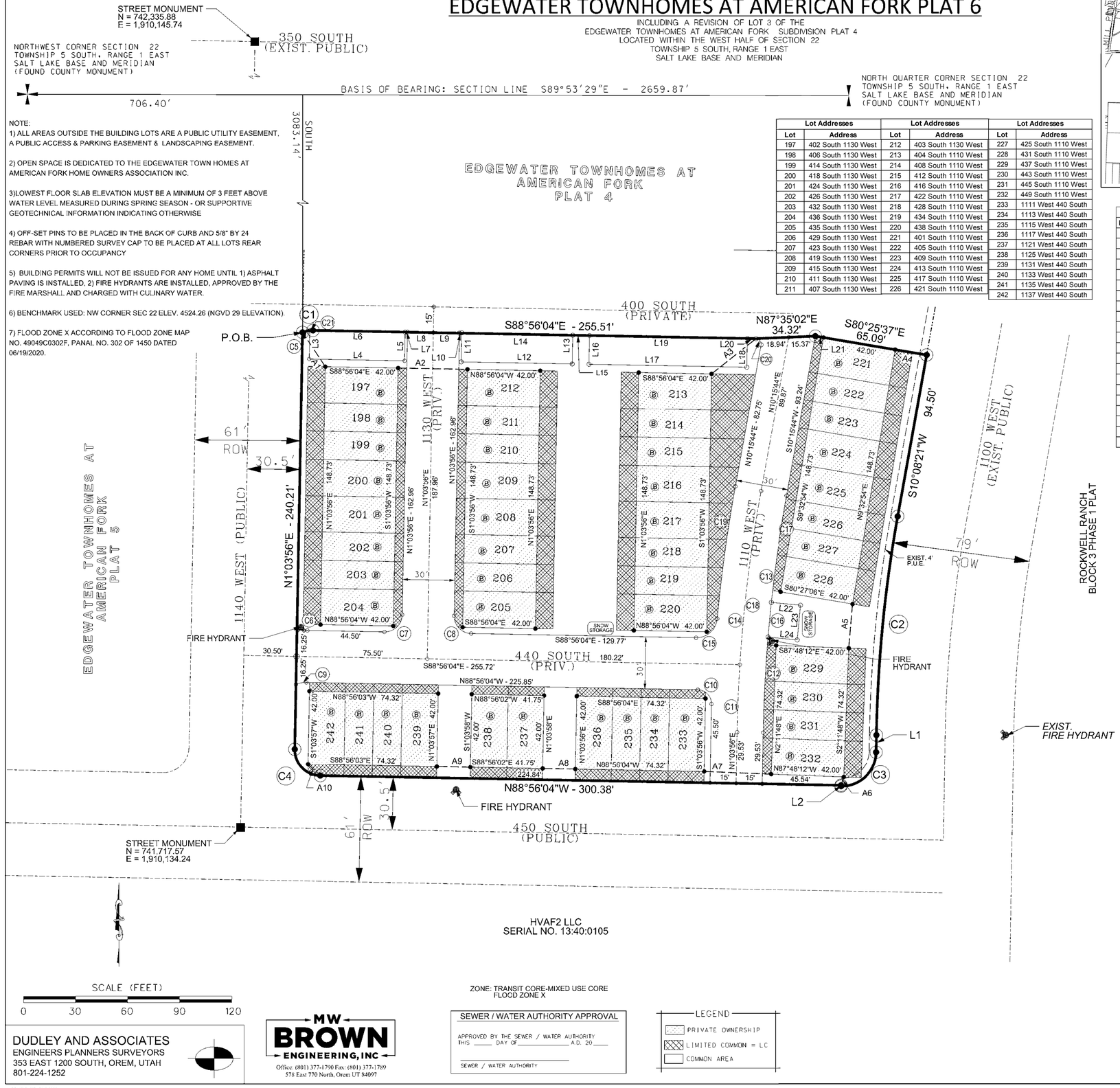
AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 10 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 6

INCLUDING A REVISION OF LOT 3 OF THE
EDGEWATER TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4
LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



NOTE:
1) ALL AREAS OUTSIDE THE BUILDING LOTS ARE A PUBLIC UTILITY EASEMENT. A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.

2) OPEN SPACE IS DEDICATED TO THE EDGEWATER TOWN HOMES AT AMERICAN FORK HOME OWNERS ASSOCIATION INC.

3)LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE

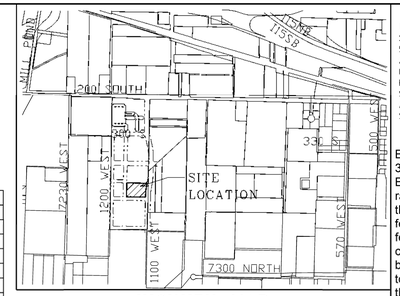
4) OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24 REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY

5) 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.

6) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION).

7) FLOOD ZONE X ACCORDING TO FLOOD ZONE MAP NO. 49049C0302F, PANAL NO. 302 OF 1450 DATED 06/19/2020.

Lot Addresses		Lot Addresses		Lot Addresses	
Lot	Address	Lot	Address	Lot	Address
197	402 South 1130 West	212	403 South 1130 West	227	425 South 1110 West
198	406 South 1130 West	213	404 South 1110 West	228	431 South 1110 West
199	414 South 1130 West	214	408 South 1110 West	229	437 South 1110 West
200	418 South 1130 West	215	412 South 1110 West	230	443 South 1110 West
201	424 South 1130 West	216	416 South 1110 West	231	445 South 1110 West
202	426 South 1130 West	217	422 South 1110 West	232	449 South 1110 West
203	432 South 1130 West	218	428 South 1110 West	233	1111 West 440 South
204	436 South 1130 West	219	434 South 1110 West	234	1113 West 440 South
205	435 South 1130 West	220	438 South 1110 West	235	1115 West 440 South
206	429 South 1130 West	221	401 South 1110 West	236	1117 West 440 South
207	423 South 1130 West	222	405 South 1110 West	237	1121 West 440 South
208	419 South 1130 West	223	409 South 1110 West	238	1125 West 440 South
209	415 South 1130 West	224	413 South 1110 West	239	1131 West 440 South
210	411 South 1130 West	225	417 South 1110 West	240	1133 West 440 South
211	407 South 1130 West	226	421 South 1110 West	241	1135 West 440 South
				242	1137 West 440 South



VICINITY MAP

Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	23°34'42"	15.00	6.17	6.13	N 79°16'34" E
C2	09°11'48"	789.50	126.73	126.59	S 5°32'27" W
C3	90°06'15"	20.00	31.45	28.31	S 46°00'15" W
C4	90°00'00"	15.00	23.56	21.21	N 43°56'04" W
C5	16°30'32"	15.00	4.32	4.31	N 75°44'29" E
C6	23°34'41"	15.00	6.17	6.13	S 77°08'43" E
C7	90°00'00"	10.00	15.71	14.14	N 46°03'56" E
C8	90°00'00"	10.00	15.71	14.14	S 43°56'04" E
C9	23°34'41"	15.00	6.17	6.13	N 79°16'35" E
C10	90°00'00"	8.00	12.57	11.31	S 43°56'04" E
C11	02°33'41"	872.00	38.98	38.98	N 02°20'47" E
C12	03°41'13"	857.00	55.15	55.14	N 02°54'33" E
C13	09°11'47"	857.00	137.56	137.41	N 05°39'50" E
C14	06°38'06"	872.00	100.98	100.93	N 06°56'41" E
C15	85°47'30"	12.00	17.97	16.34	N 48°10'11" E
C16	01°20'14"	857.00	20.00	20.00	N 05°25'16" E
C17	04°10'21"	857.00	62.41	62.40	N 08°10'33" E
C18	09°11'47"	872.00	139.96	139.81	N 05°39'50" E
C19	04°59'18"	887.00	77.22	77.20	N 07°46'05" E
C20	99°16'09"	3.00	5.20	4.57	N 39°18'04" W
C21	07°04'10"	15.00	1.85	1.85	N 87°31'50" E

Line Table		
Name	Length	Direction
L1	9.86	S 0°56'33" W
L2	0.51	N 01°03'56" E
L3	16.39	S 01°03'56" W
L4	55.00	S 88°56'04" E
L5	16.50	N 01°03'56" E
L6	55.00	S 88°56'04" E
L7	1.35	S 88°56'04" E
L8	15.00	S 88°56'04" E
L9	15.00	S 88°56'04" E
L10	1.35	S 88°56'04" E
L11	16.50	S 01°04'01" W
L12	64.00	S 88°56'00" E
L13	16.50	N 01°04'01" E
L14	64.00	S 88°56'04" E
L15	9.66	S 88°56'04" E
L16	16.50	N 01°03'56" E
L17	91.00	N 88°56'04" W
L18	16.50	S 01°03'56"W
L19	91.00	S 88°56'04" E
L20	5.01	S 88°56'04" E
L21	4.74	S 80°25'37" E
L22	17.00	S 84°32'44" E
L23	20.00	S 05°25'14" W
L24	17.00	N 84°32'44" W

Building Ties		
Name	Length	Direction
A1	23.68	S 33°41'21" E
A2	40.00	S 88°56'04" E
A3	32.59	N 51°36'52" E
A4	18.35	N 80°22'12" W
A5	25.43	S 04°56'25" W
A6	5.05	S 18°08'20" W
A7	38.54	N 87°41'05" W
A8	18.82	N 88°56'08" W
A9	19.28	N 88°56'08" W
A10	9.68	N 46°43'44" W

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- FUTURE PLAT LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SNOW STORAGE AREA
- STREET MONUMENT
- 5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
- SUBDIVISION BNDRY CORNER
- SECTION CORNER
- QUARTER SECTION CORNER
- (B) NO BASEMENT ALLOWED

ZONE: TRANSIT CORE-MIXED USE CORE
FLOOD ZONE X

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY
THIS _____ DAY OF _____ A.D. 20____

_____
SEWER / WATER AUTHORITY

LEGEND
- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

PRINT DATE: 7/12/2022

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. 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 IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is South 89°53'29" East along the section line 706.40 feet and South 3083.14 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian to a point of curvature; thence along an arc 6.17 feet to the right, having a radius of 15.00 feet, the chord bears N 79°16'34" E 6.13 feet; thence S 88°56'04" E 255.51 feet; thence N 87°35'02" E 34.32 feet; thence S 80°25'37" E 65.09 feet; thence S 10°08'21" W 94.50 feet to a point of curvature; thence along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; thence S 0°56'33" W 9.86 feet to a point of curvature; thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence N 1°03'56" E 0.51 feet; thence N 88°56'04" W 300.38 feet to a point of curvature; thence along an arc 23.56 feet to the right, having a radius of 15.00 feet, the chord bears N 43°56'04" W 21.21 feet; thence N 01°03'56" E 240.21 feet to the POINT OF BEGINNING.

AREA = 2.019 acres (87,952 sq. ft.)

of Lots = 46 Lots

_____ _____
DATE ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1983 NORTH 1120 WEST, PROVO, UTAH 84604.

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 _____, A.D._____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, 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 _____, A.D. 20____

_____ _____
MAYOR CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

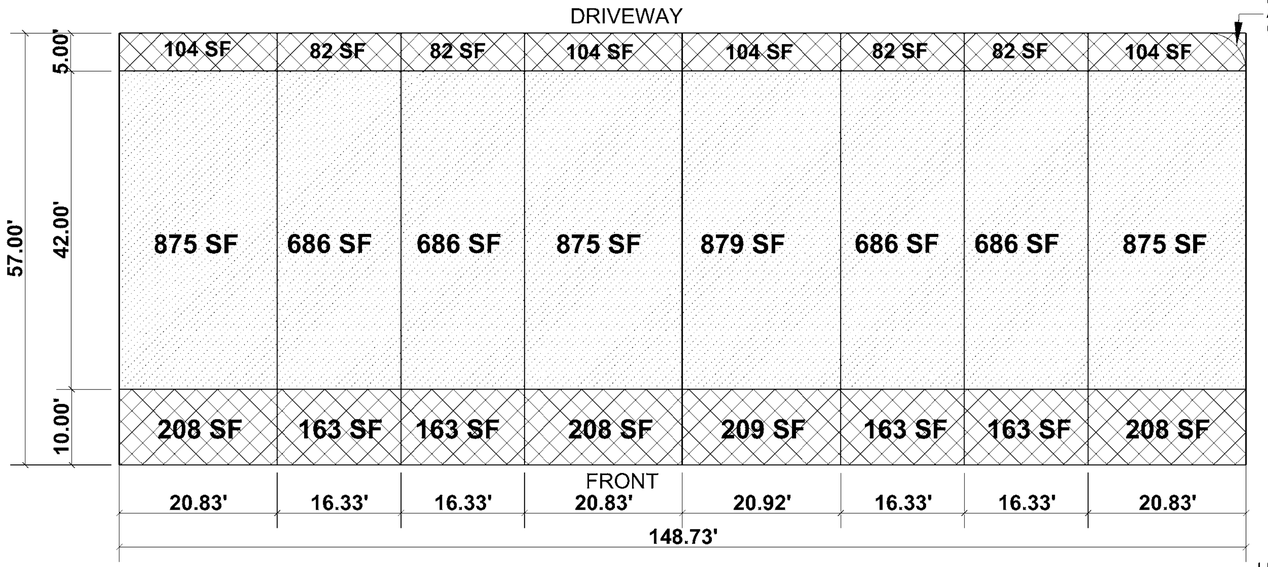
_____ _____
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 6

SUBDIVISION
INCLUDING A REVISION OF LOT 3 OF
THE EDGEWATER TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4
SHEET 1 OF 2

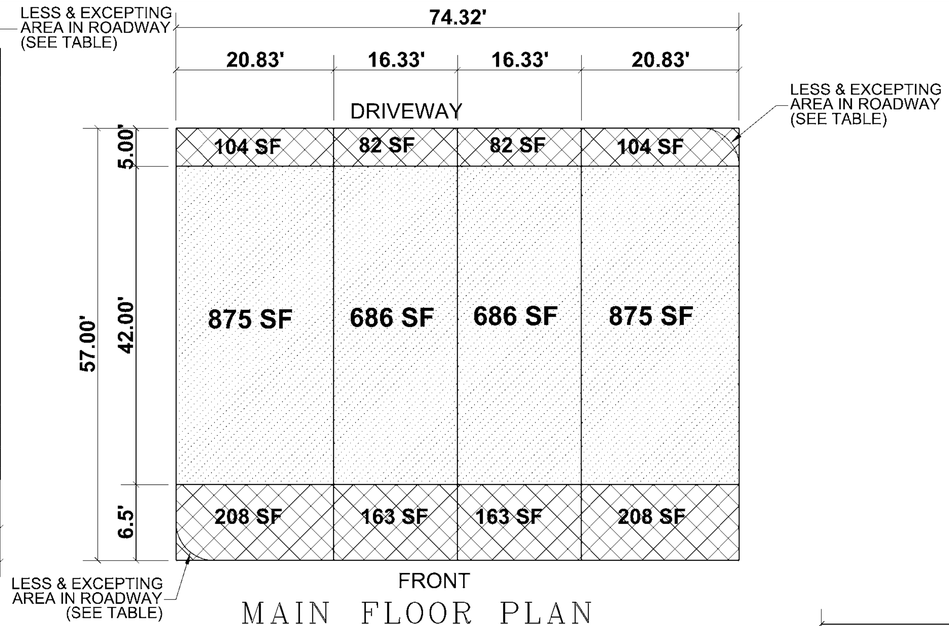
AMERICAN FORK CITY UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL



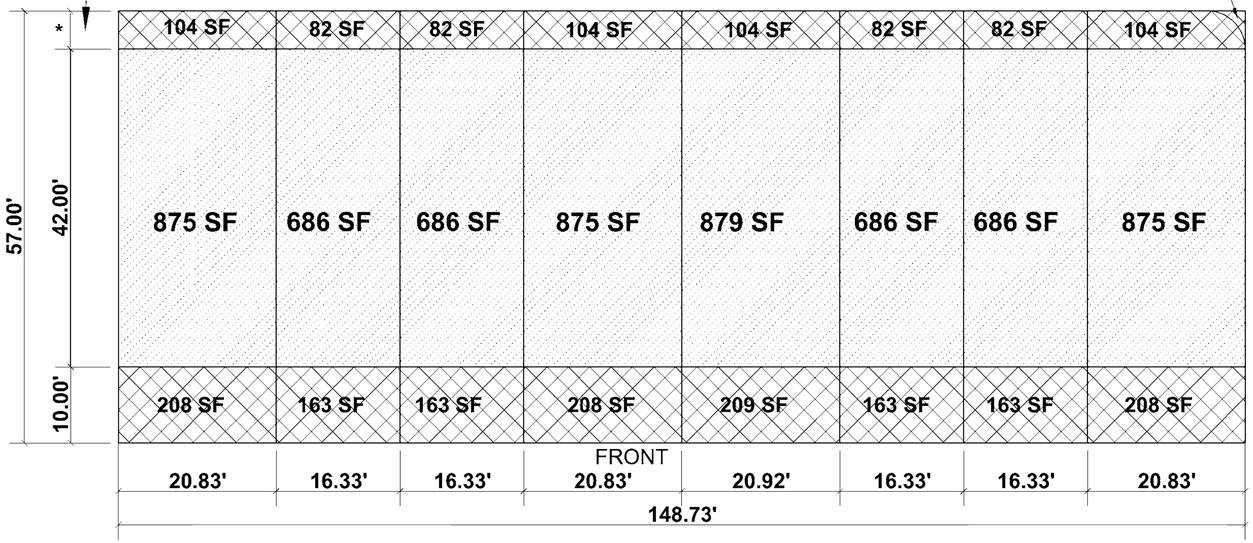
MAIN FLOOR PLAN

8-PLEX (LOTS 197-212)



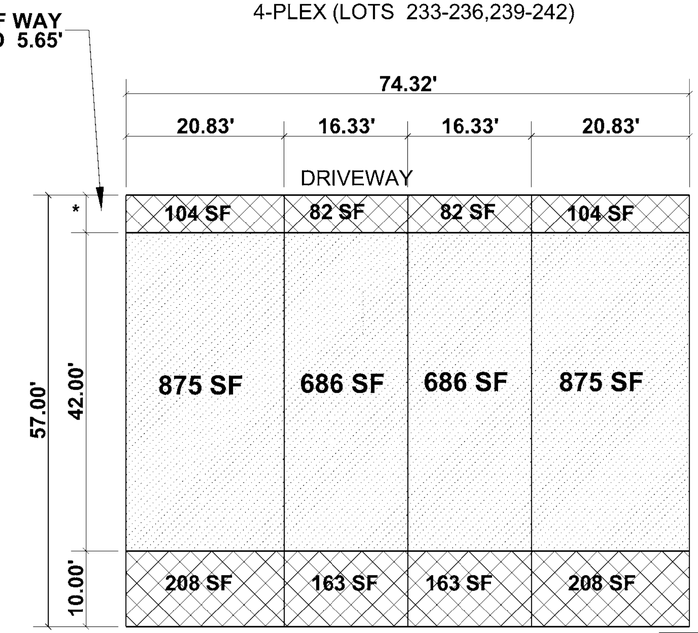
MAIN FLOOR PLAN

4-PLEX (LOTS 233-236,239-242)



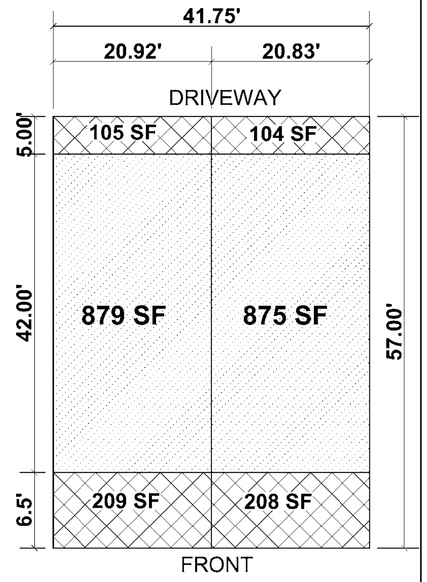
MAIN FLOOR PLAN

8-PLEX (LOTS 213-228)



MAIN FLOOR PLAN

4-PLEX (LOTS 229-232)



MAIN FLOOR PLAN

DUPLEX (LOTS 237-238)

LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

LESS & EXCEPTING IN ROADWAY		
LOT #		
204	242	
205		
220		
233		

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 6

INCLUDING A VACATION OF LOT 3 OF EDGEWATER TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4

(SHEET 2 OF 2)

AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 10 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER

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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

AMERICAN FORK CITY **MEETING DATE:** August 3, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on the Final Plat for Edgewater Phase 3, Plat 7, located in the area of 450 S 1100 W, in the TOD Zone.

Hearing, review, and action on the Final Plat for Edgewater Phase 3, Plat 8, located in the area of 450 S 1100 W, in the TOD Zone.

BACKGROUND INFORMATION		
Location:		450 S 1100 W
Project Type:		Subdivision Final Plat
Applicants:		MW Brown Engineering / DR Horton
Existing Land Use:		Residential Low Density, Residential Very-Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density, Transit Oriented Development
	South	Residential Very-Low Density
	East	Transit Oriented Development, Residential Low Density
	West	Residential Low Density, Residential Very-Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	Unincorporated Territory
	East	TOD
	West	RA-5

BACKGROUND:

The applicant is applying for Final Plat approvals for Edgewater Phase 3, Plats 7 and 8, located in the area of 450 S 1100 W in the TOD Zone. The proposal consists of 88 lots for a multi-staged development intended for single family homes. The entire development parcel consists of 15.34 acres.

Staff has not given administrative approval of the Lot Plans related to these plats; therefore, the plats cannot be approved.

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.

PROJECT MAP:



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 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).

STAFF RECOMMENDATION:

The Final Plat applications do not meet the requirements of Section 17.7.210 because the Lot Plans are not approved.

Staff recommends tabling this item until all property disputes, drainage, staff comments are addressed, and Lot Plan approval is issued to the applicant.

RECOMMENDED MOTION:

Mr. Chairman, I move that we table action on the Final Plat for Edgewater Phase 3, Plat 7/8, located in the area of 350 S 1100 W, in the TOD Zone, and instruct the developer to address the outstanding comments raised by staff, and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 3 is issued.

POTENTIAL MOTIONS – Final Plat – Plat 7

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plats for Edgewater Phase 3, Plat 7, located in the area of 450 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plats for Edgewater Phase 3, Plat 7, located in the area of 450 S 1100 W, in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plats for Edgewater Phase 3, Plat 7, located in the area of 450 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Final Plat – Plat 8

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plats for Edgewater Phase 3, Plat 8, located in the area of 450 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plats for Edgewater Phase 3, Plat 8, located in the area of 450 S 1100 W, in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plats for Edgewater Phase 3, Plat 8, located in the area of 450 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 7

LOCATED WITHIN THE WEST HALF OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

WEST 1/4 CORNER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

BASIS OF BEARING: S00°02'42"W - 2676.45'
733.18'
EAST - 426.15'

SOUTHWEST CORNER SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

EDGEWATER TOWNHOMES AT
AMERICAN FORK PHASE 2 PLAT 4, 5, & 6

STREET MONUMENT
N = 741,217.57'
E = 1,910,134.24

EXIST. 450 SOUTH (PUBLIC)
61' ROW
30.50'

S88°56'04"E 531.16'

P.O.B.

N0°54'00"E 511.88'

1160 WEST (PUBLIC)

1140 WEST (PUBLIC)

1150 W (PRIV.)

460 S. (PRIV.)

480 SOUTH (PUBLIC)
52' R/W

490 S. (PRIV.)

500 SOUTH (PUBLIC)

S89°40'32"W 640.41'

EXIST. 1100 WEST (PUBLIC)
ROCKWELL RANCH BLOCK 3
PHASE 1 PLAT

S0°56'33"W 252.26'

S05°49'28"E 123.34'

84' ROW

PARCEL 1
90,540 SF
2.079 AC

PUE, WATER, SEWER & STORM DRAIN EASEMENT

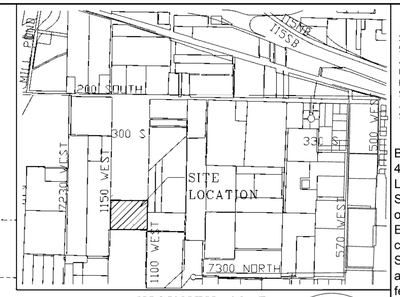
EXIST. 4' P.U.E.

STORM DRAIN EASEMENT

CLAUDE L. LAMPH
SERIAL NO. 13:040:0090

ROUNDY, WILLIAM M & MARCIA M (ET AL)
SERIAL NO: 13:040:0072

VICINITY MAP



Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	90°09'56"	15.00	23.61	21.24	N 45°58'58" E
C2	89°51'40"	20.00	31.37	28.25	S 43°59'45" E
C3	06°46'01"	539.50	63.72	63.68	S 02°26'27" E
C4	06°42'42"	460.50	53.94	53.91	S 02°28'07" E
C5	96°45'01"	20.00	33.77	29.90	S 41°25'32" W
C6	03°50'59"	460.50	30.94	30.94	S 03°53'59" E
C7	02°51'43"	460.50	23.00	23.00	S 00°32'38" E
C8	91°13'28"	15.00	23.88	21.44	S 44°42'44" E
C9	88°46'32"	15.00	23.24	20.99	S 45°17'16" W
C10	91°13'28"	15.00	23.88	21.44	S 44°42'44" E
C11	88°36'33"	15.00	23.20	20.95	N 45°22'16" E
C12	88°36'26"	46.50	71.91	64.96	N 45°22'19" E
C13	26°49'21"	46.50	21.77	21.57	N 76°15'45" E
C14	61°47'05"	46.50	50.14	47.75	N 31°57'41" E
C15	88°32'23"	76.00	117.44	106.10	S 45°24'25" W
C16	91°50'01"	15.00	24.04	21.55	N 43°02'17" W
C17	91°51'02"	15.00	24.05	21.55	S 45°10'39" W
C18	02°21'34"	76.00	3.13	3.13	N 88°29'45" E
C19	28°07'40"	15.00	7.36	7.29	S 14°21'26" E
C20	90°00'00"	15.00	23.56	21.21	S 44°40'32" W
C21	90°00'00"	15.00	23.56	21.21	N 45°19'28" W
C22	12°49'02"	76.00	17.00	16.97	N 80°54'27" E
C23	26°21'57"	15.00	6.90	6.84	N 14°04'58" E
C24	89°50'04"	2.00	3.14	2.82	N 44°01'02" W
C25	90°09'56"	3.00	4.72	4.25	S 45°58'58" W
C26	89°50'04"	3.00	4.70	4.24	N 44°01'02" W
C27	23°31'32"	15.00	6.16	6.12	N 79°18'10" E
C28	23°31'08"	15.00	6.16	6.11	N 77°10'30" W
C29	90°00'00"	3.00	4.71	4.24	S 46°03'56" W
C30	105°10'25"	3.00	5.51	4.77	N 51°31'16" W
C31	74°59'31"	8.00	10.47	9.74	S 38°23'46" W
C32	28°48'53"	15.00	7.54	7.46	S 13°30'26" E
C33	23°36'12"	15.00	6.18	6.14	N 79°15'50" E
C34	90°20'36"	3.00	4.73	4.26	N 44°04'16" W
C35	89°57'57"	3.00	4.71	4.24	S 46°04'57" W
C36	23°37'51"	15.00	6.19	6.14	N 77°07'08" W
C37	88°43'59"	17.00	26.33	23.77	N 45°18'33" E
C38	89°52'37"	15.00	23.53	21.19	N 43°59'45" W
C39	91°16'01"	15.00	23.89	21.45	N 44°41'27" W
C40	90°06'59"	3.00	4.72	4.25	S 45°15'51" E
C41	91°16'01"	15.00	23.89	21.45	N 44°41'27" W
C42	89°57'57"	3.00	4.71	4.24	N 44°41'33" E
C43	12°09'25"	76.00	16.13	16.10	N 68°25'04" E

Line Table		
Name	Length	Direction
L1	53.00	S 89°06'00" E
L2	0.49	N 00°32'24" W
L3	19.52	S 05°49'28" E
L4	42.00	S 0°19'28" E
L5	30.00	S 0°19'28" E
L6	57.49	N 0°19'28" W
L7	3.33	N 88°56'04" W
L8	13.49	S 0°54'00" W
L9	37.00	N 88°56'04" W
L10	14.39	N 0°54'00" E
L11	2.42	N 88°56'04" W
L12	14.12	N 1°03'56" E
L13	15.00	N 1°03'56" E
L14	1.62	N 88°56'04" W
L15	13.50	S 1°03'56" W
L16	55.00	N 88°56'04" W
L17	13.34	N 1°03'56" E
L18	153.18	S 0°54'00" W
L19	33.43	S 89°40'32" W
L20	13.96	N 1°05'59" E
L21	20.00	N 88°56'04" W
L22	13.96	S 1°05'59" W
L23	26.02	N 88°56'04" W
L25	77.76	N 88°56'04" W
L26	85.67	S 88°56'04" E
L27	114.51	N 89°40'32" E
L28	128.31	S 89°40'16" W
L29	48.68	N 0°56'33" E
L30	30.01	S 89°40'32" W
L31	13.95	S 00°17'25" E
L32	20.00	N 89°40'32" E
L33	13.96	N 00°17'25" W
L34	26.00	S 89°40'32" W
L35	13.50	N 0°17'25" W
L36	3.54	N 89°40'32" E
L37	6.14	N 89°40'32" E

Building Ties		
Name	Length	Direction
A1	40.13	S 19°18'23" E
A2	103.04	S 05°02'30" E
A3	61.41	N 88°03'31" E
A4	169.11	N 87°26'57" E
A5	203.67	S 57°01'42" W
A6	170.44	S 24°15'23" W
A7	58.53	N 79°50'16" E
A8	66.3	S 24°49'38" W
A9	31.49	N 89°41'10" E
A10	93.35	N 47°14'15" E

NOTES:
1) ALL AREAS OUTSIDE THE BUILDING LOTS ARE A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.

2) OPEN SPACE IS DEDICATED TO THE EDGEWATER TOWN HOMES AT AMERICAN FORK HOME OWNERS ASSOCIATION INC.

3)LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.

4) OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24 REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

5) 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.

6) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION).

7) FLOOD ZONE X ACCORDING TO FLOOD ZONE MAP NO. 49049C0302F, PANAL NO. 302 OF 1450 DATED 06/19/2020.

8) NO BASEMENTS ALLOWED PER SENSITIVE LANDS ORDINANCE.

LEGEND
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- FUTURE PLAT LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- SNOW STORAGE AREA
- STREET MONUMENT
- 5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
- SUBDIVISION BNDRY CORNER
- SECTION CORNER
- QUARTER SECTION CORNER
- NO BASEMENT ALLOWED
- FIRE HYDRANT

LEGEND
- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

SCALE (FEET)
0 40 80 120 160

ZONE: TRANSIT CORE-MIXED USE CORE
FLOOD ZONE X

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY
THIS _____ DAY OF _____ A.D. 20____

SEWER / WATER AUTHORITY

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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

PRINT DATE: 7/12/2022

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. 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 IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°02'42" West along the section line 733.18 feet and East 426.15 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 89°06'00" E 53.00 feet to the southern right of way of 450 South as shown on the Edgewater Townhomes at American Fork Plat 4; thence along said right of way an arc 23.61 feet to the right, having a radius of 15.00 feet, the chord bears N 45°58'58" E 21.24 feet; thence S 88°56'04" E 531.16 feet; thence N 00°32'24" W 0.49 feet to a point of curvature along the eastern right of way of 1100 West as shown on the 1100 West and 350 South Road Dedication Plat; thence along said right of way an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet; thence S 00°56'33" W 252.26 feet; thence along an arc 63.72 feet to the left, having a radius of 539.50 feet, the chord bears S 02°26'27" E 63.68 feet; thence S 05°49'28" E 123.34 feet; thence along an arc 53.94 feet to the right, having a radius of 460.50 feet, the chord bears S 02°28'07" E 53.91 feet; thence S 89°40'32" W 640.41 feet; thence N 0°54'00" E 511.88 feet to the POINT OF BEGINNING.

Area = 7.420 acres (323,198 sq. ft.)
of Lots = 54 Units

DATE

ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D). THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1983 NORTH 1120 WEST, PROVO, UTAH 84604.

