AMERICAN FORK CITY
AMENDED PLANNING COMMISSION AGENDA

Regular Session
June 7th, 2023
Wednesday 6:00 PM

American Fork City Hall

31 North Church Street

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Planning Commission Members

Christine Anderson, Chair

Chris Christiansen, Vice Chair

Jenny Peay

Bruce Frandsen

Rod Martin

David Bird

Harold Dudley

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on June 7th, 2023, at the American Fork City Hall, 31 North Church Street, commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**

    a. Pledge of Allegiance
    b. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

    a. Approval of the May 3rd, 2023, Planning Commission minutes

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)

    a. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Affected Area, of the American Fork City Municipal Code. Amending Section 17.12.201 "A" Definitions, the Code Text Amendment plans to create a new definition related to affected area.
    b. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Efficiency, of the American Fork City Municipal Code. Creating Chapter 17.21 Water Efficiency Standards, the Code Text Amendment plans to provide a new section in relation to water conservation.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)

a. Review and action on an application for a Final Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 North 1100 East, American Fork City, UT 84003. The Final Plat will be on approximately 6.13 acres and will be in the R1-9000 Zone.
b. Review and action on an application for a Preliminary Plan, known as AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Preliminary Plan will be on approximately 1.67 acres and will be in the GC-1 Zone.
c. Review and action on an application for a Final Plat, known as AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Final Plat will be on approximately 1.67 acres and will be in the GC-1 Zone.
d. Review and action on an application for a Commercial Site Plan, known as AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.67 acres and will be in the GC-1 Zone.
e. Review and action on an application for an extension of an approved Final Plat from June 14, 2022, known as Autumn Crest Plat "F". The Final Plat is located at approximately 935 East 1060 North, American Fork City, UT 84003. The Final Plat will be on approximately 3.98 acres and will be in the R1-9000 Zone.

5. **Other Business**

    a. Upcoming Projects

6. **Adjournment**

Dated this 24th day of May 2023

Patrick O'Brien

Development Services Director

*The order of agenda items may change at the discretion of the Planning Commission Chair

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

May 3rd, 2023

The American Fork City Planning Commission met in a regular session on May 3rd, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, David Bird, Rodney Martin, Harold Dudley, Jenny Peay, Bruce Frandsen

Staff Present:

Patrick O'Brien	Development Services Director
Cody Opperman	Planner 1
Levi Burr	Engineer
Angela McKee	Admin Assistant

Others Present: Ken Berg, Seth Dickson, Amber Dickson

REGULAR SESSION

Chairwoman Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the April 19, 2023 Planning Commission Regular Session.**

David Bird motioned to approve the minutes.

Harold Dudley seconded the motion.

Voting was as follows:

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

The motion passed

PUBLIC HEARINGS

1. **Public hearing and recommendation on a proposed code text Amendment of the American Fork Municipal Code, amending section 15.16 referencing floodplain Management, to identify hazardous areas within the city.**

Chairwoman Anderson: This item was initiated by staff and has been pulled by staff.

Patrick O'Brien: It was. We were waiting on our attorney to finish drafting. We'd hoped that we would have it but it turned out to be a little bit larger of a change that we needed, So we'll will bring it back when it's ready.

2. **Public hearing and recommendation on a proposed Land Use Map Amendment at approximately 5969 W 6800 North, on approximately 18.00**

acres; changing the Land Use Map from Residential Very-Low Density to the Design Industrial Land Use designation.

The applicant is applying for a Land Use Map Amendment for the property located at approximately 5969 West 6800 North, from Residential Low Density and Residential Very Low Density to the Design Industrial land use designation. All parcels consist of approximately 18 acres.

The City Council has requested to initiate this land use map amendment for the Christensen and Deer Park properties. The Deer Park Property has been through an initial land use map amendment for the northern part of their property for a Design Industrial land use before they annex into the City. The City Council has requested that Deer Park annex the entirety of their property, which would result in another land use map amendment for the south side of their property. Due to this decision, Council did not want to leave an island of Residential Low Density and Residential Very Low-Density land use from the Christensen property, which brought that property in for a land use map amendment.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved that we recommend approval of the Land Use Map Amendment for approximately 18 acres of land, located at approximately 5969 W 6800 N, from Residential Low Density and Residential Very-Low Density to the Design Industrial Land Use designation, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Chris Christensen seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion Passed

3. **Public hearing and recommendation on a proposed Zone Change for approximately 0.26 acres of land located at approximately 303 W 480 S, from the Planned Residential (PR-3.0) Zone to the Residential (R1-9000) Zone.**

The applicant is applying for a proposed Zone Change located at approximately 303 West 480 South, from the Planned Residential (PR-3.0) Zone to the R1-9000 Residential Zone. The entire parcel consists of approximately 0.26 acres. The land use designation is in conformance with proposed zone change, so no additional land use map amendment will be required. The PR- 3.0 zoning on the previous subdivision just north of it, I believe it was a Stone Creek subdivision, did not include it. It was not included on their plat and this was just kind of a piece of property that the applicant has purchased from Woodside. The applicant also owns the property just directly to the east. In order to create a buildable lot for a home, the R1-9000 would be the easiest choice, and probably the most beneficial choice for the applicant. If it were to stay in the PR 3.0 zone he would have to amend the final plat of the Stone Creek area, and get signatures from all the final plat owners or lot owners and then so on and so forth. We thought that the R1- 9000 zone

would be an appropriate use and it still coincides with the residential load land density use.

Chairwoman Anderson: Thank you. Are there any questions from the Commission? Is the applicant here?

Ken Berg: Ken Berg with Berg Civil Engineering. This is the first step in a proposed subdivision that we have coming to you. You know if you go back to the photo, the adjoining property to the east, there's some wetlands in the rear of that parcel. If I could break the rules or if I had my choice, I would make that parcel PR 3.0 because that's an easier way to convey the conservation of the wetlands to the city because you can see the city already owns all those other wetlands. It can be done in that 9000 zone, It's just more work. Either of those parcels aren't big enough to qualify for a standalone PR-3.0 subdivision, so this is a good work around for us.

Christine Anderson: Okay, thank you. Any questions? All right.

Public Hearing Opened

No Comments

Public Hearing Closed

Bruce Frandsen moved that we give a positive recommendation to the City Council for the Loveridge Zone Change, located at approximately 303 W 480 S, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Jenny Peay seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion Passed

4. **Public hearing and recommendation on a proposed Land Use Map Amendment for approximately 1.26 acres of land located at approximately 400 South 860 East, from Planned Community to the Design Commercial Land Use designation.**

The applicant is applying for a Land Use Map Amendment and Zone Change for the property located at approximately 400 S 860 E, from the Planned Community land use and PC zoning to the Design Commercial land use designation and GC-2 zoning designation. The parcel consists of approximately 1.26 acres. The applicant is planning to build 10-12 small business units for the parcel. The plan is to provide a smaller warehouse space for those 10-12 small business units. As the GC-2's permitted uses indicate, a retail/warehouse project will be permitted, but an office/warehouse project will not. A condition of approval is that a Right-of-way shall be dedicated to City along 860 East and 400 South to include future traffic signal at 860 East / 400 South and any auxiliary lanes as determined in a traffic impact study. Timing for the dedication to be within 60 days of approved zone

change by deed or subdivision plat that is submitted to the city for review within 60 days of approved zone change.

Chairwoman Anderson: Thank you. Any other comment? I mean, any other comment from the applicant?

Public Hearing Opened

No Comments

Public Hearing Closed

Jenny Peay: Before we vote, can we talk about the right of way along 860 East?

Cody Opperman: Yes, Levi with engineering can talk about that a little more.

Levi Burr: Let me pull up the right of way map so I am clear on where we are at.

Patrick O'Brien: They'll likely need to dedicate some right of way during their final development. Right now, they're just trying to get the zone so that they can do what they want to do with it.

Cody Opperman: In the planning commission packet in the staff report, it talks about the condition of approval dedication for the right of way.

David Bird: I have another question. Can you go back to the map with all of the colors?

Patrick O'Brien: The zone and the land use?

David Bird: Yes, that one right there. I see the surrounding things are GC-1 and GC-2 zones, but the area to the north that is yellow, what is the zoning on that? Are we creating an island?

Cody Opperman: That is going to be a PC zone.

Patrick O'Brien: That PC zone already exists, so it won't be in island. It will connect in this direction overall.

Cody Opperman: The property already has a commercial development on top of it as well. It is retail use for air conditioning and stuff like that. So really, it's kind of almost a non-conforming, legal, non-conforming status of commercial use on that PC zone right now.

Jenny Peay: Are they looking at any time to do that upper property, So you connect those GC-2 areas all together?

Cody Opperman: We are not sure. It's owned by a single property owner and also the PC zone area is owned by the same property owner. That property owner sold off what we have here today for the zone change already. I don't know if the applicant or the property owner just to the north of the parcel that we're talking about tonight is going to be doing any zone change or land use map amendment.

Patrick O'Brien: Their development potential is severely constrained by remaining in the PC zoning, so I can imagine that will likely change. We can't offer any guarantee, but we are hopeful that it will come in. The reason we say that we think something will come in is because the minimum area required for large scale planning community development is 100-acre project area. There are still some development options in PC for that. That wouldn't be apartment style building, but based on the market, the highest and best use is most likely to be apartments. It will likely change to GC-2 or GC-1 zone.

Cody Opperman: Levi has some cross sections to talk about the roadway for 860 south or 400 East.

Levi Burr: 60 south, on our map is a minor collector with three lanes, and there is a 72 foot right of way. 400 South, if I am correct, it's an arterial which is 100 foot right of way.

Jenny Peay: Okay, so that takes up quite a large chunk on the bottom half of this property.

Levi Burr: Yes. Let me correct that 400 South is also a minor collector, not a major, but it does show a traffic signal there. There might need to be D acceleration lanes to turn right or left, so that would need to be analyzed.

Jenny Peay: So what's the cross section width on that?

Levi Burr: 72 feet I believe for the minor collector.

Chairwoman Anderson: If we don't have any other comment, we can move on to the Motion.

David Bird moved that we recommend approval of the Land Use Map Amendment for approximately 1.26 acres of land, located at approximately 400 S 860 E, from the Planned Community land use to the Design Commercial land use designation, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Rodney Martin seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion Passed

5. **Public hearing and recommendation on a proposed Zone Change for approximately 1.26 acres of land located at approximately 400 South 860 East, from the Planned Community (PC) Zone to the Planned Commercial (GC-2) Zone.**

Cody Opperman: No, it's just land use change and zoning change to match what's going on.

Patrick O'Brien: As required by code that the zone and the land use conform with one another.

Public Hearing Opened

No Comments

Public Hearing Closed

Bruce Frandsen moved that we recommend approval of the Zone Change for approximately 1.26 acres of land, located at approximately 400 S 860 E, from the PC zone to the GC-2 zone designation, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Harold Dudley seconded the motion.

Voting was as follows:

Christine Anderson AYE

Chris Christiansen	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion Passed

ACTION ITEMS

1. **Review and action on an application for an accessory structure in excess of 1,000 square feet, located in the area of 86 W 100 N in the Residential (R4-7500) Zone**.

The applicant is applying for site plan approval for the development of an accessory structure in the R4-7500 Zone, located at 86 W 100 N. The entire development parcel consists of 0.41 acres. The detached accessory structure exceeds the 1000 square foot requirement to be brought to the Planning Commission and Planning Commission will be the approval body for this structure. The accessory structure does not comply with Section's 17.5.105 and Section 17.5.106 as they can not have any livable or habitable space or operate any business out of them, resulting in the staff recommendation of tabling the item.

Chairwoman Anderson: Does engineering have any comment on this?

Levi Burr: We have not made a full review based on directions we were given.

Patrick O'Brien: The engineering division doesn't review these projects until the building permit stage.

Chairwoman Anderson: It looks like the applicant is here. You're welcome to step forward and tell us about your project. State your name for the record if you would.

Amber Dickson: I am Amber Dickson, and this is our property. We have a historic home up north, and there was an existing structure there previously that was sort of a garage. We decided that it would be better to build something new that was

probably safer. It's intended use is a garage. As you mentioned, there are some changes which are sent over to you guys without those notes. So when our architecture was done, we think what happened is he just left some little notes on there from houses that he designs, and we didn't know that. Anyway, we thought those were pretty boilerplate. We've kind of redone that now, so hopefully it should be pretty clear that it's just basically a three car wide garage almost double deep. And then there's like a storage bay and then a small bathroom just because we have kind of a large property, with a big garden and it'd be nice to wash up after. There is no intended living space or kitchen or any of that.

Seth Dickson: Based on our meeting on Thursday, I think it was, it was really just those plans that had the notes. Unless I'm mistaken, I don't think we need to change anything else all I did was took the notes off. I uploaded that and so that should be what's there now.

Rodney Martin: I have a question for you, where is the access to the back of this property?

Amber Dickson: You can kind of see off to the right side. There's a driveway that the neighbor actually owns, but we have an easement, So we both use that. You can see kind of our cars parked back there.

Rodney Martin: Make sure that agreement lasts for generations.

Seth Dickson: It’s legal, and you can see everything on the title report.

Cody Opperman: One more statement, because we need to review the plans and meet with staff again, recommendation is to table the item today, and then bring it back for another review and go on from there.

Patrick O’Brien: It's on the draft agenda for the next meeting. Now that we have the updated plans, we can put them in the packet and have those plans approved.

Seth Dickson: Does that push us back 2 more weeks then?

Patrick O’Brien: Unfortunately, yes.

Chairwoman Anderson: Is it more beneficial for the applicant if we table rather than deny, so they don’t have to start from scratch?

Bruce Frandsen: So we're not able to recommend approval as long as the offending notes on the plans are removed? Then the staff can say, 'hey, they're removed, we're good to go'? I mean, do we have that authority?

Harold Dudley: We are at the point that we are recommending approval, so can we say we recommend approval as long as this is done?

Patrick O'Brien: Yeah, It could be something that if you make that approval, we still have the requirement of the adequate assurance document that needs to be filled in and provided to the applicant. Then we would just check it at that point to make sure that all of those notes have been removed. This would make it so you will be making a final approval tonight, and we will be doing an administrative function afterwards. That would save them the two weeks. We're happy to do that, if they're okay with that. It just relies on us having to do it as outlined and not having it taken care of at the top level with you guys. But if you guys are comfortable with that, then having those notes removed before the meeting should happen on Thursday. If someone can just look at it and confirm that, then we can do that. You will approve the document or the plans with the condition of those notes being removed and also having the adequate assurance documents signed before having a certificate of occupancy issued, we're fine with that on the staff side.

Jenny Peay: I have one question for you Patrick, are we at any point going to allow external reviews? Is that on the table?

Patrick O'Brien: It's up for discussion. There's a lot of things that we would need to do at that point. We need to do an impact fee analysis most likely, and probably have a couple of training sessions amongst Council and planning commission and see where we want to go in terms of excessiveness of these. We have a lot of large accessory structures throughout the city. A small little room and bathroom above an existing garage would have less of an impact than something that's got essentially four bedrooms where you've got a brand new house that you've got a lot more people on because we now only have three parking stalls total, and would probably need more. There's a lot of things that we need to go through. It is on our list from our moderate-income housing plan. It's something that we want to bring up for discussion. I don't know where we're going to go with it, though.

Bruce Frandsen: That's the current plan we sent to the state and said we were going to resolve that this year.

Patrick O'Brien: September of this year.

Bruce Frandsen: I think we need to get working on that, there are lots of places in the city that those could go.

Patrick O'Brien: A lot of the reason for waiting is because if we were to try starting something, like we have done in the past, we started something last September or October, when the state pulls the rug out from underneath us in January, February or March and now we have to change it all again. So we wanted to see where they were going to go with this specific legislative session and they did make some changes. So we'll do that, it's just number two on our list. It's number one on our priority list of those other things. We just have to get our stationarity planned on first because there was a there's a requirement statutorily for that.

Bruce Frandsen: Okay, thank you.

Chris Christensen: I would like to comment that there was a situation like this before, so when we make these recommendations, they can look at it by the issuance of a building permit, versus the certificate of occupancy. Just a little suggestion there.

Bruce Frandsen: That's a good point

Patrick O'Brien: Thanks for clarifying.

Chairwoman Anderson: Okay, then we are ready for a motion.