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 _____, A.D._____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, 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 _____, A.D. 20____

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED BY ENGINEER

ATTEST CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

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

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 7

SUBDIVISION
(SHEET 1 OF 2)

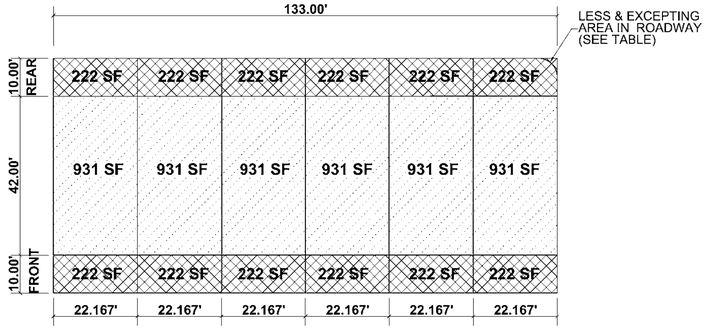
AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

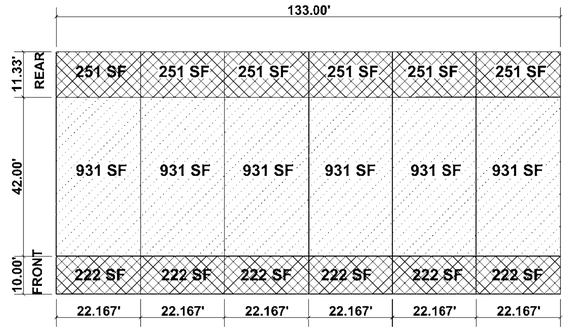
NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

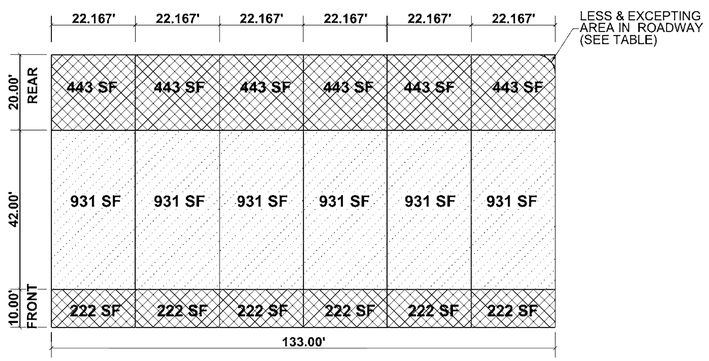
Lot Addresses	
Lot	Address
243	1158 West 460 South
244	1156 West 460 South
245	1152 West 460 South
246	1148 West 460 South
247	1144 West 460 South
248	1142 West 460 South
249	1138 West 460 South
250	1136 West 460 South
251	1134 West 460 South
252	1128 West 460 South
253	1124 West 460 South
254	1122 West 460 South
255	1123 West 460 South
256	1127 West 460 South
257	1129 West 460 South
258	1131 West 460 South
259	1133 West 460 South
260	1137 West 460 South
261	466 South 1150 West
262	468 South 1150 West
263	472 South 1150 West
264	474 South 1150 West
265	476 South 1150 West
266	478 South 1150 West
267	465 South 1150 West
268	467 South 1150 West
269	469 South 1150 West
270	473 South 1150 West
271	475 South 1150 West
272	479 South 1150 West
273	1156 West 490 South
274	1154 West 490 South
275	1152 West 490 South
276	1148 West 490 South
277	1144 West 490 South
278	1142 West 490 South
279	1136 West 490 South
280	1134 West 490 South
281	1132 West 490 South
282	1130 West 490 South
283	1128 West 490 South
284	1126 West 490 South
285	1157 West 490 South
286	1155 West 490 South
287	1153 West 490 South
288	1149 West 490 South
289	1147 West 490 South
290	1143 West 490 South
291	1139 West 490 South
292	1137 West 490 South
293	1135 West 490 South
294	1133 West 490 South
295	1131 West 490 South
296	1129 West 490 South



MAIN FLOOR PLAN
(UNITS 273-278, 285-296)
6-PLEX



MAIN FLOOR PLAN
(UNITS 243-254, 267-272)
6-PLEX



MAIN FLOOR PLAN
(UNITS 255-266, 279-284)
6-PLEX

LESS & EXCEPTING IN ROADWAY
LOT #
278
279

LEGEND
- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

COUNTY RECORDER

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 7

(SHEET 2 OF 2)

AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

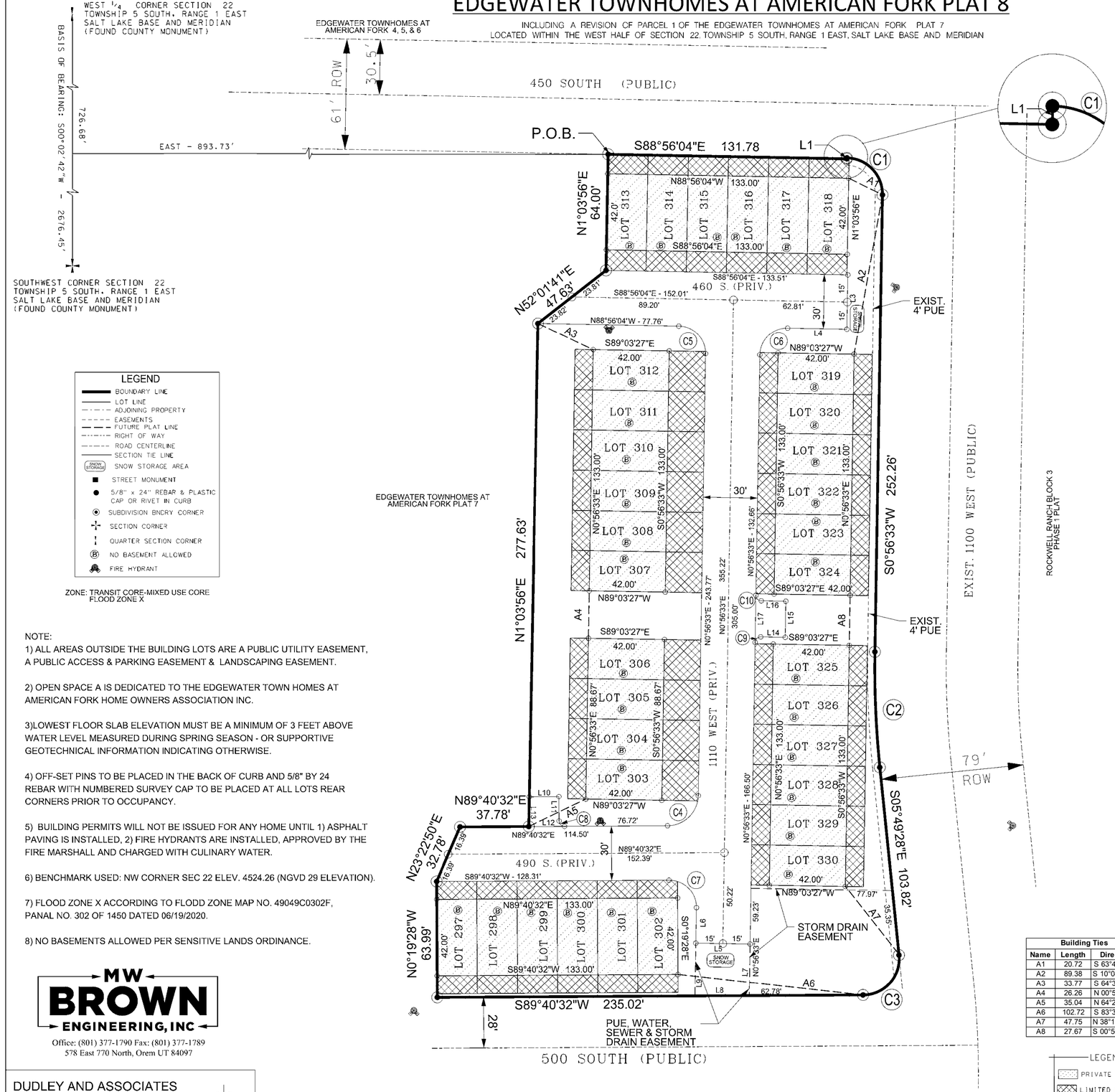
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

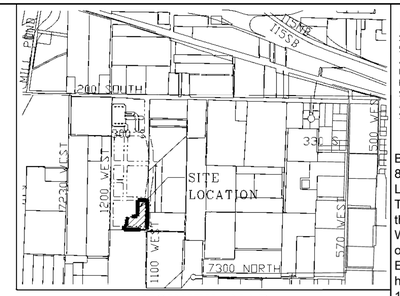
MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 8

INCLUDING A REVISION OF PARCEL 1 OF THE EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 7
LOCATED WITHIN THE WEST HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN





VICINITY MAP

SCALE (FEET)
0 30 60 90 120

LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- FUTURE PLAT LINE
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION TIE LINE
- (SNOW STORAGE) SNOW STORAGE AREA
- STREET MONUMENT
- 5/8" x 24" REBAR & PLASTIC CAP OR RIVET IN CURB
- SUBDIVISION BNDRY CORNER
- SECTION CORNER
- QUARTER SECTION CORNER
- (B) NO BASEMENT ALLOWED
- FIRE HYDRANT

ZONE: TRANSIT CORE-MIXED USE CORE
FLOOD ZONE X

NOTE:
1) ALL AREAS OUTSIDE THE BUILDING LOTS ARE A PUBLIC UTILITY EASEMENT, A PUBLIC ACCESS & PARKING EASEMENT & LANDSCAPING EASEMENT.

2) OPEN SPACE A IS DEDICATED TO THE EDGEWATER TOWN HOMES AT AMERICAN FORK HOME OWNERS ASSOCIATION INC.

3)LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.

4) OFF-SET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" BY 24 REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

5) 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.

6) BENCHMARK USED: NW CORNER SEC 22 ELEV. 4524.26 (NGVD 29 ELEVATION).

7) FLOOD ZONE X ACCORDING TO FLODD ZONE MAP NO. 49049C0302F, PANAL NO. 302 OF 1450 DATED 06/19/2020.

8) NO BASEMENTS ALLOWED PER SENSITIVE LANDS ORDINANCE.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

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

Lot Addresses	
Lot	Address
297	1125 West 490 South
298	1123 West 490 South
299	1121 West 490 South
300	1119 West 490 South
301	1117 West 490 South
302	1115 West 490 South
303	487 South 1110 West
304	485 South 1110 West
305	483 South 1110 West
306	481 South 1110 West
307	477 South 1110 West
308	475 South 1110 West
309	473 South 1110 West
310	471 South 1110 West
311	469 South 1110 West
312	467 South 1110 West
313	1116 West 460 South
314	1114 West 460 South
315	1112 West 460 South
316	1108 West 460 South
317	1106 West 460 South
318	1104 West 460 South
319	466 South 1110 West
320	468 South 1110 West
321	470 South 1110 West
322	472 South 1110 West
323	474 South 1110 West
324	476 South 1110 West
325	480 South 1110 West
326	482 South 1110 West
327	484 South 1110 West
328	486 South 1110 West
329	488 South 1110 West
330	492 South 1110 West

Line Table		
Name	Length	Direction
L1	0.49	N 00°32'24" W
L2	19.52	S 05°49'28" E
L3	30.00	S 01°03'56" W
L4	32.74	N 88°56'04" W
L5	30.00	N 89°03'27" W
L6	19.53	N 00°56'33" E
L7	28.47	N 00°56'33" E
L8	30.01	S 89°40'32" W
L9	29.13	N 00°56'33" E
L10	16.46	N 89°40'32" E
L11	13.50	S 0°17'25" E
L12	19.86	N 89°40'32" E
L13	16.50	S 01°03'56" W
L14	13.50	S 89°01'24" E
L15	20.00	N 0°56'33" E
L16	13.50	N 89°01'24" W
L17	26.00	N 00°56'33" E

Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	89°51'40"	20.00	31.37	28.25	S 43°59'45" E
C2	06°46'01"	539.50	63.72	63.68	S 02°26'27" E
C3	96°45'01"	20.00	33.77	29.90	S 41°25'32" W
C4	88°43'59"	17.00	26.33	23.77	N 45°18'33" E
C5	89°52'37"	15.00	23.53	21.19	N 43°59'45" W
C6	90°07'23"	15.00	23.59	21.24	S 46°00'15" W
C7	91°17'22"	15.00	23.90	21.45	N 44°41'11" W
C8	90°02'03"	3.00	4.71	4.24	S 45°18'27" E
C9	90°02'03"	3.00	4.71	4.24	N 45°57'35" E
C10	89°57'57"	3.00	4.71	4.24	N 44°02'25" W

Building Ties		
Name	Length	Direction
A1	20.72	S 63°48'49" E
A2	89.38	S 10°04'33" W
A3	33.77	S 64°33'08" E
A4	26.26	N 00°56'33" E
A5	35.04	N 64°20'27" E
A6	102.72	S 83°37'18" E
A7	47.75	N 38°15'17" W
A8	27.67	S 00°56'33" W

LEGEND
- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. 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 IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°02'42" West along the section line 726.68 feet and East 893.73 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian on the southern right of way of 450 South as shown on the Edgewater Townhomes at American Fork Plat 4; thence along said right of way S 88°56'04" E 131.78 feet; thence N 00°32'24" W 0.49 feet to a point of curvature along the eastern right of way of 1100 West as shown on the 1100 West and 350 South Road Dedication Plat; thence along said right of way an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E for 28.25 feet; thence S 0°56'33" W 252.26 feet; thence along an arc 63.72 feet to the left, having a radius of 539.50 feet, the chord bears S 02°26'27" E 63.68 feet; thence S 05°49'28" E 103.82 feet; thence along an arc 33.77 feet to the right, having a radius of 20.00 feet, the chord bears S 41°25'32" W 29.90 feet; thence S 89°40'32" W 235.02 feet; thence N 0°19'28" W 63.99 feet; thence N 23°22'50" E 32.78 feet; thence N 89°40'32" E 37.78 feet; thence N 01°03'56" E 277.63 feet; thence N 52°01'41" E 47.63 feet; thence N 01°03'56" E 64.00 feet to the POINT OF BEGINNING.

Area = 2.079 acres (90,540 sq. ft.)

of Lots = 34 Lots

DATE

ROGER D. DUDLEY (SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO EDGEWATER AT AF HOMEOWNERS ASSOCIATION INC. WITH ADDRESS OF 1983 NORTH 1120 WEST, PROVO, UTAH 84604.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF_____, 20____

ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, 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 _____, A.D. 20____

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED BY ENGINEER

ATTEST CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

SEWER / WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER / WATER AUTHORITY
THIS _____ DAY OF_____ A.D. 20____

SEWER / WATER AUTHORITY

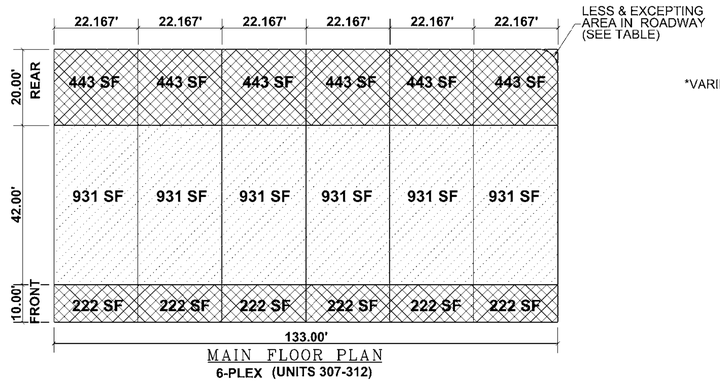
EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 8

SUBDIVISION
INCLUDING A REVISION OF PARCEL 1 OF
THE EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 7
(SHEET 1 OF 2)

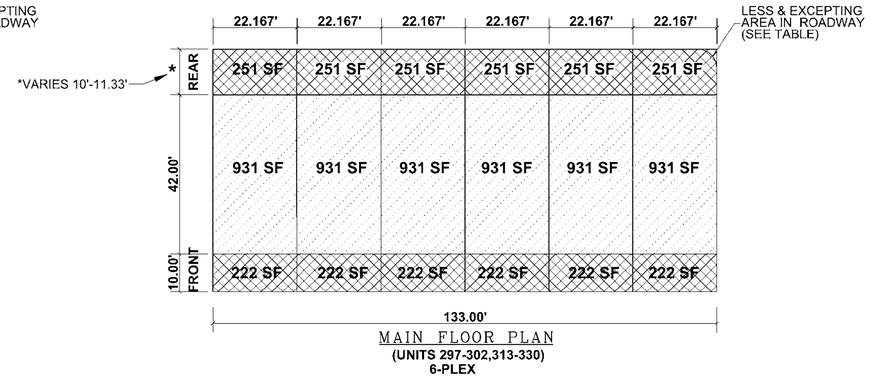
AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

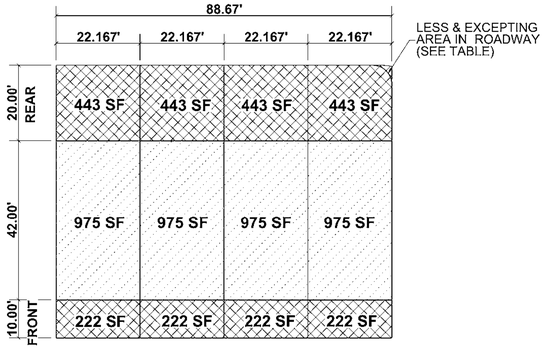
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL



MAIN FLOOR PLAN
6-PLEX (UNITS 307-312)



MAIN FLOOR PLAN
(UNITS 297-302,313-330)
6-PLEX



MAIN FLOOR PLAN
4-PLEX (UNITS 303-306)

LESS & EXCEPTING IN ROADWAY
LOT #
302
303
312
319

LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON = LC
- COMMON AREA

COUNTY RECORDER

EDGEWATER TOWNHOMES AT AMERICAN FORK PLAT 8

(SHEET 2 OF 2)

AMERICAN FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

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

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

AMERICAN FORK CITY **MEETING DATE:** August 3, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone.

BACKGROUND INFORMATION		
Location:		183 North West State Road
Project Type:		Commercial Site Plan
Applicants:		Chick-Fil-A, Merrick
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Design Commercial
	West	Design Commercial
Existing Zoning:		SC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	SC-1
	South	SC-1
	East	SC-1
	West	SC-1

BACKGROUND:

The applicant is applying for a Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone. The proposal consists of 1 lot for a remodel of a fast-food restaurant. The entire development parcel consists of 0.76 acres.

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 Commercial Site Plan application meets the requirements of Section 17.6.101 and staff recommends approval.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

N.A.

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 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).

POTENTIAL MOTIONS – Accessory Structure

APPROVAL

Mr. Chairman, I move that we recommend approval for the Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center 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 Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone.

TABLE

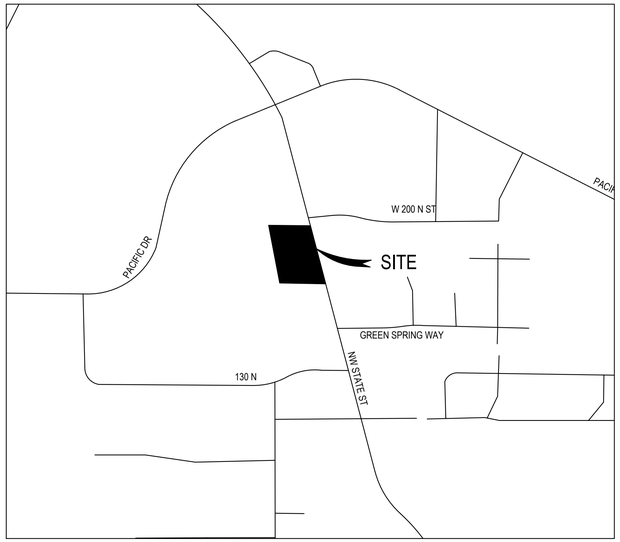
Mr. Chairman, I move that we table action on the Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone, and instruct the developer/staff to _____.

CONSTRUCTION DOCUMENTS
FOR
AMERICAN FORK REMODEL

PARCEL 4, OF THE G.F.I. AMERICAN FORK INVESTMENTS, LTD. SUBDIVISION, PLAT "A", LOCATED IN THE CITY OF AMERICAN FORK, UTAH COUNTY, STATE OF UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

GENERAL NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
2. THE OWNER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.
3. THE PROJECT PLANS AND SPECIFICATIONS AS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, FOR AND ON BEHALF OF MERRICK & COMPANY, REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE USE OF ANY ELECTRONIC OR OTHER MEDIA PURPORTING TO REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL NOT BE RELIED UPON AS FINAL CONSTRUCTION DOCUMENTS. SHOULD THERE BE A CONFLICT BETWEEN SEALED DRAWINGS AND ELECTRONIC OR OTHER MEDIA FILES, THE SEALED DRAWINGS SHALL GOVERN. EACH USER OF ANY ELECTRONIC OR OTHER MEDIA WAIVES AND RELEASES MERRICK FROM ALL ACTIONS, CLAIMS, DAMAGES, ACTIONS, OBLIGATIONS AND LIABILITIES OF ANY KIND OR NATURE WITH RESPECT TO THE ELECTRONIC OR OTHER MEDIA FILES.
4. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
5. THE PROJECT PLANS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE COMPLETED PROJECT IN A COMPLETE AND OPERABLE CONDITION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND PROVIDE ALL LABOR NECESSARY TO COMPLETE THE PROJECT IN A NEAT AND WORKMANLIKE MANNER, INCLUDING ALL INCIDENTIALS NECESSARY TO COMPLETE THE WORK, WITHOUT ADDITIONAL COST TO THE OWNER.
6. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE OWNER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
7. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE MAY CAUSE THE WORK TO BE DEEMED UNACCEPTABLE.
8. MERRICK & COMPANY IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. MERRICK WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. WHEN APPLICABLE, THE OWNER SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:
   - 9.a. THE NOTICE OF INTENT (NOI)
   - 9.b. BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
   - 9.c. UP TO DATE STORMWATER MANGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
   - 9.d. ONE (1) SIGNED COPY OF THE APPROVED PLANS
   - 9.e. ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
   - 9.f. A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
10. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF AMERICAN FORK STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
12. DO NOT SCALE DRAWINGS. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
13. THE BOUNDARY AND TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY DIAMOND LAND SURVEYING, DATED JUNE 6, 2021. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. A COPY OF ALL PERMITS SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
14. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY OF ALL PERSONNEL AND EQUIPMENT ON THE PROJECT SITE AT ALL TIMES, AND IS NOT LIMITED TO NORMAL WORKING HOURS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS.
15. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE OWNER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
16. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
17. MAINTAIN EMERGENCY VEHICLE ACCESS TO AND THROUGH THE PROJECT SITE AT ALL TIMES.
18. ACCESS TO PRIVATE PROPERTY AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR TO PROVIDE ALTERNATIVE MEANS OF INGRESS AND EGRESS TO PRIVATE PROPERTY AND BUSINESS LOCATIONS AS NECESSARY TO PROVIDE FOR THE TIMELY COMPLETION OF THE PROJECT.
19. THE CONTRACTOR SHALL CALL THE NATIONWIDE UTILITY CONTACT NUMBER (811) OR LOCAL UTILITY LOCATE SERVICE, TO REQUEST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES, INCLUDING DEPTH. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. THE UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST AVAILABLE INFORMATION AND MAY NOT INCLUDE ALL UTILITIES THAT EXIST ON THE PROJECT SITE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
21. THE OWNER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE OWNER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
23. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, EXISTING TOPOGRAPHIC DATA, AND LOCATIONS OF ALL UTILITIES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES ON THE PROJECT SITE. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES, WHETHER SHOWN OR NOT ON THE PROJECT PLANS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES FOUND PRIOR TO INITIATING ANY WORK.
24. ANY DISRUPTION IN UTILITIES SHALL BE COORDINATED AT LEAST 48 HOURS IN ADVANCE WITH THE UTILITY OWNER, PROJECT OWNER, EMERGENCY PROVIDERS, ALL IMPACTED LOCAL RESIDENTS, AND IMPACTED BUSINESS OWNERS. METHOD OF NOTIFICATION SHALL BE SUBJECT TO APPROVAL OF THE PROJECT OWNER AND AFFECTED UTILITY.
25. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
26. TRAFFIC CONTROL STANDARDS FOR THIS PROJECT SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. A TRAFFIC CONTROL PLAN APPROVED BY THE LOCAL ENTITY EXERCISING JURISDICTION SHALL BE OBTAINED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
27. SAW CUT ALL JOINTS IN EXISTING PAVEMENTS. SAW CUT JOINTS IN CURB AND GUTTER SECTIONS SHALL BE CONTINUOUS THROUGH THE CURB HEAD.
28. INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO INITIATING ANY WORK ON THE PROJECT SITE. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
29. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE OWNER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
30. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF IN AN APPROVED LANDFILL PERMITTED TO ACCEPT THAT PARTICULAR TYPE OF WASTE.
31. WHERE CONFLICTS EXIST BETWEEN GENERAL NOTES AND THE NOTES OF SPECIFIC GOVERNING JURISDICTIONS, THE GREATER STANDARD OR REQUIREMENT SHALL PREVAIL. WHERE CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND THE NOTES OR REQUIREMENTS OF SPECIFIC GOVERNING JURISDICTIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER IMMEDIATELY AND REQUEST CLARIFICATION.
32. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL. PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



VICINITY MAP
N.T.S.

PROJECT CONTACTS

OWNER
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
(404) 765-8000
CONTACT: MR. RANDY KIMOTO

ENGINEERING DEPARTMENT
AMERICAN FORK ENGINEERING SERVICES
275 EAST 200 NORTH
AMERICAN FORK, UT 84003
(801) 763-3060

CIVIL ENGINEER
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
(303) 353-3695
CONTACT: MR. KRISTOFER K. WIEST, PE

LANDSCAPE ARCHITECT
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
(303) 751-0741
CONTACT: MR. JONATHAN CROWDER

SITE ARCHITECT
MAYSE & ASSOCIATES, INC.
14850 QUORUM DRIVE, SUITE 201
DALLAS, TX 75254
(972) 386-0338 x250
CONTACT: MR. BENNY YU

FIRE DEPARTMENT
AMERICAN FORK FIRE DEPARTMENT
96 N CENTER ST, AMERICAN FORK
AMERICAN FORK, UT 84003
GENERAL: (801) 763-3040

CITY FIRE MARSHALL:
MATT SACCO: (801) 763-3045

WATER & SANITATION DEPARTMENT
AMERICAN FORK PUBLIC WORKS DEPT
275 E 200 N
AMERICAN FORK, UTAH 84003
GENERAL: (801) 763-3060
CULINARY WATER/PRESSURIZED IRRIGATION: JAY BREMS
SEWER/STORM WATER: ASHTON HARDY

TIMPANOGOS SPECIAL SERVICE DISTRICT
6400 N 5050 W
AMERICAN FORK, UT 84003
DAVID BARLOW: (801) 756-5231

ELECTRIC COMPANY
ROCKY MOUNTAIN POWER
GENERAL: (888) 221-7070
TERIA WALKER: (801) 756-1310

TELEPHONE COMPANY
COMCAST
GENERAL: 1 (800) 934-6489
ELYSIA VALDEZ: (801) 401-3017

GAS COMPANY
DOMINION ENERGY
GENERAL: (800) 323-5517
TRENT JOHNSON: (801) 853-6548

FIBER COMPANIES
AF FIBER
KYLE PETERSON: (801) 400-2933

CENTURY LINK
BILL WESTFALL: (432) 623-4252

CITY CONSTRUCTION INSPECTION
AMERICAN FORK PUBLIC WORKS DEPT
275 E 200 N
AMERICAN FORK, UTAH 84003
GENERAL: (801) 763-3060
CITY INSPECTOR: DEE HOWARD
SWPP INSPECTOR: HARLAN NIELSON

AMERICAN FORK IRRIGATION COMPANY
AMERICAN FORK IRRIGATION COMPANY
269 NORTH CENTER STREET
AMERICAN FORK, UTAH 84003
ERNIE JOHN: (801) 471-6576

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	DEMO PLAN
C2.0	SITE PLAN
C2.1	HORIZONTAL CONTROL PLAN
C2.2	HORIZONTAL CONTROL PLAN
C2.3	HORIZONTAL CONTROL PLAN
C2.4	LINE TABLES
C2.5	CURVE TABLES
C2.6	PAVING PLAN
C3.0	OVERALL GRADING PLAN
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C3.3	GRADING PLAN
C4.0	EROSION CONTROL PLAN
PS1.0	UTILITY PLAN
C9.0	CFA STANDARD DETAILS
C9.1	CFA STANDARD DETAILS
C9.2	CFA STANDARD DETAILS
C9.3	CFA STANDARD DETAILS

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
copperman 06/20/2022

Engineering Division
Reviewed
jhsu 06/16/2022

LEGEND:

- PROPERTY LINE
- WATER METER
- IRRIGATION METER
- GREASE TRAP
- SINGLE CLEANOUT
- TWO-WAY CLEANOUT
- TRANSFORMER
- STORM INLET
- STORM MANHOLE
- LIGHT POLE
- PROPOSED TRAFFIC SIGN
- PAVEMENT STRIPING (DRIVE THRU)
- PARKING STALL COUNT (25)
- FIRE LINE (F)
- WATER LINE (WTR)
- SANITARY SEWER (SAN)
- GAS SERVICE (G)
- ELECTRIC SERVICE (UE)
- TELEPHONE SERVICE (T)
- STORM SEWER
- PROPOSED MAJOR CONTOUR (5555)
- PROPOSED MINOR CONTOUR (5555)
- EX STORM MANHOLE (ST)
- EX SANITARY MANHOLE (S)
- EX STORM INLET
- EX LIGHT POLE
- EX UNDERGROUND ELECTRIC (E)
- EX GAS SERVICE (G)
- EX WATER LINE (W)
- EX STORM SEWER (SD)
- EX SANITARY SEWER (SS)
- EX TELEPHONE SERVICE (COMM)
- EX GUARDRAIL
- EX FIRE HYDRANT
- EX TRAFFIC SIGN
- EX MAJOR CONTOUR (5555)
- EX MINOR CONTOUR (5555)
- EX TREE
- EX IRRIGATION VALVE
- EX WATER VALVE
- EX TELEPHONE BOX
- EX ELECTRIC BOX
- EX RECLAIMED WATER MAIN (RWT)
- EX STORM SEWER

BASIS OF BEARING:

THE BASIS OF BEARING IS NORTH 0°16'36" EAST BETWEEN THE FOUND BRASS CAP MONUMENT AT EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN.

BENCHMARK:

TOP OF REBAR AND CAP (ENSIGN) LOCATED AT THE SOUTHWEST CORNER OF PROPERTY.

ELEV. = 4588.83'
VERTICAL DATUM: NAVD88.

SUMMARY TABLE	
GROSS FLOOR AREA	PROPOSED: 4,454 S.F. EXISTING: 4,178 S.F.
BUILDING SETBACKS	SET DURING REVIEW
LANDSCAPE SETBACKS	10' ALL SIDES
PARKING REQUIRED	5 SPACES PER 1,000 S.F. OF FLOOR SPACE. (4,454 S.F. x 5/1000 = 23 SPACES REQUIRED)
PARKING PROVIDED	33
ADA PARKING PROVIDED	2
TOTAL LOT AREA	33,131 S.F. / 0.76 AC
BUILDING COVERAGE	4,454 S.F. (13%)
IMPERVIOUS COVERAGE	23,114 S.F. (63%)
PERVIOUS COVERAGE	5,563 S.F. (17%)
FEMA FLOOD ZONE	ZONE X

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

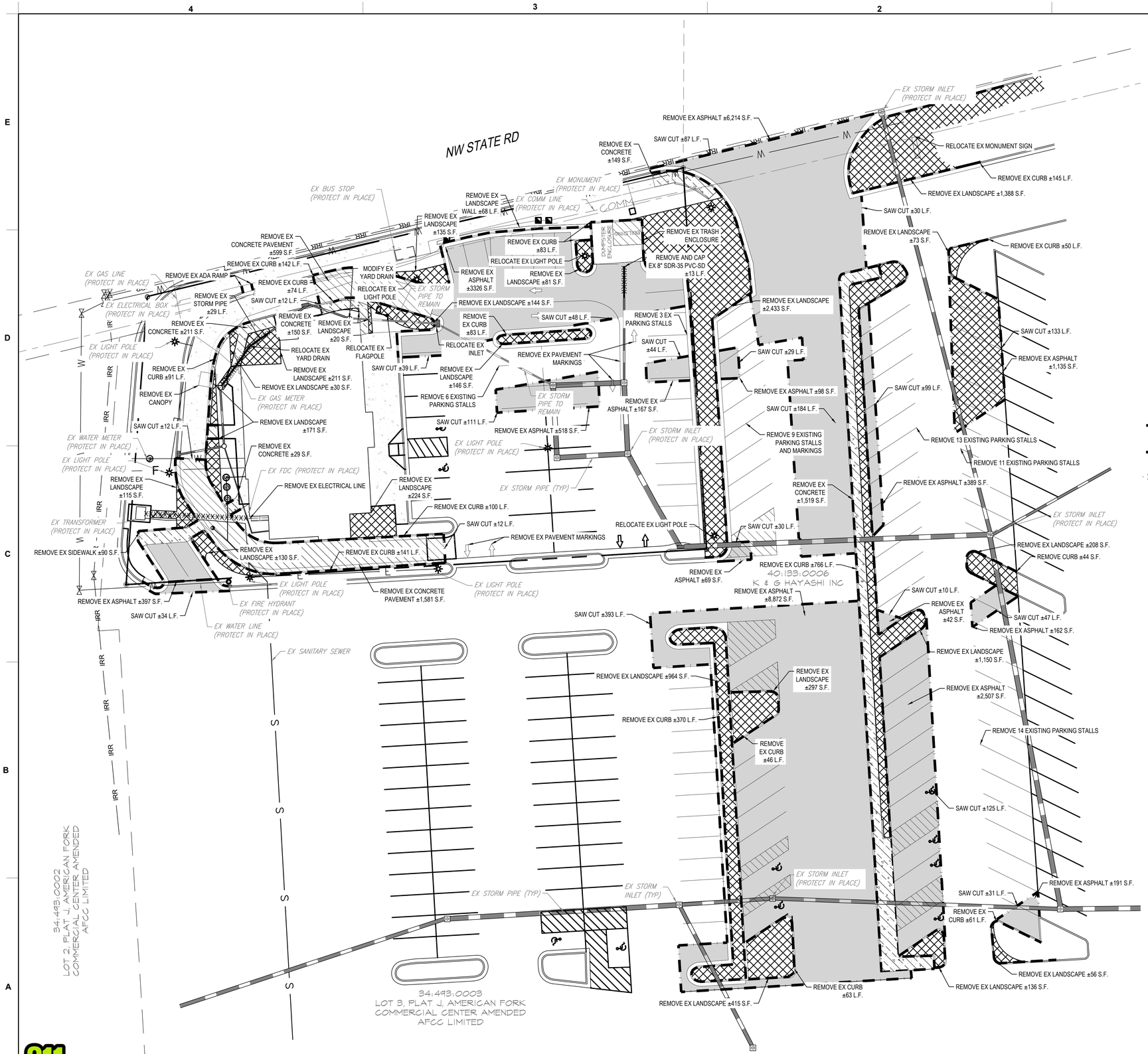
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR
DATE 11/23/2021
DRAWN BY EA
SHEET

COVER SHEET

SHEET NUMBER
C0.0

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\Cds\Construction\0490-C0.0-COVER SHEET.dwg Last Saved By: LVOGT
6/2/2022 1:57 PM
00-LS-0000-A101-SHEET NAME



LEGEND:

- ASPHALT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- CONCRETE TO BE REMOVED
- LANDSCAPE AREA TO BE REMOVED
- EX CURB TO BE REMOVED
- EX CONCRETE/ASPHALT TO BE SAWCUT
- XXXXXXXXXXXX EX UTILITY LINES TO BE REMOVED

NOTES:

1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
2. CONTRACTOR TO PROTECT IN PLACE ALL FEATURES TO REMAIN.
3. CONTRACTOR TO INSTALL ALL STORM CONTROL MEASURES PRIOR TO COMMENCING DEMOLITION.

N

20' 0 10' 20' 40'

1" = 20' HOR.

811

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C1.0-DEMO PLAN.dwg Last Saved By: IRYPKEMA
6/2/2022 1:57 PM
00-LS-0000-A101-SHEET NAME

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	

DEMO PLAN

SHEET NUMBER

C1.0



SITE PLAN DESIGN NOTES & KEY PLAN

1	PAVEMENT MARKINGS - 1	
1A	DIRECTIONAL ARROW	1 C9.0
1B	ACCESSIBILITY SYMBOL	1 C9.0
2	PAVEMENT MARKINGS - 2	
2A	DRIVE-THRU	2 C9.0
3	90 DEGREE PARKING STRIPING	3 C9.0
4	60 DEGREE ANGLED PARKING STRIPING	4 C9.0
5	ACCESSIBLE PARKING SIGN	6 C9.0
6	DIRECTIONAL SIGNAGE	7 C9.0
6A	ONE WAY	
6B	DO NOT ENTER SIGN	
6C	PEDESTRIAN CROSSING	
7	STOP SIGN	8 C9.0
8	CONCRETE SIDEWALK, SEE NOTE 10	9 C9.0
9	SIDEWALK W/ CURB & GUTTER, SEE NOTE 9	10 C9.0
10	CONCRETE CURB & GUTTER	11 C9.0
10A	MONOLITHIC CURB & GUTTER	
11	RELOCATED FLAG POLE	
12	CURB RAMP w/ SHORT FLARED SIDES	1 C9.1
13	ENTER SIGN	
14	4" STRIPING, SEE NOTE 8	
15	DETECTABLE WARNING DEVICE	4 C9.1
16	PARALLEL PARKING	
17	RELOCATED SHOPPING CENTER TENANT SIGN	
18	DOUBLE YELLOW STRIPING	
19	CONCRETE BOLLARD	5 C9.2
20	MULTI-LANE DIRECTIONAL GRAPHICS	6 C9.2
21	CROSSWALK MARKINGS	7 C9.2
22	MENU BOARD LOOP DETECTION SYSTEM (ISO. VIEW)	6 C9.3
23	DRIVE-THRU ORDER POINT ISLAND	7 C9.3
24	DRIIVE-THRU PLAN - FLUSH WITH FFE	8 C9.3
25	DIRVE-THRU ISOMETRIC	9 C9.3
26	DRIVE-THRU CLEARANCE BAR	10 C9.3
27	TRASH ENCLOSURE RE: ARCHITECTURE	
28	BUILDING ADDITION RE: ARCHITECTURE	
29	RELOCATED MDP RE: ELECTRICAL	
30	EX GAS METER	
31	4" WIDE STRIPES @ 3.0' O.C., YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE	
32	8" SOLID YELLOW STRIP	
33	DRIVE-THRU CANOPY RE: ARCHITECTURE	
34	MEAL DELIVERY CANOPY RE: ARCHITECTURE	
35	RESET EX STORM INLET	
36	STORM DRAIN AREA INLET	
37	4' CONCRETE PAN	
38	LIGHT POLE	

NOTES:

1. REFER TO SHEET C-0.0 FOR LEGEND AND STANDARD ABBREVIATIONS.
2. ALL DIMENSIONS ARE FROM FLOWLINE UNLESS OTHERWISE NOTED.
3. REFER TO SHEET C-9.0 FOR DETAILS.
4. REFER TO SHEET C-3.0 FOR SPILL AND CATCH CURB LOCATIONS
5. REFER TO ARCHITECTURE PLANS FOR CANOPY INFORMATION.
6. REFER TO SIGNAGE PACKAGE FOR ALL SITE AND CHICK-FIL-A SIGN DETAILS.
7. ALL CURB ALONG CONCRETE DRIVE THROUGH TO BE MONOLITHICALLY POURED WITH DRIVE THROUGH.
8. STRIPING ON ASPHALT TO BE WHITE PAINT AND STRIPING ON CONCRETE TO BE YELLOW PAINT.
9. ALL PROPOSED CURB AND GUTTER TO TIE INTO EXISTING CURB AND GUTTER.
10. CONCRETE SIDE WALK TO BE 6" THICK AT ROAD CROSSING.