Rodney Martin moved that we approve the Accessory Structure in excess of 1,000 square feet, located in the area of 86 West 100 North in the Residential (R4-7500) Zone, subject to any conditions found in the Staff Report and providing their plans reflect what is required by staff in removal of anything indicating an ADU possibility, and that that happens before the building permit is issued. Also required is the adequate assurance Documents are in place signed and delivered.

Chris Christensen seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

Patrick O'Brien: You are good to submit the plans to the building division tomorrow morning.

Seth Dickson: What about the Adequate Document?

Patrick O'Brien: We'll get that to you. It's an adequate assurance document. It's just something that needs to be recorded on the property that says you won't use it for a habitation purpose. If we change code like Mr. Frandsen said and have detached accessory structures allowed for habitation in the future, that can be pulled off.

2. **Review and action on a site plan for Bridges at Fox Hollow Plat A located in the area of 1040 N 350 E, in the Planned Residential (PR-3.0) Zone.**

Bridges at Fox Hollow Final Plat "A" consists of 6 lots in a Conservation Subdivision Project. Plat "A" is part of multiple plats for the Bridges at Fox Hollow Development and this plat contains 3.38 acres. The applicant is asking for a

reduction to the required side setbacks for Bridges at Fox Hollow Final Plat "A." The required side setback for the Conservation Subdivision Project is a minimum of 8' with a combined total for the two sides yards of 20'. They are requesting to have a minimum of 5' for each of their interior lots side setbacks and 5' for a corner lots interior side setback. The Planning Commission can recommend such a reduction upon a finding that those setbacks are appropriate for the proper development of the lots and that such reduction will not result in the establishment of a hazardous condition.

Chairwoman Anderson: Thank you. Any questions?

Harold Dudley: There is a reduction in the total of 20?

Cody Opperman: It's going to be a total of 10 feet per sidestep combined. So five and five on each side.

Chairwoman Anderson: I just have a question for planning. We have, in the past, made this kind of finding that a five-foot setback is adequate, what's been the experience in those areas?

Cody Opperman: There have been some things coming up in the lakeshore landing. Situations where some individuals have purchased trailers but have realized that they don't have a place to actually store them when they get up to the five-foot setback. We've had people come in and ask to pave the front yard to kind of put the trailer in the front yard. That's something that you guys maybe want to discuss or think about is that with five feet or five-foot side setback, how would things kind of translate to try to get into their backyards or have any kind of storage or trailers on each of those sides?

Chairwoman Anderson: Would they be allowed to put in window wells or AC units on the side yard if they had this setback?

Patrick O'Brien: I think the AC units, yes. I am not sure about the window wells because I think that could potentially protrude into the easement.

Levi Burr: So we don't allow any structure to be in the setbacks. Whoever interprets if it's a structure or part of the structure, which I would interpret it to be, then it would not be allowed in the easement.

Jenny Peay: So are we calculating the window well as part of the structure or not part of the structure?

Ken Berg: Typically, when we have homes that we ask for these setbacks, It's not actually the home or even the window wells. It's actually the roof line and the eves that they don't allow to extend out into the easement. So in your mind, if you're thinking of the home, the soffit of the roof can be in the five foot setback and usually have one or two feet underneath the roof to the house. So the actual measurement to the house is more like six, six and a half or even seven feet from the property line to the actual home.

Jenny Peay: They don't pick up the invasion of the home?

Harold Dudley: They don't allow the overhang.

Ken Berg: So that by default shifts it over.

Chairwoman Anderson: So it ends up being more like 12 feet possibly?

Ken Berg: Possibly. It's really about keeping that eve line right at 5 feet, so on a 60-foot-wide lot, you could have the potential for a three car garage to make those units as big as possible so that people park their stuff inside, not outside.

Chairwoman Anderson: Did you address the window wells and A/C units?

Ken Berg: I think they would fall under the eve, and not be an issue.

Patrick O'Brien: We don't have anything in our code that would prohibit AC units being put in there. Our building inspectors would prefer, as well as our fire marshal, that if there are renductions, and stuff like that is being put into the side yards, it just impedes access to everything.

Ken Berg: It would also be the homeowner's risk. If the public utility wanted to use the side yards, they have the right to do that. The homeowner would repair after they are done.

Chairwoman Anderson: Is the public utility five feet on each property?

Ken Berg: Yes.

Chairwoman Anderson: So basically the entire side yard would be a public utility easement?

Ken Berg: Correct.

Chairwoman Anderson: Any other questions for the applicant at this point? Engineering, did I give you a chance to comment on this?

Levi Burr: Bridges at fox hollow plat A is what we are on?

Chairwoman Anderson: Yes.

Levi Burr: It's just the comments that they will be addressing. We met with Ken and he's agreed to address them. The cul-de-sacs need to meet our standards; There is also potential for a wetlands there, but they're going through the process of determining those not to be wetlands as far as I understand. We're just waiting for that verification from the Army Corps of Engineers. There might have been another thing but that's what comes to my head right now.

Chairwoman Anderson: Would you need to have that verification from the other engineers before you are comfortable proceeding?

Levi Burr: I would say yes, we need that before we could pave the road. Just because I believe that wetland is in that area, so we need that confirmation. I believe Plan B there's no wetlands identified in it and so that one wouldn't have a concern but we'll get to that in a little bit. I think this could be approved with conditions.

Jenny Peay: Do we also need to get fire to review and approve that?

Cody Opperman: He has reviewed it. He had some comments on the whole plan set as well, similar to what Levi has been talking about with the temporary cul-de-sac structure, but he's comfortable with proceeding as conditioned or approving with conditions. The applicant has provided a new plan set already for review. We just as a staff before the packet was made, we couldn't have done a thorough review on it. We'll be looking at it again closely but we're confident that he will be addressing all the conditions.

Chairwoman Anderson: I have a question for the applicant. Without having side-yard space for storage, does this subdivision have any kind of area for parking larger vehicles like RV's and things like that available to the residents?

Ken Berg: No, they don't. As part of the CCNRs for this proposed development, they're discouraging parking outside. They'll know right up front that those things aren't allowed in this type of development.

Chairwoman Anderson: So parking an RV out front wouldn't be allowed?

Ken Berg: It would be restricted by the CCNR's and the HOA.

Jenny Peay: It is an HOA then?

Ken Berg: Yes.

David Bird moved that we give a positive recommendation to the City Council for the Bridges at Fox Hollow Plat "A" Final Plat Amendment, located at approximately 1040 N 350 E, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Rodney Martin seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**NAY**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion Passed

3. **Review and action on a site plan for Bridges at Fox Hollow Plat B located in the area of 1040 N 390 E, in the Planned Residential (PR-3.0) Zone.**

Bridges at Fox Hollow Final Plat "B" consists of 6 lots in a Flexible Lot Project. Plat "B" is part of multiple plats for the Bridges at Fox Hollow Development and this plat contains 2.19 acres. The Flexible Lot Project has multiple sized lots for single family development, ranging from 7500 – 16000 square feet or larger.

Jenny Peay: Can we talk about that HOA parcel with the 20-foot sewer easement on there?

Ken Berg: No because you already approved it, so we don't want to go back, but yes, we can.

Jenny Peay: I just wondered if that will not be developed. Will it just be an open space, is that what we're looking at?

Cody Opperman: I think there is a club house involved.

Ken Berg: If you remember from the original plans, it is proposed as a clubhouse and a parking lot for that associated clubhouse. That sewer easement runs through the parking lot.

Jenny Peay: Okay perfect, thank you.

Harold: I didn't look at these as close as I should have before, that just seems weird shaped. That is a future plat? Between 350 and the back of lots 201, 202?

Ken Berg: Yeah, so just as part of the subdivision management, keeping a balance of open space and conservation easement, it'll just be in the future plat to be an open area,

Harold Dudley: I see, it will just be an open area.

Ken Berg: I know It's weird, but those are just the rules they make.

Chairwoman Anderson: Will they be fenced yards or just open yards to the open space there? Are there other HOA rules about that?

Ken Berg: Not that I am aware of.

Jenny Peay: I apologize, I got the two mixed up.

Harold Dudley moved that we give a positive recommendation to the City Council for the Bridges at Fox Hollow Plat "B" Final Plat, located at approximately 1040 N 390 E, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Chris Christensen seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Harold Dudley	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

Upcoming Projects

Patrick O'Brien informed the commissioners of projects in the TOD area, along with some planned industrial projects that will be requiring zone changes and land use amendments. These projects will be coming before the planning commission in the next few meetings. He also reminded them that we are currently working on our station area plan as one of our long-range plans for the city.

OTHER BUSINESS

Patrick O'Brien discussed the possibility of not holding a planning commission meeting on the 5th of July, due to the holiday. He advised that the City Council will not be holding their meeting that week, or the week of the 24th of July. The commissioners decided they would cancel the July 5th meeting.

The final discussion was about changing the planning commission meeting time from 7:00 pm to 6:00 pm. The commissioners agreed to change the meeting time to 6:00 pm, if the mayor approved.

ADJOURNMENT

Harold motioned to adjourn the meeting.

Rod seconded the motion.

Meeting adjourned 8:07 PM

Angela McKee

Administrative Assistant

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

Planning Commission Staff Report
Meeting Date: June 7th, 2023

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Affected Area, of the American Fork City Municipal Code. Amending Section 17.12.201 "A" Definitions, the Code Text Amendment plans to create a new definition related to affected area.

Background

Staff has initiated a Code Text Amendment to amend Section 17.12.201 "A" Definitions of the American Fork City Municipal Code. The proposed amendment looks to follow Utah State's code and provide a 500-foot radius around a subject's property for the purpose of noticing requirements. Any property located within that 500-foot radius will receive public notice for public hearing items.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.12.201, titled "A" Definitions, relating to a new definition for affected area and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.12.201, titled "A" Definitions, relating to a new definition for affected area.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.12.201, titled "A" Definitions, relating to a new definition for affected area and instruct staff/developer to……..

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.12.201 OF THE AMERICAN FORK CITY CODE RELATED TO "A" DEFINITIONS.

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

WHEREAS, pursuant to Utah Code 63G-30-101, a municipality may designate by municipal ordinance a definition for affected area; and

WHEREAS, it is in the best interest and general welfare of residents of American Fork to define the term affected area, as it relates to noticing requirements.

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

PART I
Text of Ordinance

1. Section 17.12.201(I) read as follows:

I. Affected area. Affected area, for the purpose of noticing requirements set forth in Utah Code 63G-30-101 et. seq., means property located within five hundred (500) feet of the subject property.

PART II
Penalty and Adoption

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

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

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

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH THIS ____ DAY OF _____, 2023.

AMERICAN FORK CITY

_____
BRADLEY J. FROST, MAYOR

ATTEST:

_____
CITY RECORDER

Planning Commission Staff Report
Meeting Date: June 7th, 2023

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Water Efficiency, of the American Fork City Municipal Code. Creating Chapter 17.21, the Code Text Amendment plans to provide a new section in relation to water conservation.

Background

Staff has initiated a Code Text Amendment to create Chapter 17.21, Water Efficiency Standards, of the American Fork City Municipal Code. The proposed chapter looks to create new standards in relation to water conservation. The ordinance creates new definitions for the chapter and new landscaping requirements for residential, commercial, and industrial projects within the City. This is not a revamped version of the current landscaping requirements of the City, but this chapter is in addition to the current landscaping requirements found in the City's Municipal Code.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, adopting Chapter 17.21, titled Water Efficiency Standards, relating to a new chapter for water conservation and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, adopting Chapter 17.21, titled Water Efficiency Standards, relating to a new chapter for water conservation.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, adopting Chapter 17.21, titled Water Efficiency Standards, relating to a new chapter for water conservation and instruct staff/developer to……..

ORDINANCE NO _____

AN ORDINANCE CREATING CHAPTER 17.21 OF THE AMERICAN FORK CITY, UTAH, MUNICIPAL CODE RELATING TO WATER EFFICIENCY STANDARDS AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS, American Fork City seeks to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork City;

WHEREAS, the American Fork City Council finds it in the best interest of the City to implement water efficiency standards within the City;

WHEREAS, the American Fork City Council finds that the adoption of this ordinance would promote the health, safety and welfare of the City and its residents.

NOW THEREFORE, be it ordained by the city council of American Fork, Utah, that:

PART I

TEXT OF ORDINANCE

SECTION 1. Chapter 17.21 of the American Fork City Municipal Code shall hereby read as follows:

17.21.010 Purpose, Applicability and Definitions

A. Purpose. The purpose of these water efficiency standards is to conserve the public's water resources by establishing water conservation standards and recommendations for outdoor landscaping and indoor plumbing fixtures.

B. Applicability.

1. The following standards are required for all new developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable.

2. All new landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards shall comply with the landscaping standards in this Chapter. These standards shall also apply to existing ordinances related to City required landscaping.

3. The outdoor landscaping standards in this Chapter are not intended to conflict with other landscaping requirements as defined by Utah law, including storm water retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

C. Definitions. The following definitions shall apply to this Chapter:

1. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, playgrounds, and seating areas for leisure or breaks.

2. Active Recreation Areas: Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields and play areas).

3. Central Open Shape: An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that allows efficient watering.

4. Gathering Areas: Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.

5. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

6. Lawn: Ground that is irrigated and covered with grass that is designed to be regularly mowed.

7. Localscapes: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).

8. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.

9. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

10. Paths: Designed routes between landscape areas and features.

11. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

12. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. For single-family residential, this only includes the front and side-yard areas. The landscape area does not include footprints of buildings or structures, sidewalks along the street (but does include internal walking paths), driveways, and other non-irrigated areas intentionally left undeveloped.

17.21.020 Landscaping Requirements

1. Lawn shall not be less than 8 feet wide at its narrowest point.

2. Lawn shall not be installed in park strips, parking lot islands, or on slopes greater than 25% or 4:1 (4’ horizontal to 1’ vertical) grade. However, park strips shall conform to all street tree planting requirements including proper irrigation. If existing lawn is being removed from park strips to conform to these requirements, all existing street trees compliant with the municipal code and associated irrigation systems shall remain.

3. At maturity, landscapes shall have enough plant material (perennials, shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

4. For single-family residential landscapes, lawn shall not exceed 35% of the Total Landscaped Area (as defined in this Chapter).

i. Small residential lots, which the total landscaped area is less than 250 square feet, are exempt from the 8 feet width requirement and the maximum of 35% lawn requirement.
ii. Corner lots that are 8,000 square feet or less are exempt from the maximum of 35% lawn requirement for the side yard area adjacent to the street.

5. For institutional (churches, schools, etc.) and multi-family landscapes and common areas, lawn shall not exceed 20% of the Total Landscaped Area (as defined in this Chapter).

6. For commercial and industrial landscapes, lawn shall not exceed 20% of the Total Landscaped Area (as defined in this Chapter).

17.21.030 Prohibition on Restrictive Covenant on Grass Requirement

Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable to the degree that they:

i. Require the use of grass in landscape areas less than 8 feet wide or require grass in other areas that exceed 35% of the landscaped area; or
ii. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
iii. Have the effect of prohibiting or restricting compliance with this Chapter or other water conservation measures.

17.21.040 Additional Recommendations

American Fork City encourages all individuals and entities to comply with the recommendations of the Central Utah Water Conservancy District.

17.21.050 Penalty and Violation

A. Any person who violates any provisions of this chapter or fails to comply therewith, or who violates or fails to comply with any order made there under, shall be guilty of a misdemeanor, punishable by a fine of not more than $1,000.00 or by imprisonment for not more than 180 days, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable period. When not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

B. In addition to any criminal penalties that may be imposed, the City may pursue civil penalties and restitution for actual damages.

PART II

PENALTY AND ADOPTION

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

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

SECTION 3 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 4 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2023.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
City Recorder

Planning Commission Staff Report
Meeting Date: June 7th, 2023

Agenda Topic

Review and action on an application for a Final Plat, known as Autumn Crest Phase 2 Plat A, located at approximately 1100 North 1100 East, American Fork City, UT 84003. The Final Plat will be on approximately 6.13 acres and will be in the R1-9000 Zone.

BACKGROUND INFORMATION		
Location:		1100 North 1100 East
Project Type:		Final Plat
Applicants:		Meadowbrook Properties, Patterson Development
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	R1-9000
	South	R1-9000
	East	R1-12000
	West	R1-9000

Background

The applicant has applied for a Final Plat to develop a single-family subdivision in the R1-9000 residential zone. The project looks to create twenty (20) lots for a minimum of 9000 square feet in the subdivision. Each lot has a minimum requirement of ninety (90) feet of lot width at minimum setback range, one hundred (100) feet of lot depth, and nine thousand (9000) square feet of total lot area. All lots within this subdivision meet the minimum requirements.

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.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
B. The final plan/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.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Project Conditions of Approval

1. Text correction required on plat.

Findings of Fact

1. The Final Plat meets the requirements of Section 17.7.210 and Section 17.7.211 of American Fork City's Municipal Code.

Planning Commission Staff Report
Meeting Date: June 7th, 2023

Project Map

Standards 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 meets the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at approximately 1100 North 1100 East, American Fork City, UT 84003, in the R1-9000 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at 1100 North 1100 East, American Fork City, UT 84003, in the R1-9000 Zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at 1100 North 1100 East, American Fork City, UT 84003, in the R1-9000 Zone and instruct staff/developer to……..

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

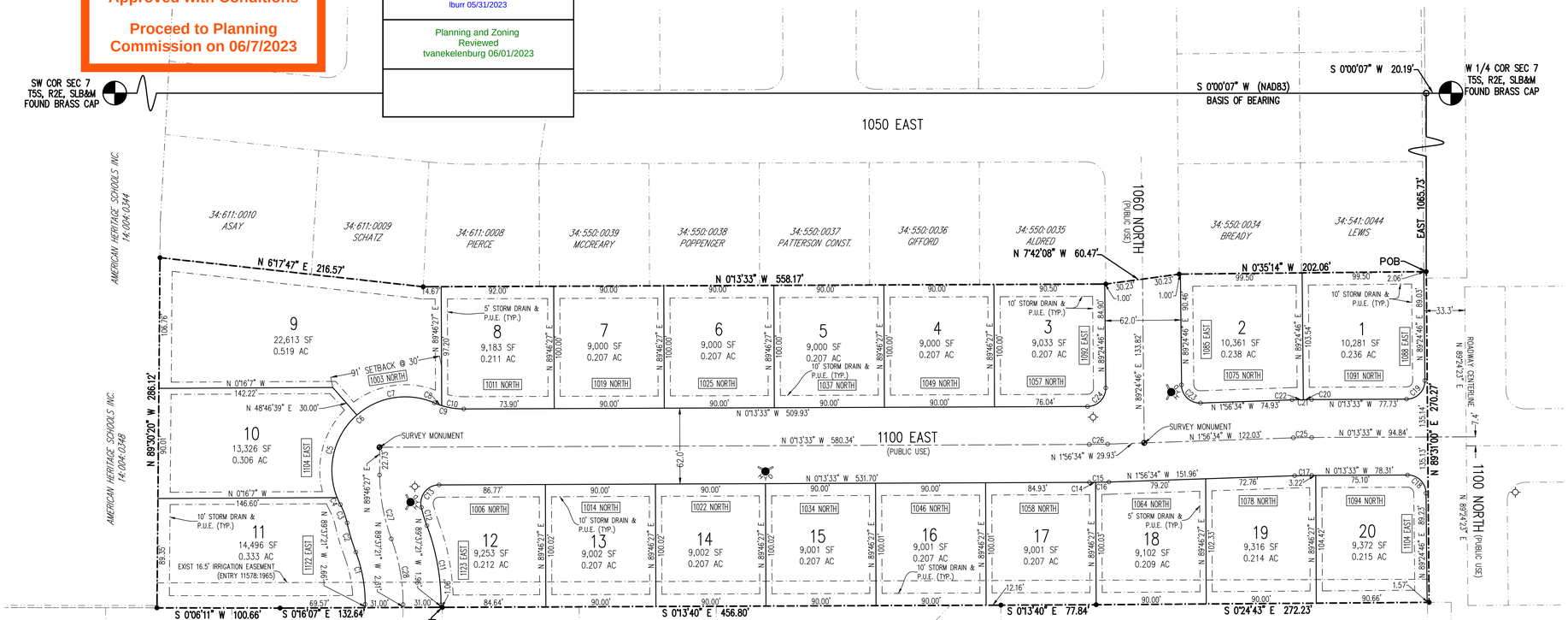
Next Step
Approved with Conditions

Proceed to Planning Commission on 06/7/2023

American Fork City
Development Review Committee

Engineering Division
Reviewed
lburr 05/31/2023

Planning and Zoning
Reviewed
tvanekelenburg 06/01/2023

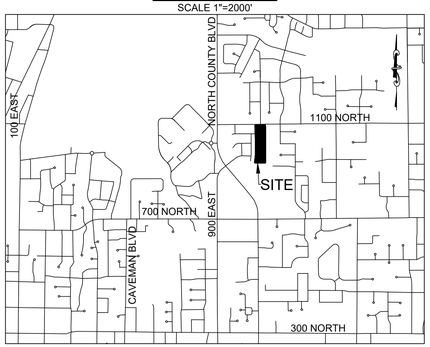


CURVE TABLE

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'



TABULATIONS

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

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

ABRREVIATION TABLE

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

STORM DRAINAGE REQUIREMENTS

1. EVERY LOT IN THIS SUBDIVISION WILL HAVE A BERM. ALL BERMS WILL BE CONSTRUCTED IN THE STORM DRAIN AND PUBLIC UTILITY EASEMENTS WITHIN EACH LOT AND ARE NOT BE BE REMOVED. THE BERMS MAY BE MODIFIED TO WORK WITH INDIVIDUAL LOT LANDSCAPING BUT HEIGHT AND LENGTH MUST REMAIN CONSISTENT.
2. ALL ROOF AREA FROM EACH HOME SHALL BE COLLECTED INTO ROOF DRAINS AND PIPED INTO NATIVE SOIL.

Lot

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.

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.

SEWER & WATER AUTHORITY APPROVAL

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

_____
SEWER & WATER AUTHORITY

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

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

Surveyor's Seal	Notary Public Seal	Clerk-Recorder Seal	

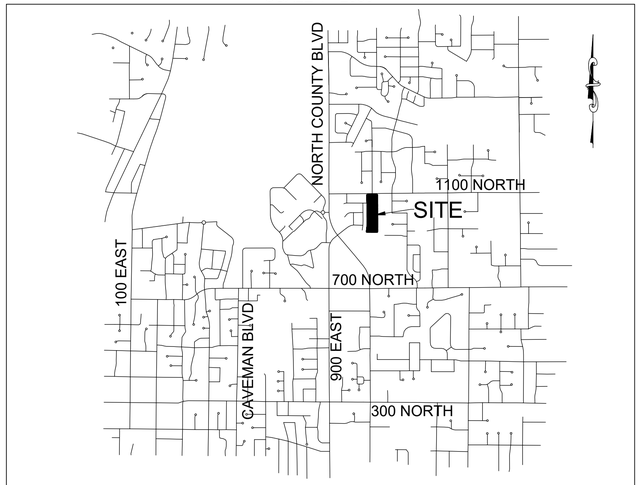
AUTUMN CREST PHASE 2 PLAT A

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

SHEET INDEX

C1	COVER SHEET
C2	SITE & STREET TREE PLAN
U1	OVERALL UTILITY PLAN
G1	OVERALL GRADING & DRAINAGE PLAN
PP1	1000 NORTH PLAN & PROFILE
PP2	1060 NORTH PLAN & PROFILE
PP3	1100 NORTH PLAN & PROFILE
PP4	1100 EAST PLAN & PROFILE
PP5	1100 EAST PLAN & PROFILE
SWP1	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

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

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

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.

WATER, SEWER, & STORM DRAIN DETAILS:

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

REGISTERED PROFESSIONAL ENGINEER
5/14/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

WEST 1/4 CORNER, SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90
(NAVD88)

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2	03/13/23	REVISED PER CITY COMMENTS
3	04/20/23	REVISED PER CITY COMMENTS
4	05/24/23	REVISED 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.

COVER SHEET

Scale: NTS
Date: 08/29/22
C1

SW COR SEC 7
T5S, R2E, SLB&M
FOUND BRASS CAP

S 0°00'07" W (NAD83)
BASIS OF BEARING

S 0°00'07" W 20.19'

W 1/4 COR SEC 7
T5S, R2E, SLB&M
FOUND BRASS CAP

1050 EAST

AMERICAN HERITAGE SCHOOLS INC.
14:004:0344

AMERICAN HERITAGE SCHOOLS INC.
14:004:0348

34:611:0010 ASAY
34:611:0009 SCHATZ
34:611:0008 PIERCE
34:550:0039 MCCREARY
34:550:0038 POPPENGER
34:550:0037 PATTERSON CONST.
34:550:0036 GIFFORD
34:550:0035 ALDRED
34:550:0034 BREADY
34:541:0044 LEWIS

N 6°17'47" E 216.57'
N 0°13'33" W 558.17'
N 7°42'08" W 60.47'
N 0°35'14" W 202.06'
N 89°30'20" W 286.12'
N 89°31'00" E 278.27'
EAST 1065.73'

1060 NORTH
1100 NORTH
1000 NORTH

POB

EXIST CURB
EXIST 4' WALK
EXIST 3' PLANTER
EXISTING 8' WALK
MATCH EXISTING 8' WALK
EXIST STREET LIGHT
PROPOSED R.O.W.MATCH EXIST R.O.W. SEE CODE REFERENCED ON SHEET D4 FOR JUSTIFICATION.
MATCH EXISTING CURB
MATCH EXISTING WALK
MATCH EXISTING ASPHALT
15:1 TAPER
REMOVE EXIST FIELD FENCE
REMOVE EXIST GATES
ASPHALT SAWCUT LINE
WIDEN ASPHALT
EXIST EDGE OF ASPHALT
ADA RAMP (TYP.)
CLEAR SIGHT TRIANGLE
INSTALL STOP SIGN
CONST. 5' WALK
CONST. 24" HIGH BACK CURB & GUTTER
CONST. 8' PLANTER
PLANT STREET TREE (TYP.)
SURVEY MONUMENT
R60.0'
R15.0'
62.0'
335.0'
8.0'
7.4'
31.6'
33.3'
CONST. 8' WALK
CONST. 3' PLANTER
MATCH EXIST WALK
MATCH EXIST CURB
EXIST 8' WALK
REMOVE EXIST FIELD FENCE THRU R.O.W.
EXIST FIELD FENCE TO REMAIN
EXIST 5' WALK
EXIST CURB
PROPOSED R.O.W. TO MATCH EXIST BACK OF WALK. SEE CODE REFERENCED ON SHEET D4 FOR JUSTIFICATION.

S 0°06'11" W 100.66'
S 0°16'07" E 132.64'
S 0°13'40" E 456.80'
S 0°13'40" E 77.84'
S 0°24'43" E 272.23'
N 89°37'20" W 0.05'

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

14:004:0364
SMART CADENCE LLC

TIMP HOLLOW "D"

LOT 53
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48

1150 EAST

9 8 7 6 5 4 3 2 1
10 11 12 13 14 15 16 17 18 19 20

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

SITE LEGEND

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

REGISTERED PROFESSIONAL ENGINEER
7/14/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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.

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

BENCH MARK

WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90
(NAVD88)

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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

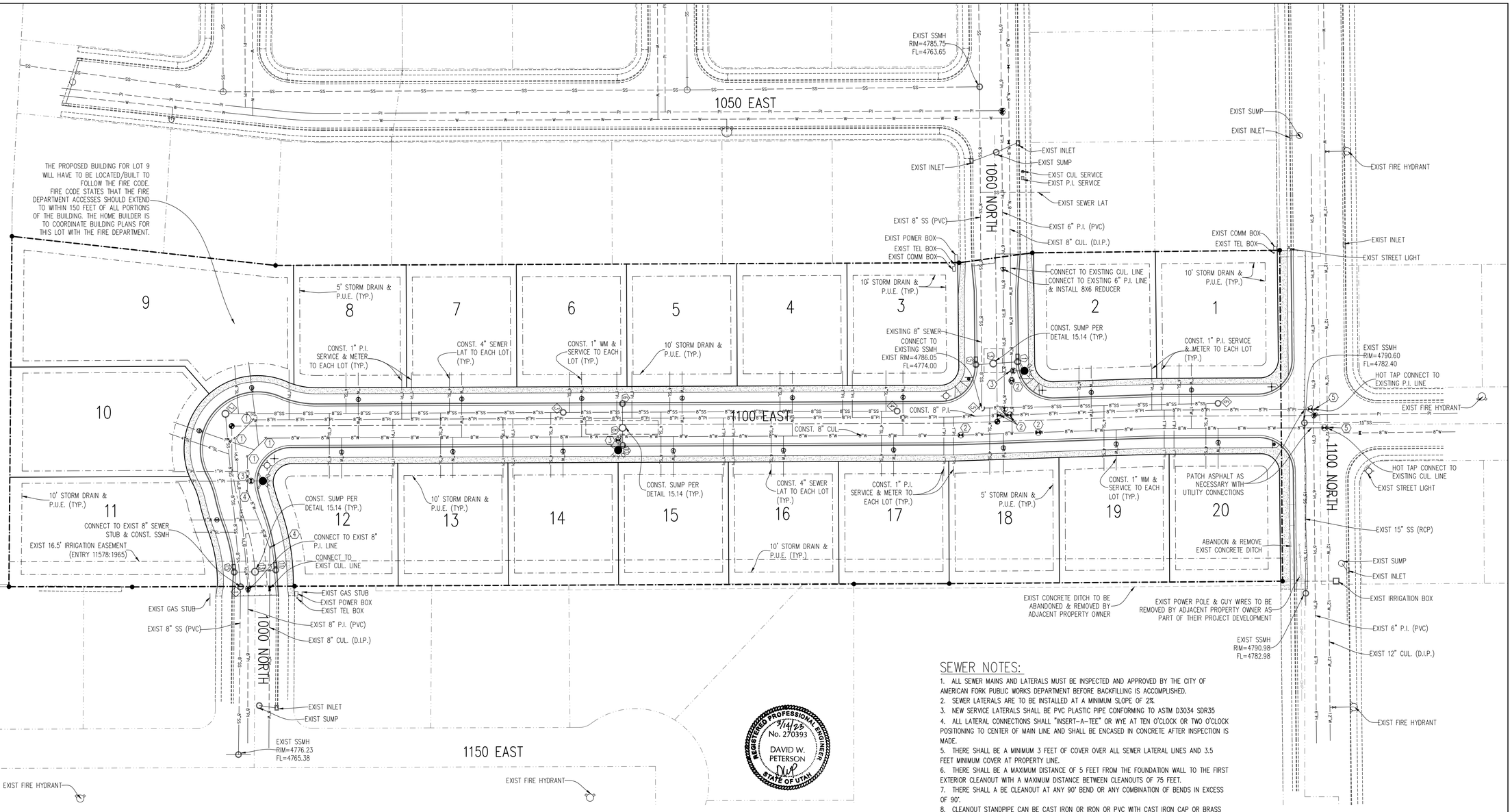
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE & STREET TREE PLAN

Scale: 1"=40'
Date: 08/29/22
C2

NOTES TO CONTRACTOR

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



SEWER NOTES:

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

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 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.

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.

WATER, SEWER, & STORM DRAIN DETAILS:

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

UTILITY KEYED NOTES: ⓪

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

SEWER & STORM DRAIN DESIGN:

SEE PROFILE SHEETS FOR SEWER & STORM DRAIN DESIGN

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.

UTILITY LEGEND

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

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.

SIDEWALK NOTE:

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

REGISTERED PROFESSIONAL ENGINEER
9/14/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

40 20 0 40 80 120

Scale 1" = 40'

Know what's below. Call before you dig.

BENCH MARK

WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90
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P: (801) 756-4504; david@excelcivil.com

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

OVERALL UTILITY PLAN

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.
Scale: 1"=40'
Date: 08/29/22
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
4808	EXISTING CONTOUR
00.00 TBC	PROPOSED ELEVATION
(00.00) TBC	EXISTING ELEVATION

STORM DRAIN DESIGN:

SEE PROFILE SHEETS FOR STORM DRAIN DESIGN

GRADING NOTE:

SEE PROFILE SHEETS FOR SPOT ELEVATIONS & SLOPE LABELS ALONG CURB.

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 986 C.F.