SITE PLAN TABLE	
BUILDING AREA (SF):	4,454
GROSS SQ FT/ACREAGE FOR SITE:	33,131/0.76
SPACES REQUIRED (5 PER 1,000 S.F. OF FLOOR SPACE)	23
STANDARD SPACES PROVIDED ON-SITE:	27
ACCESSIBLE SPACES PROVIDED ON-SITE:	2
TOTAL SPACES PROVIDED:	29

N

20' 0 10' 20' 40'

1" = 20' HOR.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

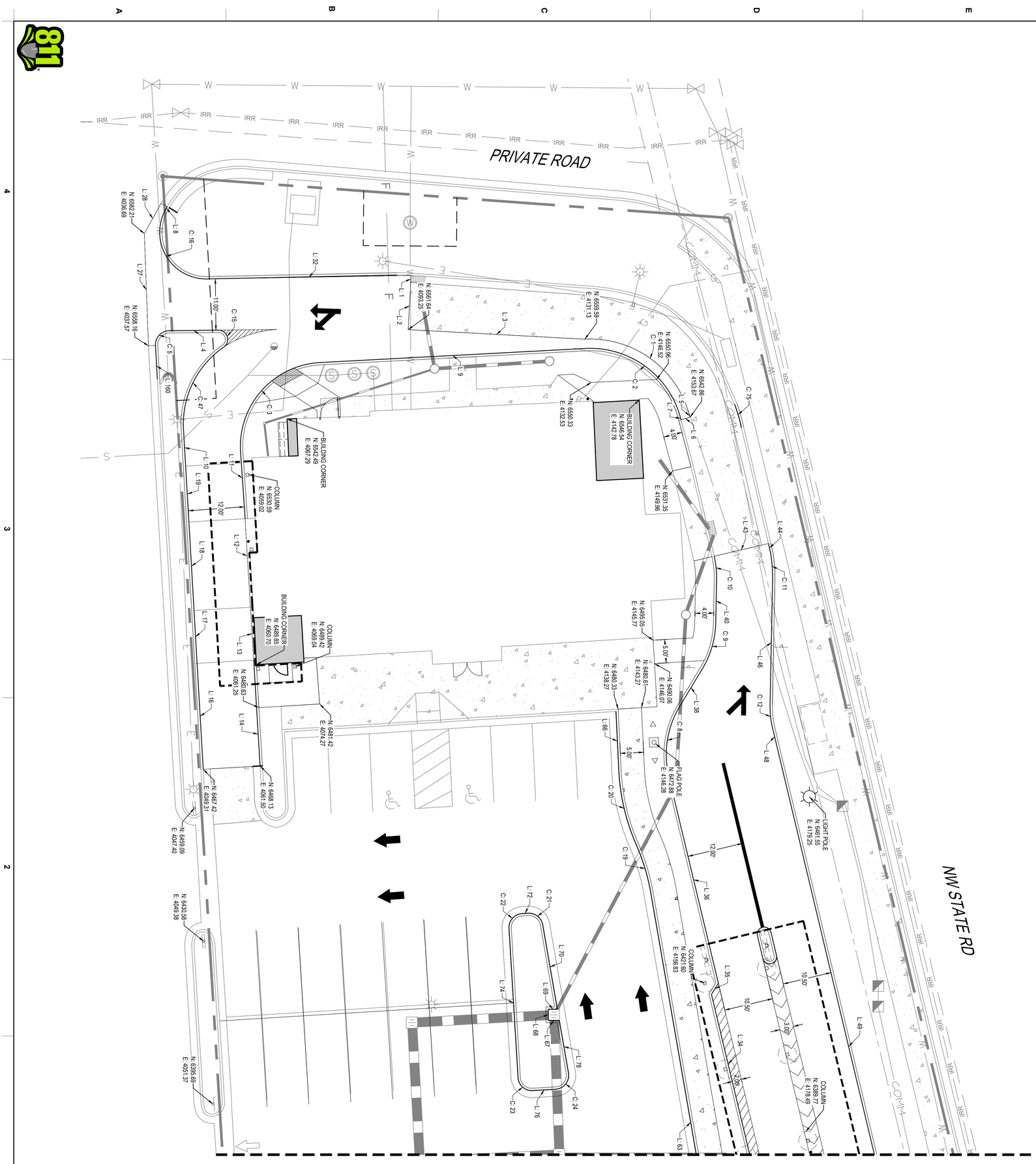
CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	SITE PLAN
SHEET NUMBER	C2.0

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C2.0-SITE PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:57 PM
00-LS-0000-A101-SHEET NAME

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C2.1-HORIZONTAL CONTROL PLAN.dwg Last Saved By: LVOGT

6/2/2022 1:57 PM

00-LS-0000-A101-SHEET NAME



MATCH LINE - SEE SHEET C2.2

NOTES:

1. LINE AND CURVE TAGS MEASURE ALONG THE FLOW LINE.
2. DIMENSIONS ARE MEASURED FROM FLOW LINE TO FLOW LINE UNLESS OTHERWISE STATED.
3. BUILDING CORNER COORDINATES ARE BASED ON FILES RECEIVED FROM MAYSE & ASSOCIATES, DATED 07/28/2021.

1" = 10' HOR.

CONSTRUCTION DOCUMENTS

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE | SIZE: CL-5068A-W
RELEASE: V2_18.08

REVISION SCHEDULE

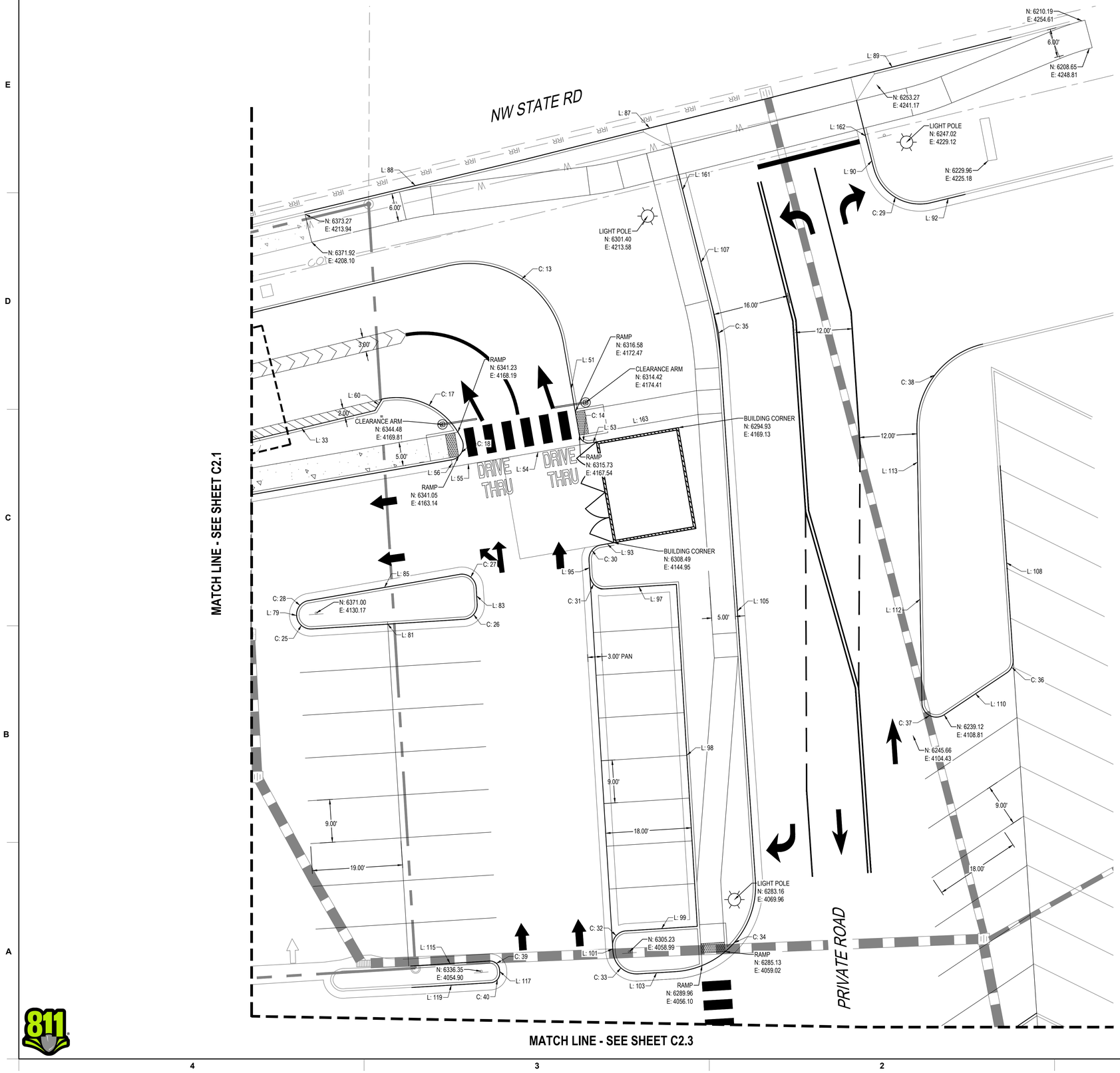
NO	DATE	DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR
DATE 11/23/2021
DRAWN BY EA
SHEET HORIZONTAL CONTROL PLAN
SHEET NUMBER C2.1

Seal: PROFESSIONAL ENGINEER, No. 11094379, KRISTOFER KYLE WEST, STATE OF UTAH
For and on Behalf of Merrick & Company

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



NOTES:

1. LINE AND CURVE TAGS MEASURE ALONG THE FLOW LINE.
2. DIMENSIONS ARE MEASURED FROM FLOW LINE TO FLOW LINE UNLESS OTHERWISE STATED.
3. BUILDING CORNER COORDINATES ARE BASED ON FILES RECEIVED FROM MAYSE & ASSOCIATES, DATED 07/29/2021.

N

10' 0 5' 10' 20'

1" = 10' HOR.

811

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C2.1-HORIZONTAL CONTROL PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:57 PM
00-LS-0000-A101-SHEET NAME

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

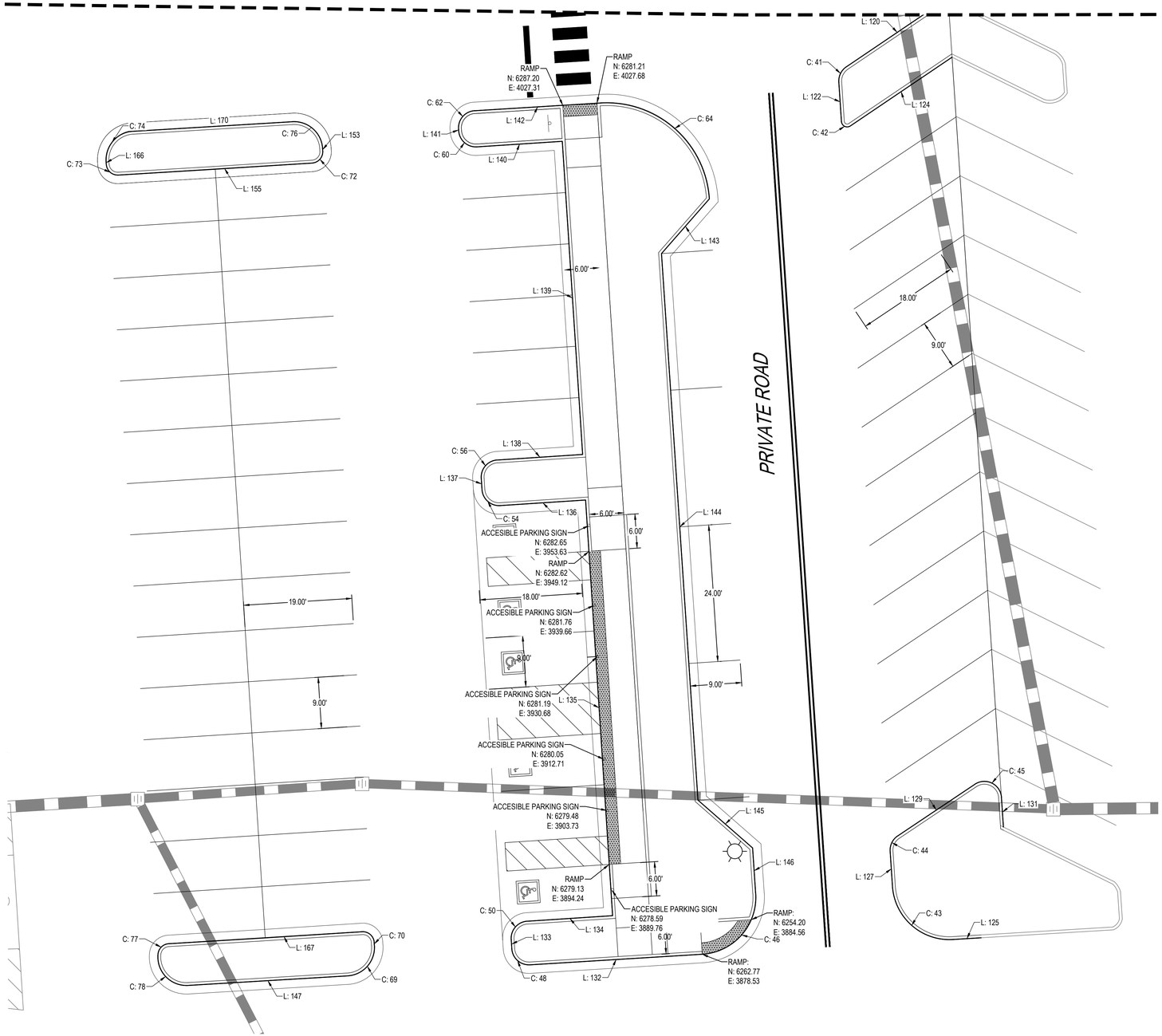
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	HORIZONTAL CONTROL PLAN
SHEET NUMBER	C2.2

MATCH LINE - SEE SHEET C2.2



NOTES:

1. LINE AND CURVE TAGS MEASURE ALONG THE FLOW LINE.
2. DIMENSIONS ARE MEASURED FROM FLOW LINE TO FLOW LINE UNLESS OTHERWISE STATED.
3. BUILDING CORNER COORDINATES ARE BASED ON FILES RECEIVED FROM MAYSE & ASSOCIATES, DATED 07/29/2021.

N

10' 0 5' 10' 20'

1" = 10' HOR.

811

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C2.1-HORIZONTAL CONTROL PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	HORIZONTAL CONTROL PLAN
SHEET NUMBER	C2.3

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 1	S1° 41' 06"W	1.48'	N: 6573.235 E: 4093.838	N: 6571.751 E: 4093.795
L: 1	S1° 41' 06"W	1.48'	N: 6573.235 E: 4093.838	N: 6571.751 E: 4093.795
L: 2	S3° 05' 52"W	10.12'	N: 6571.751 E: 4093.795	N: 6561.641 E: 4093.248
L: 2	S3° 05' 52"W	10.12'	N: 6571.751 E: 4093.795	N: 6561.641 E: 4093.248
L: 3	S86° 54' 08"E	37.93'	N: 6561.641 E: 4093.248	N: 6559.591 E: 4131.127
L: 3	S86° 54' 08"E	37.93'	N: 6561.641 E: 4093.248	N: 6559.591 E: 4131.127
L: 4	S89° 21' 34"W	10.49'	N: 6561.530 E: 4052.526	N: 6561.413 E: 4042.033
L: 5	S15° 31' 42"E	0.68'	N: 6543.512 E: 4153.487	N: 6542.858 E: 4153.669
L: 5	S15° 31' 42"E	0.68'	N: 6543.512 E: 4153.487	N: 6542.858 E: 4153.669
L: 6	S74° 28' 18"W	2.00'	N: 6542.858 E: 4153.669	N: 6542.323 E: 4151.742
L: 6	S74° 28' 18"W	2.00'	N: 6542.858 E: 4153.669	N: 6542.323 E: 4151.742
L: 7	N15° 31' 42"W	0.68'	N: 6542.323 E: 4151.742	N: 6542.976 E: 4151.560
L: 7	N15° 31' 42"W	0.68'	N: 6542.323 E: 4151.742	N: 6542.976 E: 4151.560
L: 8	S28° 47' 46"W	0.78'	N: 6588.004 E: 4041.588	N: 6587.320 E: 4041.212
L: 9	S86° 58' 03"W	56.99'	N: 6557.594 E: 4131.232	N: 6554.579 E: 4074.320
L: 9	S86° 58' 03"W	56.99'	N: 6557.594 E: 4131.232	N: 6554.579 E: 4074.320
L: 10	N3° 19' 21"W	7.89'	N: 6532.396 E: 4045.542	N: 6540.268 E: 4045.085
L: 11	S3° 59' 45"E	11.38'	N: 6535.514 E: 4057.305	N: 6524.162 E: 4058.098
L: 11	S3° 59' 45"E	11.38'	N: 6535.514 E: 4057.305	N: 6524.162 E: 4058.098

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 12	S3° 29' 13"E	22.05'	N: 6524.162 E: 4058.098	N: 6502.151 E: 4059.439
L: 12	S3° 29' 13"E	22.05'	N: 6524.162 E: 4058.098	N: 6502.151 E: 4059.439
L: 13	S3° 28' 08"E	11.36'	N: 6502.151 E: 4059.439	N: 6490.816 E: 4060.126
L: 13	S3° 28' 08"E	11.36'	N: 6502.151 E: 4059.439	N: 6490.816 E: 4060.126
L: 14	S3° 28' 08"E	22.73'	N: 6490.816 E: 4060.126	N: 6468.127 E: 4061.502
L: 16	N3° 19' 21"W	22.73'	N: 6467.418 E: 4049.315	N: 6490.112 E: 4047.997
L: 16	N3° 19' 21"W	22.73'	N: 6467.418 E: 4049.315	N: 6490.112 E: 4047.997
L: 17	N3° 19' 19"W	11.36'	N: 6490.112 E: 4047.997	N: 6501.449 E: 4047.339
L: 17	N3° 19' 19"W	11.36'	N: 6490.112 E: 4047.997	N: 6501.449 E: 4047.339
L: 18	N3° 19' 17"W	19.00'	N: 6501.449 E: 4047.339	N: 6520.417 E: 4046.238
L: 18	N3° 19' 17"W	19.00'	N: 6501.449 E: 4047.339	N: 6520.417 E: 4046.238
L: 19	N3° 19' 31"W	12.00'	N: 6520.417 E: 4046.238	N: 6532.396 E: 4045.542
L: 19	N3° 19' 31"W	12.00'	N: 6520.417 E: 4046.238	N: 6532.396 E: 4045.542
L: 27	N2° 05' 36"W	24.07'	N: 6558.162 E: 4037.573	N: 6582.212 E: 4036.694
L: 27	N2° 05' 36"W	24.07'	N: 6558.162 E: 4037.573	N: 6582.212 E: 4036.694
L: 28	N28° 46' 51"E	7.43'	N: 6582.212 E: 4036.694	N: 6588.727 E: 4040.273
L: 28	N28° 46' 51"E	7.43'	N: 6582.212 E: 4036.694	N: 6588.727 E: 4040.273
L: 32	N89° 02' 34"E	43.78'	N: 6572.504 E: 4050.087	N: 6573.235 E: 4093.861
L: 32	N89° 02' 34"E	43.78'	N: 6572.504 E: 4050.087	N: 6573.235 E: 4093.861

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 33	N13° 26' 13"W	31.67'	N: 6358.656 E: 4172.729	N: 6389.461 E: 4165.370
L: 33	N13° 26' 13"W	31.67'	N: 6358.656 E: 4172.729	N: 6389.461 E: 4165.370
L: 34	N13° 26' 05"W	30.54'	N: 6389.461 E: 4165.370	N: 6419.168 E: 4158.274
L: 34	N13° 26' 05"W	30.54'	N: 6389.461 E: 4165.370	N: 6419.168 E: 4158.274
L: 35	N31° 34' 24"E	2.83'	N: 6419.168 E: 4158.274	N: 6421.576 E: 4159.754
L: 35	N31° 34' 24"E	2.83'	N: 6419.168 E: 4158.274	N: 6421.576 E: 4159.754
L: 36	N13° 28' 43"W	45.59'	N: 6421.576 E: 4159.754	N: 6465.910 E: 4149.128
L: 36	N13° 28' 43"W	45.59'	N: 6421.576 E: 4159.754	N: 6465.910 E: 4149.128
L: 38	N31° 05' 06"E	9.43'	N: 6480.883 E: 4151.453	N: 6488.955 E: 4156.319
L: 38	N31° 05' 06"E	9.43'	N: 6480.883 E: 4151.453	N: 6488.955 E: 4156.319
L: 40	N1° 09' 21"E	9.22'	N: 6498.878 E: 4159.187	N: 6508.096 E: 4159.373
L: 40	N1° 09' 21"E	9.22'	N: 6498.878 E: 4159.187	N: 6508.096 E: 4159.373
L: 43	N76° 52' 12"E	11.94'	N: 6513.086 E: 4158.860	N: 6515.797 E: 4170.485
L: 43	N76° 52' 12"E	11.94'	N: 6513.086 E: 4158.860	N: 6515.797 E: 4170.485
L: 44	S13° 07' 48"E	1.89'	N: 6515.797 E: 4170.485	N: 6513.956 E: 4170.915
L: 44	S13° 07' 48"E	1.89'	N: 6515.797 E: 4170.485	N: 6513.956 E: 4170.915
L: 46	S1° 09' 21"W	26.61'	N: 6507.870 E: 4171.371	N: 6481.264 E: 4170.834
L: 46	S1° 09' 21"W	26.61'	N: 6507.870 E: 4171.371	N: 6481.264 E: 4170.834
L: 48	S13° 26' 05"E	3.76'	N: 6476.214 E: 4171.377	N: 6472.553 E: 4172.252

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 48	S13° 26' 05"E	3.76'	N: 6476.214 E: 4171.377	N: 6472.553 E: 4172.252
L: 49	S13° 26' 05"E	132.71'	N: 6472.553 E: 4172.252	N: 6343.472 E: 4203.086
L: 49	S13° 26' 05"E	132.71'	N: 6472.553 E: 4172.252	N: 6343.472 E: 4203.086
L: 51	S80° 08' 08"W	19.81'	N: 6319.121 E: 4187.060	N: 6315.727 E: 4167.544
L: 51	S80° 08' 08"W	19.81'	N: 6319.121 E: 4187.060	N: 6315.727 E: 4167.544
L: 53	S9° 51' 52"E	1.26'	N: 6313.414 E: 4165.917	N: 6312.169 E: 4166.133
L: 53	S9° 51' 52"E	1.26'	N: 6313.414 E: 4165.917	N: 6312.169 E: 4166.133
L: 54	N9° 51' 52"W	18.16'	N: 6312.169 E: 4166.133	N: 6330.057 E: 4163.023
L: 54	N9° 51' 52"W	18.16'	N: 6312.169 E: 4166.133	N: 6330.057 E: 4163.023
L: 55	N9° 51' 52"W	12.47'	N: 6330.057 E: 4163.023	N: 6342.340 E: 4160.887
L: 55	N9° 51' 52"W	12.47'	N: 6330.057 E: 4163.023	N: 6342.340 E: 4160.887
L: 56	N80° 08' 08"E	1.50'	N: 6342.340 E: 4160.887	N: 6342.596 E: 4162.365
L: 56	N80° 08' 08"E	1.50'	N: 6342.340 E: 4160.887	N: 6342.596 E: 4162.365
L: 60	S58° 26' 12"E	2.83'	N: 6358.656 E: 4172.730	N: 6357.177 E: 4175.137
L: 60	S58° 26' 12"E	2.83'	N: 6358.656 E: 4172.730	N: 6357.177 E: 4175.137
L: 63	N9° 51' 52"W	99.75'	N: 6342.596 E: 4162.365	N: 6440.873 E: 4145.276
L: 63	N9° 51' 52"W	99.75'	N: 6342.596 E: 4162.365	N: 6440.873 E: 4145.276
L: 66	N2° 45' 16"W	12.65'	N: 6467.168 E: 4138.406	N: 6479.799 E: 4137.799
L: 66	N2° 45' 16"W	12.65'	N: 6467.168 E: 4138.406	N: 6479.799 E: 4137.799

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 67	N90° 00' 00"W	2.36'	N: 6413.609 E: 4125.656	N: 6413.609 E: 4123.298
L: 67	N90° 00' 00"W	2.36'	N: 6413.609 E: 4125.656	N: 6413.609 E: 4123.298
L: 68	N0° 00' 00"E	2.39'	N: 6413.609 E: 4123.298	N: 6416.000 E: 4123.298
L: 68	N0° 00' 00"E	2.39'	N: 6413.609 E: 4123.298	N: 6416.000 E: 4123.298
L: 69	N90° 00' 00"E	1.94'	N: 6416.000 E: 4123.298	N: 6416.000 E: 4125.241
L: 69	N90° 00' 00"E	1.94'	N: 6416.000 E: 4123.298	N: 6416.000 E: 4125.241
L: 70	N9° 51' 52"W	18.36'	N: 6416.000 E: 4125.241	N: 6434.088 E: 4122.095
L: 70	N9° 51' 52"W	18.36'	N: 6416.000 E: 4125.241	N: 6434.088 E: 4122.095
L: 72	S86° 30' 06"W	1.28'	N: 6436.568 E: 4118.957	N: 6436.490 E: 4117.676
L: 72	S86° 30' 06"W	1.28'	N: 6436.568 E: 4118.957	N: 6436.490 E: 4117.676
L: 74	S3° 28' 15"E	32.00'	N: 6433.314 E: 4114.865	N: 6401.373 E: 4116.802
L: 74	S3° 28' 15"E	32.00'	N: 6433.314 E: 4114.865	N: 6401.373 E: 4116.802
L: 76	N86° 30' 06"E	4.87'	N: 6398.560 E: 4119.980	N: 6398.857 E: 4124.839
L: 76	N86° 30' 06"E	4.87'	N: 6398.560 E: 4119.980	N: 6398.857 E: 4124.839
L: 78	N9° 51' 52"W	11.41'	N: 6402.365 E: 4127.611	N: 6413.609 E: 4125.656
L: 78	N9° 51' 52"W	11.41'	N: 6402.365 E: 4127.611	N: 6413.609 E: 4125.656
L: 79	S86° 31' 15"W	0.00'	N: 6375.106 E: 4129.647	N: 6375.106 E: 4129.644
L: 79	S86° 31' 15"W	0.00'	N: 6375.106 E: 4129.647	N: 6375.106 E: 4129.644
L: 81	S3° 38' 13"E	32.00'	N: 6371.921 E: 4126.833	N: 6339.986 E: 4128.863

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 81	S3° 38' 13"E	32.00'	N: 6371.921 E: 4126.833	
L: 83	N86° 30' 06"E	3.49'	N: 6337.181 E: 4132.040	
L: 83	N86° 30' 06"E	3.49'	N: 6337.181 E: 4132.040	
L: 85	N9° 51' 52"W	31.95'	N: 6340.903 E: 4138.299	
L: 85	N9° 51' 52"W	31.95'	N: 6340.903 E: 4138.299	
L: 87	N14° 07' 46"W	53.50'	N: 6275.030 E: 4238.615	
L: 87	N14° 07' 46"W	53.50'	N: 6275.030 E: 4238.615	
L: 88	N13° 27' 53"W	47.84'	N: 6326.908 E: 4225.556	
L: 88	N13° 27' 53"W	47.84'	N: 6326.908 E: 4225.556	
L: 89	N14° 07' 46"W	51.53'	N: 6225.062 E: 4251.194	
L: 89	N14° 07' 46"W	51.53'	N: 6225.062 E: 4251.194	
L: 90	S75° 49' 47"W	3.15'	N: 6254.697 E: 4226.719	
L: 90	S75° 49' 47"W	3.15'	N: 6254.697 E: 4226.719	
L: 92	S13° 44' 05"E	7.37'	N: 6241.857 E: 4216.403	
L: 92	S13° 44' 05"E	7.37'	N: 6241.857 E: 4216.403	
L: 93	N9° 48' 29"W	2.78'	N: 6308.485 E: 4144.951	
L: 93	N9° 48' 29"W	2.78'	N: 6308.485 E: 4144.951	
L: 95	S86° 30' 06"W	3.28'	N: 6313.705 E: 4141.339	
L: 95	S86° 30' 06"W	3.28'	N: 6313.705 E: 4141.339	

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 97	S3° 38' 13"E	15.78'	N: 6311.101 E: 4135.208	N: 6295.358 E: 4136.208
L: 97	S3° 38' 13"E	15.78'	N: 6311.101 E: 4135.208	N: 6295.358 E: 4136.208
L: 98	S86° 30' 06"W	72.00'	N: 6295.358 E: 4136.208	N: 6290.965 E: 4064.342
L: 98	S86° 30' 06"W	72.00'	N: 6295.358 E: 4136.208	N: 6290.965 E: 4064.342
L: 99	N3° 38' 13"W	15.01'	N: 6290.965 E: 4064.342	N: 6305.942 E: 4063.390
L: 99	N3° 38' 13"W	15.01'	N: 6290.965 E: 4064.342	N: 6305.942 E: 4063.390
L: 101	S86° 30' 06"W	1.18'	N: 6308.746 E: 4060.213	N: 6308.674 E: 4059.039
L: 101	S86° 30' 06"W	1.18'	N: 6308.746 E: 4060.213	N: 6308.674 E: 4059.039
L: 103	S3° 26' 18"E	7.75'	N: 6303.383 E: 4054.353	N: 6295.642 E: 4054.818
L: 103	S3° 26' 18"E	7.75'	N: 6303.383 E: 4054.353	N: 6295.642 E: 4054.818
L: 105	N86° 11' 06"E	113.48'	N: 6278.762 E: 4073.984	N: 6286.312 E: 4187.207
L: 105	N86° 11' 06"E	113.48'	N: 6278.762 E: 4073.984	N: 6286.312 E: 4187.207
L: 107	N75° 49' 47"E	27.00'	N: 6286.876 E: 4190.773	N: 6293.487 E: 4216.954
L: 107	N75° 49' 47"E	27.00'	N: 6286.876 E: 4190.773	N: 6293.487 E: 4216.954
L: 108	S86° 11' 06"W	40.92'	N: 6227.357 E: 4161.143	N: 6224.635 E: 4120.318
L: 108	S86° 11' 06"W	40.92'	N: 6227.357 E: 4161.143	N: 6224.635 E: 4120.318
L: 110	N33° 48' 54"W	15.84'	N: 6225.959 E: 4117.626	N: 6239.117 E: 4108.812
L: 110	N33° 48' 54"W	15.84'	N: 6225.959 E: 4117.626	N: 6239.117 E: 4108.812
L: 112	N88° 57' 21"E	43.68'	N: 6243.786 E: 4111.250	N: 6244.582 E: 4154.926

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 112	N88° 57' 21"E	43.68'	N: 6243.786 E: 4111.250	N: 6244.582 E: 4154.926
L: 113	N88° 54' 18"E	13.92'	N: 6244.582 E: 4154.926	N: 6244.848 E: 4168.846
L: 113	N88° 54' 18"E	13.92'	N: 6244.582 E: 4154.926	N: 6244.848 E: 4168.846
L: 115	S3° 38' 13"E	16.58'	N: 6351.158 E: 4056.007	N: 6334.606 E: 4057.059
L: 115	S3° 38' 13"E	16.58'	N: 6351.158 E: 4056.007	N: 6334.606 E: 4057.059
L: 117	S86° 30' 06"W	0.57'	N: 6332.483 E: 4055.185	N: 6332.448 E: 4054.612
L: 117	S86° 30' 06"W	0.57'	N: 6332.483 E: 4055.185	N: 6332.448 E: 4054.612
L: 119	N3° 26' 18"W	16.62'	N: 6334.325 E: 4052.494	N: 6350.914 E: 4051.497
L: 119	N3° 26' 18"W	16.62'	N: 6334.325 E: 4052.494	N: 6350.914 E: 4051.497
L: 120	N34° 04' 30"W	21.52'	N: 6219.687 E: 4046.117	N: 6237.514 E: 4034.059
L: 120	N34° 04' 30"W	21.52'	N: 6219.687 E: 4046.117	N: 6237.514 E: 4034.059
L: 122	S86° 11' 06"W	6.93'	N: 6238.838 E: 4031.367	N: 6238.377 E: 4024.454
L: 122	S86° 11' 06"W	6.93'	N: 6238.838 E: 4031.367	N: 6238.377 E: 4024.454
L: 124	S34° 03' 18"E	21.52'	N: 6236.823 E: 4023.689	N: 6218.995 E: 4035.739
L: 124	S34° 03' 18"E	21.52'	N: 6236.823 E: 4023.689	N: 6218.995 E: 4035.739
L: 125	N3° 26' 18"W	4.97'	N: 6213.903 E: 3881.408	N: 6218.862 E: 3881.111
L: 125	N3° 26' 18"W	4.97'	N: 6213.903 E: 3881.408	N: 6218.862 E: 3881.111
L: 127	N86° 11' 06"E	6.15'	N: 6229.439 E: 3890.427	N: 6229.849 E: 3896.566
L: 127	N86° 11' 06"E	6.15'	N: 6229.439 E: 3890.427	N: 6229.849 E: 3896.566

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 129	S33° 48' 54"E	16.27'	N: 6228.525 E: 3899.258	N: 6215.007 E: 3908.312
L: 129	S33° 48' 54"E	16.27'	N: 6228.525 E: 3899.258	N: 6215.007 E: 3908.312
L: 131	S86° 11' 06"W	5.20'	N: 6210.344 E: 3906.020	N: 6209.998 E: 3900.826
L: 131	S86° 11' 06"W	5.20'	N: 6210.344 E: 3906.020	N: 6209.998 E: 3900.826
L: 132	N3° 31' 07"W	30.24'	N: 6262.773 E: 3878.527	N: 6292.956 E: 3876.671
L: 132	N3° 31' 07"W	30.24'	N: 6262.773 E: 3878.527	N: 6292.956 E: 3876.671
L: 133	N86° 16' 59"E	1.66'	N: 6296.134 E: 3879.471	N: 6296.242 E: 3881.123
L: 133	N86° 16' 59"E	1.66'	N: 6296.134 E: 3879.471	N: 6296.242 E: 3881.123
L: 134	S3° 43' 01"E	15.00'	N: 6293.442 E: 3884.312	N: 6278.474 E: 3885.284
L: 134	S3° 43' 01"E	15.00'	N: 6293.442 E: 3884.312	N: 6278.474 E: 3885.284
L: 135	N86° 16' 59"E	73.00'	N: 6278.474 E: 3885.284	N: 6283.206 E: 3958.130
L: 135	N86° 16' 59"E	73.00'	N: 6278.474 E: 3885.284	N: 6283.206 E: 3958.130
L: 136	N3° 43' 01"W	15.00'	N: 6283.206 E: 3958.130	N: 6298.175 E: 3957.158
L: 136	N3° 43' 01"W	15.00'	N: 6283.206 E: 3958.130	N: 6298.175 E: 3957.158
L: 137	N86° 16' 59"E	2.00'	N: 6301.363 E: 3959.957	N: 6301.493 E: 3961.953
L: 137	N86° 16' 59"E	2.00'	N: 6301.363 E: 3959.957	N: 6301.493 E: 3961.953
L: 138	S3° 43' 01"E	15.00'	N: 6298.693 E: 3965.141	N: 6283.725 E: 3966.114
L: 138	S3° 43' 01"E	15.00'	N: 6298.693 E: 3965.141	N: 6283.725 E: 3966.114
L: 139	N86° 16' 59"E	55.00'	N: 6283.725 E: 3966.114	N: 6287.291 E: 4020.998