CONST. BERM ALONG REAR LOT LINE & IN CORNER OF LOT TO ENSURE THAT STORM RUNOFF FROM THE REAR LOT LANDSCAPE IS RETAINED ON THE LOT & DOES NOT FLOW ONTO ADJACENT LOT. RETAINING THE RUNOFF ON EACH LOT IS AN EFFORT TO COMPLY WITH EPA RECOMMENDATIONS. THE BERM IS ONLY ALONG THE REAR & SIDE OF LOT. THE TRIANGLE AREA DEPICTS WHERE THE RUNOFF WOULD SPREAD ALONG THE BERM. TYPICAL FOR ALL LOTS IN THIS SUBDIVISION

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 437 C.F.

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 434 C.F.

1050 EAST

1060 NORTH

1100 EAST

1100 NORTH

1000 NORTH

1150 EAST

1030 NORTH

RUSSEL ROAD

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 204 C.F.

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 197 C.F.

CONST. BERM ALONG REAR LOT LINE & IN CORNER OF LOT TO ENSURE THAT STORM RUNOFF FROM THE REAR LOT LANDSCAPE IS RETAINED ON THE LOT & DOES NOT FLOW ONTO ADJACENT LOT. RETAINING THE RUNOFF ON EACH LOT IS AN EFFORT TO COMPLY WITH EPA RECOMMENDATIONS. THE BERM IS ONLY ALONG THE REAR & SIDE OF LOT. THE TRIANGLE AREA DEPICTS WHERE THE RUNOFF WOULD SPREAD ALONG THE BERM. TYPICAL FOR ALL LOTS IN THIS SUBDIVISION

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 197 C.F.

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 175 C.F.

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 213 C.F.

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 208 C.F.

EXIST SUMP
EXIST INLET
EXIST CURB
EXIST 3' PLANTER
EXISTING 8' WALK
MATCH EXISTING 8' WALK
EXIST INLET
EXIST 4' WALK
MATCH EXISTING ASPHALT
MATCH EXISTING CURB
MATCH EXISTING WALK
15:1 TAPER
10' STORM DRAIN & P.U.E. (TYP.)
CONST. SUMP PER DETAIL 15.14 (TYP.)
ASPHALT SAWCUT LINE
WIDEN ASPHALT
EXIST EDGE OF ASPHALT
ADA RAMP (TYP.)
CONST. 24" HIGH BACK CURB & GUTTER
CONST. 5' WALK
CONST. 8' PLANTER
5' STORM DRAIN & P.U.E. (TYP.)
EXIST 16.5' IRRIGATION EASEMENT (ENTRY 11578:1965)
CONST. 8' WALK
ABANDON & REMOVE EXISTING CONCRETE DITCH
CONST. 3' PLANTER
EXIST IRRIGATION BOX
EXIST 5' WALK
EXIST CURB
MATCH EXIST WALK
MATCH EXIST CURB
EXIST 8' WALK

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 209 C.F.

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 220 C.F.

EXIST CONCRETE DITCH TO BE ABANDONED & REMOVED BY ADJACENT PROPERTY OWNER

CONST. 1' HIGH BERMED AREA IN CORNER OF THE LOT CAN STORE 209 C.F.

STORM DRAIN KEYED NOTES:

1. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET), TBC=4786.20, GRATE=4785.70, 18" IE OUT=4782.20, BOTTOM OF MH=4778.45
2. CONST. 15.4 L.F. 18" RCP @ S=1.0%
3. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 15' WIDE X 19.5' LONG X 12' DEEP, RIM=4786.13, TOP OF GRAVEL=4784.13, 18" IE IN=4782.05, BOTTOM MANHOLE SIDES=4774.13, BOTTOM OF GRAVEL=4772.13, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
4. CONST. 9.7 L.F. 18" RCP @ S=1.4%
5. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET), TBC=4786.19, GRATE=4785.69, 18" IE OUT=4782.19, BOTTOM OF MH=4778.44
6. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4782.72, GRATE=4782.22, 18" IE OUT=4778.72, BOTTOM OF MH=4774.97
7. CONST. 15.3 L.F. 18" RCP @ S=1.0%
8. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 11' WIDE X 59' LONG X 12' DEEP, RIM=4782.65, TOP OF GRAVEL=4780.65, 18" IE IN=4778.57, BOTTOM MANHOLE SIDES=4770.65, BOTTOM OF GRAVEL=4768.65, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
9. CONST. 9.7 L.F. 18" RCP @ S=1.5%
10. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4782.72, GRATE=4782.22, 18" IE OUT=4778.72, BOTTOM OF MH=4774.97
11. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET), TBC=4776.42, GRATE=4775.92, 18" IE OUT=4772.62, BOTTOM OF MH=4768.67
12. CONST. 12.5 L.F. 18" RCP @ S=1.0%
13. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 14.5' WIDE X 43' LONG X 12' DEEP, RIM=4776.41, TOP OF GRAVEL=4774.41, 18" IE IN=4772.29, BOTTOM MANHOLE SIDES=4764.41, BOTTOM OF GRAVEL=4762.41, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
14. CONST. 12.5 L.F. 18" RCP @ S=1.0%
15. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET); TBC=4776.42, GRATE=4775.92, 18" IE OUT=4772.62, BOTTOM OF MH=4768.67

REGISTERED PROFESSIONAL ENGINEER
9/14/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

SIDEWALK NOTE:

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

40 20 0 40 80 120

Scale 1" = 40'

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

BENCH MARK

WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90
(NAVD88)

REVISIONS

Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
2	03/13/23	REVISED PER CITY COMMENTS
3	04/20/23	REVISED PER CITY COMMENTS
4	05/24/23	REVISED 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

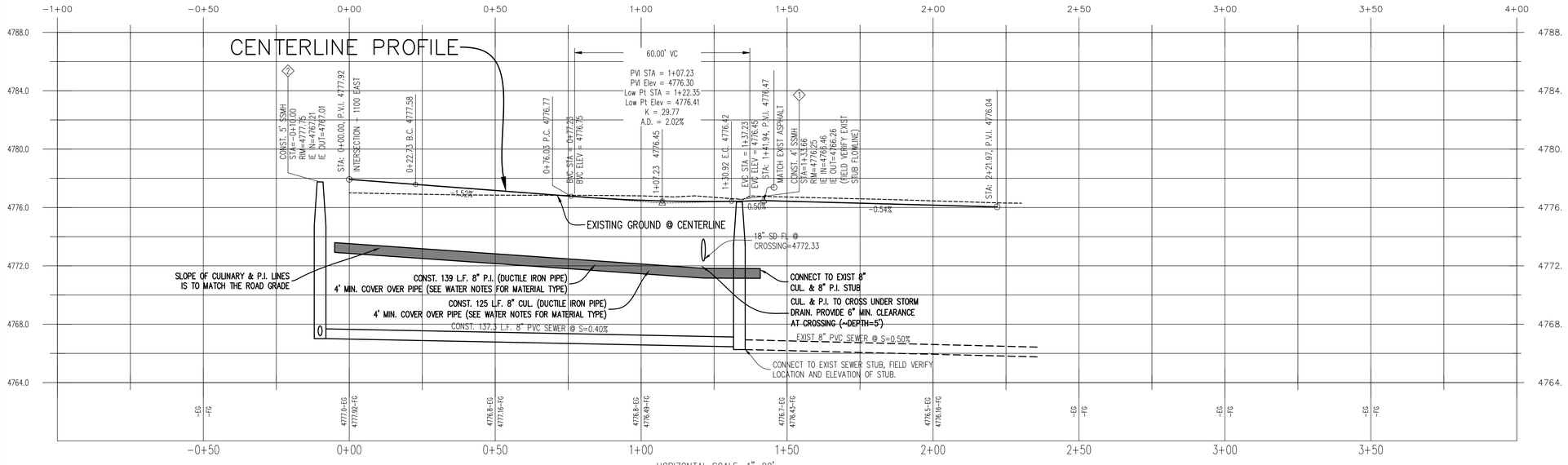
AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

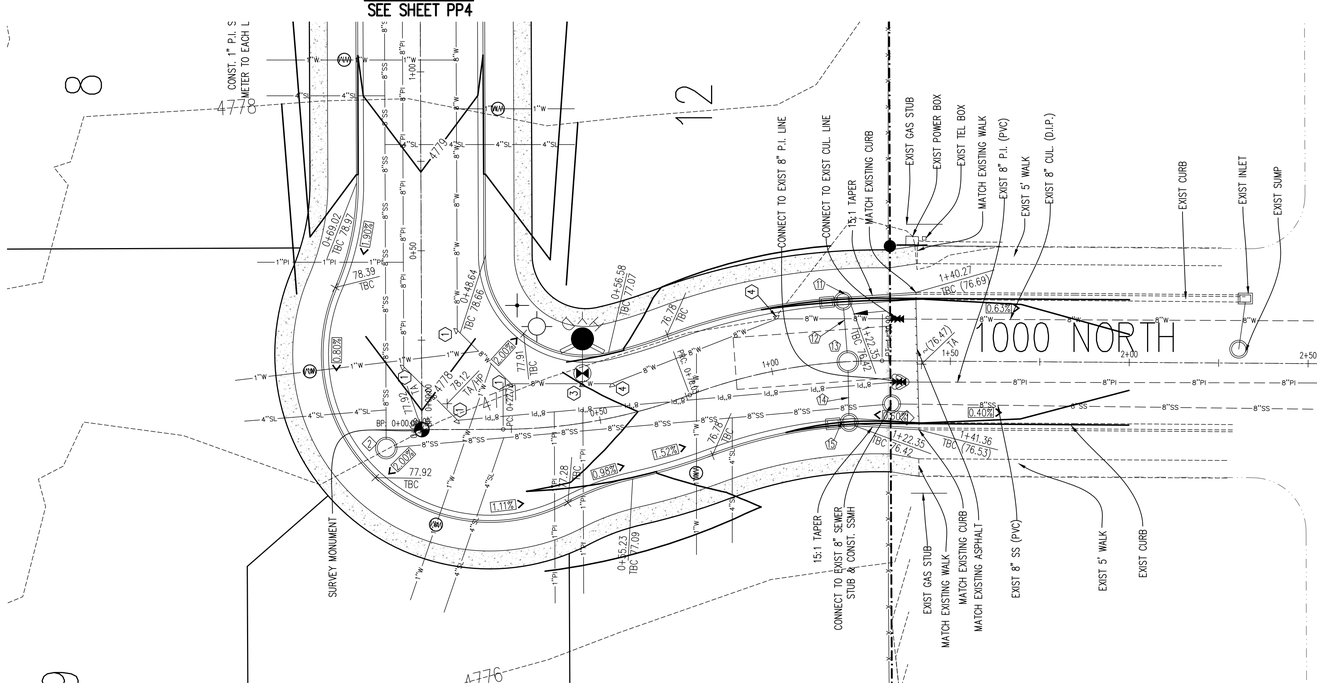
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

OVERALL GRADING & DRAINAGE PLAN

Scale: 1"=40'
Date: 08/29/22
G1



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



1000 NORTH PLAN/PROFILE

STORM DRAIN KEYED NOTES:

11. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET), TBC=4776.42, GRATE=4775.92, 18" IE OUT=4772.62, BOTTOM OF MH=4768.67
12. CONST. 12.5 L.F. 18" RCP @ S=1.0%
13. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 14.5' WIDE X 43' LONG X 12' DEEP, RIM=4776.41, TOP OF GRAVEL=4774.41, 18" IE IN=4772.29, BOTTOM MANHOLE SIDES=4764.41, BOTTOM OF GRAVEL=4762.41, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
14. CONST. 12.5 L.F. 18" RCP @ S=1.0%
15. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET), TBC=4776.42, GRATE=4775.92, 18" IE OUT=4772.62, BOTTOM OF MH=4768.67

UTILITY KEYED NOTES:

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

SEWER NOTES:

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

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 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.

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

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
11/14/22

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
2	03/13/23	REVISED PER CITY COMMENTS
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Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

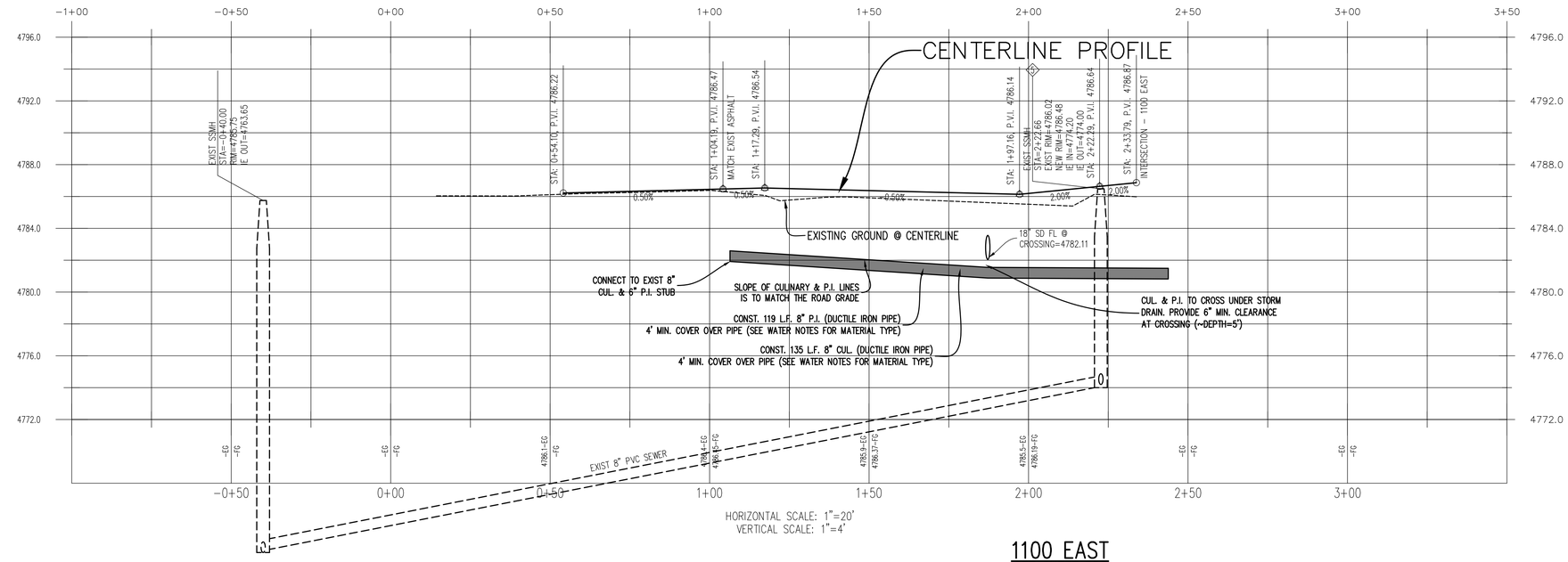
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