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 139	N86° 16' 59"E	55.00'	N: 6283.725 E: 3966.114	N: 6287.291 E: 4020.998
L: 140	N3° 43' 01"W	15.00'	N: 6287.291 E: 4020.998	N: 6302.259 E: 4020.026
L: 140	N3° 43' 01"W	15.00'	N: 6287.291 E: 4020.998	N: 6302.259 E: 4020.026
L: 141	N86° 16' 59"E	0.34'	N: 6305.447 E: 4022.825	N: 6305.470 E: 4023.169
L: 141	N86° 16' 59"E	0.34'	N: 6305.447 E: 4022.825	N: 6305.470 E: 4023.169
L: 142	S3° 31' 07"E	22.11'	N: 6302.660 E: 4026.358	N: 6280.594 E: 4027.715
L: 142	S3° 31' 07"E	22.11'	N: 6302.660 E: 4026.358	N: 6280.594 E: 4027.715
L: 143	N48° 49' 23"W	12.73'	N: 6261.527 E: 4010.904	N: 6269.908 E: 4001.322
L: 143	N48° 49' 23"W	12.73'	N: 6261.527 E: 4010.904	N: 6269.908 E: 4001.322
L: 144	S86° 11' 06"W	96.00'	N: 6269.908 E: 4001.322	N: 6263.520 E: 3905.535
L: 144	S86° 11' 06"W	96.00'	N: 6269.908 E: 4001.322	N: 6263.520 E: 3905.535
L: 145	S41° 11' 06"W	12.73'	N: 6263.520 E: 3905.535	N: 6253.941 E: 3897.154
L: 145	S41° 11' 06"W	12.73'	N: 6263.520 E: 3905.535	N: 6253.941 E: 3897.154
L: 146	S86° 11' 06"W	8.00'	N: 6253.941 E: 3897.154	N: 6253.409 E: 3889.174
L: 146	S86° 11' 06"W	8.00'	N: 6253.941 E: 3897.154	N: 6253.409 E: 3889.174
L: 147	S3° 26' 18"E	28.00'	N: 6352.862 E: 3873.059	N: 6324.912 E: 3874.739
L: 147	S3° 26' 18"E	28.00'	N: 6352.862 E: 3873.059	N: 6324.912 E: 3874.739
L: 153	S86° 16' 59"W	0.45'	N: 6329.299 E: 4019.761	N: 6329.269 E: 4019.307
L: 153	S86° 16' 59"W	0.45'	N: 6329.299 E: 4019.761	N: 6329.269 E: 4019.307

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 155	N3° 32' 22"W	34.01'	N: 6331.138 E: 4017.181	N: 6365.080 E: 4015.082
L: 155	N3° 32' 22"W	34.01'	N: 6331.138 E: 4017.181	N: 6365.080 E: 4015.082
L: 160	S3° 12' 08"E	7.23'	N: 6558.246 E: 4039.071	N: 6551.030 E: 4039.474
L: 160	S3° 12' 08"E	7.23'	N: 6558.246 E: 4039.071	N: 6551.030 E: 4039.474
L: 161	N75° 49' 47"E	11.50'	N: 6293.487 E: 4216.954	N: 6296.301 E: 4228.101
L: 161	N75° 49' 47"E	11.50'	N: 6293.487 E: 4216.954	N: 6296.301 E: 4228.101
L: 162	N75° 51' 57"E	11.50'	N: 6254.697 E: 4226.718	N: 6257.505 E: 4237.870
L: 162	N75° 51' 57"E	11.50'	N: 6254.697 E: 4226.718	N: 6257.505 E: 4237.870
L: 163	N9° 51' 52"W	25.30'	N: 6290.802 E: 4171.879	N: 6315.727 E: 4167.544
L: 163	N9° 51' 52"W	25.30'	N: 6290.802 E: 4171.879	N: 6315.727 E: 4167.544
L: 166	N86° 16' 59"E	0.49'	N: 6367.196 E: 4016.949	N: 6367.228 E: 4017.433
L: 167	N3° 32' 31"W	33.95'	N: 6322.381 E: 3882.466	N: 6356.265 E: 3880.368
L: 170	S3° 26' 18"E	28.77'	N: 6363.307 E: 4022.702	N: 6334.588 E: 4024.428

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 31094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	LINE TABLES
SHEET NUMBER	C2.4

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C2.1-HORIZONTAL CONTROL PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME

CURVE TABLE							
CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	START	END
C: 1	29.76'	77° 30' 22"	22.00'	27.54	S54° 16' 49"E	N: 6559.591 E: 4131.127	N: 6543.512 E: 4153.487
C: 2	27.05'	77° 30' 15"	20.00'	25.04	N54° 16' 49"W	N: 6542.976 E: 4151.560	N: 6557.594 E: 4131.232
C: 3	28.41'	90° 26' 23"	18.00'	25.55	S41° 44' 52"W	N: 6554.579 E: 4074.320	N: 6535.514 E: 4057.305
C: 5	4.85'	92° 33' 22"	3.00'	4.34	S43° 04' 52"W	N: 6561.413 E: 4042.033	N: 6558.246 E: 4039.071
C: 8	15.54'	44° 31' 03"	20.00'	15.15	N8° 49' 34"E	N: 6465.910 E: 4149.128	N: 6480.883 E: 4151.453
C: 9	10.45'	29° 55' 44"	20.00'	10.33	N16° 07' 14"E	N: 6488.955 E: 4156.319	N: 6498.878 E: 4159.187
C: 10	5.03'	13° 43' 27"	20.99'	5.02	N5° 52' 35"W	N: 6508.096 E: 4159.373	N: 6513.086 E: 4158.860
C: 11	6.11'	10° 27' 50"	33.46'	6.10	S4° 17' 13"E	N: 6513.956 E: 4170.915	N: 6507.870 E: 4171.371
C: 12	5.09'	14° 35' 27"	20.00'	5.08	S6° 08' 22"E	N: 6481.264 E: 4170.834	N: 6476.214 E: 4171.377
C: 13	32.66'	93° 34' 13"	20.00'	29.15	S33° 21' 02"W	N: 6343.472 E: 4203.086	N: 6319.121 E: 4187.060
C: 14	3.14'	90° 00' 00"	2.00'	2.83	S35° 08' 08"W	N: 6315.727 E: 4167.544	N: 6313.414 E: 4165.917
C: 15	5.01'	143° 27' 39"	2.00'	3.80	N18° 54' 37"W	N: 6557.937 E: 4053.757	N: 6561.530 E: 4052.526
C: 16	20.85'	119° 26' 13"	10.00'	17.27	S30° 55' 20"E	N: 6587.320 E: 4041.212	N: 6572.504 E: 4050.087
C: 17	20.42'	77° 56' 44"	15.01'	18.88	S27° 05' 47"W	N: 6357.177 E: 4175.137	N: 6340.368 E: 4166.537
C: 18	5.45'	104° 03' 19"	3.00'	4.73	N61° 53' 32"W	N: 6340.368 E: 4166.537	N: 6342.596 E: 4162.365
C: 19	10.86'	13° 49' 46"	45.00'	10.84	N16° 46' 45"W	N: 6440.873 E: 4145.276	N: 6451.247 E: 4142.148
C: 20	16.45'	20° 56' 22"	45.00'	16.35	N13° 13' 27"W	N: 6451.247 E: 4142.148	N: 6467.168 E: 4138.406
C: 21	4.38'	83° 38' 02"	3.00'	4.00	N51° 40' 53"W	N: 6434.088 E: 4122.095	N: 6436.568 E: 4118.957
C: 22	4.71'	89° 58' 22"	3.00'	4.24	S41° 30' 56"W	N: 6436.490 E: 4117.676	N: 6433.314 E: 4114.865
C: 23	4.71'	90° 01' 38"	3.00'	4.24	S48° 29' 04"E	N: 6401.373 E: 4116.802	N: 6398.560 E: 4119.980

CURVE TABLE							
CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	START	END
C: 24	5.05'	96° 21' 58"	3.00'	4.47	N38° 19' 07"E	N: 6398.857 E: 4124.839	N: 6402.365 E: 4127.611
C: 25	4.72'	90° 08' 19"	3.00'	4.25	S41° 25' 57"W	N: 6375.106 E: 4129.644	N: 6371.921 E: 4126.833
C: 26	4.71'	89° 51' 41"	3.00'	4.24	S48° 34' 03"E	N: 6339.986 E: 4128.863	N: 6337.181 E: 4132.040
C: 27	5.05'	96° 21' 58"	3.00'	4.47	N38° 19' 07"E	N: 6337.395 E: 4135.526	N: 6340.903 E: 4138.299
C: 28	4.63'	87° 52' 43"	3.02'	4.19	N49° 23' 10"W	N: 6372.380 E: 4132.826	N: 6375.106 E: 4129.647
C: 29	15.63'	89° 33' 52"	10.00'	14.09	S31° 02' 51"W	N: 6253.927 E: 4223.669	N: 6241.857 E: 4216.403
C: 30	4.38'	83° 41' 24"	3.00'	4.00	N51° 39' 11"W	N: 6311.222 E: 4144.478	N: 6313.705 E: 4141.339
C: 31	3.97'	68° 36' 36"	3.31'	3.74	S49° 57' 21"W	N: 6313.505 E: 4138.068	N: 6311.101 E: 4135.208
C: 32	4.71'	89° 51' 41"	3.00'	4.24	N48° 34' 03"W	N: 6305.942 E: 4063.390	N: 6308.746 E: 4060.213
C: 33	7.85'	89° 56' 25"	5.00'	7.07	S41° 31' 54"W	N: 6308.674 E: 4059.039	N: 6303.383 E: 4054.353
C: 34	28.39'	90° 22' 04"	18.00'	25.54	S48° 37' 36"E	N: 6295.642 E: 4054.818	N: 6278.762 E: 4073.984
C: 35	3.61'	10° 21' 19"	20.00'	3.61	N81° 00' 26"E	N: 6286.312 E: 4187.207	N: 6286.876 E: 4190.773
C: 36	3.14'	60° 00' 00"	3.00'	3.00	N63° 48' 54"W	N: 6224.635 E: 4120.318	N: 6225.959 E: 4117.626
C: 37	6.43'	122° 45' 31"	3.00'	5.27	N27° 33' 51"E	N: 6239.117 E: 4108.812	N: 6243.786 E: 4111.250
C: 38	24.38'	77° 35' 16"	18.00'	22.56	S52° 15' 39"E	N: 6244.848 E: 4168.846	N: 6231.042 E: 4186.683
C: 39	3.15'	90° 08' 19"	2.00'	2.83	S41° 25' 57"W	N: 6334.606 E: 4057.059	N: 6332.483 E: 4055.185
C: 40	3.14'	90° 03' 35"	2.00'	2.83	N48° 28' 06"W	N: 6332.448 E: 4054.612	N: 6334.325 E: 4052.494
C: 41	3.14'	60° 00' 00"	3.00'	3.00	N63° 48' 54"W	N: 6237.514 E: 4034.059	N: 6238.838 E: 4031.367
C: 42	2.09'	120° 00' 00"	1.00'	1.73	S26° 11' 06"W	N: 6238.377 E: 4024.454	N: 6236.823 E: 4023.689
C: 43	15.64'	89° 37' 24"	10.00'	14.10	N41° 22' 24"E	N: 6218.862 E: 3881.111	N: 6229.439 E: 3890.427

CURVE TABLE							
CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	START	END
C: 44	3.14'	60° 00' 00"	3.00'	3.00	S63° 48' 54"E	N: 6229.849 E: 3896.566	N: 6228.525 E: 3899.258
C: 45	6.28'	120° 00' 00"	3.00'	5.20	S26° 11' 06"W	N: 6215.007 E: 3908.312	N: 6210.344 E: 3906.020
C: 46	15.76'	90° 17' 48"	10.00'	14.18	N48° 40' 01"W	N: 6253.409 E: 3889.174	N: 6262.773 E: 3878.527
C: 47	20.58'	58° 54' 21"	20.01'	19.68	N26° 08' 25"E	N: 6540.268 E: 4045.085	N: 6557.937 E: 4053.757
C: 48	4.70'	89° 48' 06"	3.00'	4.24	N41° 22' 56"E	N: 6292.956 E: 3876.671	N: 6296.134 E: 3879.471
C: 50	4.71'	90° 00' 00"	3.00'	4.24	S48° 43' 01"E	N: 6296.242 E: 3881.123	N: 6293.442 E: 3884.312
C: 54	4.71'	90° 00' 00"	3.00'	4.24	N41° 16' 59"E	N: 6298.175 E: 3957.158	N: 6301.363 E: 3959.957
C: 56	4.71'	90° 00' 00"	3.00'	4.24	S48° 43' 01"E	N: 6301.493 E: 3961.953	N: 6298.693 E: 3965.141
C: 60	4.71'	90° 00' 00"	3.00'	4.24	N41° 16' 59"E	N: 6302.259 E: 4020.026	N: 6305.447 E: 4022.825
C: 62	4.72'	90° 11' 54"	3.00'	4.25	S48° 37' 04"E	N: 6305.470 E: 4023.169	N: 6302.660 E: 4026.358
C: 64	28.19'	89° 22' 35"	18.07'	25.42	S41° 24' 03"W	N: 6280.594 E: 4027.715	N: 6261.527 E: 4010.904
C: 69	7.88'	90° 16' 43"	5.00'	7.09	S46° 34' 40"E	N: 6324.912 E: 3874.739	N: 6320.223 E: 3880.054
C: 70	0.55'	2° 40' 14"	11.73'	0.55	N86° 16' 59"E	N: 6320.223 E: 3880.054	N: 6320.258 E: 3880.599
C: 72	3.14'	90° 04' 48"	2.00'	2.83	N48° 40' 37"W	N: 6329.269 E: 4019.307	N: 6331.138 E: 4017.181
C: 73	3.14'	90° 18' 40"	1.99'	2.82	N41° 25' 20"E	N: 6365.080 E: 4015.082	N: 6367.196 E: 4016.949
C: 74	7.13'	79° 28' 47"	5.14'	6.57	S53° 20' 42"E	N: 6367.228 E: 4017.433	N: 6363.307 E: 4022.702
C: 75	5.16'	9° 37' 54"	30.70'	5.16	N16° 18' 02"W	N: 6540.642 E: 4164.675	N: 6545.590 E: 4163.228
C: 76	7.83'	89° 43' 17"	5.00'	7.05	S41° 25' 20"W	N: 6334.588 E: 4024.428	N: 6329.299 E: 4019.761
C: 77	2.81'	80° 24' 21"	2.00'	2.58	N43° 38' 29"W	N: 6356.265 E: 3880.368	N: 6358.133 E: 3878.586
C: 78	8.68'	99° 15' 45"	5.01'	7.64	S46° 21' 31"W	N: 6358.133 E: 3878.586	N: 6352.862 E: 3873.059

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

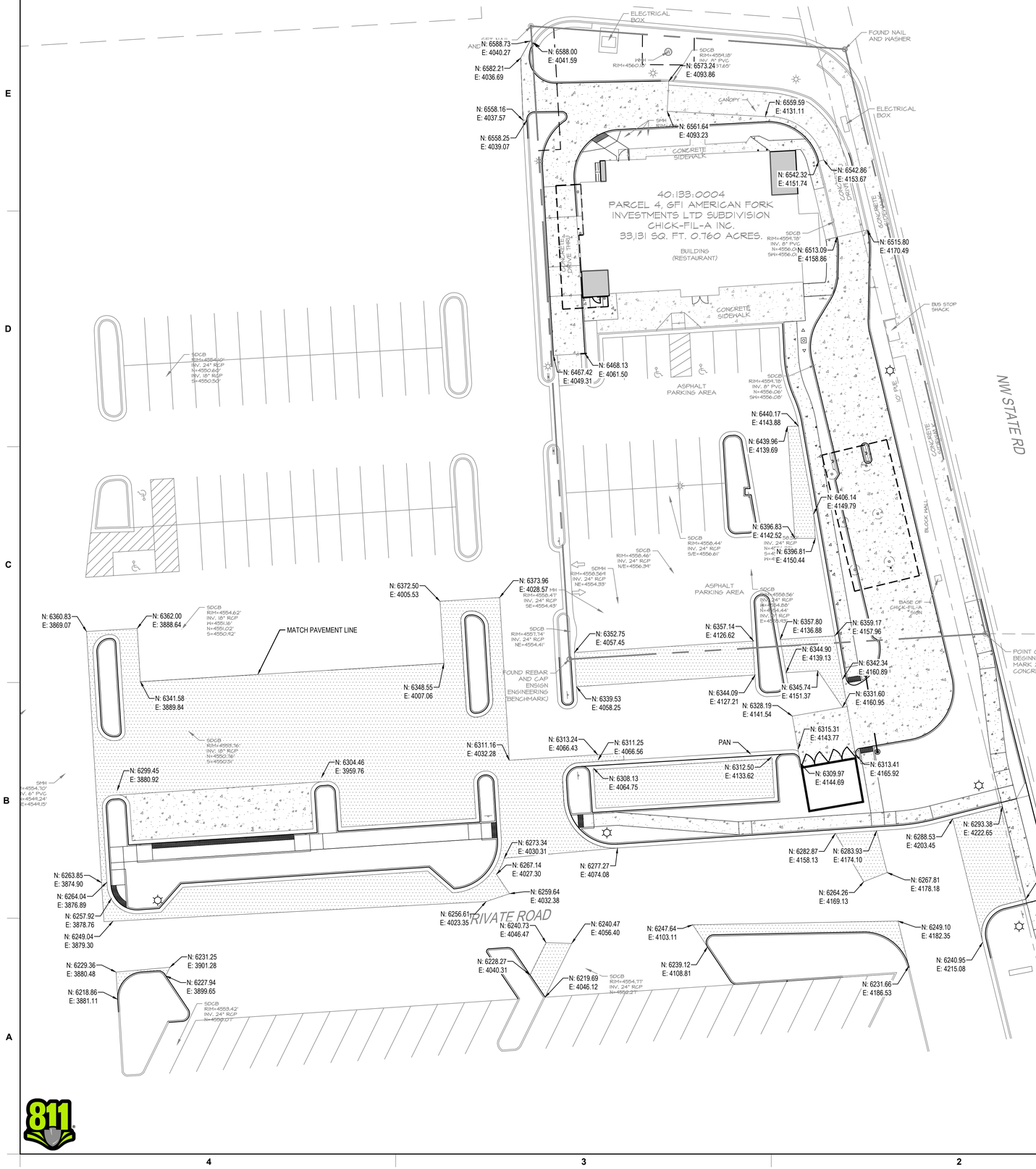
CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	

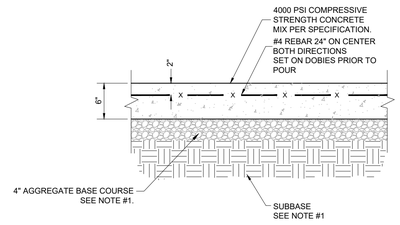
CURVE TABLES

SHEET NUMBER

C2.5

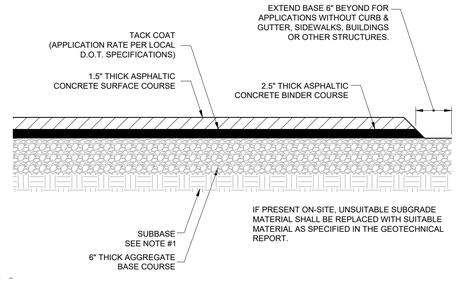
File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\Cds\Construction\0490-C2.1-HORIZONTAL CONTROL PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME





NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

2 / C9.2 CONCRETE PAVEMENT DRIVE-THRU LANE
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHOULD BE 6" GRADED AGGREGATE BASE, 2.5"ASPHALT PAVEMENT BINDER & 1.5" ASPHALT PAVEMENT SURFACE COURSE TACK COAT.

3 / C9.2 TYPICAL HMAC PAVEMENT SECTION
NOT TO SCALE

NOTES:
1. REFER TO SHEET C-0.0 FOR LEGEND AND STANDARD ABBREVIATIONS.
2. REFER TO SHEET C9.0-C9.3 FOR DETAILS.
3. ALL PAVING SHALL MEET OR EXCEED THE STANDARDS OF THE CITY OF AMERICAN FORK.
4. SIDEWALKS TO MEET CITY STANDARD DETAIL 15.18

LEGEND:
- PROPOSED HMAC PAVING
- PROPOSED CONCRETE PAVING
- EXISTING CONCRETE

3 / C9.2 — 9-12 / C9.0

N

20' 0 10' 20' 40'
1" = 20' HOR.

811

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C2.6-PAVING PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

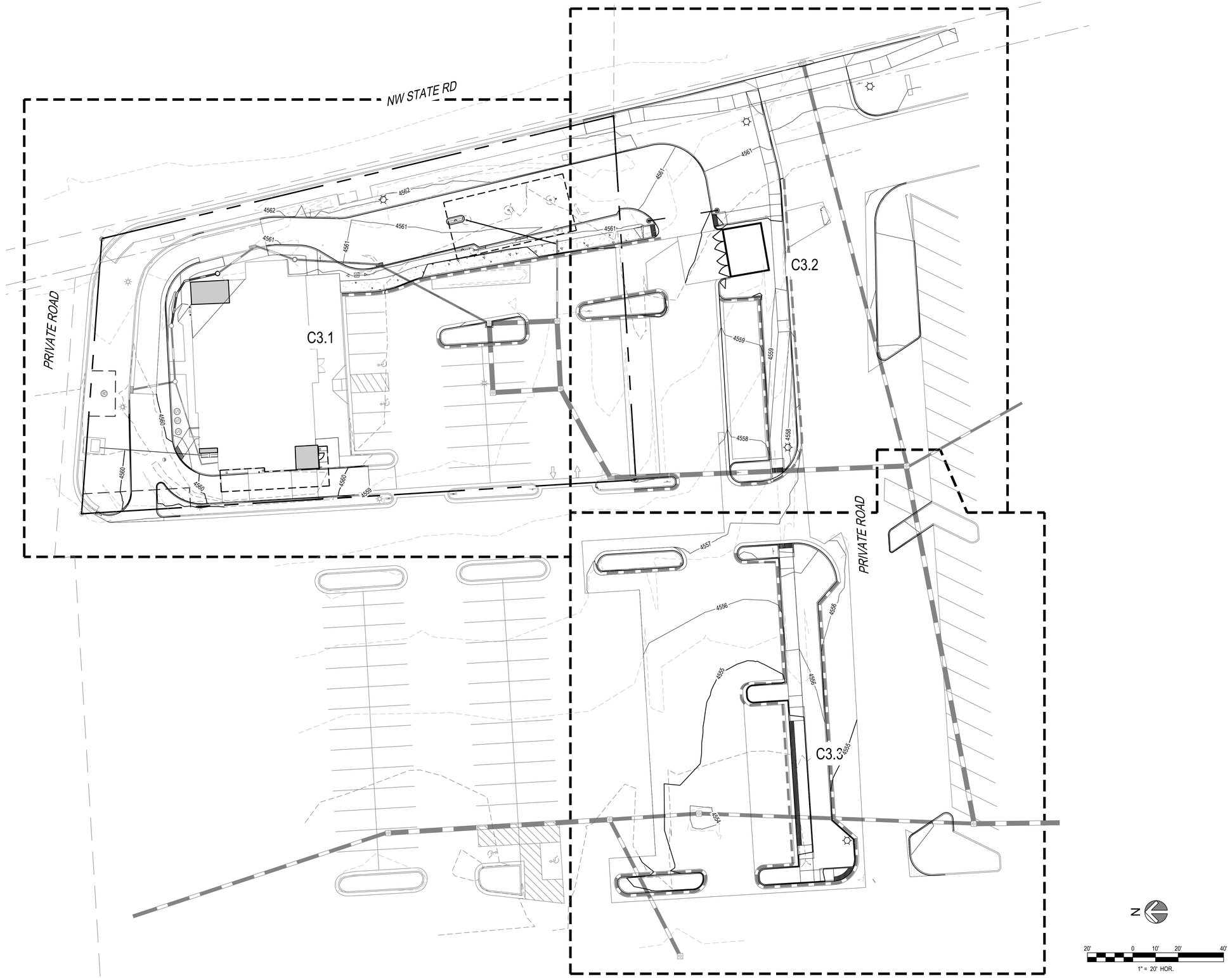
FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	PAVING PLAN
SHEET NUMBER	C2.6



File Path: Q:\DENProjects\0490-00 CFA American Fork\CADICDs\Construction\0490-C3.0-GRADING PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME

811

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

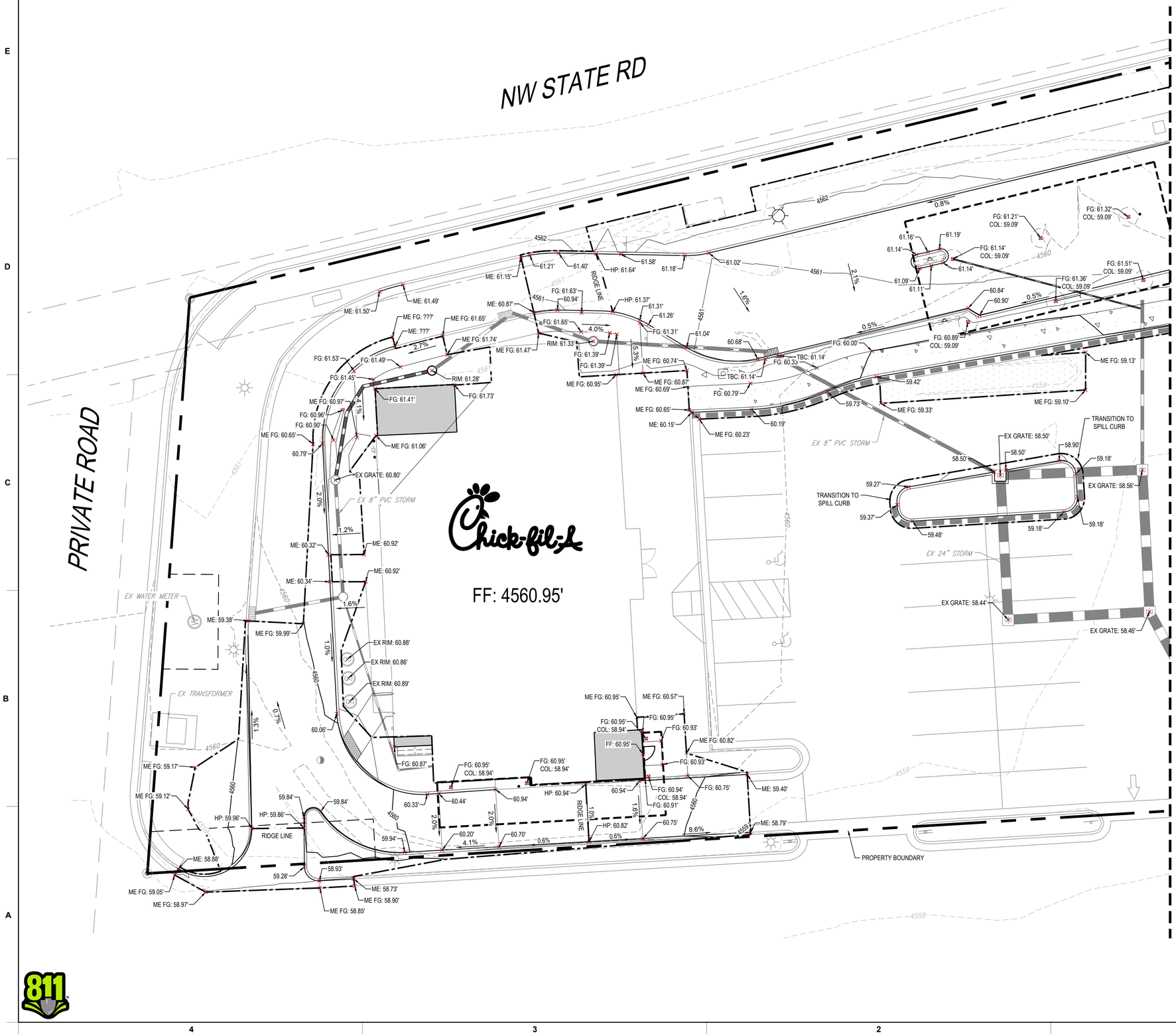
FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR
DATE 11/23/2021
DRAWN BY EA
SHEET
OVERALL GRADING PLAN
SHEET NUMBER
C3.0



LEGEND:

- PROPERTY LINE
- EXTENTS OF GRADING
- 5555 PROPOSED MAJOR CONTOUR
- 5555 PROPOSED MINOR CONTOUR
- 5555 EXISTING MAJOR CONTOUR
- 5555 EXISTING MINOR CONTOUR
- 45.61' × SPOT ELEVATION
- 2.7% PROPOSED SLOPE ARROW
- SPILL CURB

ABBREVIATIONS:

FG	FINISHED GRADE
FF	FINISHED FLOOR
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING GRADE
TC	TOP OF CURB

NOTES:

1. ALL SPOT ELEVATIONS DENOTE FLOW LINE UNLESS OTHERWISE SPECIFIED.
2. ELEVATIONS ARE 45XX.XX'

BASIS OF BEARING:

THE BASIS OF BEARING IS NORTH 0°16'36" EAST BETWEEN THE FOUND BRASS CAP MONUMENT AT EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN.

BENCHMARK:

TOP OF REBAR AND CAP (ENSIGN) LOCATED AT THE SOUTHWEST CORNER OF PROPERTY.

ELEV. = 4588.83'
VERTICAL DATUM: NAVD88.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

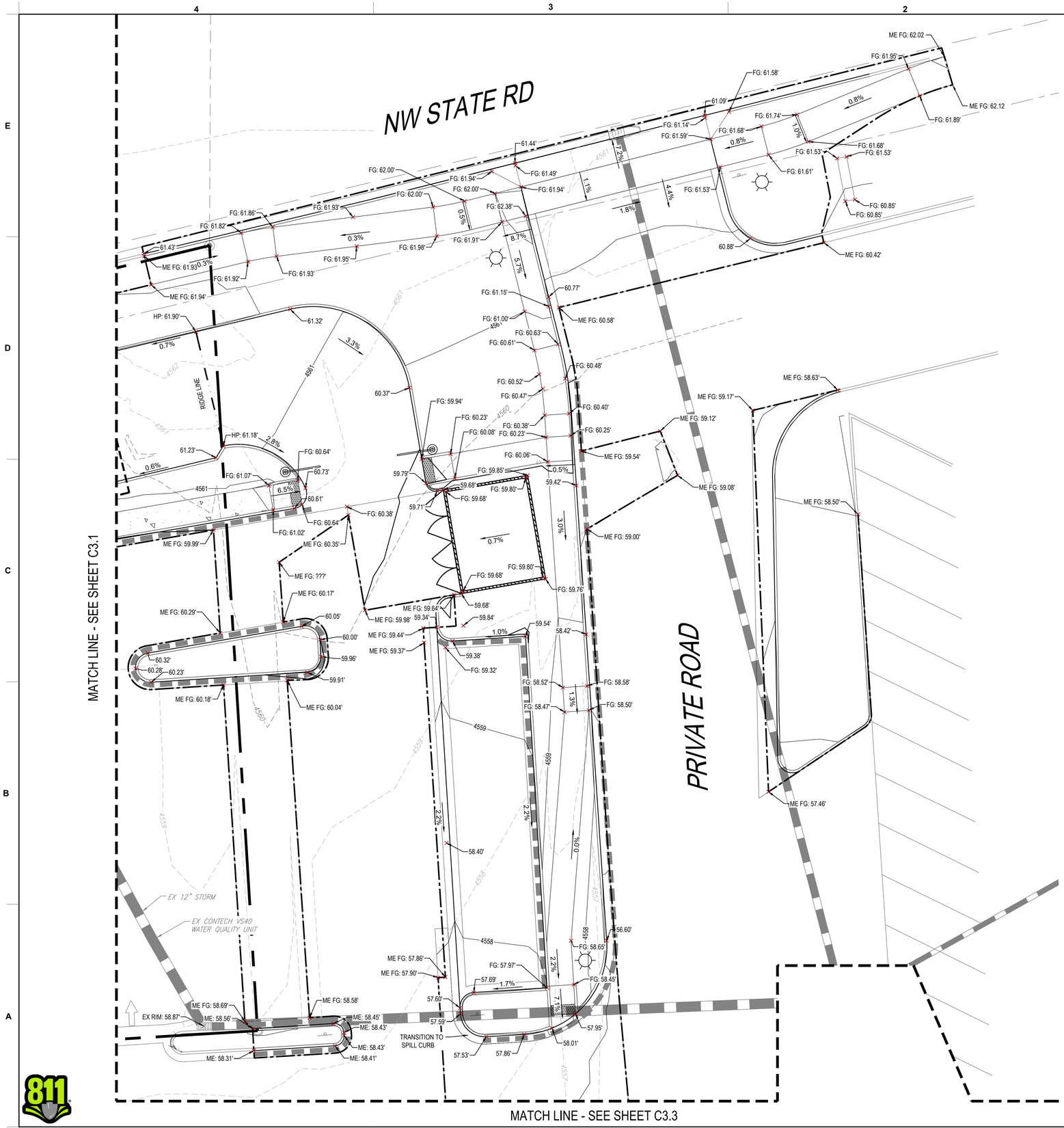
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	GRADING PLAN
SHEET NUMBER	C3.1

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C3.0-GRADING PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME



LEGEND:

- PROPERTY LINE
- EXTENTS OF GRADING
- 5555 — PROPOSED MAJOR CONTOUR
- 5555 — PROPOSED MINOR CONTOUR
- 5555 — EXISTING MAJOR CONTOUR
- 5555 — EXISTING MINOR CONTOUR
- 45.61' × SPOT ELEVATION
- 2.7% PROPOSED SLOPE ARROW
- SPILL CURB

ABBREVIATIONS:

FG	FINISHED GRADE
FF	FINISHED FLOOR
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING GRADE
TC	TOP OF CURB

NOTES:

1. ALL SPOT ELEVATIONS DENOTE FLOW LINE UNLESS OTHERWISE SPECIFIED.
2. ELEVATIONS ARE 45XX.XX'

BASIS OF BEARING:

THE BASIS OF BEARING IS NORTH 0°16'36" EAST BETWEEN THE FOUND BRASS CAP MONUMENT AT EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN.

BENCHMARK:

TOP OF REBAR AND CAP (ENSIGN) LOCATED AT THE SOUTHWEST CORNER OF PROPERTY.

ELEV. = 4588.83'
VERTICAL DATUM: NAVD88.

N

10' 0 5' 10' 20'
1" = 10' HOR.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

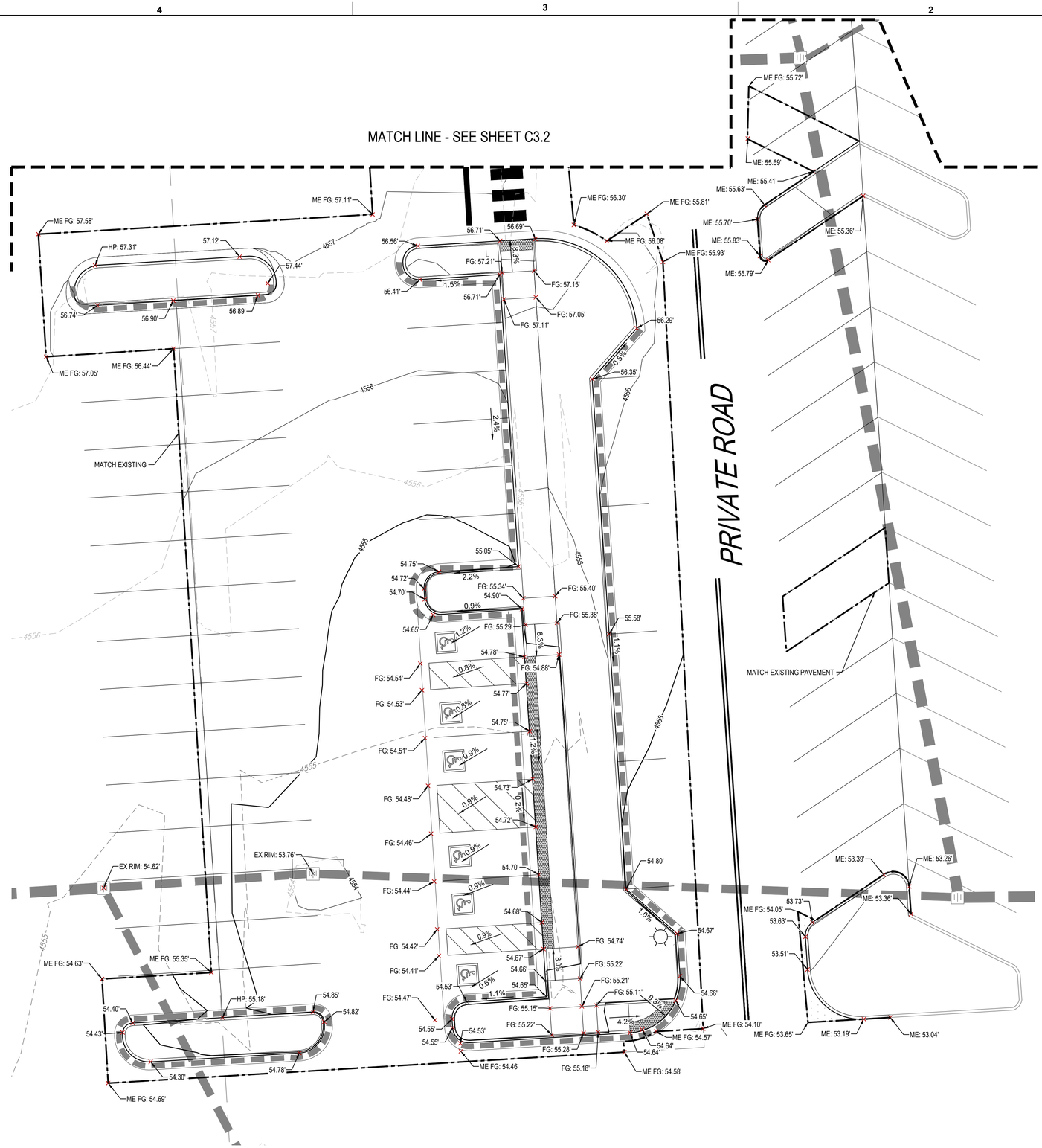
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	GRADING PLAN
SHEET NUMBER	C3.2

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C3.0-GRADING PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME



LEGEND:

- PROPERTY LINE
- EXTENTS OF GRADING
- 5555 PROPOSED MAJOR CONTOUR
- 5555 PROPOSED MINOR CONTOUR
- 5555 EXISTING MAJOR CONTOUR
- 5555 EXISTING MINOR CONTOUR
- 45.61' × SPOT ELEVATION
- 2.7% PROPOSED SLOPE ARROW
- SPILL CURB

ABBREVIATIONS:

FG	FINISHED GRADE
FF	FINISHED FLOOR
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING GRADE
TC	TOP OF CURB

NOTES:

1. ALL SPOT ELEVATIONS DENOTE FLOW LINE UNLESS OTHERWISE SPECIFIED.
2. ELEVATIONS ARE 45XX.XX'

BASIS OF BEARING:

THE BASIS OF BEARING IS NORTH 0°16'36" EAST BETWEEN THE FOUND BRASS CAP MONUMENT AT EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN.