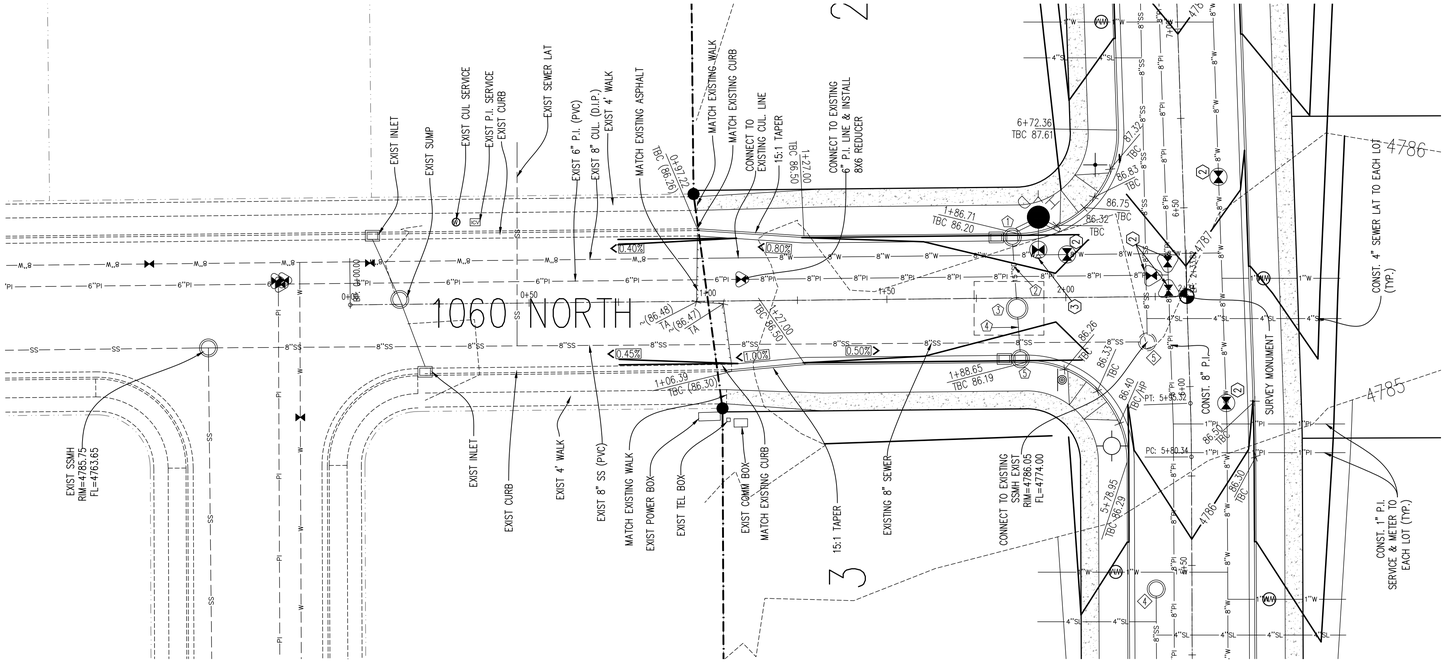
AUTUMN CREST PHASE 2 PLAT A
AMERICAN FORK UTAH

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

1000 NORTH
PLAN & PROFILE

Scale: 1"=20'
Date: 08/29/22
PP1





1060 NORTH PLAN/PROFILE

STORM DRAIN KEYED NOTES:

1. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET), TBC=4786.20, GRATE=4785.70, 18" IE OUT=4782.20, BOTTOM OF MH=4778.45
2. CONST. 15.4 L.F. 18" RCP @ S=1.0%
3. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 15' WIDE X 19.5' LONG X 12' DEEP, RIM=4786.13, TOP OF GRAVEL=4784.13, 18" IE IN=4782.05, BOTTOM MANHOLE SIDES=4774.13, BOTTOM OF GRAVEL=4772.13, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
4. CONST. 9.7 L.F. 18" RCP @ S=1.4%
5. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET), TBC=4786.19, GRATE=4785.69, 18" IE OUT=4782.19, BOTTOM OF MH=4778.44

UTILITY KEYED NOTES:

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

SEWER NOTES:

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

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 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.

REGISTERED PROFESSIONAL ENGINEER
9/14/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

Know what's below. Call before you dig.

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2	03/13/23	REVISED PER CITY COMMENTS
3	04/20/23	REVISED PER CITY COMMENTS
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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

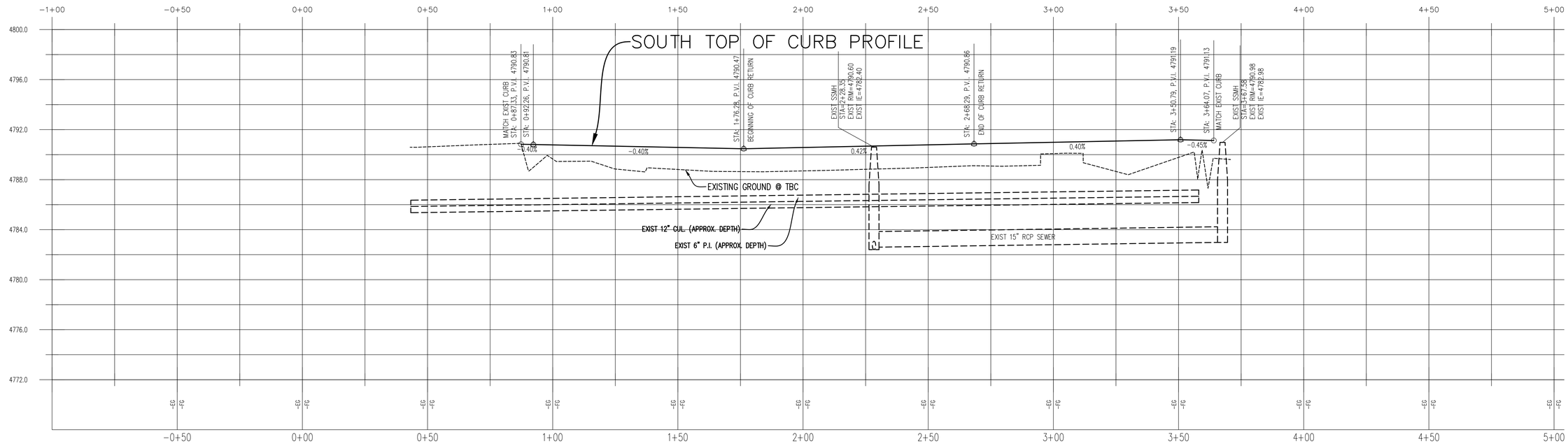
AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

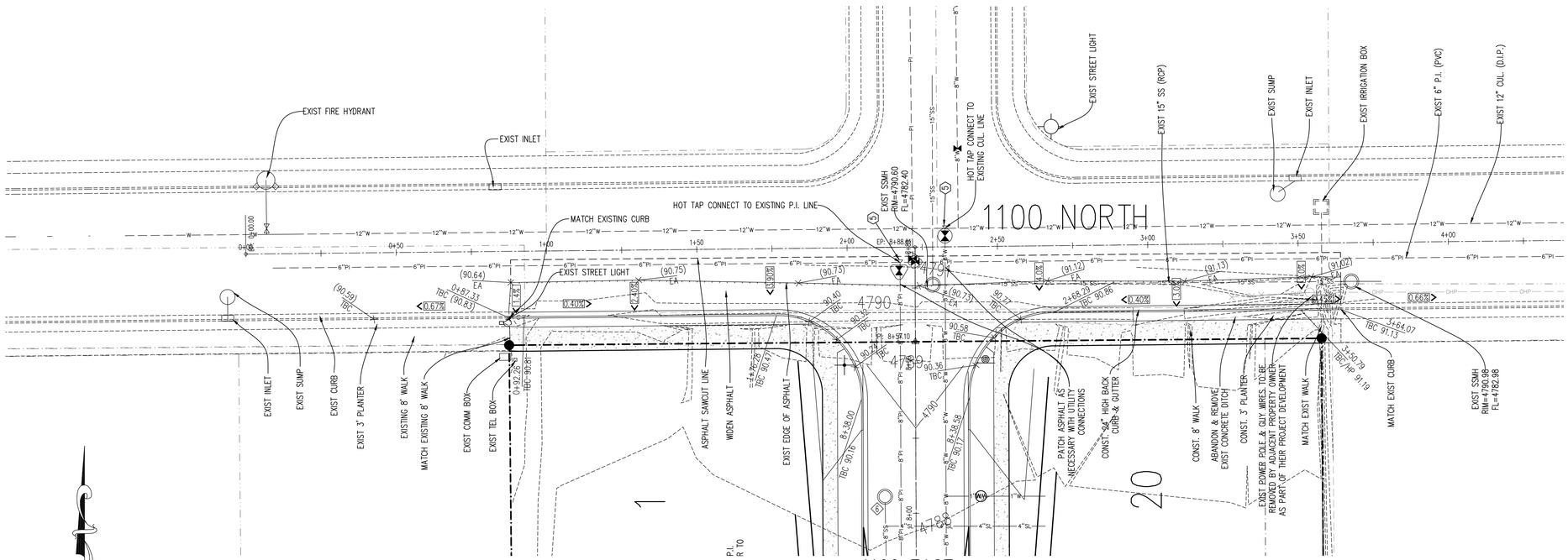
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

1060 NORTH PLAN & PROFILE

Scale: 1"=20'
Date: 08/29/22
PP2



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



1100 NORTH PLAN/PROFILE

1100 EAST
SEE SHEET PP5

UTILITY KEYED NOTES: ⓪

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

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

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH
9/14/23

SEWER NOTES:

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

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3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

REVISIONS		
Rev.	Date	Description
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Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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David W. Peterson, P.E., License #270393
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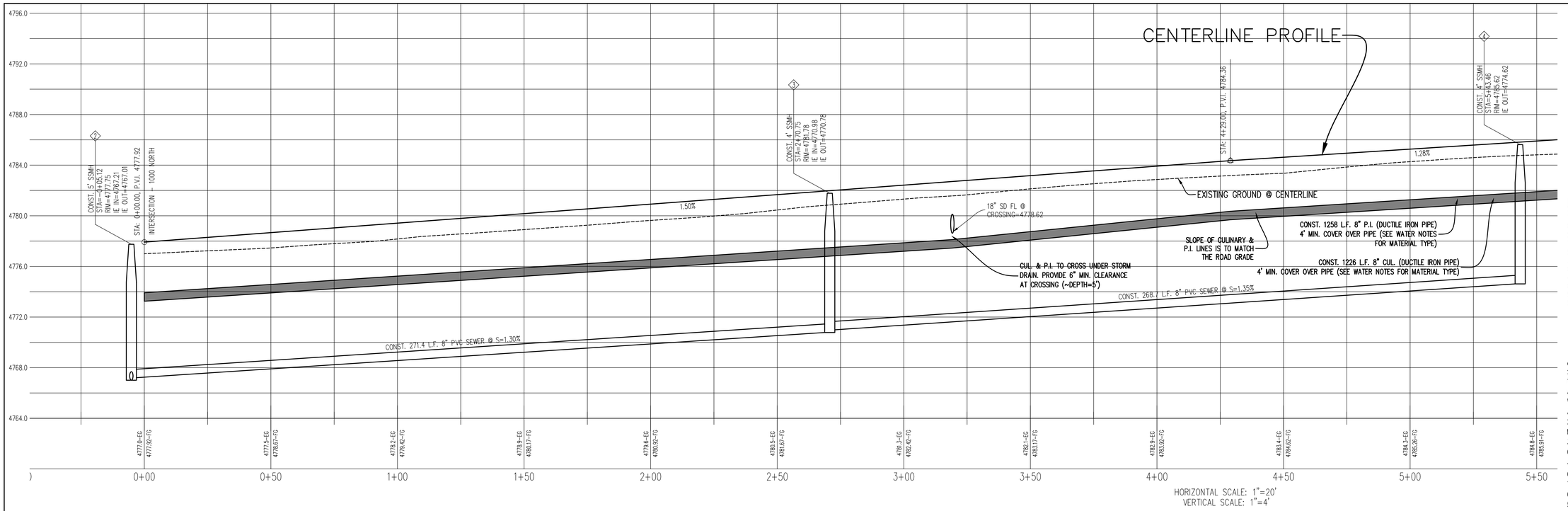
P: (801) 756-4504; david@excelcivil.com

AUTUMN CREST PHASE 2 PLAT A
AMERICAN FORK UTAH

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

1100 NORTH
PLAN & PROFILE

Scale: 1"=20'
Date: 08/29/22
PP3



UTILITY KEYED NOTES: ⟨0⟩

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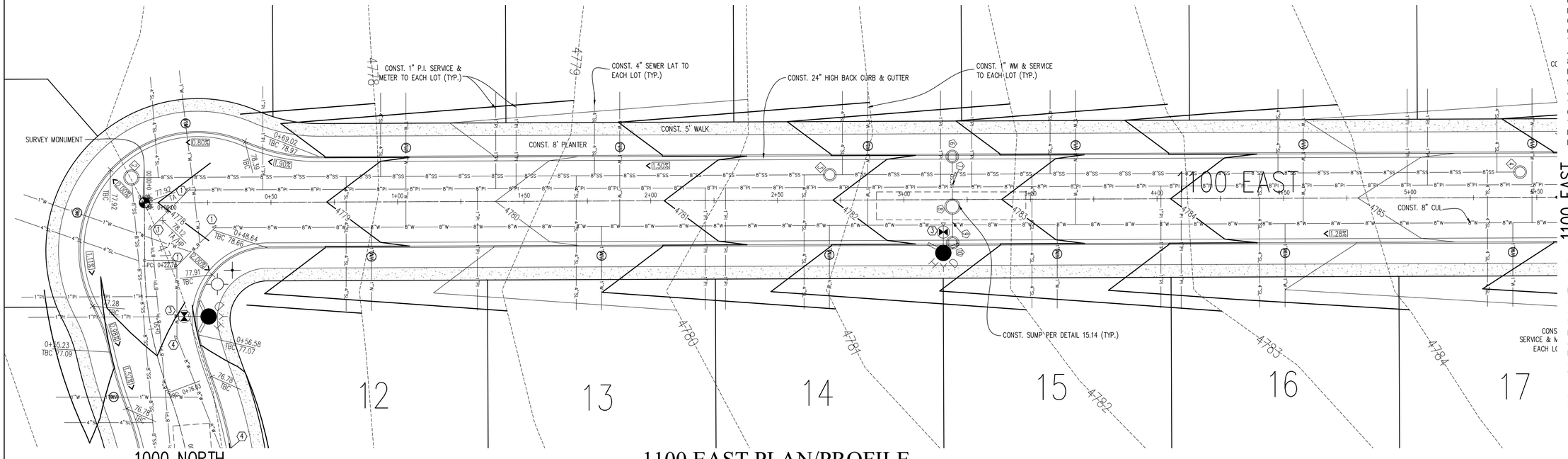

STORM DRAIN KEYED NOTES: ⟨0⟩

6. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4782.72, GRATE=4782.22, 18" IE OUT=4778.72, BOTTOM OF MH=4774.97
7. CONST. 15.3 L.F. 18" RCP @ S=1.00%
8. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 11' WIDE X 59' LONG X 12' DEEP, RIM=4782.65, TOP OF GRAVEL=4780.65, 18" IE IN=4778.57, BOTTOM MANHOLE SIDES=4770.65, BOTTOM OF GRAVEL=4768.65, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
9. CONST. 9.7 L.F. 18" RCP @ S=1.5%
10. CONST. 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14, TBC=4782.72, GRATE=4782.22, 18" IE OUT=4778.72, BOTTOM OF MH=4774.97

1100 EAST PLAN/PROFILE

Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER
7/14/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
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Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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David W. Peterson, P.E., License #270393
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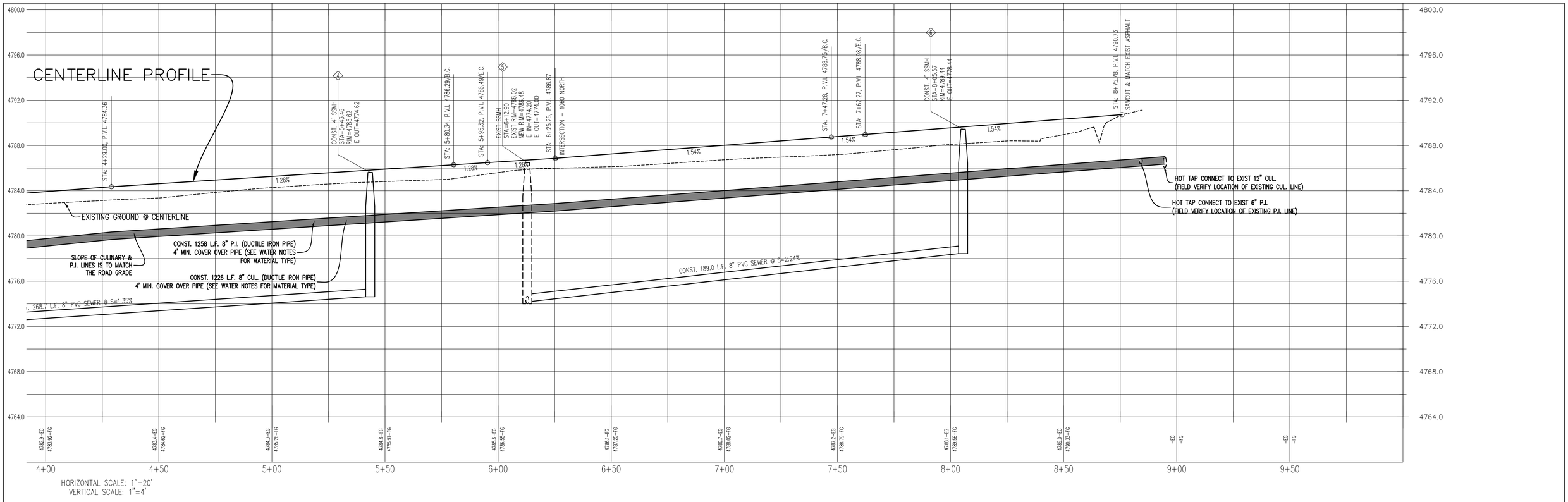
P: (801) 756-4504; david@excelcivil.com

AUTUMN CREST PHASE 2 PLAT A
AMERICAN FORK UTAH

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

1100 EAST PLAN & PROFILE

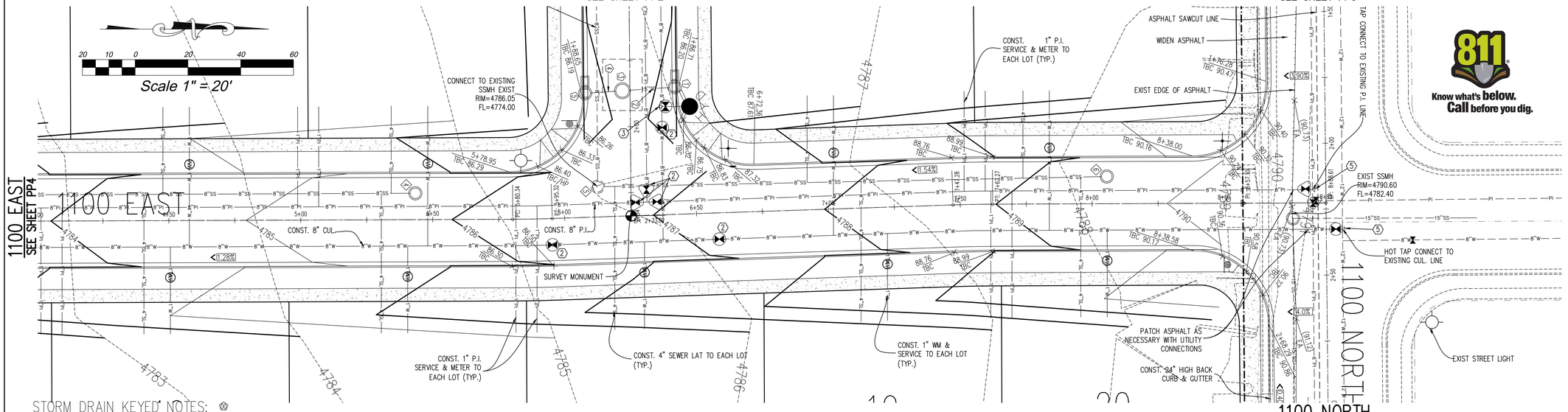
Scale: 1"=20'
Date: 08/29/22
PP4



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

1060 NORTH
SEE SHEET PP2

1100 NORTH
SEE SHEET PP3



Know what's below. Call before you dig.

SEWER NOTES:

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

WATER NOTES:

1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

STORM DRAIN KEYED NOTES: ⑩

1. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET), TBC=4786.20, GRATE=4785.70, 18" IE OUT=4782.20, BOTTOM OF MH=4778.45
2. CONST. 15.4 L.F. 18" RCP @ S=1.0%
3. CONST. 5' DIA. SUMP W/ GRAVEL AREA AROUND THE OUTSIDE (SEE AF DETAIL 15.14 ON SHEET D2). GRAVEL AREA IS 15' WIDE X 19.5' LONG X 12' DEEP, RIM=4786.13, TOP OF GRAVEL=4784.13, 18" IE IN=4782.05, BOTTOM MANHOLE SIDES=4774.13, BOTTOM OF GRAVEL=4772.13, GROUND WATER NOT ENCOUNTERED IN TEST PIT.
4. CONST. 9.7 L.F. 18" RCP @ S=1.4%
5. CONST. 2'X3 CATCH BASIN & 48" SDMH W/ 2'X3' GRATE & SNOUT HOOD PER AF DETAIL 15.14 (CONNECT SDCB & SDMH SO THAT THEY FUNCTION AS A DOUBLE INLET), TBC=4786.19, GRATE=4785.69, 18" IE OUT=4782.19, BOTTOM OF MH=4778.44

1100 EAST PLAN/PROFILE

UTILITY KEYED NOTES: ⓪

1. INSTALL 45° BEND W/ THRUST BLOCK PER SECTION 9 OF AF STDS & SPECIFICATIONS.
2. INSTALL 8" GATE VALVE. MATERIAL TYPE & JOINT TYPE TO BE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
3. INSTALL THRUST BLOCK ON F.H. TEE PER SECTION 9 OF AF STDS & SPECIFICATIONS.
4. INSTALL THRUST BLOCK ON 22.5° BEND PER SECTION 9 OF AF STDS & SPECIFICATIONS.
5. INSTALL THRUST BLOCK ON WATER CONNECTION PER SECTION 9 OF AF STDS & SPECIFICATIONS.

REGISTERED PROFESSIONAL ENGINEER
3/14/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
2	03/13/23	REVISED PER CITY COMMENTS
3	04/20/23	REVISED PER CITY COMMENTS
4	05/24/23	REVISED 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

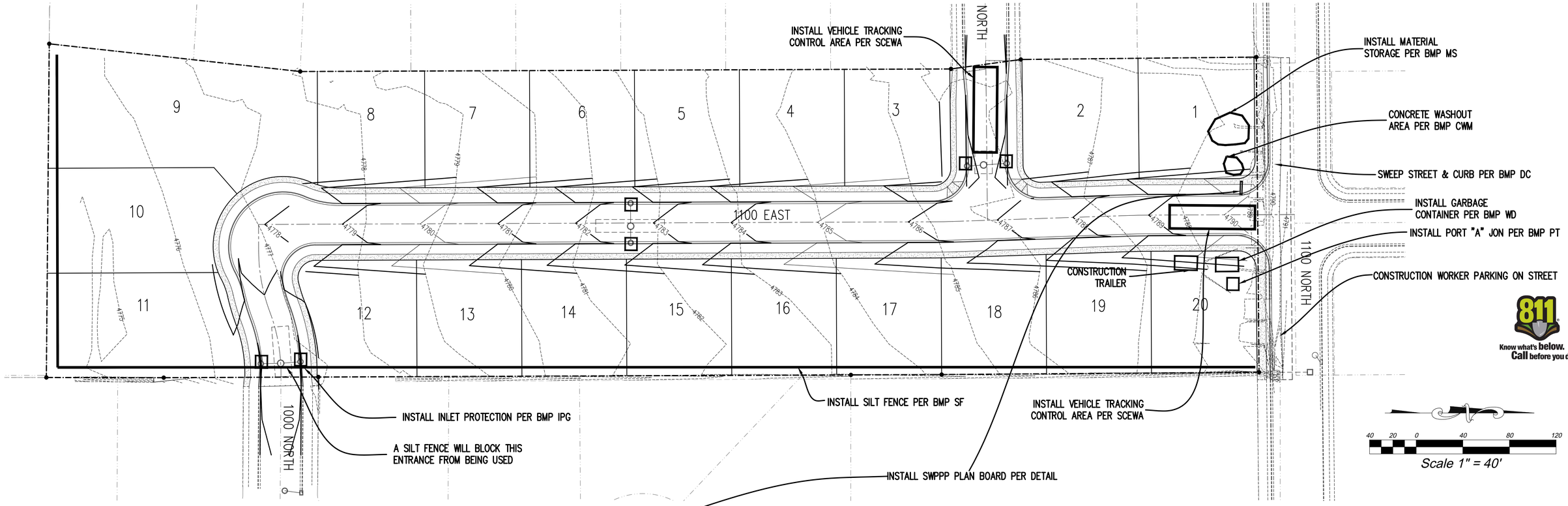
AUTUMN CREST PHASE 2 PLAT A
AMERICAN FORK UTAH

1100 EAST PLAN & PROFILE

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.
Scale: 1"=20'
Date: 08/29/22
PP5

AUTUMN CREST PHASE 2 PLAT A

ADDRESS: 1100 NORTH 1100 EAST



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

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"

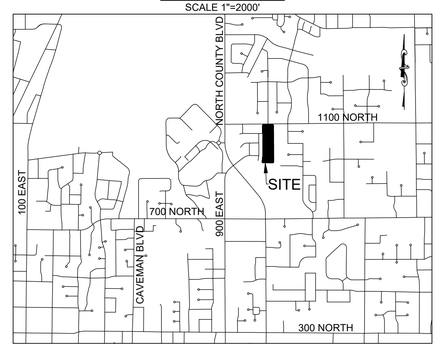
SWPPP Drawing 17"x 22"

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

VICINITY MAP

SCALE 1"=2000'



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.

REGISTERED PROFESSIONAL ENGINEER
3/14/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

BENCH MARK

WEST 1/4 CORNER, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4789.90
(NAVD88)

REVISIONS

Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
2	03/13/23	REVISED PER CITY COMMENTS
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Developer: PATTERSON DEVELOPMENT
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EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

AUTUMN CREST PHASE 2 PLAT A
AMERICAN FORK UTAH

Drawn by: D.W.P.	Scale: 1"=40'
Designed by: D.W.P.	Date: 08/29/22
Checked by: D.W.P.	SWP1

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.
8. A minimum cover of 24" shall be provided over PVC storm drain pipe.

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

PRESSURIZED IRRIGATION LINE

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

REGISTERED PROFESSIONAL ENGINEER
11/14/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS

Developer: PATTERSON DEVELOPMENT
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AUTUMN CREST PHASE 2 PLAT A

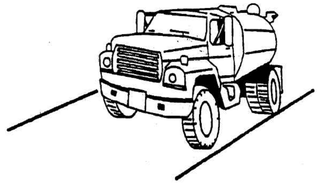
AMERICAN FORK UTAH

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

AMERICAN FORK STANDARD CONSTRUCTION NOTES

Scale: NTS
Date: 08/29/22
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

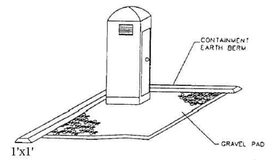
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ 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

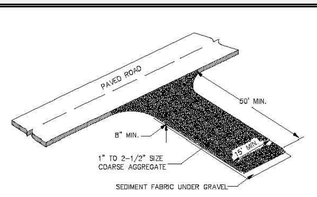
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

- ■ 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

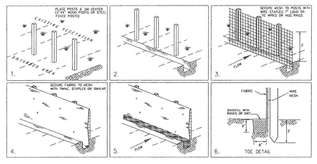
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ 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

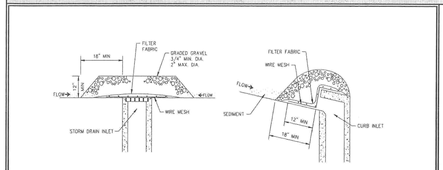
Targeted Pollutants
- ▪ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ 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

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — 11/14/23 — STATE OF UTAH

Developer: PATTERSON DEVELOPMENT
Phone: 801-319-5571

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REVISIONS

Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK — UTAH

Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.
Scale:	NTS
Date:	08/29/22

BMP DETAILS

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

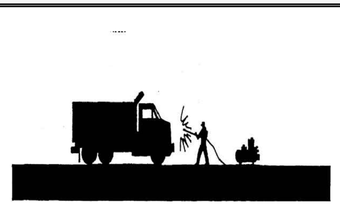
Targeted Pollutants
- ■ Sediment
- ■ Nutrients
- ☐ Heavy Metals
- ■ Toxic Materials
- ☐ Oxygen Demanding Substances
- ■ Oil & Grease
- ■ Floatable Materials
- ☐ Bacteria & Viruses

- ■ 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

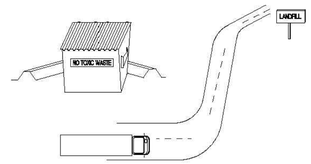
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ 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

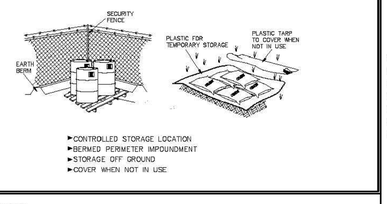
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

- ■ 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

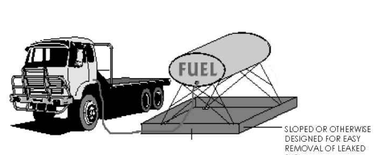
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ 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

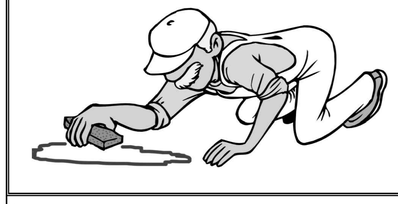
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ 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

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — 11/14/22 — STATE OF UTAH

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
1	11/14/22	REVISED PER CITY COMMENTS

AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

Drawn by: D.W.P.	BMP DETAILS	Scale: NTS
Designed by: D.W.P.		Date: 08/29/22
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 AND THE SURVEYED BACK OF WALK OF THE EAST 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:

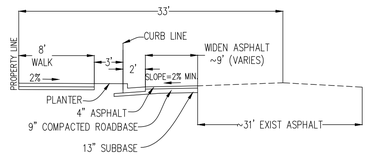
Existing Development. The city may approve one or more street segments having a reduced right-of-way width, which may not be reduced more than eight feet from the existing standard at the time of development, subject to the following terms, conditions and findings:

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;

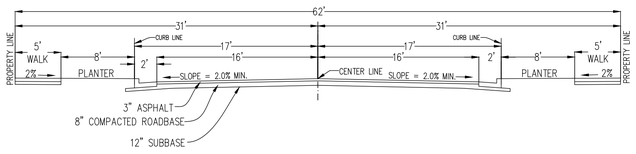
The length of the reduced segment will not be more than eight hundred feet;

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

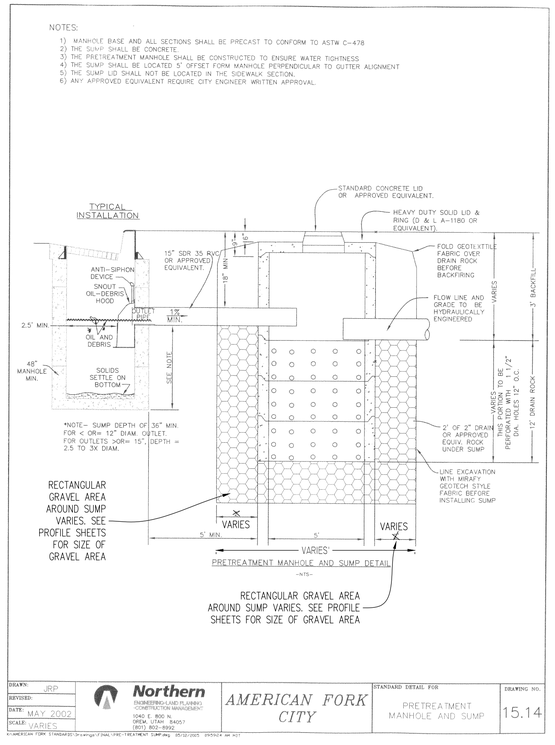
The elements of the right-of-way are in conformance with the General Plan of American Fork and the Bike and Pedestrian Master Plan for American Fork City.