BENCHMARK:

TOP OF REBAR AND CAP (ENSIGN) LOCATED AT THE SOUTHWEST CORNER OF PROPERTY.

ELEV. = 4588.83'
VERTICAL DATUM: NAVD88.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	GRADING PLAN
SHEET NUMBER	C3.3

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C3.0-GRADING PLAN.dwg Last Saved By: LVOGT
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-C4.0-EROSION CONTROL PLAN.dwg
Last Saved By: LVOGT

6/2/2022 1:58 PM

00-LS-0000-A101-SHEET NAME

BMP LEGEND:

- IP — INLET PROTECTION
- LOC — LIMITS OF CONSTRUCTION
- SSA — STABILIZED STAGING AREA
- ROM — ROLL OVER MAT
- CWA — CONCRETE WASHOUT AREA
- SF — SILT FENCE
- SB — STRAW BARRIER

NOTES:

1. CONCRETE WASHOUT TO BE ECOPAN (LARGE) OR APPROVED EQUIVALENT.
2. VEHICLE TRACKING PAD TO BE FODS OR APPROVED EQUIVALENT.
3. OFFSITE, DOWNSTREAM INLETS TO BE PROTECTED WITH INLET PROTECTION. COORDINATE WITH CONTRACTOR.

1" = 20' HOR.

20' 0 10' 20' 40'

N

CONSTRUCTION DOCUMENTS

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CUSS08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

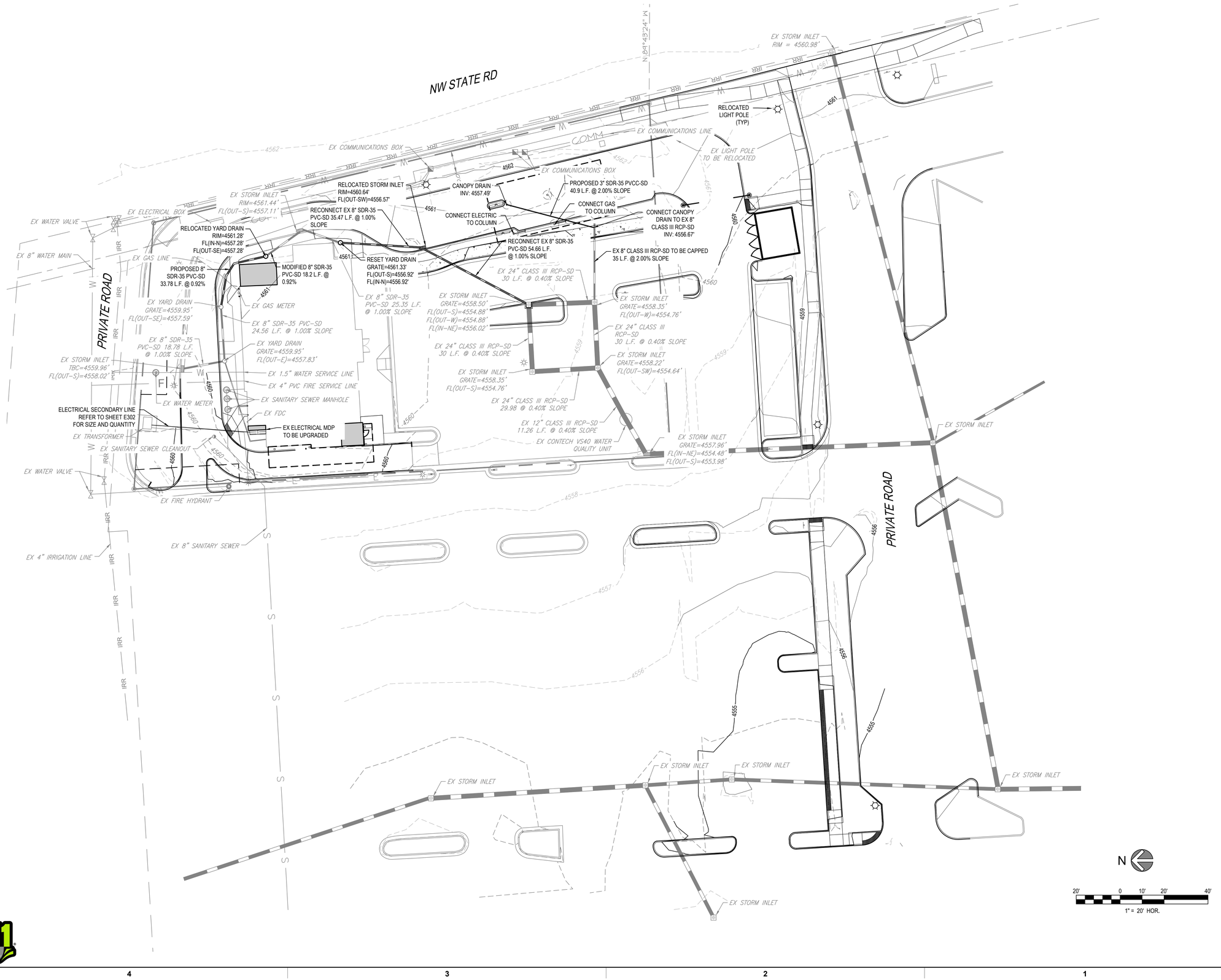
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 65172490
PRINTED FOR
DATE 11/23/2021
DRAWN BY EA
SHEET EROSION CONTROL PLAN
SHEET NUMBER C4.0

Seal: PROFESSIONAL ENGINEER — No. 11094399 — KRISTOFER KYLE WEST — STATE OF UTAH
For and on Behalf of Merrick & Company

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\0490-PS1.0-UTILITY PLAN.dwg Last Saved By: KATHERINE.ADAMS
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME

811

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

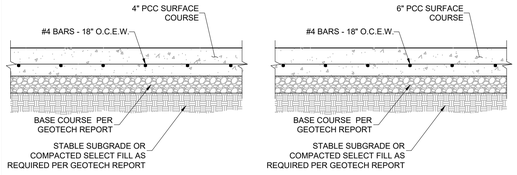
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

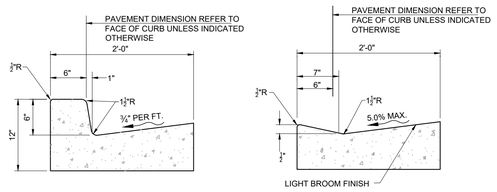
CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA
SHEET	UTILITY PLAN
SHEET NUMBER	PS1.0

NOTES:

1. DESIGN PER GEOTECH REPORT BY _____, DATED _____.
2. PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
3. JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
4. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS.

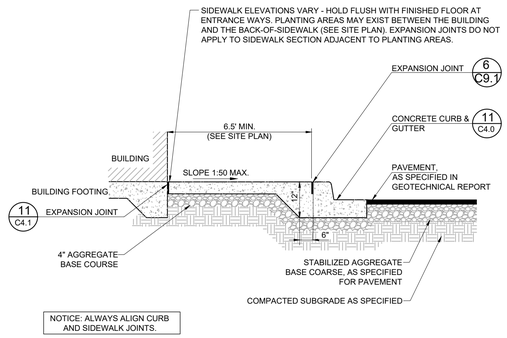


12 CONCRETE PAVEMENTS
C9.0 NOT TO SCALE

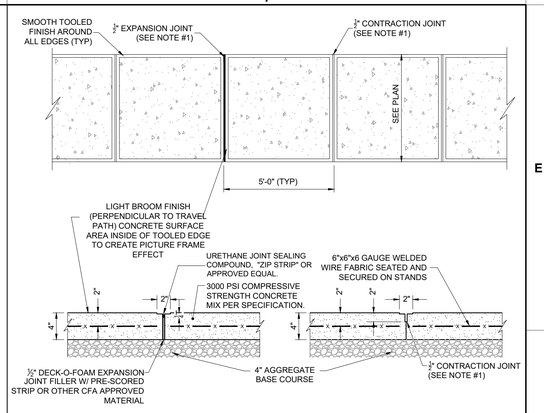


NOTES:
1. CONC. FOR CURBING SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS
2. CONTRACTION JOINTS @ 1-'0" O.C. TOOLED ¼" (±⅛", -0) WIDE, 1" OR MAX. D/4 DEPTH WHICHEVER IS GREATER. EXPANSION JOINTS @ 40'-0" MAX. UNLESS NOTED OTHERWISE ON PLANS
3. IF NEEDED, DOWEL INTO ADJACENT CONC. SLAB PER THE EXPANSION JOINT DETAIL.
4. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE & LONGITUDINAL.

11 CONCRETE CURB & GUTTER
C9.0 NOT TO SCALE

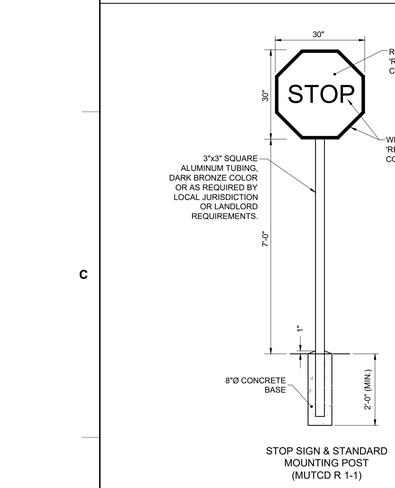


10 SIDEWALK W/ CURB & GUTTER
C9.0 NOT TO SCALE



NOTES:
1. JOINTS AT 5'-0" O.C. TOOLED ½" WIDE, 1" DEEP OR MAX. ¼ DEEP WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.

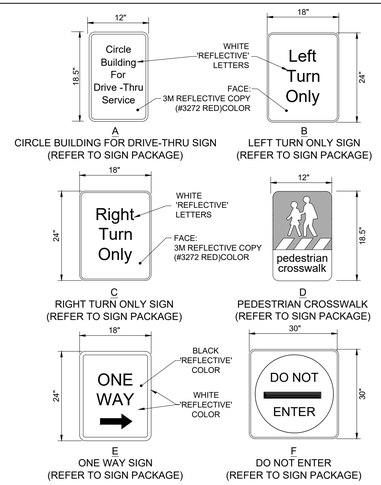
9 CONCRETE SIDEWALK
C9.0 NOT TO SCALE



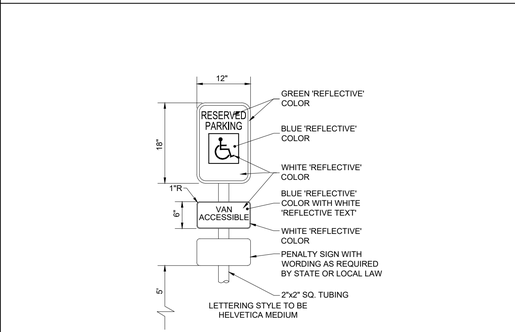
NOTES:
1. SIGNS SHALL BE FABRICATED USING S/F 0.08 NON-ILLUMINATED ALUMINUM WITH VINYL COPY APPLIED TO THE FIRST SURFACE.
2. VERIFY COLORS WITH JURISDICTIONAL AUTHORITIES.

STOP SIGN & STANDARD MOUNTING POST (MUTCD R 1-1)

8 STOP SIGN
C9.0 NOT TO SCALE



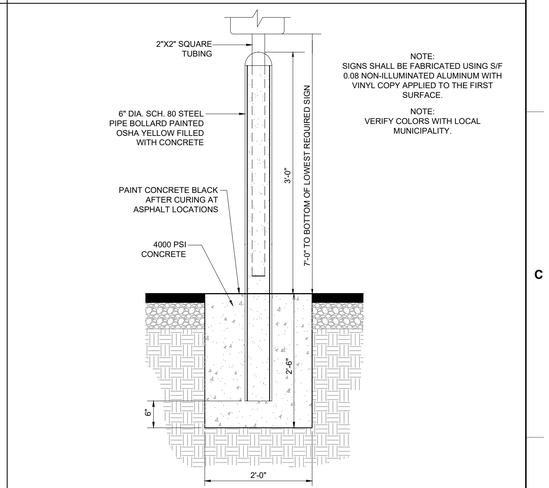
7 DIRECTIONAL SIGNAGE
C9.0 NOT TO SCALE



ACCESSIBLE PARKING SIGN (MUTCD R 7-8 AND R 7-8P5)

(CIVIL TO VERIFY SIGN PANELS AND COLORS WITH STATE/LOCAL REQUIREMENTS)

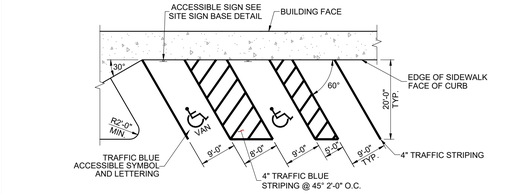
6 ACCESIBLE PARKING SIGN
C9.0 NOT TO SCALE



NOTE:
SIGNS SHALL BE FABRICATED USING S/F 0.08 NON-ILLUMINATED ALUMINUM WITH VINYL COPY APPLIED TO THE FIRST SURFACE.

NOTE:
VERIFY COLORS WITH LOCAL MUNICIPALITY.

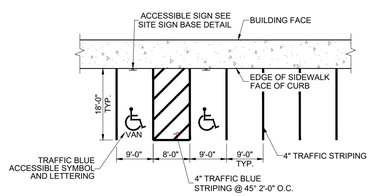
5 BOLLARD MOUNTED SIGN
C9.0 NOT TO SCALE



NOTES

1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS ISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
3. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
7. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
8. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE.
9. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

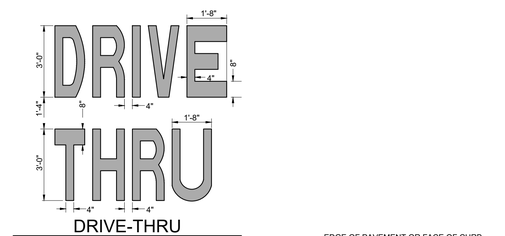
4 60° ANGLED PARKING STRIPING
C9.0 NOT TO SCALE



NOTES

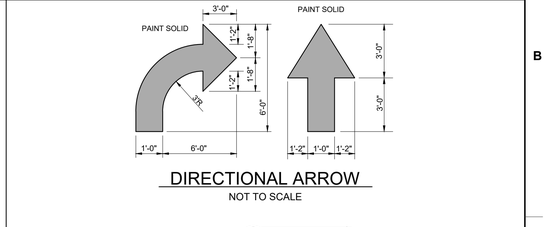
1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS ISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
3. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
7. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
8. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE.
9. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

3 90° PARKING STRIPING
C9.0 NOT TO SCALE



NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL
2. PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
3. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.
4. IF STOP SIGNS ARE PROPOSED, "STOP" LETTERING ON STOP BAR DETAIL IS NOT REQUIRED.

2 PAVEMENT MARKINGS - 2
C9.0 NOT TO SCALE



NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL
2. PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
3. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

1 PAVEMENT MARKINGS - 1
C9.0 NOT TO SCALE

File Path: Q:\DENProjects\0490-00 CFA American Fork\CAD\CDs\Construction\C9.0 CFA Standard Details.dwg Last Saved By: CORA.MOORE
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

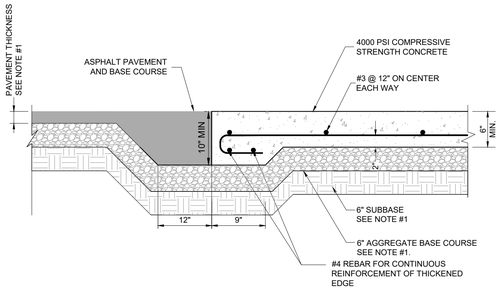
FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

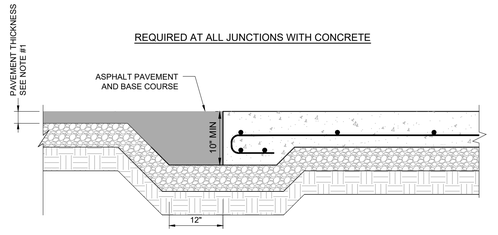
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR
DATE 11/23/2021
DRAWN BY EA
SHEET CFA STANDARD DETAILS
SHEET NUMBER C9.0



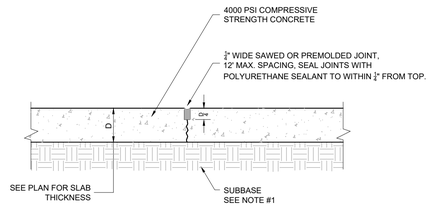
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

12 CONCRETE APRON AT TRASH ENCLOSURE
C9.1 NOT TO SCALE



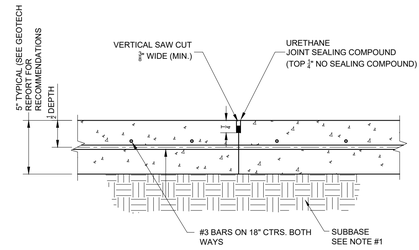
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

11 PAVEMENT EDGE DETAIL
C9.1 NOT TO SCALE



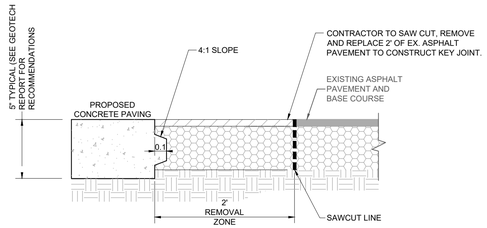
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

10 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
C9.1 NOT TO SCALE

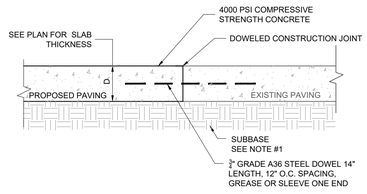


NOTES:
1. JOINT SPACING TO BE 12' x 12' WITH EVERY OTHER JOINT BEING AN EXPANSION JOINT.
2. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

9 CONTRACTION JOINT
C9.1 NOT TO SCALE

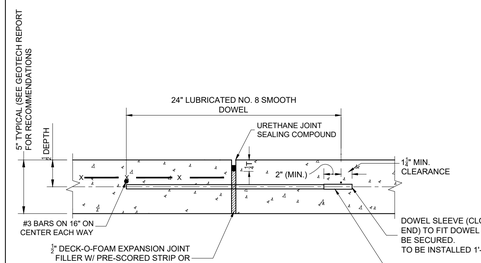


8 KEYED CONSTRUCTION JOINT
C9.1 NOT TO SCALE



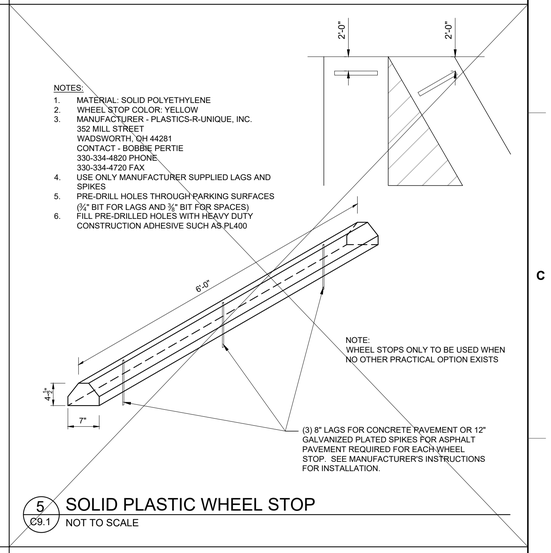
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

7 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
C9.1 NOT TO SCALE



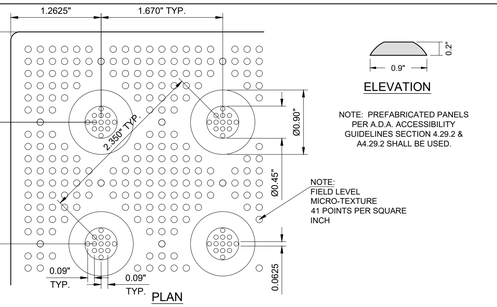
NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN .5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL EQUIPMENT.
4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.
5. JOINT SPACING TO BE 24'X24' (EVERY OTHER JOINT)

6 EXPANSION JOINT
C9.1 NOT TO SCALE



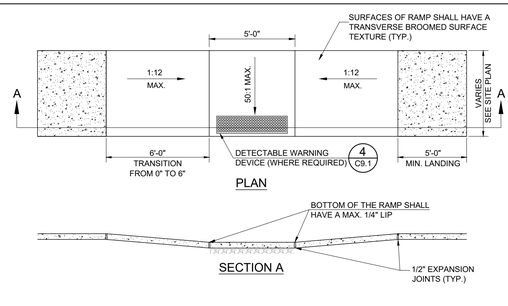
NOTES:
1. MATERIAL: SOLID POLYETHYLENE
2. WHEEL STOP COLOR: YELLOW
3. MANUFACTURER - PLASTICS-R-UNIQUE, INC. 352 MILL STREET WADSWORTH, OH 44281 CONTACT - BOBBIE PERTIE 330-334-4820 PHONE, 330-334-4720 FAX
4. USE ONLY MANUFACTURER SUPPLIED LAGS AND SPIKES
5. PRE-DRILL HOLES THROUGH PARKING SURFACES (⅛" BIT FOR LAGS AND ¾" BIT FOR SPACES)
6. FILL PRE-DRILLED HOLES WITH HEAVY DUTY CONSTRUCTION ADHESIVE SUCH AS PL400

5 SOLID PLASTIC WHEEL STOP
C9.1 NOT TO SCALE



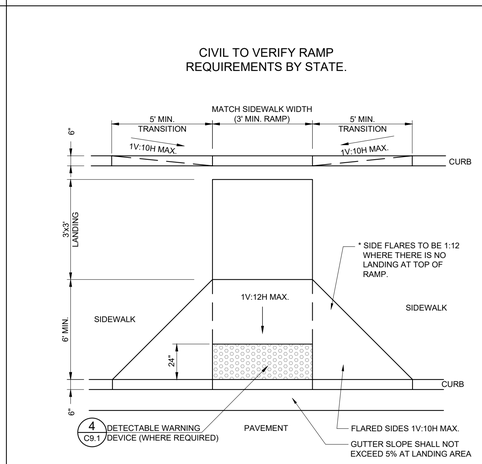
NOTES:
1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS 6 TO 8 INCHES FROM THE FACE OF CURB LINE.
2. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE RAMP OR FLUSH SRUFACE.
3. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING PRODUCTS CONFORMING TO PROWAG R304. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS. CONTRACTOR SHALL CONFIRM LOCAL CODES ARE MET.
4. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB & GUTTER AND/OR SIDEWALK, THE EXISTING CURB & GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB & GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
5. THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT, OR LIGHT-ON-DARK. STANDARD DOME COLOR IS BRICK RED.
6. TRUNCATED DOMES TO BE INSTALLED USING ARMOR TILE CAST IN PLACE DOME TACTILE TILE. PART NUMBER ADA-2424 OR OTHER EQUIVALENT APPROVED MATERIAL. PREFERRED MANUFACTURER ARMOR TILE TACTILE SYSTEMS LANCE MITCHELL(919)622-4615 UNLESS PAVERS ARE REQUIRED, CONTRACTOR TO VERIFY THAT CURB RAMPS MEET LOCAL CODES AND ADA REQUIREMENTS.

4 DETECTABLE WARNING DEVICE
C9.1 NOT TO SCALE

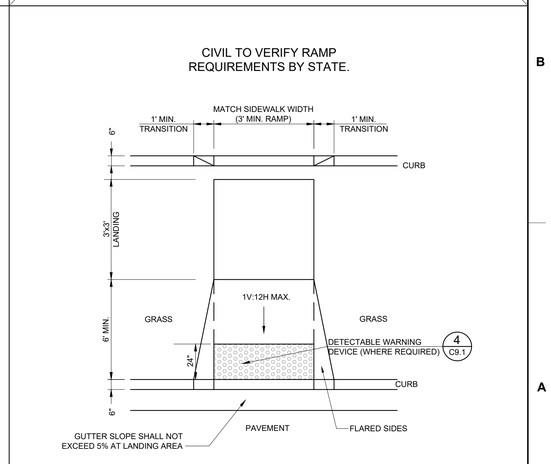


NOTES:
1. THE SURFACE OF THE RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. REFER TO PLANS FOR ADJACENT SLOPES.
4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
5. CONSTRUCTION OF THE RAMP SHALL MATCH ADJOINING SIDEWALK DETAIL.
6. CONCRETE SHALL BE P.C.C. 3500 PSI.

3 SIDEWALK ACCESSIBLE RAMP
C9.1 NOT TO SCALE



2 CURB RAMP w/ FLARED SIDES
C9.1 NOT TO SCALE



1 CURB RAMP w/ SHORT FLARED SIDES
C9.1 NOT TO SCALE

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

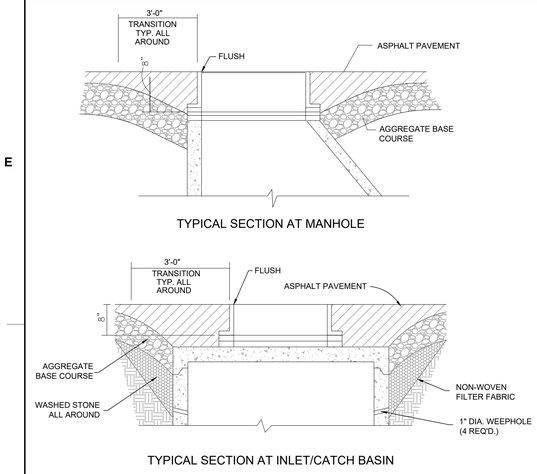
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

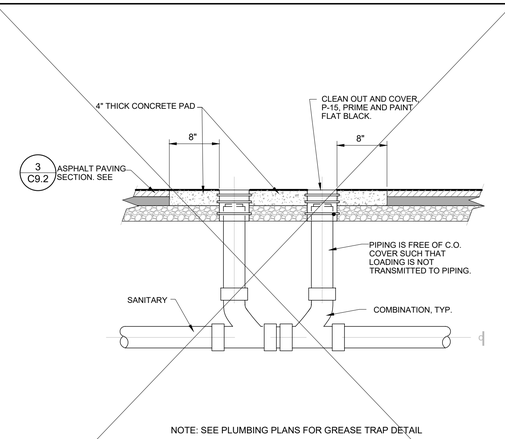
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR
DATE 11/23/2021
DRAWN BY EA
SHEET CFA STANDARD DETAILS
SHEET NUMBER C9.1

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\C9.1 CFA Standard Details.dwg Last Saved By: CORA.MOORE
6/2/2022 1:58 PM
00-LS-0000-A101-SHEET NAME

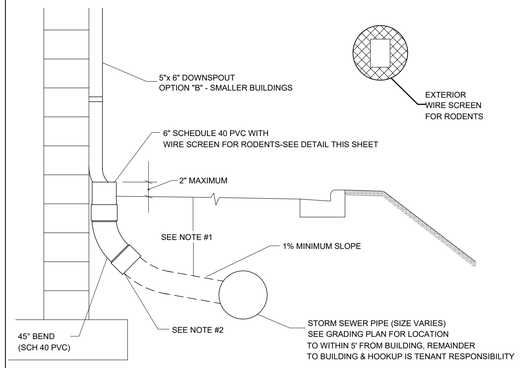


12 C9.2 TYPICAL SECTION @ BASINS
NOT TO SCALE



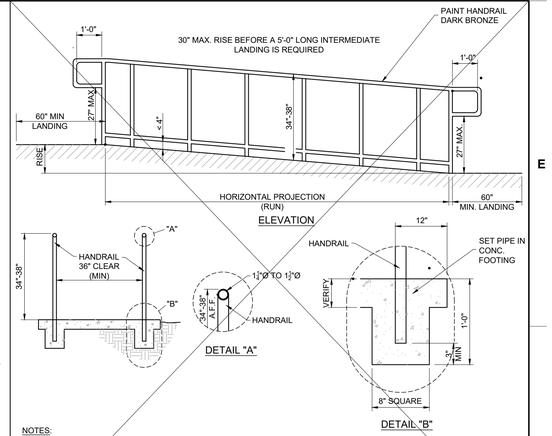
NOTE: SEE PLUMBING PLANS FOR GREASE TRAP DETAIL

11 C9.2 CLEAN-OUT OUTSIDE OF BUILDING
NOT TO SCALE



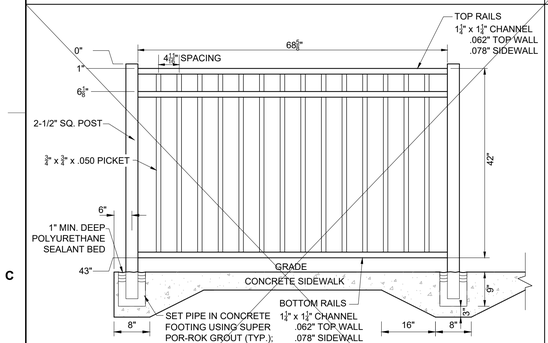
NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

10 C9.2 BUILDING DOWNSPOUT CONNECTION
NOT TO SCALE



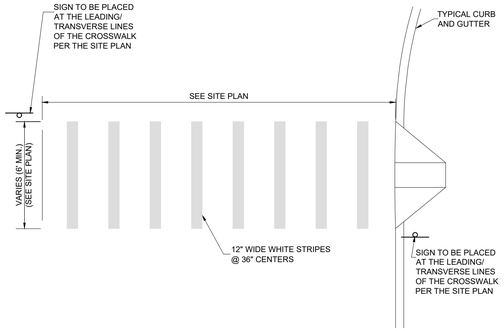
NOTES:
1. RAMPS & HANDRAILS TO BE IN COMPLIANCE WITH SECTIONS 405 & 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2. VERIFY ALL STATE & LOCAL REQUIREMENTS FOR RAMPS & HANDRAILS
3. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH

9 C9.2 TYPICAL ADA RAMP & HANDRAIL
NOT TO SCALE



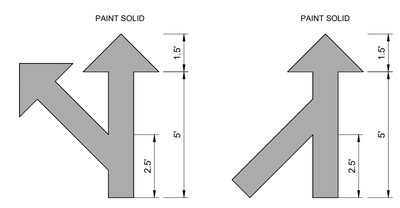
NOTE:
1. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH
2. ALL POSTS TO HAVE ½"Ø WEEP HOLES @ ½" ABOVE FG; WEEP HOLES TO BE DRILLED AFTER POSTS & RAILS ARE INSTALLED

8 C9.2 ALUMINUM HANDRAIL
NOT TO SCALE



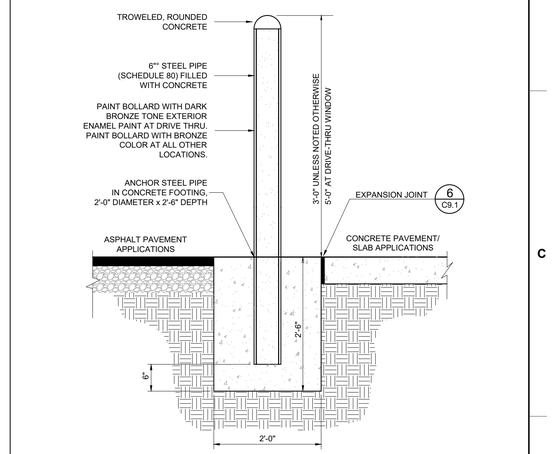
NOTES:
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

7 C9.2 CROSSWALK MARKINGS
NOT TO SCALE

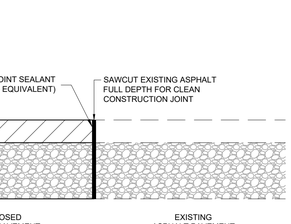


NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL 5 C-4.0
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

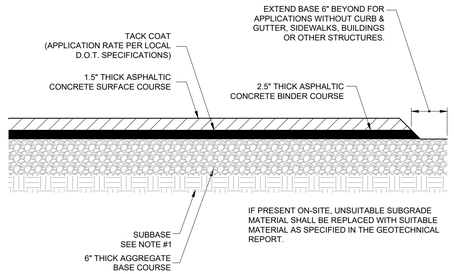
6 C9.2 MULTI-LANE DIRECTIONAL GRAPHICS
NOT TO SCALE



5 C9.2 CONCRETE BOLLARD
NOT TO SCALE

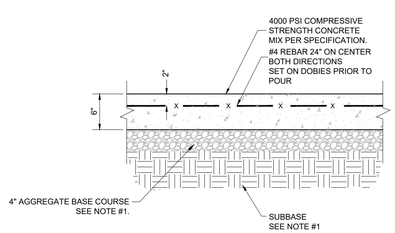


4 C9.2 BUTT JOINT
NOT TO SCALE



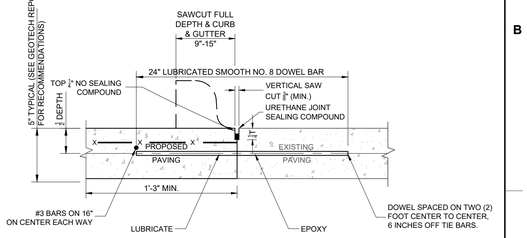
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHOULD BE 6" GRADED AGGREGATE BASE, 2.5"ASPHALT PAVEMENT BINDER & 1.5" ASPHALT PAVEMENT SURFACE COURSE TACK COAT.

3 C9.2 TYPICAL HMAC PAVEMENT SECTION
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

2 C9.2 CONCRETE PAVEMENT DRIVE-THRU LANE
NOT TO SCALE



NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.
4. PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.