1100 NORTH HALF STREET SECTION
NOT TO SCALE



62' STREET SECTION
NOT TO SCALE



DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

C:\AMERICAN FORK STANDARDS\Drawings\PRETREATMENT SUMP.dwg, 8/2/2005 - 09:09:24 AM, MST

REGISTERED PROFESSIONAL ENGINEER
7/14/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED PER CITY COMMENTS
2	03/13/23	REVISED PER CITY COMMENTS
3	04/20/23	REVISED 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

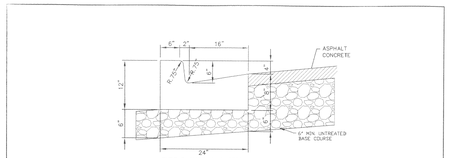
AUTUMN CREST PHASE 2 PLAT A

AMERICAN FORK UTAH

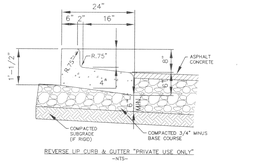
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

DETAILS

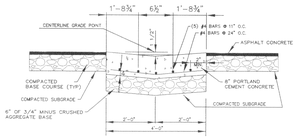
Scale: NTS
Date: 08/29/22
D4



TYPE E CURB & GUTTER
-NTS-

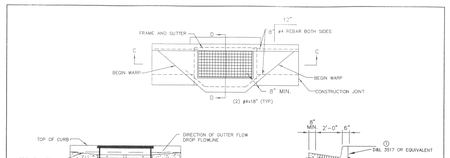


REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-

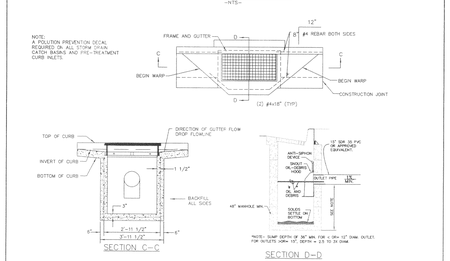


4.0' VALLEY GUTTER
-NTS-

DRAWN: JRP	Northern Engineering (Land Planning, Construction Management) 1040 E. 800 N. American Fork, UT 84057 (801) 802-8962	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

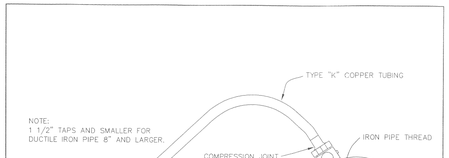


STORM DRAIN CATCH BASIN
-NTS-

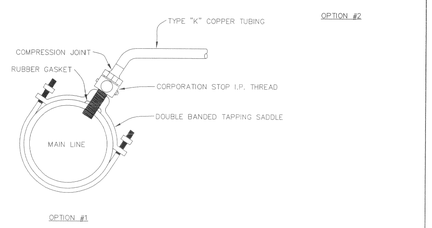


PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

DRAWN: JRP	Northern Engineering (Land Planning, Construction Management) 1040 E. 800 N. American Fork, UT 84057 (801) 802-8962	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

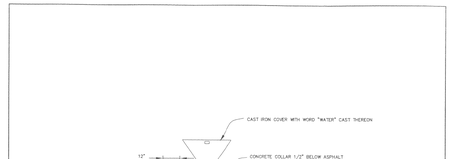


OPTION #2



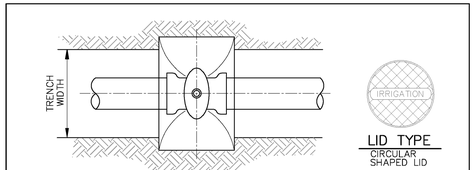
OPTION #1

DRAWN: JRP	Northern Engineering (Land Planning, Construction Management) 1040 E. 800 N. American Fork, UT 84057 (801) 802-8962	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



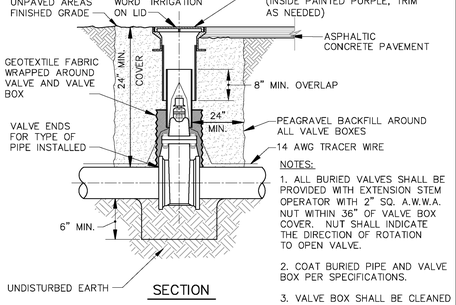
VALVE BOX DETAIL

DRAWN: JRP	Northern Engineering (Land Planning, Construction Management) 1040 E. 800 N. American Fork, UT 84057 (801) 802-8962	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



LID TYPE
CIRCULAR SHAPED LID

PLAN



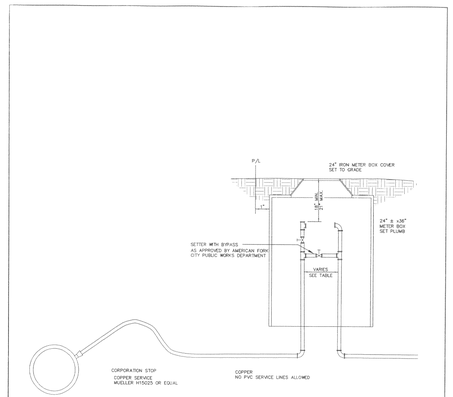
SECTION

NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

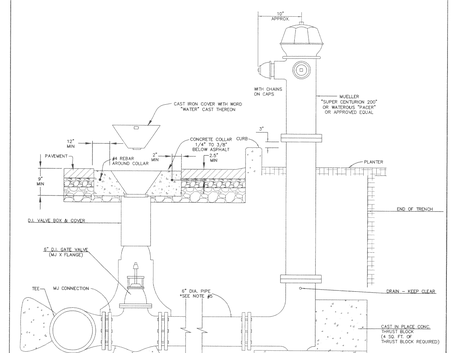
VALVE BOX INSTALLATION

DRAWN:	HORROCKS ENGINEERS 256 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
REVISED: 11/2010				
DATE:				
SCALE: NONE				



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

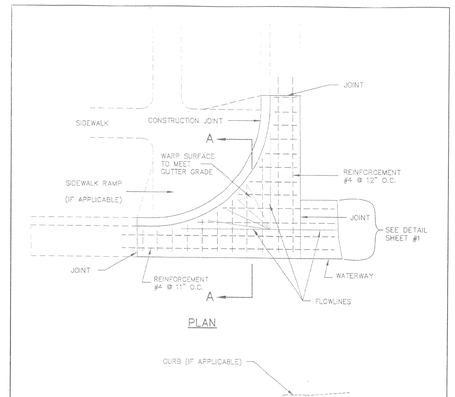
DRAWN: JRP	Northern Engineering (Land Planning, Construction Management) 1040 E. 800 N. American Fork, UT 84057 (801) 802-8962	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



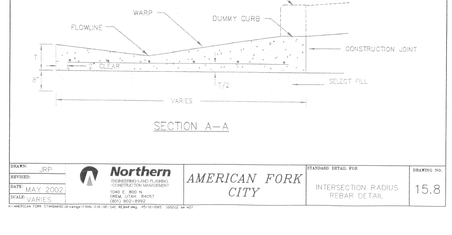
NOTES
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE RELOCATED AS SHOWN ON THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. IF EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 7 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP	Northern Engineering (Land Planning, Construction Management) 1040 E. 800 N. American Fork, UT 84057 (801) 802-8962	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

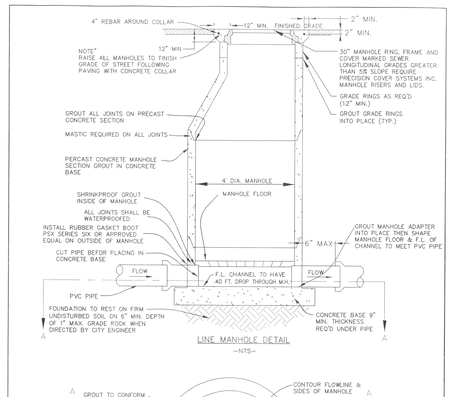


PLAN

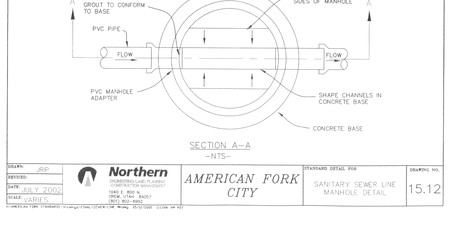


SECTION A-A

DRAWN: JRP	Northern Engineering (Land Planning, Construction Management) 1040 E. 800 N. American Fork, UT 84057 (801) 802-8962	AMERICAN FORK CITY	STANDARD DETAIL FOR: INTERSECTION RADIUS REBAR DETAIL	DRAWING NO. 15.8
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

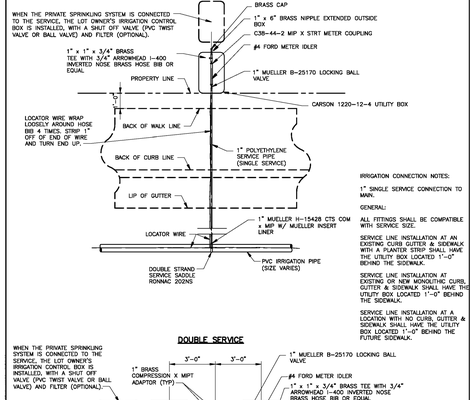


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

DRAWN: JRP	Northern Engineering (Land Planning, Construction Management) 1040 E. 800 N. American Fork, UT 84057 (801) 802-8962	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



IRRIGATION CONNECTION NOTES:

1" SINGLE SERVICE CONNECTION TO MAIN.

GENERAL:

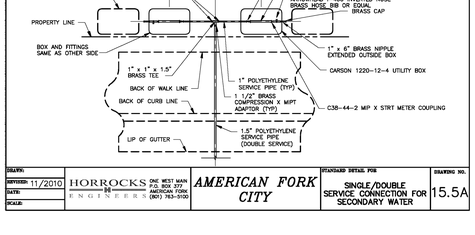
ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT EXISTING OR NEW MONOLITHIC CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE SIDEWALK.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED 1'-0" BEHIND THE FUTURE SIDEWALK.

DOUBLE SERVICE



DRAWN:	HORROCKS ENGINEERS 256 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A
REVISED: 11/2010				
DATE:				
SCALE:				

REGISTERED PROFESSIONAL ENGINEER
3/14/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED 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

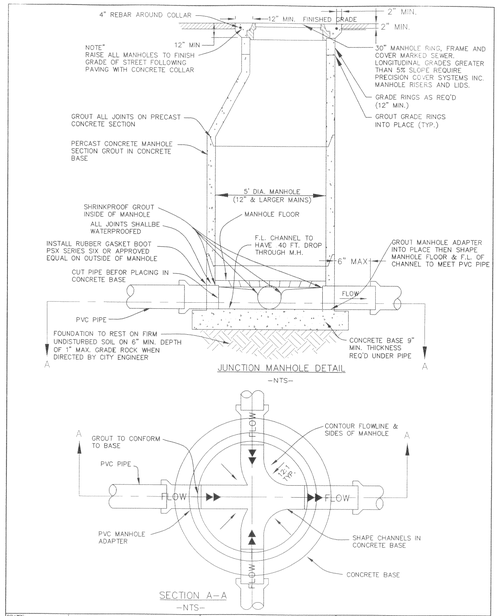
AMERICAN FORK UTAH

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

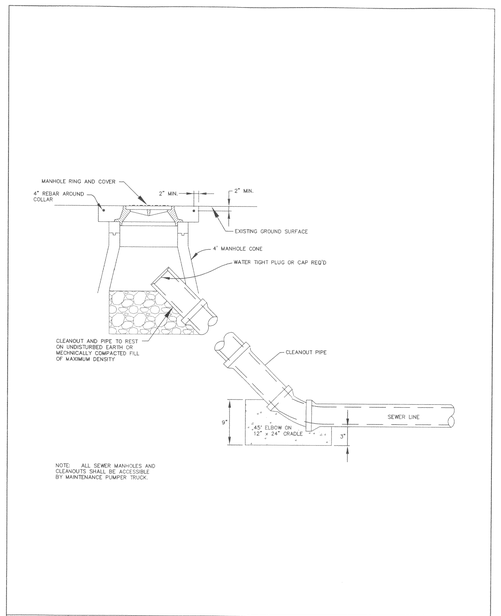
Scale: NTS
Date: 08/29/22

DETAILS

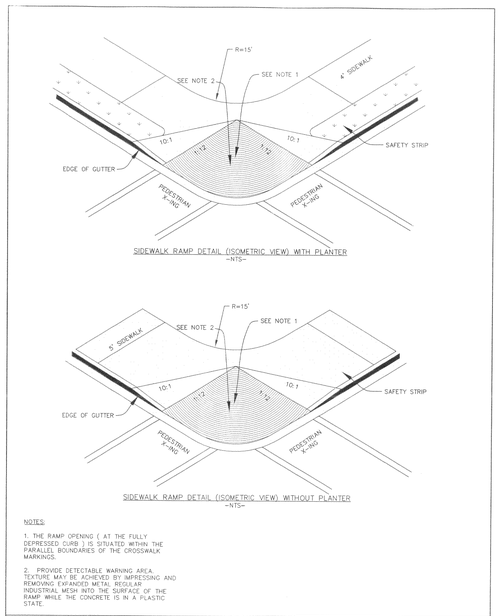
D5



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

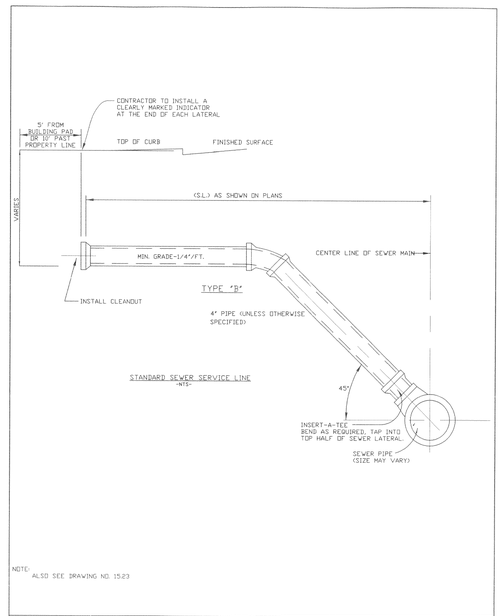


NOTES:

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

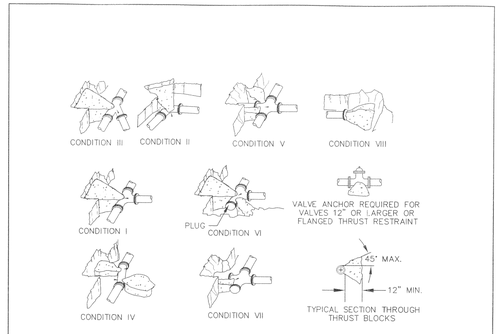
2. PROVIDE DETECTABLE WARNING AREA. TEXTURE MAY BE ACHIEVED BY IMPRESSING AND REMOVING EXPANDED METAL REGULAR INDUSTRIAL MESH INTO THE SURFACE OF THE RAMP WHILE THE CONCRETE IS IN A PLASTIC STATE.

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



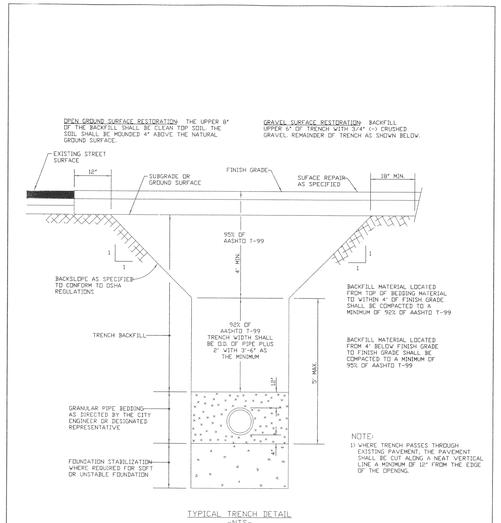
NOTES:

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

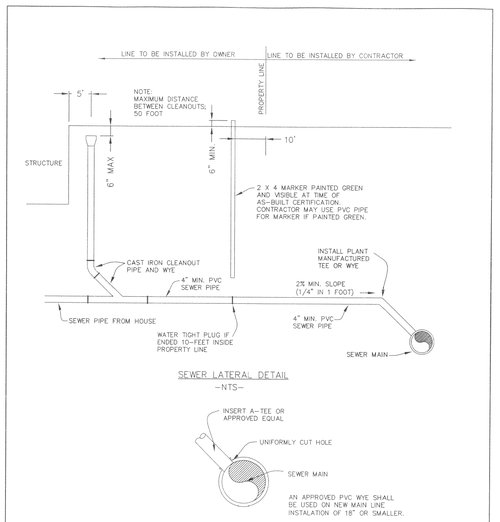
WATER LINE THRUST BLOCK DETAILS

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



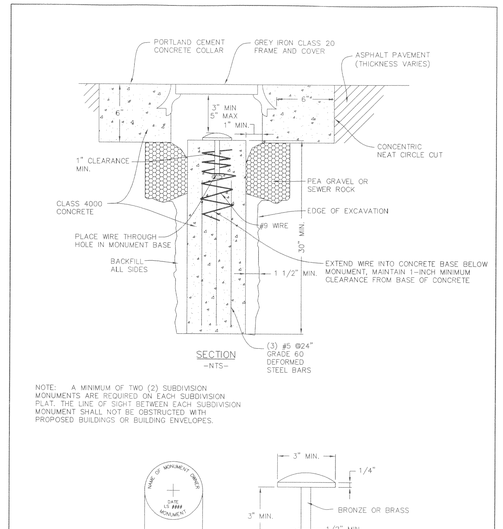
TYPICAL TRENCH DETAIL
-NTS-

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



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

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



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

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

REGISTERED PROFESSIONAL ENGINEER
11/14/22
No. 270393
DAVID W. PETERSON
STATE OF UTAH

REVISIONS		
Rev.	Date	Description
1	11/14/22	REVISED 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: 08/29/22
D6

Planning Commission Staff Report
Meeting Date: June 7th, 2023

Agenda Topic

Review and action on an application for a Preliminary Plan, known as AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Preliminary Plan will be on approximately 1.67 acres and will be in the GC-1 Zone.