1 C9.2 LONGITUDINAL BUTT JOINT
NOT TO SCALE

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF UTAH
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

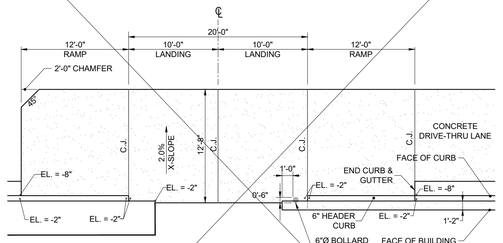
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA

SHEET: CFA STANDARD DETAILS

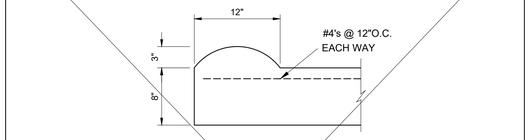
SHEET NUMBER: C9.2

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\C9.2 CFA Standard Details.dwg Last Saved By: CORA.MOORE
6/2/2022 1:59 PM
00-LS-0000-A101-SHEET NAME



NOTE: ALL ELEVATIONS ON THIS DETAIL ARE RELATIVE TO FFE = 0'

12 DRIVE-THRU PLAN - 2" BELOW FFE
C9.3 NOT TO SCALE

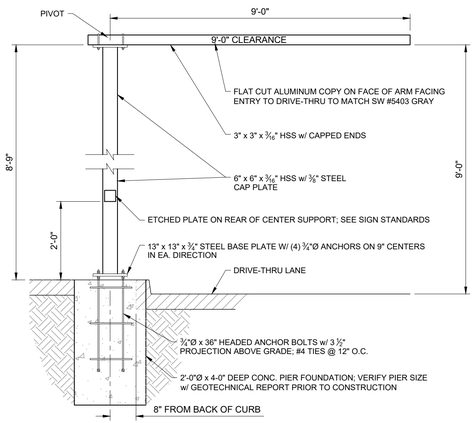


3-12 MOUNTABLE DOME CURB
(N.T.S.)

NOTES
1. PRE-CUT EXPANSION JOINT MATERIAL SHALL BE USED IN ALL EXPANSION JOINTS.
2. DUMMY JOINTS SHALL BE INSTALLED AT 10 ft. INTERVALS, MAXIMUM.
3. INSTALL EXPANSION JOINTS EVERY 40 ft., MAXIMUM, AT ENDS OF RADIUS, AND A MINIMUM OF 5 ft. FROM INLET STRUCTURES.
4. BREAK AS NEEDED TO ENSURE POSITIVE DRAINAGE
5. CONCRETE TO BE 5,000 P.S.I. 6. MOUNTABLE CURB TO BE PAINTED YELLOW.

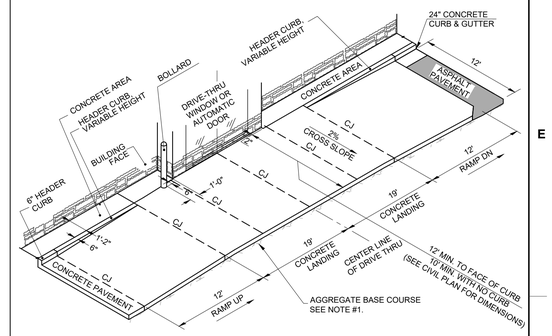
NOTES:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. EXPANSION JOINT FILLER SHALL BE FLEXIBLE, LIGHTWEIGHT, NON-STAINING, POLYETHYLENE, CLOSED-CELL EXPANSION JOINT

11 ROLLOVER / MOUNTABLE CURB
C9.3 NOT TO SCALE



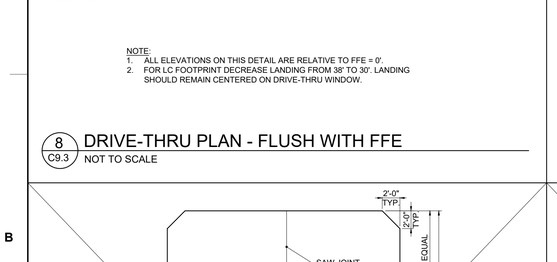
NOTES:
1. ENTIRE CLEARANCE BAR & HARDWARE TO BE POWDER COATED QPC P-820 MATTE BLACK FINISH
2. CLEARANCE BAR ARM TO ROTATE WHEN STRUCK & RETURN TO ORIGINAL POSITION
3. COORDINATE w/ THE ARCHITECT & STRUCTURAL ENGINEER

10 DRIVE-THRU CLEARANCE BAR
C9.3 NOT TO SCALE



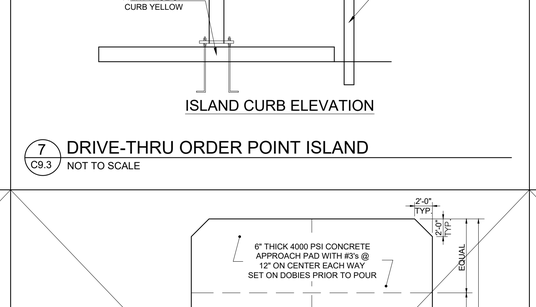
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. FOR LC FOOTPRINT DECREASE LANDING FROM 38' TO 30'. LANDING SHOULD REMAIN CENTERED ON DRIVE-THRU WINDOW.

9 DRIVE-THRU ISOMETRIC
C9.3 NOT TO SCALE



NOTE:
1. ALL ELEVATIONS ON THIS DETAIL ARE RELATIVE TO FFE = 0'.
2. FOR LC FOOTPRINT DECREASE LANDING FROM 38' TO 30'. LANDING SHOULD REMAIN CENTERED ON DRIVE-THRU WINDOW.

8 DRIVE-THRU PLAN - FLUSH WITH FFE
C9.3 NOT TO SCALE



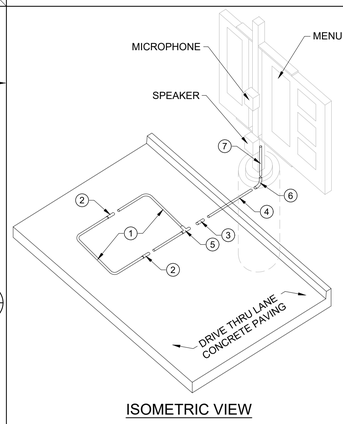
CJ = CONTRACTION JOINT
EJ = EXPANSION JOINT

20 C-4.1

ISLAND PLAN

ISLAND CURB ELEVATION

7 DRIVE-THRU ORDER POINT ISLAND
C9.3 NOT TO SCALE

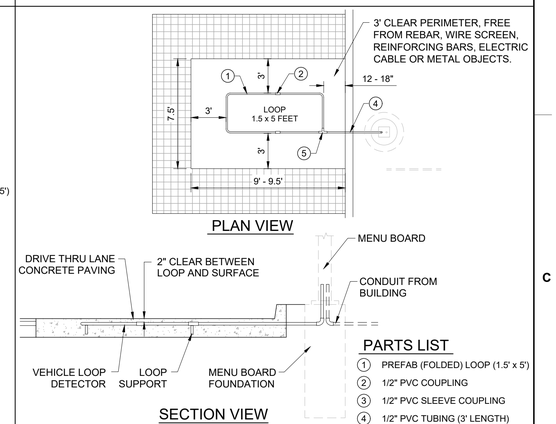


PARTS LIST
1. PREFAB (FOLDED) LOOP (1.5' x 5')
2. 1/2" PVC COUPLING
3. 1/2" PVC SLEEVE COUPLING
4. 1/2" PVC TUBING (3' LENGTH)
5. 1/2" PVC CORNER FITTING
6. 1/2" PVC 90° ELBOW
7. 1/2" PVC TUBING (2' LENGTH)

ISOMETRIC VIEW

NOTES:
1. LOOP DETECTOR IS MODEL NO. VDL100 VEHICLE DETECTION LOOP MANUFACTURED BY MH ELECTRONICS, INC.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

6 MENU BOARD LOOP DETECTION SYSTEM (ISO. VIEW)
C9.3 NOT TO SCALE



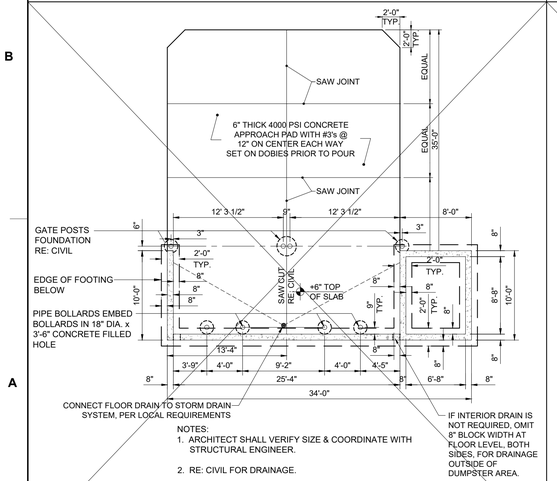
PLAN VIEW

PARTS LIST
1. PREFAB (FOLDED) LOOP (1.5' x 5')
2. 1/2" PVC COUPLING
3. 1/2" PVC SLEEVE COUPLING
4. 1/2" PVC TUBING (3' LENGTH)
5. 1/2" PVC CORNER FITTING
6. 1/2" PVC 90° ELBOW
7. 1/2" PVC TUBING (2' LENGTH)

SECTION VIEW

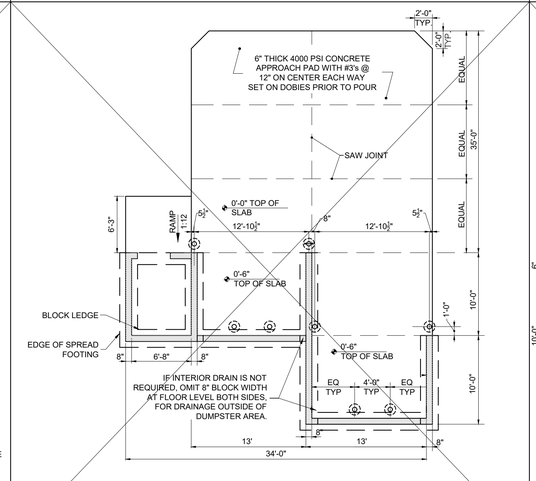
NOTES:
1. LOOP DETECTOR IS MODEL NO. VDL100 VEHICLE DETECTION LOOP MANUFACTURED BY MH ELECTRONICS, INC.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

5 MENU BOARD LOOP DETECTION SYSTEM
C9.3 NOT TO SCALE

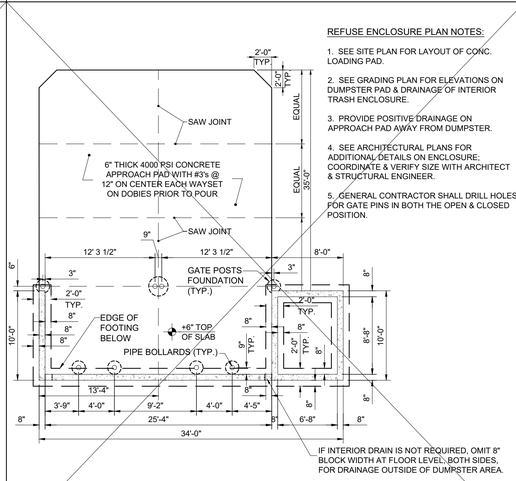


NOTES:
1. ARCHITECT SHALL VERIFY SIZE & COORDINATE WITH STRUCTURAL ENGINEER.
2. RE: CIVIL FOR DRAINAGE.

4 SCREENED REFUSE ENCLOSURE (DRAINAGE ALT.)
C9.3 NOT TO SCALE



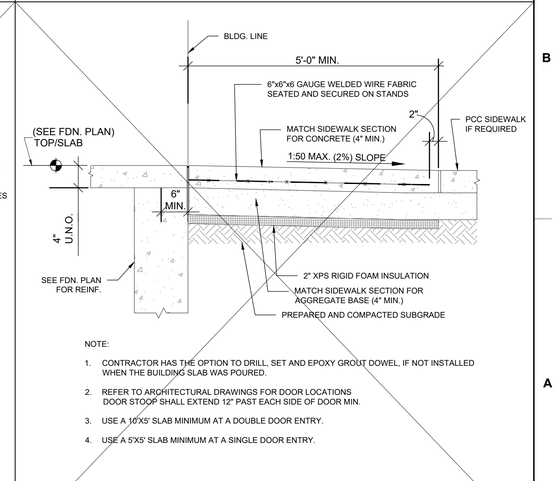
3 SCREENED REFUSE ENCLOSURE (ALT.)
C9.3 NOT TO SCALE



REFUSE ENCLOSURE PLAN NOTES:

1. SEE SITE PLAN FOR LAYOUT OF CONC. LOADING PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD & DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER.
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON ENCLOSURE; COORDINATE & VERIFY SIZE WITH ARCHITECT & STRUCTURAL ENGINEER.
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN & CLOSED POSITION.

2 SCREENED REFUSE ENCLOSURE
C9.3 NOT TO SCALE



NOTE:
1. CONTRACTOR HAS THE OPTION TO DRILL, SET AND EPOXY GROUT DOWEL, IF NOT INSTALLED WHEN THE BUILDING SLAB WAS POURED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATIONS DOOR STOOP SHALL EXTEND 12" PAST EACH SIDE OF DOOR MIN.
3. USE A 10'X5' SLAB MINIMUM AT A DOUBLE DOOR ENTRY.
4. USE A 5'X5' SLAB MINIMUM AT A SINGLE DOOR ENTRY.

1 ENTRY DOOR FROST SLAB DETAIL
C9.3 NOT TO SCALE

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/02/2022
KRISTOFER KYLE WIEST
STATE OF COLORADO
For and on Behalf of Merrick & Company

CONSTRUCTION DOCUMENTS

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	
DATE	11/23/2021
DRAWN BY	EA

SHEET
CFA STANDARD DETAILS
SHEET NUMBER
C9.3

File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDs\Construction\C9.3 CFA Standard Details.dwg Last Saved By: CORA.MOORE
6/2/2022 1:59 PM
00-LS-0000-A101-SHEET NAME

AMERICAN FORK CITY **MEETING DATE:** August 3, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Review and action on a request for approval of a low-power radio antenna located at 1200 N 550 E, in the Public Facilities (PF) Zone

BACKGROUND INFORMATION		
Location:		1200 N 550 E
Project Type:		Low- Radio Antenna Approval
Applicants:		ATT
Existing Land Use:		Public Parks and Open Space
Proposed Land Use:		N/A
Surrounding Land Use:	North	Public Parks and Open Space
	South	Residential Low Density
	East	Institutional Lands and Public Facilities
	West	Residential Low Density
Existing Zoning:		Public Facilities
Proposed Zoning:		N/A
Surrounding Zoning:	North	PF (Public Facilities)
	South	R1-9000 (Residential)
	East	RA-1 (Residential Ag) & S-1 (Special Institutional)
	West	PR-3.0 (Residential)

BACKGROUND:

The applicant is requesting approval of a project to remove a number of existing low-power radio antenna and replace them with newer antenna.

On the tower structure, the applicant seeks approval to remove 3 x 7750 antenna, and add 3 x C-Band AEQU in the top position, and 3 x C-Band AEQK in the bottom position. In the shelter, the applicant seeks to remove 1 x ABIL and 1 x ASIK, and add 3 x ABIO and 1 x ASIL.

Section 17.6.112 of the American Fork Municipal Coe outlines the Procedure for Approval of Low Power Radio Service Antenna Facilities. Any proposal to add an additional antenna or antenna array to an existing monopole, additional base facilities, rungs, or other modification to an approved cell tower shall require a separate approval.

APPROVAL PROCEDURE:

Section 17.6.112(B)(2) of the American Fork Municipal Code outlines the procedure for approval.

When proposed for placement in any other zone (a zone that is not I-1, CC-1, and GC-1, approval shall be sought and obtained from the city council following receipt of a recommendation from the planning commission.

REVIEW CRITERIA:

Section 17.6.112(D) outlines the following review criteria:

Review criteria—Additional requirements may be attached. In conducting its review and/or making its determination, the approval authority and/or reviewing body shall, in addition to any other matters it may choose to consider, consider the following:

1. Compatibility of the proposed structure with the height and mass of existing buildings in the area.
2. Whether placement of the structure in the proposed location will result in a significant impact to other uses or the reception or transmission of existing facilities.
3. The location of the antenna in relation to existing vegetation, topography, and buildings—to obtain the best visual screening.
4. Visual and economic impacts upon the adjacent properties.
5. Compliance with Federal Communications Commission (FCC) emission standards.

   The approval authority may deny placement of a low power radio service antenna facility which does not conform to the required standards and criteria, or which is inconsistent with the review criteria of this subsection; or it may require changes or additional measures in order to more fully protect the interests of adjacent properties and the public and to accomplish the purposes of this section.

STAFF FINDINGS:

After a thorough review of the plans and supporting documents provided by the applicant, staff finds the proposal to meet the requirements of Section 17.6.112.

Important Information Regarding a Potential Denial (Sec. 17.6.112(E):

1. The approval authority may not deny a request for approval of a proposed low power radio service antenna facility unless it satisfies the requirements of this subsection:
    1. Evidence, facts, arguments, comments, advice, and/or recommendations, not otherwise protected from disclosure by law or legally-recognized privilege, which are relied upon by the approval authority in denying the request, must be reduced to written form.
    2. The approval authority shall prepare and issue its findings, conclusions, final decision or determination, and supporting reasons therefor, in writing.
2. The approval authority, or any recommending governmental body or officer, may require the applicant, city staff members, and/or interested member(s) of the public to prepare their comments and arguments in the form of written submissions to the approval authority.
3. Written minutes of any public meeting of the city wherein a request made under this section results in a denial shall be kept in accordance with the Utah Open Meetings Act.
4. The official minutes of the public meeting(s), along with the written submissions and documentation referenced above in this subsection, shall constitute the approval authority's written record as required by provisions of the Telecommunications Act of 1996; shall be made available upon request to the applicant and the public pursuant to the Utah Government Records Access and Management Act; and shall constitute the official written record for the purpose of any legal, equitable, or administrative review of said denial.

RECOMMENDED MOTION:

Mr. Chairman, I move that we recommend approval of the application for low-power radio antenna located at 1200 N 550 E, in the Public Facilities (PF) Zone, based on meeting the requirements of Section 17.6.112 of the American Fork Municipal Code.

POTENTIAL MOTIONS –

APPROVAL

Mr. Chairman, I move that we recommend approval of the application for low-power radio antenna located at 1200 N 550 E, in the Public Facilities (PF) Zone, based on meeting the requirements of Section 17.6.112 of the American Fork Municipal Code.

DENIAL

Mr. Chairman, I move that we recommend denial of the application for low-power radio antenna located at 1200 N 550 E, in the Public Facilities (PF) Zone, for the following reasons: _____

TABLE

Mr. Chairman, I move that we table action on the application for low-power radio antenna located at 1200 N 550 E, in the Public Facilities (PF) Zone, and instruct the developer/staff to _____.

© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH

PROJECT NOTES:

1. SITE INFORMATION OBTAINED FROM THE FOLLOWING:
   A. PLAN ENTITLED "10103880_AE201 FINAL REV CDS_HIGHLAND 2_TOWER REPLACE FCDS R1 200713" PREPARED BY GEOSTRUCTURAL, LLC LAST REVISED 07/13/20.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC/GOVERNING AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE AS A RESULT OF CONSTRUCTION OF THIS FACILITY AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CONSTRUCTION DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THESE DRAWINGS MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
9. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY POTENTIALLY DANGEROUS EXPOSURE LEVELS.
10. THE PROPOSED FACILITY WILL CAUSE NO INCREASE IN STORM WATER RUNOFF, THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
11. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY AS TO CAUSE A NUISANCE.
12. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).
13. THE FACILITY DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
14. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTHS WITH RF ENGINEERING PRIOR TO INSTALLATION.
15. THE TOWER, MOUNTS AND ANTENNAS SHALL BE DESIGNED TO MEET EIA/TIA-222-G AS PER IBC REQUIREMENTS.
16. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
17. CONTRACTOR MUST FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
18. CONSTRUCTION SHALL NOT COMMENCE UNTIL COMPLETION OF A PASSING STRUCTURAL ANALYSIS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
19. CONTRACTOR SHALL CONTACT STATE SPECIFIC ONE CALL SYSTEM THREE WORKING DAYS PRIOR TO ANY EARTH MOVING ACTIVITIES.

I:\54600\54692\CAD\54692_10103880_AE201_CD_5G NR 1SR_UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:42am

at&t

SITE NAME:	**HIGHLAND CE06**
FA NUMBER:	**10103880**
SITE NUMBER:	**UTL04004**
STRUCTURE:	**80' MONOPOLE**
ADDRESS:	**1200 NORTH 550 EAST**
	AMERICAN FORK, UTAH 84003
SCOPE:	**5G NR 1SR CBAND - MRUTH048075 (3755A11SLY)**
	5G NR 1SR CBAND - MRUTH048164 (3752A11SQ0)

AERIAL MAP:



CODE COMPLIANCE:

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2018 INTERNATIONAL BUILDING CODE
2. 2015 INTERNATIONAL RESIDENTIAL CODE
3. 2018 INTERNATIONAL MECHANICAL CODE
4. 2020 NATIONAL ELECTRICAL CODE
5. ADAPTED CITY/COUNTY ORDINANCES
6. ALL CODES SUBJECT TO LOCAL JURISDICTION REQUIREMENTS. THESE DRAWINGS ARE DESIGNED TO THE LATEST CODES. THEY ALSO MEET THE ADAPTED CODE REQUIREMENTS OF THE JURISDICTION.

811 Know what's below. Call before you dig. www.call811.com

PROJECT INFORMATION:

SITE INFORMATION:

LATITUDE:	40.3985833° (40° 23' 54.9") N
LONGITUDE:	111.758416° (111° 47' 07.5") W
JURISDICTION:	CITY OF AMERICAN FORK
AMSL:	4722'
COUNTY:	UTAH
APN:	12-064-0032

APPLICANT/LESSEE:

COMPANY:	AT&T
ADDRESS:	7670 S CHESTER ST
	ENGLEWOOD, CO 80112

PROPERTY OWNER:

PROPERTY OWNER: CITY OF AMERICAN FORK.

REAL ESTATE:

COMPANY:	SMARTLINK, LLC
ADDRESS:	1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
CITY, STATE, ZIP:	ANNAPOLIS, MD. 21401
CONTACT:	TAMARA SHIVELEY
E-MAIL:	TAMARA.SHIVELEY@SMARTLINKGROUP.COM

CONSTRUCTION MANAGER:

COMPANY:	SMARTLINK, LLC
ADDRESS:	1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
CITY, STATE, ZIP:	ANNAPOLIS, MD. 21401
CONTACT:	TROY HAYES
E-MAIL:	TROY.HAYES@SMARTLINKGROUP.COM

RF ENGINEER:

COMPANY:	AT&T
CONTACT:	NITIN NANAGIRI
E-MAIL:	NN399M@ATT.COM

ENGINEER:

COMPANY:	RAMAKER & ASSOCIATES, INC.
ADDRESS:	855 COMMUNITY DRIVE
CITY, STATE, ZIP:	SAUK CITY, WI 53583
CONTACT:	KYLE HAMM
E-MAIL:	KHAMM@RAMAKER.COM

PROJECT DESCRIPTION/ SCOPE OF WORK

TOWER
- REMOVE (3) 7750 ANTENNA (1 PER SECTOR)
- ADD (3) C-BAND AEQU IN TOP POSITION (1 PER SECTOR)
- ADD (3) C-BAND AEQK IN BOTTOM POSITION (1 PER SECTOR)

SHELTER
- REMOVE (1) ABIL AND (1) ASIK IN SHELTER
- ADD (3) ABIO AND (1) ASIL IN SHELTER

PROPOSED PROJECT SCOPE BASED ON RFDS ID# 4687380, VERSION 1.0, LAST UPDATED 09/15/2022.
CONTRACTOR TO VERIFY IN FIELD.

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
C-1	COMPOUND PLAN
C-2	EQUIPMENT LAYOUT PLAN
C-3	ELEVATION
C-4	ANTENNA LAYOUTS
C-5	ANTENNA SCHEDULE
A-1	CONSTRUCTION DETAILS
G-1	GROUNDING DETAILS
G-2	GROUNDING DETAILS

at&t

smartlink

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification & Seal:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Utah.

PROFESSIONAL ENGINEER
No. 11989303-2202
JEFFREY H. ZANDER
STATE OF UTAH
6/16/2022

MARK	DATE	DESCRIPTION
2	06/16/22	FINAL CDs ISSUED
1	06/02/22	FINAL CDs ISSUED
0	05/05/22	CDs ISSUED FOR REVIEW

ISSUE PHASE: REV 2 DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
TITLE SHEET

SCALE: NONE

PROJECT NUMBER: 54692
SHEET NUMBER: T-1

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH

GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5O HMS OR LESS.
4. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
5. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
6. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
7. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE EQUIPMENT GROUND RING WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
8. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK TO BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
9. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
10. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
11. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. ALL BENDS SHALL BE MADE WITH 12" RADIUS OR LARGER.
12. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
13. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS EXCEPT FOR GROUND BAR CONNECTION FROM MGB TO OUTSIDE EXTERIOR GROUND SHALL ALL BE CADWELD CONNECTIONS.
14. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
15. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED TO THE TOWER GROUND BAR.
16. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
17. ALL EXTERIOR AND INTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
18. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
19. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
20. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G. NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
21. ALL NEW STRUCTURES WITH A FOUNDATION AND/OR FOOTING HAVING 20 FT. OR MORE OF 1/4" IN. OR GREATER ELECTRICALLY CONDUCTIVE REINFORCING STEEL MUST HAVE IT BONDED TO THE GROUND RING USING AN EXOTHERMIC WELD CONNECTION USING #2 AWG SOLID BARE TINNED COPPER GROUND WIRE, PER NEC 250.50.
22. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
    CONTRACTOR - SMARTLINK
    SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
    OWNER - AT&T (NEW CINGULAR WIRELESS PCS, LLC)
23. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
24. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
25. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
26. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
27. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
28. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
29. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
30. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
31. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
32. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE RESPONSIBLE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
33. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
34. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION.
35. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
36. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
37. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
38. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
39. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
40. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
41. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
42. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR.
43. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
44. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
45. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS.
46. ALL STRUCTURAL STEEL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (FY = 36 KSI) UNLESS OTHERWISE NOTED. PIPES SHALL BE ASTM A53 TYPE E (FY = 35 KSI). ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. TOUCHUP ALL SCRATCHES AND OTHER MARKS IN THE FIELD AFTER STEEL IS ERECTED USING A COMPATIBLE ZINC RICH PAINT.
47. CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T MOBILITY SITES."
48. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
49. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION, ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
50. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN ALERT OF DANGEROUS EXPOSURE LEVELS.

at&t

smartlink

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification # Seal:

MARK	DATE	DESCRIPTION
2	06/16/22	FINAL CDs ISSUED
1	06/02/22	FINAL CDs ISSUED
0	05/05/22	CDs ISSUED FOR REVIEW

ISSUE PHASE: REV 2 DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
NOTES

SCALE: NONE

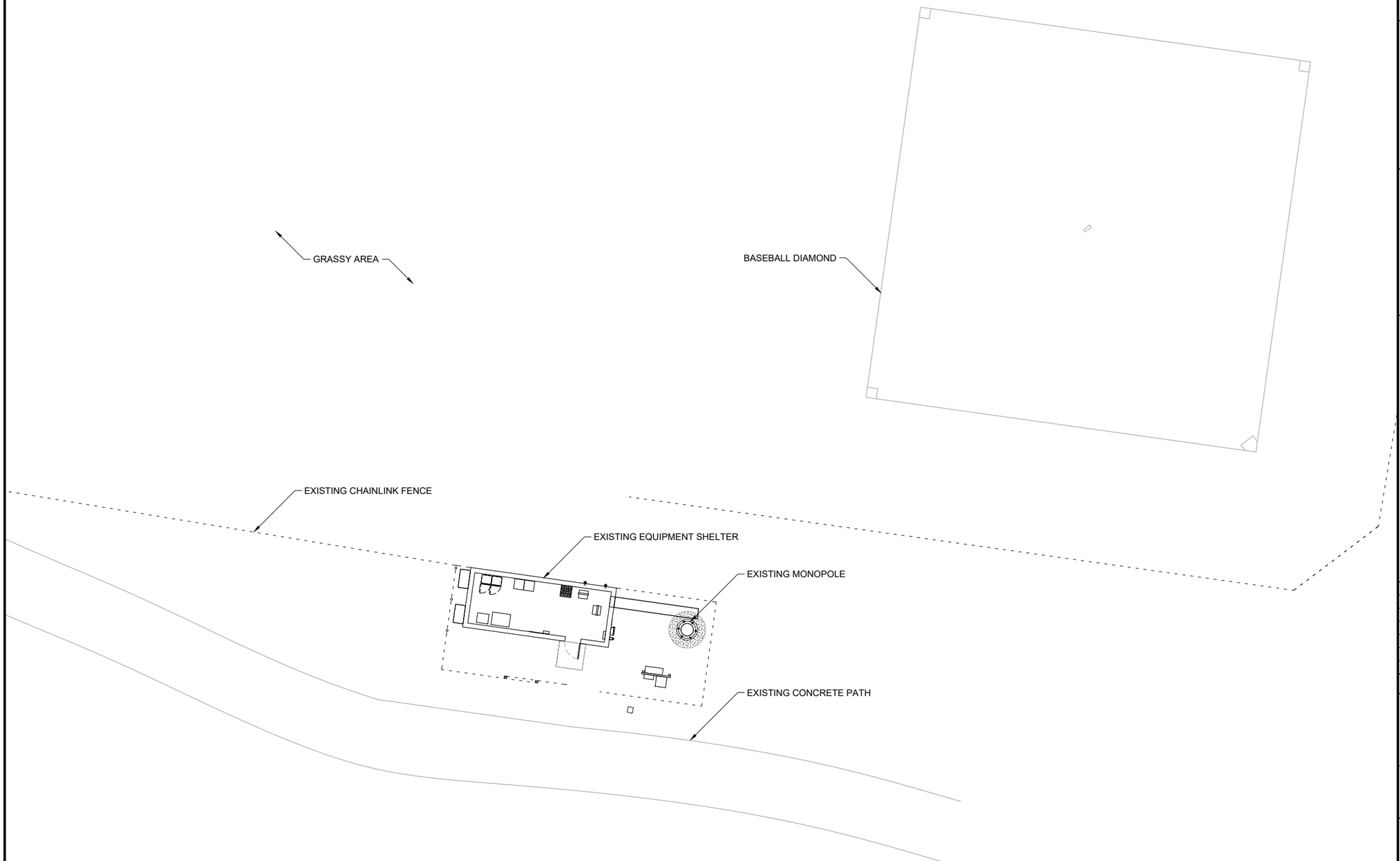
PROJECT NUMBER: 54692
SHEET NUMBER: GN-1

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

I:\54600\54692\CAD\54692.10103880.AE201.CD.5G NR 1SR.UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:42am

© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH

NORTH



COMPOUND PLAN (1)
SCALE: 1" = 20'

at&t

smartlink

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification & Seal:

MARK	DATE	DESCRIPTION
2	06/16/22	FINAL CDs ISSUED
1	06/02/22	FINAL CDs ISSUED
0	05/05/22	CDs ISSUED FOR REVIEW

ISSUE PHASE: REV 2 DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
COMPOUND PLAN

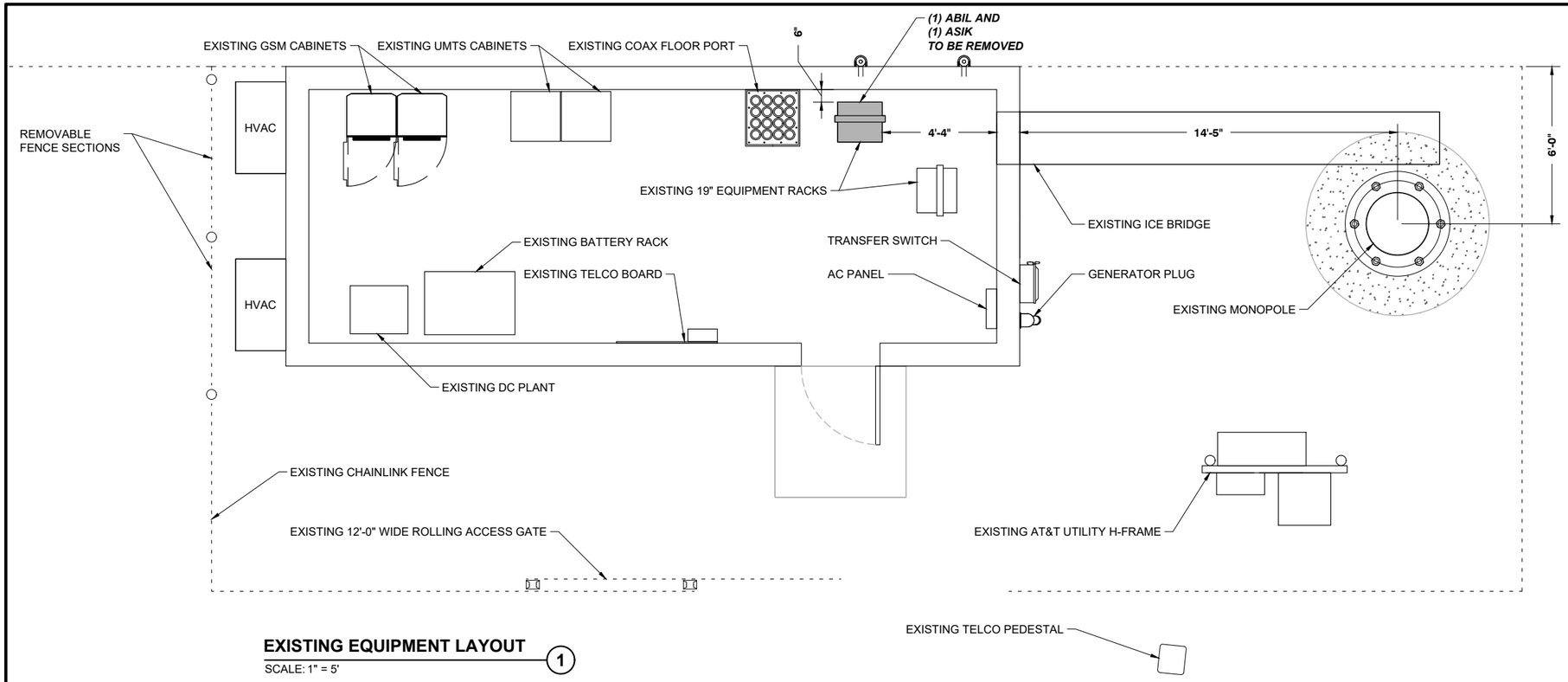
0 10' 20' 40'
11" x 17" - 1" = 20'
22" x 34" - 1" = 10'

PROJECT NUMBER: 54692
SHEET NUMBER: C-1

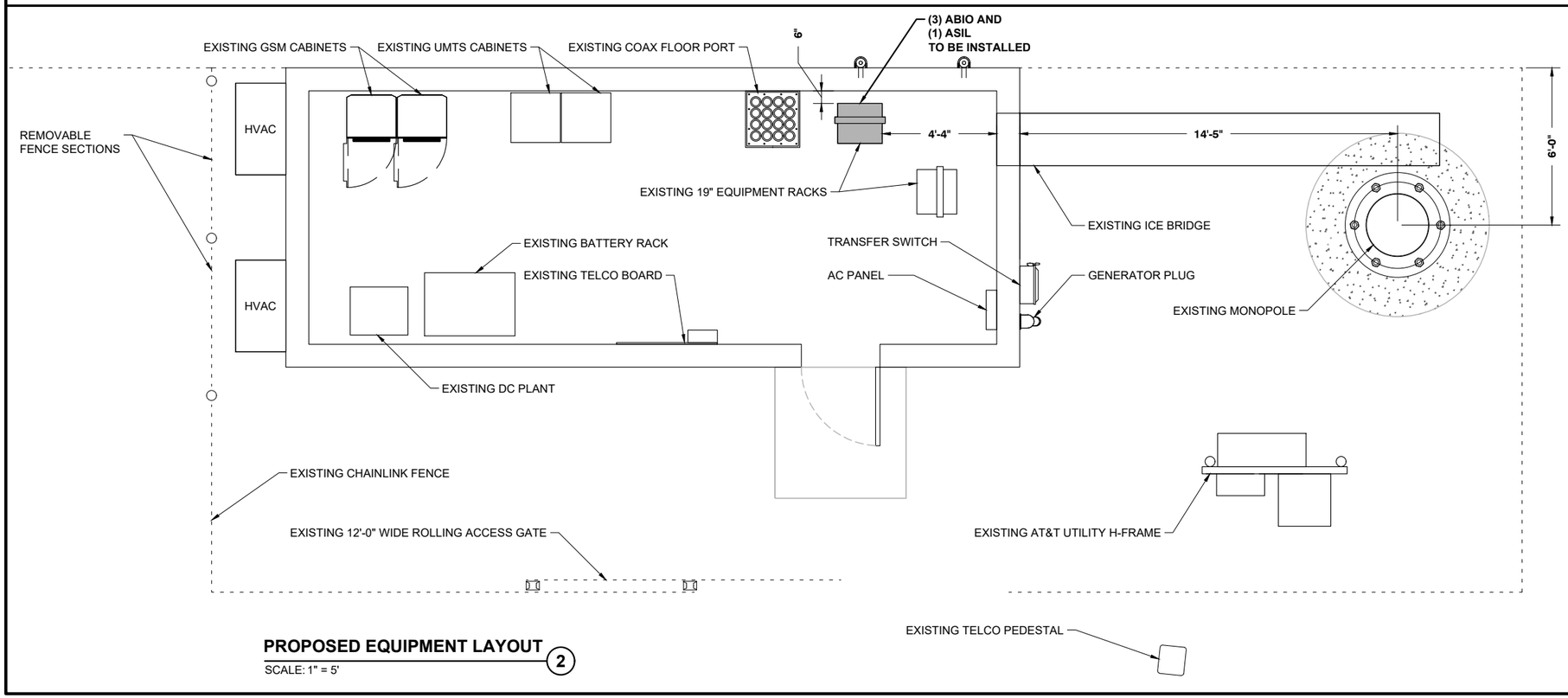
This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

I:\54600\54692\CAD\54692.10103880.AE201.CD.5G NR 1SR.UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:42am

© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH



EXISTING EQUIPMENT LAYOUT (1)
SCALE: 1" = 5'



PROPOSED EQUIPMENT LAYOUT (2)
SCALE: 1" = 5'

at&t

smartlink

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification # Seal:

MARK	DATE	DESCRIPTION
2	06/16/22	FINAL CDs ISSUED
1	06/02/22	FINAL CDs ISSUED
0	05/05/22	CDs ISSUED FOR REVIEW

ISSUE PHASE: REV 2
DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
EQUIPMENT LAYOUT

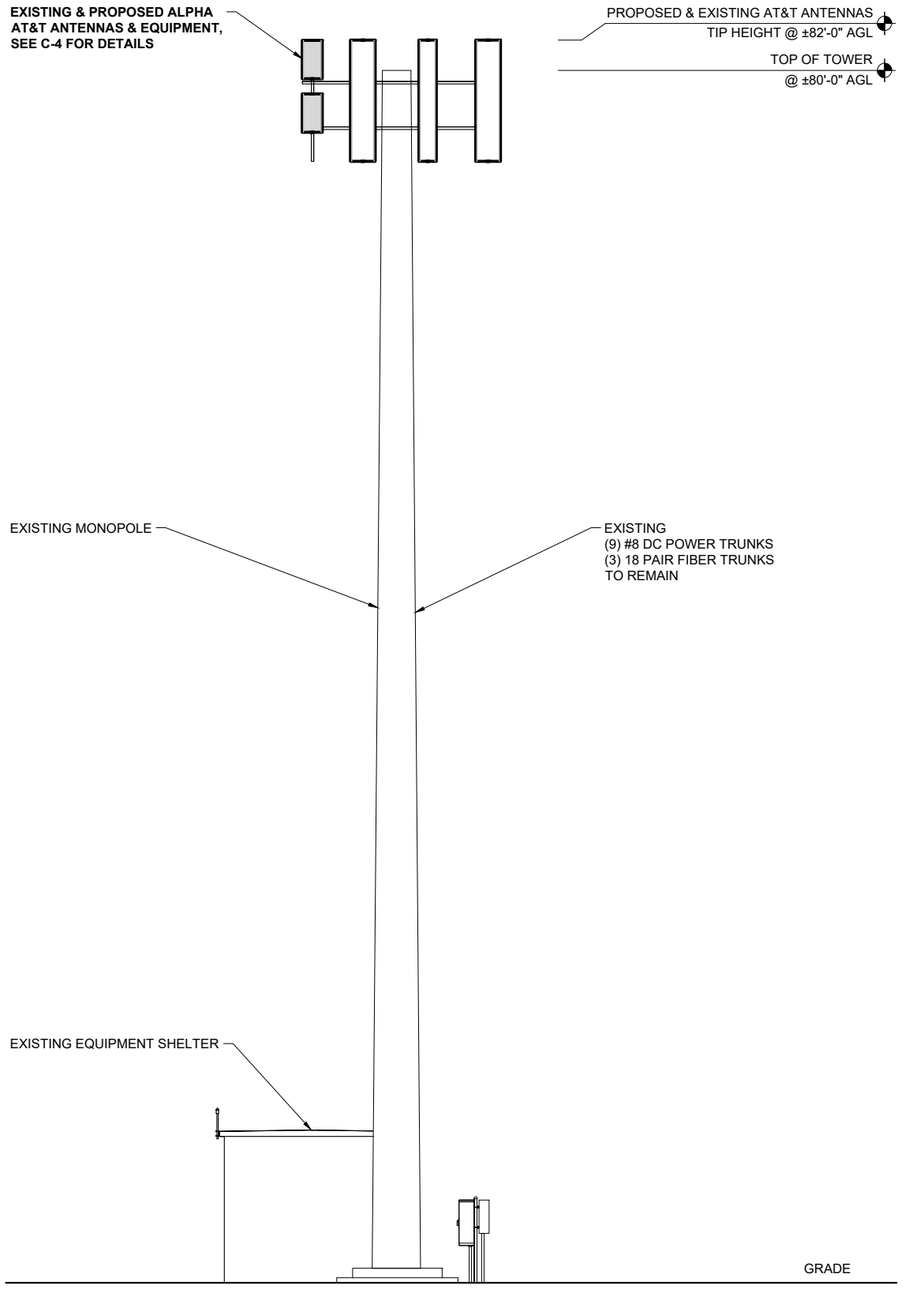
SCALE:
AS NOTED

PROJECT NUMBER: 54692
SHEET NUMBER: C-2

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

I:\54600\54692\CAD\54692.10103880.AE201.CD.5G NR 1SR.UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:42am

© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH



ELEVATION VIEW
SCALE: 1" = 10'
1

NOTE:
A STRUCTURAL ASSESSMENT OF THE ANTENNA AND EQUIPMENT MOUNTING STRUCTURE HAS BEEN COMPLETED BY RAMAKER & ASSOCIATES, INC., DATED APRIL 22, 2022.

at&t

smartlink

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification & Seal:

MARK	DATE	DESCRIPTION
2	06/16/22	FINAL CDs ISSUED
1	06/02/22	FINAL CDs ISSUED
0	05/05/22	CDs ISSUED FOR REVIEW

ISSUE PHASE: REV 2 DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
ELEVATION VIEW

SCALE:
AS NOTED

PROJECT NUMBER: 54692
SHEET NUMBER: C-3

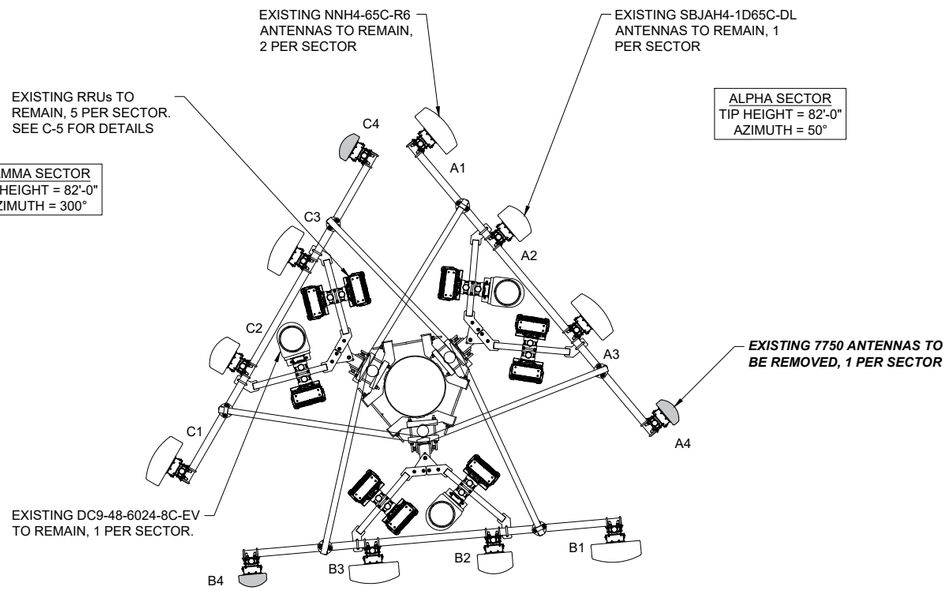
This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

I:\54600\54692\CAD\54692.10103880.AE201.CD.5G NR 1SR.UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:42am

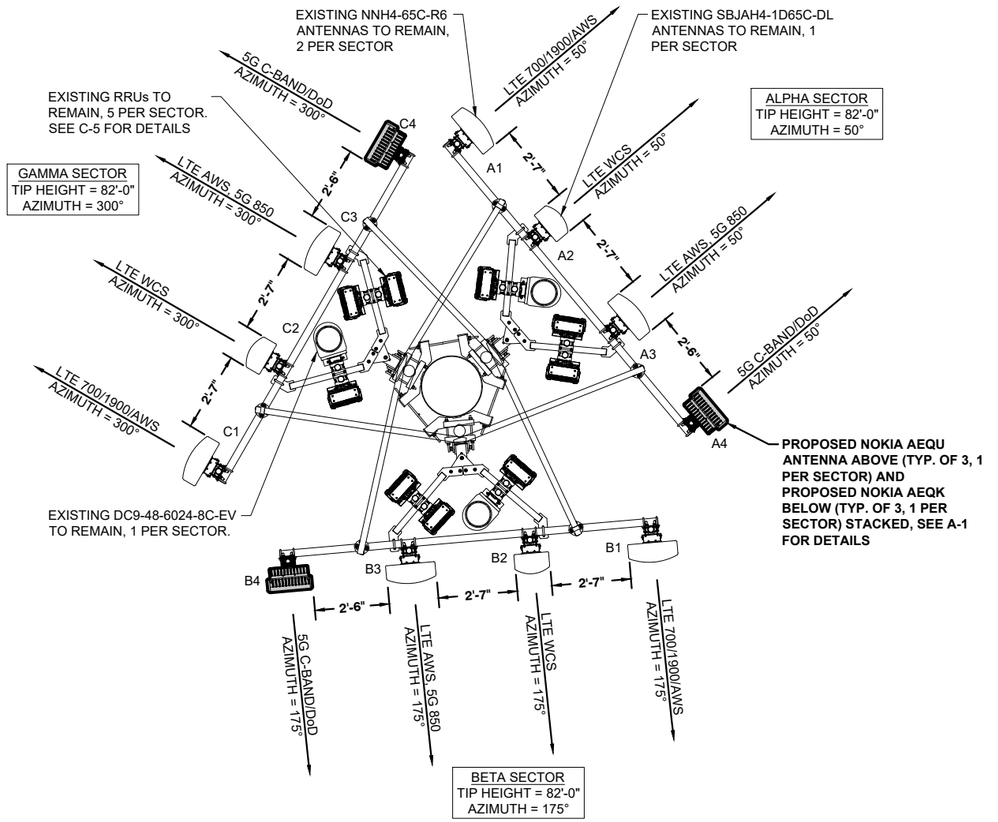
© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH

I:\54600\54692\CAD\54692_10103880_AE201_CD_5G NR 1SR_UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:43am

NORTH



EXISTING ANTENNA LAYOUT (1)
SCALE: NTS



PROPOSED ANTENNA LAYOUT (2)
SCALE: NTS

NOTES:
-3 FEET MINIMUM SEPARATION BETWEEN LTE ANTENNAS
-6 FEET MINIMUM SEPARATION BETWEEN 700 BC & 700 DE ANTENNAS
-8 INCH MINIMUM SEPARATION BETWEEN BACK OF PANEL ANTENNA AND EXISTING/PROPOSED EQUIPMENT

BASED ON: RF ENGINEERING DESIGN ENTITLED "CO-UT-WY-MT-SO.-ID_UTAH_UTL04004_2022-5G-NR-Radio_5G-NR-1SR-CBAND_nn399m_PTN_10103880_49298_08-12-2021_Preliminary-Approved_v1.00" LAST REVISED 09/15/2021.

at&t

smartlink

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification & Seal:

MARK	DATE	DESCRIPTION
2	06/16/22	FINAL CDs ISSUED
1	06/02/22	FINAL CDs ISSUED
0	05/05/22	CDs ISSUED FOR REVIEW

ISSUE PHASE: REV 2
DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
ANTENNA LAYOUTS

SCALE: NONE

PROJECT NUMBER: 54692
SHEET NUMBER: C-4

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH

BASED ON: RF ENGINEERING DESIGN ENTITLED "CO-UT-WY-MT-SO.-ID_UTAH_UTL04004_2022-5G-NR-Radio_5G-NR-1SR-CBAND_nn399m_PTN_10103880_49298_08-12-2021_Preliminary-Approved_v1.00" LAST REVISED 09/15/2021.

SECTOR		EXISTING ANTENNA	PROPOSED ANTENNA	TECHNOLOGY	ANTENNA STATUS	HEIGHT (IN.)	WIDTH (IN.)	DEPTH (IN.)	WEIGHT (LBS.)	ANTENNA AZIMUTH (DEG.)	ANT. C/L ELEV. (FT.)	REMOTE RADIO/TMA CONFIGURATION	TRANSMISSION CABLE				RAYCAP UNIT
													QUANTITY	TYPE	LENGTH	STATUS	
SECTOR 1	1	COMMSCOPE	COMMSCOPE	LTE 700/1900/AWS	EXISTING	96.0	19.6	7.8	99.2	50	78	(1) AHLBA RRH 4T4R B12/14 320W	3	#8 DC TRUNK	-	EXISTING	(3) EXISTING DC9-48-6024-8C-EV
		NNH4-65C-R6	NNH4-65C-R6									(1) AHFIB RRH 4T4R B25/66 320W					
	2	COMMSCOPE	COMMSCOPE	LTE WCS	EXISTING	96.0	13.8	8.2	74.3	50	78	(1) RRH 4x25 WCS-4R	-	-	-	-	
		SBJAH4-1D65C-DL	SBJAH4-1D65C-DL									-					
	3	COMMSCOPE	COMMSCOPE	LTE AWS, 5G 850	EXISTING	96.0	19.6	7.8	99.2	50	78	(1) AHCA RRH 4T4R B5 160W	1	18 PAIR FIBER TRUNK	-	EXISTING	
		NNH4-65C-R6	NNH4-65C-R6									(1) AHFIB RRH 4T4R B25/66 320W					
	4	***POWERWAVE***	**NOKIA**	**5G C-BAND/DoD**	**PROPOSED**	**59.0**	**17.7**	**9.5**	**198**	**50**	**79**	**AEQU + AEQK**	-	**-**	-	-	
		7750	**AEQU + AEQK, STACKED**														
SECTOR 2	1	COMMSCOPE	COMMSCOPE	LTE 700/1900/AWS	EXISTING	96.0	19.6	7.8	99.2	50	78	(1) AHLBA RRH 4T4R B12/14 320W	3	#8 DC TRUNK	-	EXISTING	
		NNH4-65C-R6	NNH4-65C-R6									(1) AHFIB RRH 4T4R B25/66 320W					
	2	COMMSCOPE	COMMSCOPE	LTE WCS	EXISTING	96.0	13.8	8.2	74.3	50	78	(1) RRH 4x25 WCS-4R	-	-	-	-	
		SBJAH4-1D65C-DL	SBJAH4-1D65C-DL									-					
	3	COMMSCOPE	COMMSCOPE	LTE AWS, 5G 850	EXISTING	96.0	19.6	7.8	99.2	50	78	(1) AHCA RRH 4T4R B5 160W	1	18 PAIR FIBER TRUNK	-	EXISTING	
		NNH4-65C-R6	NNH4-65C-R6									(1) AHFIB RRH 4T4R B25/66 320W					
	4	***POWERWAVE***	**NOKIA**	**5G C-BAND/DoD**	**PROPOSED**	**59.0**	**17.7**	**9.5**	**198**	**50**	**79**	**AEQU + AEQK**	-	**-**	-	-	
		7750	**AEQU + AEQK, STACKED**														
SECTOR 3	1	COMMSCOPE	COMMSCOPE	LTE 700/1900/AWS	EXISTING	96.0	19.6	7.8	99.2	50	78	(1) AHLBA RRH 4T4R B12/14 320W	3	#8 DC TRUNK	-	EXISTING	
		NNH4-65C-R6	NNH4-65C-R6									(1) AHFIB RRH 4T4R B25/66 320W					
	2	COMMSCOPE	COMMSCOPE	LTE WCS	EXISTING	96.0	13.8	8.2	74.3	50	78	(1) RRH 4x25 WCS-4R	-	-	-	-	
		SBJAH4-1D65C-DL	SBJAH4-1D65C-DL									-					
	3	COMMSCOPE	COMMSCOPE	LTE AWS, 5G 850	EXISTING	96.0	19.6	7.8	99.2	50	78	(1) AHCA RRH 4T4R B5 160W	1	18 PAIR FIBER TRUNK	-	EXISTING	
		NNH4-65C-R6	NNH4-65C-R6									(1) AHFIB RRH 4T4R B25/66 320W					
	4	***POWERWAVE***	**NOKIA**	**5G C-BAND/DoD**	**PROPOSED**	**59.0**	**17.7**	**9.5**	**198**	**50**	**79**	**AEQU + AEQK**	-	**-**	-	-	
		7750	**AEQU + AEQK, STACKED**														

ANTENNA SCHEDULE

SCALE: NTS

1

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification # Seal:

MARK	DATE	DESCRIPTION
2	06/16/22	FINAL CDs ISSUED
1	06/02/22	FINAL CDs ISSUED
0	05/05/22	CDs ISSUED FOR REVIEW

ISSUE PHASE: REV 2 DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
ANTENNA SCHEDULE

SCALE: NONE

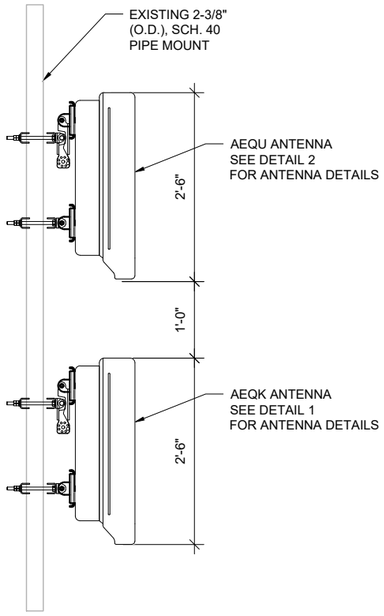
PROJECT NUMBER: 54692

SHEET NUMBER: C-5

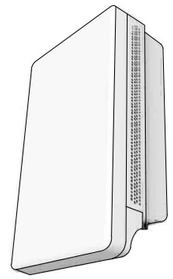
This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

I:\54600\54692\CAD\54692_10103880.AE201.CD.5G NR 1SR.UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:43am

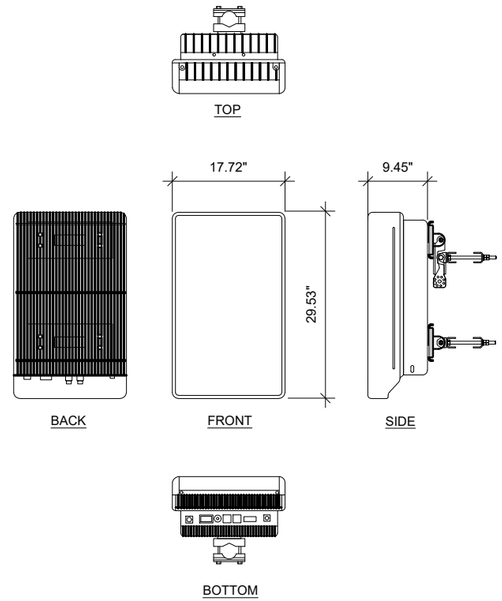
© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH



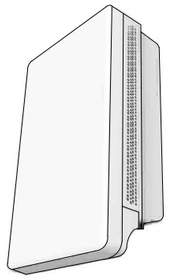
ANTENNA MOUNTING DETAIL (1)
SCALE: NTS



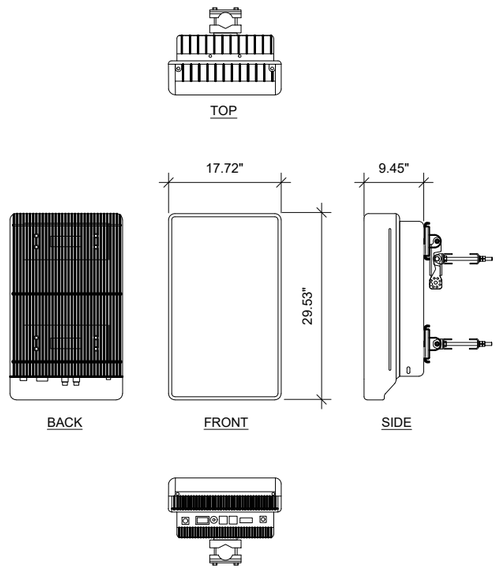
MANUFACTURER	NOKIA
MODEL #	AEQK
DIMENSIONS (HxWxD)	29.53" x 17.72" x 9.45"
NET WEIGHT	<99 lbs (WITHOUT MOUNTING BRACKETS)
OPTICAL PORTS	2 x SFP28, 10/25GE eCPRI
FREQUENCY	3700-3980MHz



ANTENNA DETAIL (2)
SCALE: NTS



MANUFACTURER	NOKIA
MODEL #	AEQU
DIMENSIONS (HxWxD)	29.53" x 17.72" x 9.45"
NET WEIGHT	<99 lbs (WITHOUT MOUNTING BRACKETS)
OPTICAL PORTS	2 x SFP28, 10/25GE eCPRI
FREQUENCY	3450-3550 MHz



ANTENNA DETAIL (3)
SCALE: NTS

at&t

smartlink

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification # Seal:

MARK	DATE	DESCRIPTION
2	06/16/22	**FINAL CDs ISSUED**
1	06/02/22	**FINAL CDs ISSUED**
0	05/05/22	**CDs ISSUED FOR REVIEW**

ISSUE PHASE: REV 2
DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
CONSTRUCTION DETAILS

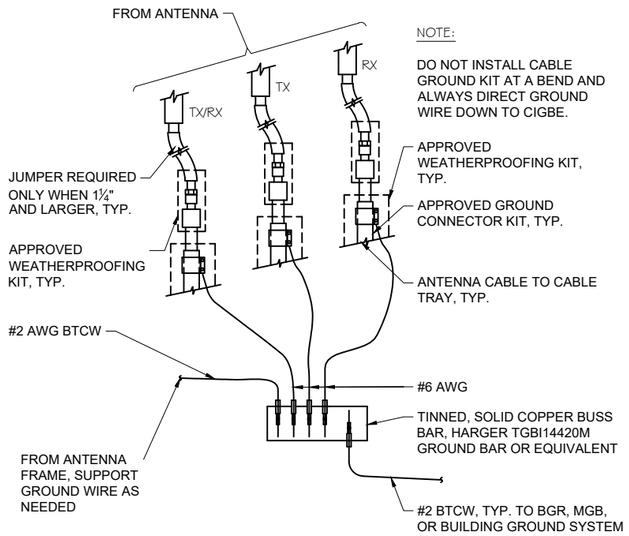
SCALE: NONE

PROJECT NUMBER: 54692
SHEET NUMBER: A-1

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

I:\54600\54692\CAD\54692.10103880.AE201.CD.5G NR 1SR.UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:43am

© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH

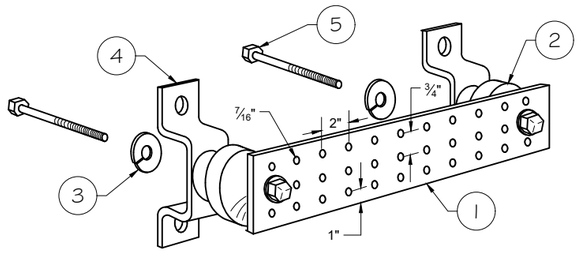


GROUND WIRE TO GROUND BAR DETAIL (1)

SCALE: NTS

NOTES:

1. ALL MOUNTING HARDWARE CAN BE USED ON 6", 12", 18", ETC. GROUND BARS.
2. ENTIRE ASSEMBLY AVAILABLE FROM NEWTON INSTRUMENT CO. CAT. NO. 2106060010 OR AS HARGER TGBI14420M.

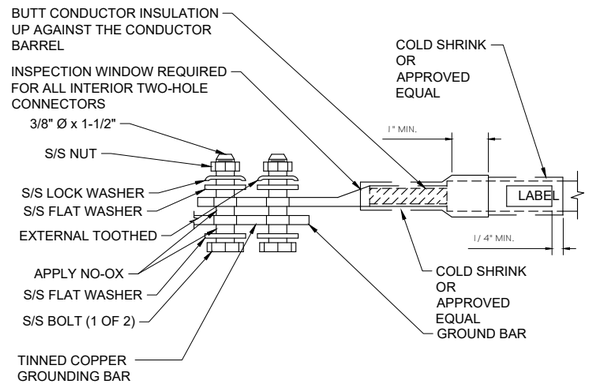


LEGEND

1. TINNED COPPER GROUND BAR, ¼" x 4" x 20", NEWTON CO., HARGER TGBI14420M, OR EQUIVALENT. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
2. INSULATORS. INSTRUMENT CO. CAT. NO. 3061-4 OR HARGER EQUIVALENT.
3. ⅝" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUIVALENT.
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT. NO. A-6056 OR HARGER EQUIVALENT.
5. ⅝" x 1" H.H.C.S. BOLTS, NEWTON INSTRUMENT CO. CAT. NO. 3012-1 OR HARGER EQUIVALENT.

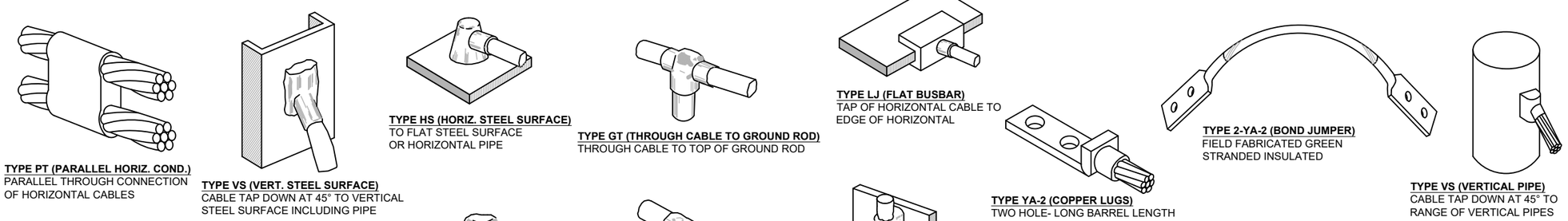
TYPICAL GROUND BAR DETAIL (2)

SCALE: NTS



TYPICAL GROUND BAR CONNECTION DETAIL (3)

SCALE: NTS



TYPICAL CADWELD TYPES DETAIL (4)

SCALE: NTS

at&t
smartlink
RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification # Seal:

MARK	DATE	DESCRIPTION
2	06/16/22	FINAL CDs ISSUED
1	06/02/22	FINAL CDs ISSUED
0	05/05/22	CDs ISSUED FOR REVIEW

ISSUE PHASE: REV 2 DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
GROUNDING DETAILS

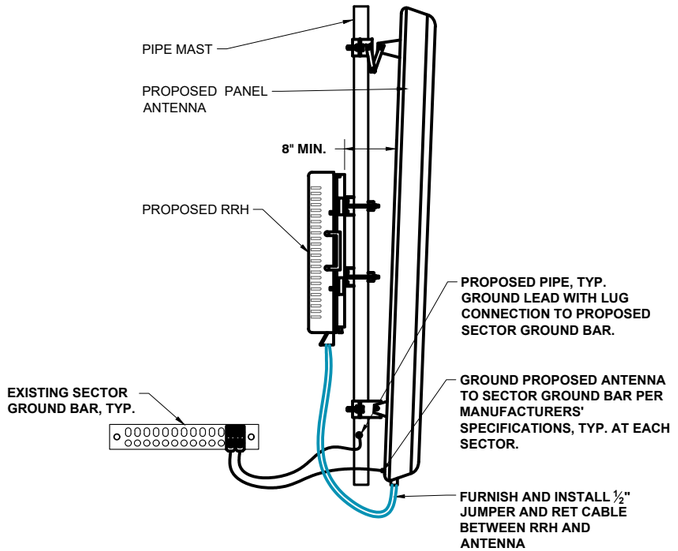
SCALE: NONE

PROJECT NUMBER: 54692
SHEET NUMBER: G-1

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

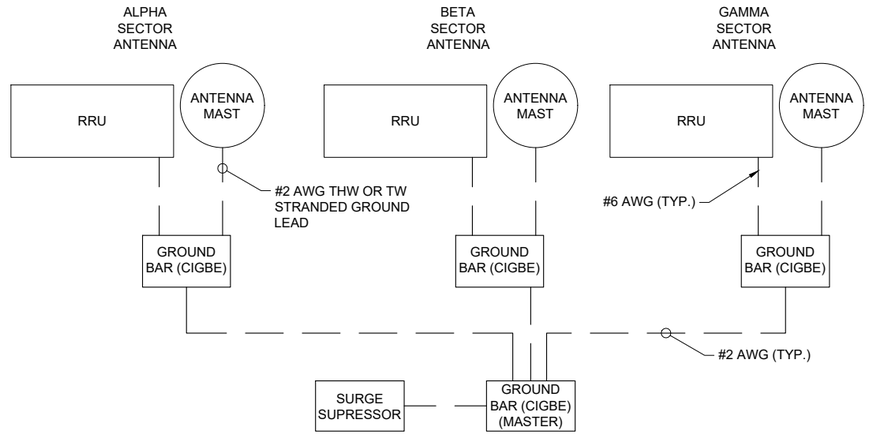
I:\54600\54692\CAD\54692.10103880.AE201.CD.5G NR 1SR.UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:43am

© Copyright 2022 - Ramaker & Associates, Inc. - All Rights Reserved
DRAWN BY: JRS CHECKED BY: KJH



ANTENNA & RRU GROUNDING DETAIL 1

SCALE: NTS



SCHEMATIC DIAGRAM GROUNDING SYSTEM 2

SCALE: NTS

at&t

smartlink

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification & Seal:

MARK	DATE	DESCRIPTION
2	06/16/22	FINAL CDs ISSUED
1	06/02/22	FINAL CDs ISSUED
0	05/05/22	CDs ISSUED FOR REVIEW

ISSUE PHASE: REV 2 DATE ISSUED: 06/16/2022

PROJECT TITLE:
HIGHLAND CE06
FA# 10103880
SITE# UTL04004

PROJECT INFORMATION:
1200 NORTH 550 EAST
AMERICAN FORK, UTAH 84003
UTAH COUNTY

SHEET TITLE:
GROUNDING DETAILS

SCALE: NONE

PROJECT NUMBER: 54692
SHEET NUMBER: G-2

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as authorized by Ramaker and Associates, Inc.

I:\54600\54692\CAD\54692.10103880.AE201.CD.5G NR 1SR.UTL04004.dwg Printed by: khamm on Jun 16, 2022 - 10:43am

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

JULY 20, 2022

The American Fork City Planning Commission met in regular session on July 20th, 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present:	Chairman John Woffinden
	Christine Anderson
	Rodney Martin
	Chris Christiansen
	Bruce Frandsen
	Jenny Peay
Absent:	Harold Dudley
	David Bird

Staff Present:

Patrick O'Brien	Development Services Director
Cody Opperman	Planner 1
Ben Hunter	Engineer
Rebecca Andrus	Engineer
JJ Hsu	Engineer
George Schade	IT Director
Melissa White	Admin Assistant

Others Present: Tom Hunter, Suzy Hunter, Tod Kirton, Steve Johns. Carolyn Lloyd, Tresa Chadwick, Norman Chadwick

1. **Chairman Woffinden led the "Pledge of Allegiance"**

John Woffinden asked the Commissioners to speak loudly so the minute-taker could hear the speakers well enough to accurately document the meeting.

2. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 1 Plat B located in the area of 900 W 480 S, in the TOD Zone.**

3. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 2 Plat D located in the area of 900 W 480 S, in the TOD Zone.**

4. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 3 Plat F located in the area of 900 W 480 S, in the TOD Zone.**

John Woffinden stated that items two, three, and four would be heard together and voted on separately.

Cody Opperman: The applicant has applied for amended plat approvals for Lakeshore Landings Block 1 Plat B, Block 2 Plat D, and Block 3 Plat F. They're all located in the area of 900 West 480 South in the Transit Oriented Development Zone. The proposal consists of 209 dwelling units for a multi-stage development intended for apartments. All development parcels consist of 4.9 acres. Again, this is going to be an amended plat.

John Woffinden: This should be straightforward. We don't need to worry about anything with Engineering, do we?

JJ Hsu: The plat was amended for widening of the rear end alley way to allow for improved fire truck access.

John Woffinden: Any questions for staff?

Jenny Peay: Do they meet the parking requirements?

Patrick O'Brien: This has already been approved and met code. There was an issue that needed to be addressed with the width requirement for fire trucks to meet an element of the Fire Code. We already had plat approval; this was just an amendment to the previous approval. It's a minor tweak to road widths.

Public Hearing Opened

No public comment

Public Hearing Closed

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

John Woffinden states that Bruce Frandsen is not at the meeting to vote.

Chairman Woffinden AYE

Christine Anderson AYE

Rodney Martin AYE

Chris Christiansen AYE

Jenny Peay AYE

The motion passed

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

Chairman Woffinden AYE

Christine Anderson AYE

Rodney Martin AYE

Chris Christiansen AYE

Jenny Peay AYE

The motion passed

Jenny Peay motioned to recommend approval on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

Chris Christensen seconded the motion. Voting was as follows:

Chairman Woffinden AYE

Christine Anderson AYE

Rodney Martin AYE

Chris Christiansen AYE

Jenny Peay AYE

The motion passed

5. **Hearing, review, and action on final plat for Edgewater Phase 2, Plat 4 located in the area of 350 S 1100 W, in the TOD Zone.**

6. **Hearing, review, and action on final plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD Zone.**

7. **Hearing, review, and action on final plat for Edgewater Phase 2, Plat 6 located in the area of 350 S 1100 W, in the TOD Zone.**

8. **Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 7 located in the area of 450 S 1100 W, in the TOD Zone.**

9. **Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 8 located in the area of 450 S 1100 W, in the TOD Zone.**

John Woffinden stated that items five, six, seven, eight, and nine were pulled at the request of the applicant.

10. **Hearing, review, and action on a Preliminary Plan for Storr's Court Subdivision, located in the area of 162 W 400 S, in the R2-7500 Zone.**
11. **Hearing, review, and action on a Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, in the R2-7500 Zone.**

John Woffinden stated that items ten and eleven would be heard together and voted on separately.

Cody Opperman: The applicant is applying for a Preliminary Plan approval for the Storr's Court Subdivision located in the area of 162 West 400 South. This development is going to be conditioned as an R2-7500 (O) within the R2-7500

Residential Zone. The proposal consists of nine lots intended for single family homes and all development parcels consist of 2.17 acres.

Ben Hunter: There are a few minor items that we're working with the applicant to finalize with drainage and a couple of minor tweaks regarding engineering standards, specifications, and requirements. The applicant will be working together with staff to get those finalized.

Public Hearing Opened

No public comment

Public Hearing Closed

Patrick O'Brien: The Planning Commission is the approving body on a Preliminary Plan and not a recommending body. On the Final Plat, the Planning Commission is a recommending body to the City Council.

Christine Anderson motioned to recommend approval on the Preliminary Plan for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, subject to any conditions found in the Staff Report.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**

The motion passed

Chris Christiansen motioned to recommend approval on the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, subject to any conditions found in the Staff Report.

Jenny Peay seconded the motion. Voting was as follows:

Chairman Woffinden AYE

Christine Anderson AYE

Rodney Martin AYE

Chris Christiansen AYE

Jenny Peay AYE

The motion passed

12. Hearing, review, and action on a Preliminary Plan for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the PR-3.0 Zone.

Cody Opperman: The applicant is applying for Preliminary Plan approval for the Bridges at Fox Hollow located in the area of 350 East 1080 North in the PR-3.0 Zone. This subdivision has a combination of Flexible Lot Projects and also Conservation Subdivision Projects. The proposal consists of 52 lots for their Flexible Lot Projects and 31 lots for their Conservation Subdivision Project making a total of 83 lots intended for single family homes. The entire development parcel is 31.2 acres.

John Woffinden: What problems have we encountered on this?

Patrick O'Brien: There are a couple of issues, and we've discussed them with Ken Berg who is the applicant's engineer. There's a requirement called out in the code which relates to the Flexible Lot subdivision which allows a number of different

lot sizes and different percentages of lots at those varying sizes. The code calls out for a 9,000 square foot average lot size and the applicant hasn't been able to meet that; they're at just over 11,000. We spoke with Ken, and we are aware that there is an issue in mathematics. It's [the current way the code is structured] at the minimum requirements for each of the different lot sizes, or up to the maximum of the smallest [lot size], which would help bring down the overall lot size [but it is currently not achievable to reach the required average lot size].

It is not possible to get to the 9,000 square foot lot requirement, but you can get to 9,800 square foot. Due to some of these issues and it not meeting the code on the Planning side, staff would recommend that the item gets tabled. Going forward we can figure out a way to potentially adjust that requirement and not have a specific requirement that it needs to be 9,000 or above but include a range that these lot sizes can fall within. Tabling would also help a number of other Engineering related items. They can speak to those if you have more questions. The applicant is here if you want to hear from them.

Ben Hunter: There are a few issues related to some roadway infrastructure such as determining movements in the roundabout to make sure vehicles can maneuver through the roundabout that they're proposing. Also making sure that the roadway extends to run along the perimeter of the subdivision to their boundaries. We brought it up with Ken and he's been working on some updates. Related to the storm drainage infrastructure, they are proposing to connect into the storm drain with the current plan and the downstream infrastructure doesn't have capacity for that. We're working on some of those issues with the applicant at this time and have made them aware with some comments on the plan set.

Jenny Peay: Which roadway are you referring to?

Ben Hunter: There's a section in the code that talks about extending the public right of way along the entire perimeter of the subdivision plat. *References the presentation.* If you see the "T" intersection, it needs to extend to the edge of that lot. That blue note on the very top was one of the comments we provided to extend the roadway to the edge of that perimeter.

Jenny Peay: Where does that road connect into?

Ben Hunter: There is a stub road we anticipate connecting through on the West end of Art Dye Park. It would be a future road connection that would go over the river and connect through Art Dye Park into this subdivision.

Jenny Peay: That one is already meeting the cross-section standard?

Ben Hunter: It does meet the local road cross-section standard, they just needed to extend it to the edge of their property. Where they terminate it would be a future city project that would continue and connect from where they terminate it. It would connect into the stub that's on the Art Dye Park side that goes over on to the opposite side of the river.

Public Hearing Opened

No public comment

Public Hearing Closed

John Woffinden: The applicant is here; can you please step forward and tell us about your project?

Richard Wilkinson states that their spokespeople are not at the meeting yet and notes that Will Jones is usually the individual that speaks for the project.

Richard Wilkinson: We recognize some of the issues that have been brought before the Committee at this time and we're happy to address these issues through our Engineer, Ken Berg. It sounds like he's already done some preliminary work with the Planners and Engineers to resolve some of these issues. There are some special issues regarding how the roads run and trying to accommodate a larger number of lots without diminishing the sizes of other lots to a point that they would be unable to be developed or undesirable for our future residents. This is a beautiful subdivision. We have some beautiful water features near Art Dye Park. We have a desire to have a beautiful subdivision where we can accommodate the residents of American Fork. We've owned the property for over 40 years. It's taken some time with COVID to get this through the process of Planning and Engineering.

However, we are happy to continue to work through Ken and address some of these issues so that we can present this in a fashion that will be meaningful to the Committee. We're the property owners and this is a joint venture with Will Jones. We look forward to a beautiful project.

*Bruce Frandsen enters the meeting. *

Christine Anderson: If we table are there specific things we need to say in the motion to give direction?

Patrick O'Brien: Instruct staff to work with the applicant and their Engineer to address the outstanding issues. Then we bring it back as soon as its ready with some items that can be conditioned to help this move forward.

Christine Anderson: This looks wonderful and we're excited about it. We want to give everyone time to work through the issues to make sure that it works out.

The motion was read by Christine Anderson and seconded by Chris Christiansen. Voting was in progress but was stopped by Will Jones who asked a question.

Will Jones: We've been working on this for over a year. Is it possible to move this on to the City Council and let them make that vote?

Patrick O'Brien: The Planning Commission is only a recommending body, and they need to ensure that an item meets code as they recommend it to the Council.

Will Jones: What if there is a denial, can it then go to City Council?

Patrick O'Brien: It could, but there are some outstanding Engineering issues that would need to be addressed before it gets to City Council. Legally I'm not sure where we can go with that when a vote has already been started.

John Woffinden: If we table this item it gives you a chance to talk with Engineering to work through the difficulties and questions. This is an Engineering problem more than a Planning problem. There are issues that need to be worked on such as the size of the lots. The stormwater also needs to be retained on-site; it can't go to the stream. It can't hold it in the first place, and it can't go off-site. It's best if we table so it gives you a chance to work with staff and get everything finalized, then it goes to the City Council for approval.

Will Jones: We were surprised because we thought we had these issues resolved. Let's go forward, thank you.

John Woffinden: Legally, it's probably better to table. It gives everybody a chance to work on the outstanding issues. When it comes back it will pass, get approval, and go to the City Council and go straight through.

Will Jones: I appreciate that clarification, thank you.

Bruce Frandsen notes that he will abstain from the vote as he entered the meeting halfway through the discussion regarding The Bridges at Fox Hollow.

Christine Anderson motioned to table action on the Preliminary Plan for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the PR-3.0 Zone with instruction that the staff and developer should work together to work through some of the outstanding issues.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Jenny Peay	**AYE**
Bruce Frandsen	**ABSTAIN**

The motion passed

13. Hearing, review, and action on amending Section 15.02.1525 of the Municipal Code of American Fork titled "620 South/700 South Road Cross Section".

JJ Hsu: This cross-section is per City Council's direction to raise the bike path behind the curb.

John Woffinden: The reason is to raise the bike lane for safety reasons and per the City Council's previous work session, is that correct?

JJ Hsu: Yes.

Chris Christiansen: The bike lane is out on the asphalt, and this is putting it behind the curb?

JJ Hsu: Yes.

Bruce Frandsen: Can we see a cross-section? *Bruce indicates the presentation.*

John Woffinden: As you can see, it's raised above the road surface which is for the safety of bikers trying to get exercise.

Rodney Martin: I've seen the park strip where pedestrians and cyclists won't be interfering with each other.

Christine Anderson: I think a lot of cyclists would prefer to be on a bike lane than on a road. Even serious cyclists would prefer not to be in traffic. I don't think serious cyclists will be on the road rather than the bike lane. I think this will work fine. I am curious about what kind of landscaping the park strip consists of. Is it grass, paved, or rocks?

Ben Hunter: It will be at the discretion of the development. It's a minor collector, so you generally won't have frontage roads and driveway access on to these minor collectors. But at the discretion of the developer, they may put grass in like Stonecreek has done. They may do some decorative rock. It's up to them there as there isn't any prescribed requirement.

Public Hearing Opened

Carolyn Lloyd: 620 South goes right in front of my house and my driveway goes on to 620 South. It's not just for cars and bikes. Unfortunately, I am the only one of 620 South that is an American Fork City resident. Everybody else to the East to me is a County resident so I'm the only one that can be up here to complain about it. This takes away the parking in front of my home which is my biggest concern. When I signed over a huge chunk of my front property for this driveway, I was under the impression that I would still be able to park in front of my house. According to this, there's no parking strip and there's no place for me to park, which is a problem for me. In the municipal code 15.01.1890, it says that street parking is allowed for minor collectors. That road is a minor collector so it should be allowed to have parking. In the Planning Commission packet, it says that on June 21st of this year the staff was directed to provide alternatives for this road. I

only see one option that's been presented here today. No alternatives, just one option. I know that going up Center Street there's a parking lane, a bike lane, and a traffic lane. Is there consideration for being able to do something like that? 1120 North is the same way. Another one of my concerns is that I have a drain that comes out the curb for my sump pump. Before all of the development, it drained into a ditch, but there are homes there now. This now drains out of the curb, and I don't know where they're going to put that. If they put a bike lane, that drain will either go out into the road or the bike lane. I'm not sure which. I understand this meets the code. If you could give some consideration to the residents that are already down there, maybe put the bike lane on the South side or where this will not impede parking for the existing residents.

Rio Honacker: I see that you have 16-foot lanes there. With 16-foot lanes, wouldn't that allow for parking on the side of the road anyway? You only need 11-foot lanes for a collector road. That would give you 10 to 11-foot, as well as 5-foot per vehicle. This gentleman said it's at the discretion of the developer in that area right now. In my book, the developers in that area are batting zero. There's no discretion in their book. They are winging it, and they're making a mess. I just had to stop them behind my home because they started digging in my wetlands. They got red-tagged. Red Pine does what they want down there. I requested and reviewed the import and export permits. According to the City statute, all the sidewalks are supposed to be kept clean and not used for any type of exit or ingress or egress. For this to come up right now in that area is far-fetched. Nothing was supposed to happen down there until 2nd West was done, and it's not done. It is just barely getting out of Planning. You guys shoved a bunch of houses down our necks down there. They are tearing up our roads with their heavy equipment and they're overloading their trucks. Now you want to put this beautiful road right in front of the Lloyds and take away parking. It's going to tear that road up with all the construction traffic. This is way before anything should be happening on that road right now. They haven't even started probing yet to the North of the Lloyds. They are just doing their phase one and are not even in development. It looks like a great idea, but I think you need to consider people who are living off that road. Just to the East, Jim Carson and his wife have a business, and they have several employees that park on the side of the road right there. There are a number of telephone poles that are going to have to be moved over. You haven't even done West of the railroad tracks yet. Construction traffic is going to tear that brand new

road up just like they are doing out South. I think it needs to be ran through with the neighbors, parking, and storm drains. There's a lot to be considered than just a road.

John Woffinden: You mentioned the wetlands had been messed with? Have the Corp of Engineers been notified?

Rio Honacker: Yes. The Army Corp of Engineers and a Mr. Curtis with the State Engineers have been informed. Rebecca with the City has put a stop to it. Red Pine and Key Development went in with no permits. I own the water rights in that in the wetland. Not the land, but the water. They went in and started disturbing everything. They tore down all the fencing. That's par for the course with Red Pine.

Mr. Honacker reiterated his feelings that it is not the right time to develop the area as he feels it will all be torn up if it is built at this time.

John Woffinden: Thank you for your input.

Public Hearing Closed

Christine Anderson: Engineering, what is the possibility of putting the bike lane on the South side of the road? Will street parking be allowed with this cross section?

Rebecca Andrus: It is not in this general cross-section because the Fire Department requires 26 feet of clear space. There would be six feet remaining, which isn't sufficient for parking.

Christine Anderson: Is it possible to allow street parking on this road?

Rebecca Andrus: Not in this configuration.

Christine Anderson: Can we decrease the park strip or increase anything in order to get on-street parking?

Rebecca Andrus: Let me add a couple of clarifications for that property. In that area specifically, the curb and gutter have been constructed. It was constructed based on the original cross-section of the road which had the bike lane on the pavement and not behind the curb and gutter. We are looking at alternatives for that section. Whether it's eliminating the park strip or something similar, to find a way to leave the curb, gutter, and sidewalk where it is. This wouldn't have enough buffer between the sidewalk and the bike lane, but there may be some alternatives for that section that's already been constructed. The question was asked about what

alternatives were proposed. There were two alternatives shown to the City Council. One was changing the cross-section to eliminate the concrete barrier between the bike lane and the roadway. The other, which was requested by the City Council, showed the bike lane behind the curb and gutter. Those were the two alternatives that were shown and that were discussed. Of course, the "do nothing" alternative was to leave the median between the bike lane and the travel lane. That's what was shown to the City Council in the June 21st Council Workshop session.

Christine Anderson: That would or wouldn't allow for on-street parking?

Rebecca Andrus: None of these would allow for on-street parking. The problem is when you've got a 72-foot right-of-way and a very limited amount of space and we're trying to balance all of those. There's no parking on any of these cross-sections.

Christine Anderson: Can we eliminate the park strip?

Rebecca Andrus: There are issues with eliminating the park strip. We have utilities that are still going down here. We still have fire hydrants and different things like that between the curb and gutter and the sidewalk. If you eliminate park strips, you're going to have those on a sidewalk which really isn't possible. You must have some park strip. There are a lot of configurations. 1100 South has a completely different configuration of all of these pavement allocations and that one has three lanes. It has a center turn lane, travel lanes in each direction, a buffer, and then bike lanes. That also does not allow for parking in the right-of-way. There are different options, and there are a lot of ways to solve this from an Engineering point of view. But when you start fiddling with properties and how much land is being dedicated, it gets difficult. We could widen the road and it would allow for parking, but then there are concerns about that. We're trying to find this balance between the right-of-way width and the requirements on this road. In the bike and pedestrian master plan, it shows that this requires a buffered bike lane. It's also a minor collector. The combination of those two things is creating this issue.

John Woffinden: Instead of getting rid of the park strips, what if we got rid of the bike lanes altogether?

Rebecca Andrus: That would go against the Bike and Pedestrian Master Plan.

John Woffinden: Can we move it to another road in the same vicinity?

Rebecca Andrus: There isn't another road, not anything that goes through. *Rebecca references the presentation* This is the through street that goes through this whole area. There isn't another road that traverses the whole area. In the General Plan and the Transportation Master Plan, we show the roads we're going to have for our collector roads. In the Bike and Pedestrian Master Plan, we show what we are going to have for our bike lanes, and this is how we're going to move people around who want to use alternative transportation. It's looking at all of those factors and then saying okay, we've got a 72-foot right of way which is what is allowed for this minor collector. This is how we are going to proceed.

Christine Anderson: Are there places in the city where a bike lane isn't feasible? To get from this area that has a bike lane to this area that has bike lane, bikers use the road without a designated bike lane?

Rebecca Andrus: Forgive me, I'm not extremely up to date on the Bike and Pedestrian Master Plan. I do not believe so. I believe that these are continuous. Part of the reason the City Council wanted to move the bike lane back behind the curb was to provide safety for kids and all levels of users that are going to be riding bikes so they can have access. This is on the edge of the TOD. This is intended to be a bikeable and walkable area. We do want to try to make sure we contain those features. But those are larger master planning issues that can be looked at. At this point in time, the other roads don't go through. They go in and out and there are a lot of private roads which complicates moving the bike lanes on to those roads.

Christine Anderson: We're concerned about children's safety, of course, but if there were an area that couldn't have a bike lane, the children would use the sidewalk. It's not like we're taking out any kind of pedestrian access. How long is this stretch?

Rebecca Andrus: This goes most of the way across the city. It starts just below the river.

Ben Hunter: It's about 10,000 feet. On the master plans, this connects all the way from the West end of American Fork through the TOD area. It continues through Stonecreek, across the river, and it terminates at either 100 West or 100 East, one of those. It is that full stretch. That would be that same cross-section.

Rebecca Andrus: This is the standard. We're not doing a project right now; this would be constructed as development comes in. We're just trying to set the standard for what this road is.

John Woffinden: Do we have to have the bike lanes on both sides? Can we remove one of the bike lanes? Would that help solve the problem of parking, at least on one side of the street?

Rebecca Andrus: On 1100 South we do have a separated bike path. That's a combination of a sidewalk and bike path on one side of the road and then a six-foot sidewalk on the other side of the road. We only have a park strip on one side. There are different options that we can look at for managing all the different pieces. For the property in question that was discussed earlier, because of the location of the existing curb, it has been built based on the wider asphalt section. There may be some options for parking and eliminating the park strip within that section, but that would be a deviation from the standard. This is the standard for the rest of the section.

Christine Anderson: It's possible because of the part that is already constructed that this could deviate from the standard and still keep the standard in place for all future development?

Rebecca Andrus: Correct, for everything in the future.

Ben Hunter: NACTO, the National Association of City Transportation Officials, has some guidelines for bike lanes. One of the challenges is that they have minimum recommended widths. If you were to remove it from one side, in order to still accommodate both directions of traffic you'd need to widen the other side. You don't gain a whole lot by doing that, maybe a foot or two. If I recall correctly, the guidelines are 5-foot recommended bike lanes if it's a single lane. If it's shared, you're talking about 10 or 12 feet. They also anticipate you'd have passing lanes. It becomes a wash trying to accommodate that.

Bruce Frandsen. 6-foot park strips are significantly larger than the standard in our city. What is our standard?

Rebecca Andrus: Our standard is eight feet.

Bruce Frandsen: When I look further to the East on this through Stonecreek, which is on the same road, it’s significantly different. There is the Stonecreek portion and

the Ivory portion. Are they not different? Is that not right, Ben? Is that not 700 South? They are totally different.

Ben Hunter: They are. If you go within Stonecreek, midstream through their phasing we had proposed a cross-section to accommodate the bike lanes. Through Stonecreek Plat C, it was the original proposal that was more similar to this. The Ivory development was before my time. I don't know at that time what the requirement was, but it is significantly wider. That may have been what the standard was at the time that they developed. When Stonecreek came through and we reviewed it, part of our thought process was at least there is the width already there to do a bike lane. *Mr. Hunter references the presentation. * Stonecreek C has this layout with the bike lane behind the back of the curb. At some point, the City Council wanted to add that island median separator in between the bike lane and the travel lane. That's what you see in Stonecreek E, because that's what was required at the time. The particular section between the edge of Stonecreek and 100 West, Boat Harbor Road, is different because at another time it was a different standard. You see that throughout there.

Bruce Frandsen: Did you indicate that per NACTO, the minimum a bike lane could be would be five feet?

Ben Hunter: They have different guidelines. A lot of times it's five feet but depending on the elements it can be different. An example is creating a buffer next to a travel lane and adding additional width to accommodate that. Some of these specific numbers, and what Rebecca was alluding to, such as a 5-foot park strip and a 6-foot bike lane are possible options. When we presented it to the City Council, this was what they wanted to do.

Bruce Frandsen: Is there a way to get parking on one side of this road? A 5-foot bike lane, a 5-foot park strip, and a four and three-quarter sidewalk. I think we said the Fire Department wants 26 feet travel lane. We have 32. We have six extra feet. We would only need to pick up a couple of feet, right? At least park on one side, right? Maybe that bike lane goes to six and that park strip goes to four or five. Then we have that extra couple of feet. Then we say you can only park on the West side or the South side. I'm just wondering if there's a work around that could be done.

Ben Hunter: There may be some tweaking that could be done. Can we put the bike lane on one side? You must widen it to accommodate the two-way traffic. If you

do add in parking at the street level, NACTO guidelines will want you to add two or three feet of buffer so that the door swing doesn't hit a biker. As you shift everything you can make the bike lane part more narrow, but now you need to add a buffer because now you've added parking. There are a lot of those elements that can go into that and into the design of it. As we've laid out, how do you accommodate the fire hydrants, the streetlights, the park strip that is in all our standards, and the bike lane? There are a lot of those questions that combine into it. Is this the only option? No, there are potentially other ways to do it. Whether you reach that point or not it may be a possibility, it may not be. Ms. Lloyd referenced the section that talks about allowing on-street parking on a collector. I'd have to look back, I'm not sure about the timing of when that section of code was implemented versus when the previous minor collector cross-section was implemented. The previous cross-section had two travel lanes in the designated shoulder. We don't have a designated shoulder on here, so you lose that element. That adds to the complexity of what safety features are there with higher volumes of traffic going through there. If you're adding street parking, are you creating more safety hazards or not. All of that adds up to whether you can do it or not.

Bruce Frandsen: I understand that. I drive through Stonecreek three or five times a day, and on this cross-section, they park on the road. Mainly maintenance, ground crews, and HOA maintenance people. I wonder if we make these 74 feet wide, would landowners prefer to give you an extra foot on each side so they can park on the street? I don't know. I just wonder if there's not a way to adjust some of these numbers. We really have six extra feet Fire. Could we pick up a couple of feet, I don't know.

Christine Anderson: How much do we need for parking on the side of the road with the door swing?

Ben Hunter: A typical parking stall width is nine feet in the parking stalls in Costco. That's their preference and their standard. There may be some parking lots that may be slightly wider. In some cities, they allow an eight-and-a-half-foot wide stall. There is a difference between driving a Honda Fit versus an F-350; there are different vehicle dimensions. As you park in there a typical parking stall is usually nine feet and that's the space you have in between other cars. The Fire Department has expressed some concerns. Even on a local road, you don't typically have as high a volume of traffic as a minor collector. I know we're not necessarily talking about parking on both sides, but that's some of their concerns. If you get parking on

both sides, and you can only fit one car through and it's tight for them. If you look at adding a shoulder for parking, seven feet, eight feet, or nine feet, the Fire Department would still need to make sure that they have the width they need. Is it too tight? Can cars pull off to the side if you have a car parked, plus a car driving, plus a firetruck coming down the road? All those things can play into it.

Christine Anderson: I'm wondering about an option. On the South side of the road from the curb and gutter, we leave everything the way it is. With the extra six feet that we have on the travel lanes, we only need three more feet. We could find a foot or two in either the bike lane, the park strip, or the residents front yard. Is it possible to take one foot off the bike lane, one foot from the park strip, and one foot from the resident?

Chris Christiansen: They've already given up two feet in the park strip right now. The standard is eight feet and they've already conceded a little bit. If you want parking, choose one side of the street versus the other. I want parking down there too. This is future development, right?

Christine Anderson: Are there owners on the South side?

Ben Hunter: A lot of it is future development. The Lloyds are out there, and right next to the Lloyds you have some development that's going on as you continue for constructive pieces. Once you get to 900 West you start to have some of the development there. You have a little bit of a gap between just West of 900 West and over by the Rockwell Ranch where Bruce owned some property over there. But you see the same thing, which you see in the cross-section that was following the previous standard of additional developments. A lot of the actual construction of this road will happen at the time of development. Not that we're building the whole road right now. We're just trying to provide the developers with the requirements of what their road needs to look like.

Bruce Frandsen: I think we need to remember that if we take a foot off the bike lane, we gain two feet because we take a foot from both bike lanes. If we take a foot off the park strip, we gain two feet because we take it off of two park strips. It doesn't take that much to come up with another two or three feet. I know the City Council likes this.

Chris Christiansen: If we think that parking in this minor collector is important then let's put 9 feet on each side. This is the standard for the future. We're not

going to go back to Stonecreek and redo that. We're not going to go back to Ivory and redo that. Ms. Lloyd has her property there. There's a possibility that there's going to be an exception there. We've got the person who is a member of the city, and we are probably going to be able to accommodate her. I don't understand why we need to do all of this in the future. I think we can accommodate both, now and in the future.

Christine Anderson: That's what I am hoping for too. Not that we must change this cross-section but that we can make allowances for existing situations. *Ms. Anderson Gestures with her hands. * I don't want the lane to look like this where we have 9 feet and then 6 feet. I'm wondering if that's a possibility without lowering the standard for the rest of the development. I agree with Chris.

Ben Hunter: The other thing to keep in mind is that right now there's one section of code that gives very minimal exceptions or variances. A lot of times that is when it's already been constructed and developed. Trying to look at “not changing this” but “allowing for that” may require some code modifications which the City Council would have to approve. We've prepared this at the direction of the City Council for what they have preferred. We can do various iterations needed to do a modification. We want to make sure the City Council is comfortable with those modifications as well. Whether it's a code change, whether it's a cross-section change, it must be approved by the City Council. We need to be able to try and accommodate it while still ensuring that we don't create a situation of someone saying, "Well, I want to do that too", and those exceptions become too wide that now everybody's doing it and it doesn't meet the intent of the cross-section. I'm not saying it's impossible, but all those things need to be considered in order to accommodate whatever the exception might be.

John Woffinden: Remember, we’re here to vote on this here as it is right now. Do we want to table it and give it back to City Council with our input of options? Do we want to vote on it as-is, or throw it out completely and deny it?

Christine Anderson: I would be in favor of tabling to give the City Council the benefit of hearing from the residents and hearing our discussion. They did request this without knowing the implications and this would give them some further context.

There is a brief discussion on when the next City Council work session will be.

John Woffinden: We are here to vote on what is here right now. We can table it and send it back to the City Council with our three or four suggestions. What do you want to do?

Jenny Peay: I have one question regarding accommodations for Ms. Lloyds specific property. Is there an allowance that you only allow one driveway entrance, or is it possible that she could have multiple driveway entrances to accommodate for that off-street parking?

Rebecca Andrus: The short answer to this is that on a minor collector you are supposed to have 150 feet between residential driveways. Recognizing that this is an existing residence and there is potential for subdivision in the future, there could be additional driveways that are placed on this property. Maybe three or so depending on how it's subdivided. If there are multiple driveways like that, it may limit the amount of on-street parking that could be done anyway because you can't block the driveway. There is going to be some give and take no matter what you do; the more driveways you have the less on-street parking you will have. All of that would have to be dealt with whenever they decided to do any sort of subdivision.

Jenny Peay: My thought process here is if she has an additional driveway entrance for her property, then that will eliminate the need for on-street parking.

Bruce Frandsen: She could also park more vehicles on her primary property.

Rebecca Adrus: At this point in time there are two existing curb cuts onto that property as have been constructed right now.

Caroly Lloyd: One goes into a field; one goes into my driveway.

Jenny Peay: But it would give you the option to park your vehicles on your property on not on the street?

Carolyn Lloyd: If it weren't muddy or snowy three-fourths of the time, then yes.

John Woffinden: Again, we are here to vote on this cross-section as it sits right now.

Rodney Martin: I would like to put on record that on-street parking is problematic. Especially when you include sidewalks and bike lanes and things like that. Parallel parking is not most people's strong suit. We're concerned about the safety of our

residents. We're concerned about the usability, walkability, and bike ability in our city and its future development. I think trying to accommodate on-street parking in this development is not feasible nor is it in the best interest of the residents.

Chris Christiansen motioned to recommend approval on amending Section 15.01.1525 to the American Fork City Municipal Code entitled "620 South/700 South Road Cross-Section".

Christine Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**NAY**
Christine Anderson	**NAY**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**NAY**
Jenny Peay	**ABSTAIN**

The motion did not pass

John Woffinden: It did not pass. Patrick, what happens now?

Patrick O'Brien: One of the commissioners can make a recommendation to deny or to table seeing as the motion to carry or to or to table are still options out there. It's at the discretion of the Commissioners.

John Woffinden: Does someone want to put forth a second motion?

Christine Anderson: If this is approved, would that be with the understanding that certain properties could have allowances, or do we need to table or deny if we want something like that?

Patrick O'Brien: That would be a recommendation that you could include in the code text amendment. But it is something that the City Council could remove at

their discretion. Or they could include it if you don't include it. They can make some changes as you're recommending something to them.

Ben Hunter: There's also that section I briefly mentioned earlier that does allow for few exceptions for variances. There are several criteria that must be met. Rebecca, would there be any of them that it wouldn't meet specifically?

Rebecca Andrus: Not that I can think of because it's less than 800 feet.

Ben Hunter: That is one of the requirements is that the section is less than 800 feet. I know some of it is to accommodate existing improvements. In this case, it's a new development, but at this point with this proposed modification, it is an existing improvement. In this particular case, I believe that that section of code would be allowed to apply for variants in this particular area because it meets that less than 800-foot requirement. I think that it meets all the other criteria that allow that variance.

Christine Anderson: What would that entail for this section?

Ben Hunter: My understanding would be that if you approved this cross-section, they would still be able to meet that variance and not have to meet this cross-section exactly. It's an existing sidewalk, an existing park strip, and an existing curb and gutter. Either way, it would have to transition into meeting this cross-section somehow as it further develops. The main thing would be making sure that you still have a through bike line. Because it's already been constructed and you don't have a bike lane behind the back of the curb, you've got to be able to somehow safely send the bikes somewhere so that you can meet on the opposite ends as the East develops. As you know, the West of them is already constructed as well. That may be a possibility that could apply to this particular piece of property as far as Rebecca and I recall.

Jenny Peay: Patrick, if we were to go ahead and re-vote this to approve, what kind of language would we include for this type of variance? Or could we add that?

Chris Christensen: It's only there because the code exists, right? Do we really need to add anything in there?

Patrick O'Brien: Rebecca, if they were to re-vote on the item would they need to add anything to refer to what Ben had discussed?

Rebecca Andrus: It's already in the code.

Patrick O'Brien: You could just take another vote.

Ben Hunter: You should be able to take another vote because there is already code that allows for this variance as far as I understand.

Rebecca Andrus: Let me explain the process that's used for that variance. The subdivision plans would come forward, and they would propose an alternate cross-section. There are two potential exceptions that can be made, and they both require City Council approval in order to be fully enacted. One cross-section changes the actual right of way width, and we can make an exception to the width, and this one would just change the components within that width. This is allowed to apply in areas where it's existing, it meets the community nature, and it still includes all of the components. We're talking about adjusting things a little bit to say okay, we still need to have sidewalks, bike lanes, and a big road cross-section for travel and fire and everything. But asking if we can adjust the curb and gutter and park strips or everything just a little bit to accommodate parking in this one section. Again, this is an existing, constructed section. It's developed on both sides of Ms. Lloyd's property and the curb and gutter are in place. In the discussions that I've had since the City Council asked us to move forward with this cross-section, we've talked about leaving that curb and gutter in its current location which does provide additional asphalt width in this area that isn't accommodated in other areas. Therefore, we could potentially look at adjusting the section in a different way.

Bruce Frandsen: When they build the other side of the road, they can maybe do something on the other side?

Rebecca Andrus: When they build the North side of this road, in theory with this cross-section, it would have the curb, gutter, the bike lane behind it, the park strip, the sidewalk. But because of the extra width on the South side, that asphalt width is wider on the South than it would be on the North, so you could potentially move that bike lane behind the curb. We'd have to look at exactly how we want to do the driveways. What we talked about is having a bike lane or sidewalk ramp down through the driveways because they're going to be right behind the curb. We would have to ramp down and then bring it back up, which is messy.

Christine Anderson: Cyclists go really fast, and I think a dip would be disastrous. That's why you go on a bike trail, so you don't have sidewalk dips.

Rebecca Andrus: It wouldn't be a dip. It would be a ramp down and a ramp up. We've looked at different options for this development.

Ben Hunter: Regarding the ramp, the best example I could give you is if you transition from Stonecreek Plat C to Stonecreek Plat E. Plat E is the farthest West and the very West end borders Christiansen property. As you come from that very western edge, it has a raised curb in between which separates the bike lane from the travel lanes. But then as it transitions into Stonecreek plat C, there are ramps that the bikes use because they're moving from the back of the curb down to that. It would have to be something similar in order to accommodate that. It's not typically as steep as a driveway, but that could give you an idea of what it would look like.

Christine Anderson: So for any development along this road, driveways would be passing over the bike lane and creating a dip or elevation change?

Ben Hunter: Right. That's part of why there is limited access. In Stonecreek, they don't have any homes that are fronting on to the minor collector. It's all the backyards. If future development proposes anything like that it would have to meet spacing requirements and any safety concerns. It will have to be designed in such a way to make it feasible to do.

Christine Anderson: With that in mind, I'm much more in favor of a bike lane on the road rather than a raised bike lane.

Carolyn Lloyd: I understand the comment about a variance, but I would have to go through the whole process of approval. If we make the consideration now, then this goes with the approval of this cross-section. But if it gets approved then I have to go through the whole process trying to get a variance and get that approved and make that happen. Plus, the money and everything else. But if we can make consideration now with this cross-section for my area, I don't know. I would love to be able to revisit this and shorten the lanes and make it so I can park there.

John Woffinden: I can see your point.

Christine Anderson: For the record, just so the City Council can read it, I would like to see a different option for this cross-section to address the difficulty of a raised bike lane. I think that the sidewalk is sufficient to keep children and pedestrians safe. I think that an on-street bike lane is safe for people on bikes. If they are children, they can use the sidewalk. I would like to preserve the street uses that the residents currently have.

Jenny Peay: I would like to put on the record too. This sets the precedents for the rest of the subdivisions going in. I think that we need to be compassionate, but then again, we need to have a standard that we set. I personally like what's being proposed here. But again, I think where this is a minor collector street and it's so extensive, I think you've got to be consistent throughout this particular street. I'm torn.

Christine Anderson. I'm torn too. I do see the need for the standard. I don't want it to be back and forth here's the standard, here's the exception, etc. cetera.

John Woffinden: Do we want to table it and send it back to the City Council with our opinions and all of the options of what we have discussed and where we stand, and where the residents stand?

Chris Christiansen: We know that this was recommended, and it got approved already by the City Council. We're just a recommending body. To me, the next option is that we deny this. We don't agree with what they presented. Then they make up their mind on what to do.

John Woffinden: If we deny it, they know we don't like it. They have all the minutes from this meeting and all of the options we have discussed, what the residents want or don't want.

Chris Christiansen: We either give it our approval or we give it our denial.

Bruce Frandsen: If we approve or deny it goes on to the City Council. If we table it, it just sits here.

Patrick O'Brien: The process will be that a recommendation of approval or denial if that motion carries, will move forward. Tabeling will hold it at the Planning Commission level for further consideration.

John Woffinden: Approval or denial goes to City Council. If we table, it stays with us.

Christine Anderson: If we table, the City Council won't have the option to look at it?

Patrick O'Brien: If you table, it has to come back to you for further action.

Christine Anderson: Before the City Council has an option to revise it?

Patrick O'Brien: Yes. Unless you are instructing staff to work with the council for additional input to bring it back to the Planning Commission.

Chris Christiansen motioned to recommend approval on amending Section 15.01.1525 to the American Fork City Municipal Code entitled "620 South/700 South Road Cross-Section".

Rodney Martin seconded the motion. Voting was as follows:

Chairman Woffinden	**NAY**
Christine Anderson	**NAY**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

Bruce noted he voted aye because he feels the City Council has all Commissioner and citizens' comments and they are the ones who will make the decision. The Commissioners have a brief conversation noting that the City Council has detailed minutes which include the thoughts from the citizens, the Commision, and the staff regarding their thoughts, and that it would go back to the City Council with an in-depth analysis.

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

Christine Anderson moved to approve minutes June 8, 2022 Planning Commission Regular Session.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

15. Review and action on the minutes of the June 22, 2022 Planning Commission Regular Session.

Christine Anderson moved to approve minutes June 22, 2022 Planning Commission Regular Session.

seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

16.Concept Plan Report & Upcoming Projects

Patrick O'Brien: We published the agenda today for our upcoming meeting. We have an accessory structure seeking approval. It's under 1,000 square feet so you are the approving body. We've had a few of those come through lately. We have two preliminary plans. We have all the Edgewater Final Plats that need to be pushed to the next meeting in addition to one other Final Plat, a Commercial Site Plan for Chik-Fil-A for their facility upgrade. It impacts a lot of their parking lot and extending their existing structure. We have an action item where you are the approving body related to removing some existing antennae and putting in new ones on a pole structure in the city. It's a simple process, there is not a lot of information that is required. The main structure has already been approved, it's removing a couple of existing ones and replacing them with more upgraded versions.

17.Other Business

John Woffinden: Just so you know, on the City Council meeting on the 12th of July they tabled the Beck Hillside Estates because it's turning into a real nightmare. They are going to have a work session to try and sort it out to see if they can make it work. We may or may not be invited, it's hard to say. They are going to do a work session. They're trying to figure out what to do with that subdivision. So it was tabled after our denial.

Bruce Frandsen: When is that work session going to be?

John Woffinden: I have no idea. It will be in the future. They were so confused after the City Council meeting. It was a total dog-wash is what it came down to. They wanted to have more time to figure out what was going on. They want to make is successful of course, but it has to follow code and they just don't know how to make it move forward. They decided to table it to give more time to study the issues and come up with a solution. Right now, there is no solution in sight.

18.Adjournment

Jenny Peay motioned to adjourn the meeting. Rodney Martin seconded the motion.

Meeting adjourned at 8:38 p.m.

Melissa White

Administrative Assistant II

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