BACKGROUND INFORMATION		
Location:		90 South 700 East
Project Type:		Preliminary Plan
Applicants:		Jared Haynie
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	General Commercial
	South	Design Commercial
	East	Design Commercial, General Commercial
	West	Design Commercial, General Commercial
Existing Zoning:		GC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	GC-1
	South	GC-1; SC-1
	East	GC-1; GC-2
	West	GC-1; GC-2

Background

The applicant has applied for a Preliminary Plan to develop eight (8) commercial/warehousing units within the GC-1 zone. The applicant has submitted a Preliminary Plan, Final Plat, and Commercial Site Plan concurrently for the project. As this first item of their three (3) submittals, the Preliminary Plan will be determined by the Planning Commission.

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.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Sec 17.7.206 Planning Commission Reviews And Takes Action On Preliminary Plans And Supporting Materials

1. The planning commission shall review the preliminary plans and supporting materials together with the findings of the staff review process and comments received at the public hearing, and shall act to approve the proposal, disapprove the proposal, or table action subject to receipt of additional materials or required changes, as applicable.
2. Approval by the planning commission shall not constitute final approval of the project but shall be deemed as approval to proceed with preparation of detailed engineering plans, landscaping plan, building elevation, project documentation (CC&Rs, cross-easement agreements, etc,) final plat (where the proposed project includes the subdivision of the property), water rights conveyance, and other supporting materials.

Project Conditions of Approval

1. Address TIS review comments per Traffic Impact Study requirement.

Findings of Fact

1. The Preliminary Plan meets the requirements of Section 17.7.205 and Section 17.7.206 of American Fork City's Municipal Code.

Project Map

Standards 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 Preliminary Plan meets the requirements of Section 17.7.205 and Section 17.7.206. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Preliminary Plan

Approval

Madame Chair, I move to approve the proposed Preliminary Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Preliminary Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone.

Table

Madame Chair, I move to table action for the proposed Preliminary Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-2 Zone, and instruct staff/developer to……..

Planning Commission Staff Report
Meeting Date: June 7th, 2023

Agenda Topic

Review and action on an application for a Final Plat, known as AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Final Plat will be on approximately 1.67 acres and will be in the GC-1 Zone.

BACKGROUND INFORMATION		
Location:		90 South 700 East
Project Type:		Final Plat
Applicants:		Jared Haynie
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	General Commercial
	South	Design Commercial
	East	Design Commercial, General Commercial
	West	Design Commercial, General Commercial
Existing Zoning:		GC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	GC-1
	South	GC-1; SC-1
	East	GC-1; GC-2
	West	GC-1; GC-2

Background

The applicant has applied for a Final Plat to develop eight (8) commercial/warehousing units within the GC-1 zone. The applicant has submitted a Preliminary Plan, Final Plat, and Commercial Site Plan concurrently for the project. As this second item of their three (3) submittals, the Final Plat will be recommended by the Planning Commission and determined by the City Council.

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.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
B. The final plan/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.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Project Conditions of Approval

1. Address TIS review comments per Traffic Impact Study requirement.

Findings of Fact

1. The Final Plat meets the requirements of Section 17.7.210 and Section 17.7.211 of American Fork City's Municipal Code.

Project Map

Standards 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 meets the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, and instruct staff/developer to……..

Planning Commission Staff Report
Meeting Date: June 7th, 2023

Agenda Topic

Review and action on an application for a Commercial Site Plan, known AF Warehouse Condos, located at approximately 90 South 700 East, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.67 acres and will be in the GC-1 Zone.

BACKGROUND INFORMATION		
Location:		90 South 700 East
Project Type:		Commercial Site Plan
Applicants:		Jared Haynie
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	General Commercial
	South	Design Commercial
	East	Design Commercial, General Commercial
	West	Design Commercial, General Commercial
Existing Zoning:		GC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	GC-1
	South	GC-1; SC-1
	East	GC-1; GC-2
	West	GC-1; GC-2

Background

The applicant has applied for a Commercial Site Plan to develop eight (8) commercial/warehousing units within the GC-1 zone. The applicant has submitted a Preliminary Plan, Final Plat, and Commercial Site Plan concurrently for the project. As this third item of their three (3) submittals, the Commercial Site Plan will be recommended by the Planning Commission and determined by the City Council.

Section 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.
5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date of the approval. Up to a twelve (12) month extension may be approved by the land use

authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. Address TIS review comments per Traffic Impact Study requirement.

Findings of Fact

1. The Commercial Site Plan meets the requirements of 17.6.101 of American Fork City's Municipal Code.

Project Map

Standards 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.
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6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
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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 Commercial Site Plan meets the requirements of Section 17.6.101. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Commercial Site Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at approximately 90 South 700 East, American Fork City, UT 84003, in the GC-1 Zone, and instruct staff/developer to……..

— A.F. WAREHOUSE CONDOS —

A COMMERCIAL DEVELOPMENT
99 SOUTH 700 EAST, AMERICAN FORK, UTAH
LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

N
W – – E
S

10 60 180
0 30 120

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

Next Step
Approved with Conditions

Proceed to Planning Commission on 6/21/2023

American Fork City
Technical Review Committee

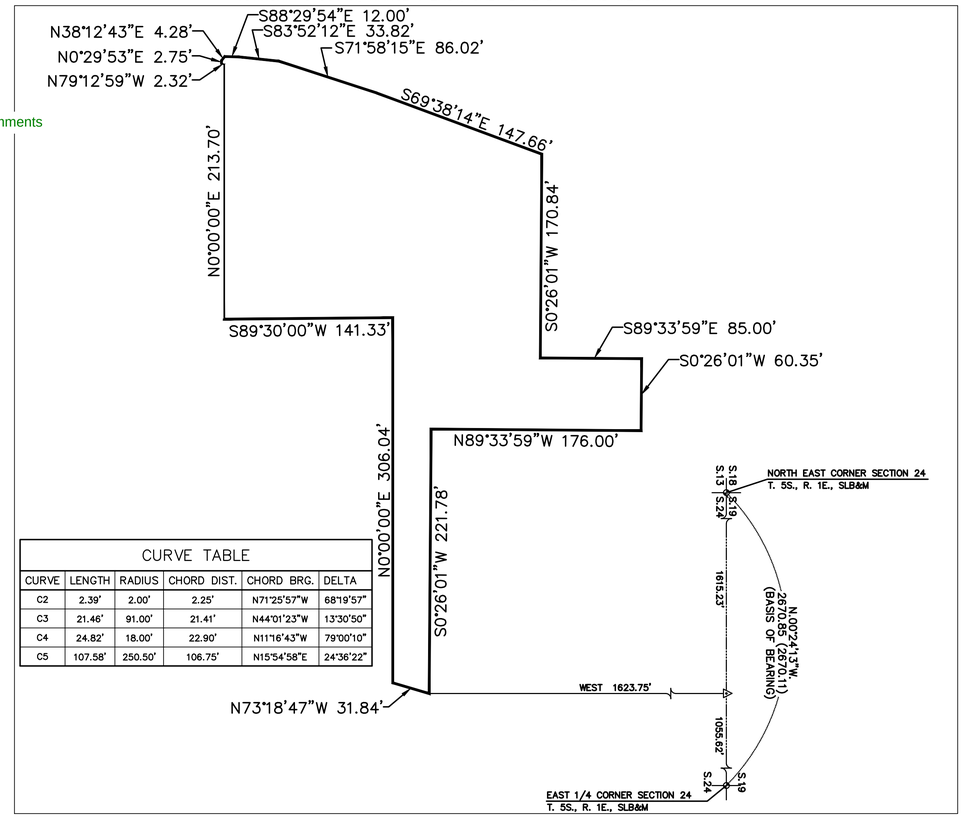
Planning and Zoning
Reviewed
copperman 05/11/2023

← No comments

Fire Department
Reviewed
M. Sacco 05/11/2023

Engineering Division
Reviewed
jhsu 05/11/2023

TIS-comments



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C2	2.39'	2.00'	2.25'	N71°25'57"W	68°19'57"
C3	21.46'	91.00'	21.41'	N44°01'23"W	13°30'50"
C4	24.82'	18.00'	22.90'	N11°16'43"W	79°00'10"
C5	107.58'	250.50'	106.75'	N15°54'58"E	24°36'22"

VICINITY MAP
–NTS–

SHEET INDEX

01	COVER SHEET
02	GENERAL CONSTRUCTION NOTES
03	CONDO PLAT
04	CONDO PLAN & SECTIONS
05	DEMOLITION PLAN
06	SITE PLAN
06B	SITE TRIANGLE
07	SITE DIMENSION AND PARKING PLAN
08	GRADING & DRAINAGE PLAN
09	UTILITY PLAN
10	SEWER PLAN & PROFILE
10A	STORM DRAIN PLAN & PROFILE
11	DETAILS
12	DETAILS
13	STORM WATER POLLUTION PREVENTION PLAN
14	STORM WATER POLLUTION PREVENTION DETAILS

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

OVERALL PROJECT TABULATIONS

BUILDING:

OFFICE & WAREHOUSE TOTAL SF = 22,875 SF

REQUIRED PARKING:

3596 SF FIXED WALL OFFICE @ 4/1000 = 14
19,279 SF WAREHOUSE @ 1/1000 = 19
TOTAL REQUIRED = 33

SITE PLAN PROPOSED PARKING:

ADA = 2
LOADING/DOCK = 0
PARKING SPACES = 36
TOTAL PROPOSED = 38

TOTAL DEVELOPED AREA	72,580 SF (100%)
BUILDING AREA	22,875 SF (31.52%)
LANDSCAPE AREA	8,022 SF (11.05%)
IMPERVIOUS AREA	41,683 SF (57.43%)

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
02-22-23
STATE OF UTAH

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE NORTHERLY RIGHT–OF–WAY LINE OF PACIFIC DRIVE, WHICH POINT IS LOCATED 1055.62 FEET NORTH N00°24'13" WEST, ALONG THE SECTION LINE AND 1623.75 FEET WEST FROM THE EAST QUARTER CORNER, SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING.

THENCE ALONG SAID RIGHT–OF–WAY LINE NORTH 73°18'47" WEST, 31.84 FEET; THENCE NORTH 00°00'00" EAST, 306.04 FEET; THENCE SOUTH 89°30'00" WEST, 141.33 FEET; THENCE NORTH 00°00'00" EAST, 213.70 FEET; THENCE NORTH 79°12'59" WEST, 2.32 FEET; THENCE NORTH 00°29'53" EAST, 2.75 FEET; THENCE NORTH 38°12'43" EAST, 4.28 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF BAMBERGER DRIVE; THENCE ALONG SAID RIGHT–OF–WAY LINE THE FOLLOWING FOUR (4) CALLS: (1) SOUTH 88°29'54" EAST, 12.00 FEET (2) SOUTH 83°52'12" EAST, 33.82 FEET (3) SOUTH 71°58'15" EAST, 86.02 FEET (4) SOUTH 69°38'14" EAST, 147.66 FEET TO THE WESTERLY LINE OF PLAT "A", GARRETT OFFICE WAREHOUSE SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) CALLS: (1) SOUTH 00°26'01" WEST, 170.84 FEET (2) SOUTH 89°33'59" EAST, 85.00 FEET TO THE WETERLY LINE DESCRIBED IN A CERTAIN BOUNDARY LINE AGREEMENT RECORDED 19 AUGUST 1996, ENTRY NUMBER 67586 (BOOK 4047, PAGE 402); THENCE ALONG SAID BOUNDARY LINE AGREEMENT SOUTH 00°26'01" WEST, 60.35 FEET TO THE NORTHEAST CORNER OF PLAT "A", KARATE STUDIO SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) CALLS: (1) NORTH 89°33'59" WEST, 176.00 FEET (2) SOUTH 00°26'01" WEST, 221.78 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF PACIFIC DRIVE AND THE POINT OF BEGINNING.

AREA: 1.67 ACRES OR 72,580 SQ FT

BASIS OF BEARING: NORTH 00°24'13" WEST, FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

LEGEND

⊕	FOUND BRASS CAP
⊙	SET 5/8" IRON PIN
———	PROPERTY BOUNDARY
———	CENTERLINE
———	LOT LINE

CODE ANALYSIS

ZONE=	GC–1
TYPE OF BUILDING=	II–B
TYPE OF OCCUPANCY=	B–II,F–2,S–1,S–2
FIRE SPRINKLED=	YES
TYPE OF CONSTRUCTION=	CWMU
ACTUAL BLDG HEIGHT=	29'–4"

ABBREVIATION KEY

BOW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
FSA	FINISHED SURFACE – ASPHALT
HP	HIGH POINT
LIP	LIP OF CROSS GUTTER
LP	LOW POINT
RIM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB
TOW	TOP OF SIDEWALK

PARKING NOTES

PARKING STALLS SHALL BE STRIPED USING 4–INCH SOLID WHITE/YELLOW LINES

MAXIMUM SLOPE OF PARKING LOT IS 5.0% MAX

MINIMUM SLOPE OF PARKING LOT IS 2.0%

SURVEY CONTROL

SITE BENCHMARK:
EAST 1/4 SEC. 24 T.5S, R.1E, S.L.B.&M.
ELEV= 4607.82 (NAVD 88)

BASIS OF BEARING:
N.00°24'13"W. FROM THE EAST 1/4 CORNER TO THE NE CORNER OF SEC 24, T5S, R1E, SLB&M

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

CONTACT LIST

FIELD	COMPANY	NAME	PHONE NUMBER
DEVELOPER	JARED HAYNIE		801–836–0131
CIVIL ENGINEER	NORTHERN ENGINEERING	KYLE SPENCER	801–802–8992
GEOTECHNICAL ENGINEER	AGEC JOB# 1080144	CHRIS BECKMAN	801–566–6399
AF–PUBLIC WORKS			
CULINARY WATER/P.I.	AMERICAN FORK CITY	JAY BREMS	801–763–3060
SANITARY SEWER	AMERICAN FORK CITY	ASHTON HARDY	801–763–3060
CITY–INSPECTOR	AMERICAN FORK CITY	DEE HOWARD	801–763–3060
SWPPP INSPECTOR	AMERICAN FORK CITY	HARLAN NIELSON	801–763–3060
FIRE MARSHALL	AMERICAN FORK CITY	MAT SACCO	801–763–3045
STORM DRAINAGE	AMERICAN FORK CITY	ASHTON HARDY	801–763–3060
PLANNING	AMERICAN FORK CITY	PATRICK O'BRIEN	801–763–3060
	TSSD	DAVID BARLOW	801–756–5231
IRRIGATION	AF IRRIGATION COMPANY	ERNIE JOHN	801–471–6576
IRRIGATION	MITCHELL HOLLOW IRRIGATION CO.	DALE JONES	801–768–8150
POWER	ROCKY MOUNTAIN POWER	TERIA WALKER	801–756–1310
CABLE	COMCAST	ELYSIA VALDEZ	801–401–3017
TELEPHONE	CENTURY LINK	BILL WESTFALL	435–623–4252
AF FIBER	AMERICAN FORK CITY	KYLE PETERSON	801–400–2933
GAS	DOMINION ENERGY	TRENT JOHNSON	801–853–6548

PROJECT DEVELOPER
JARED HAYNIE
PH - 801.836.0131
JARED@CAMBRSLANGOBUILDERS.COM
JPhaynie@gmail.com

PROJECT ENGINEER
KYLE SPENCER
NORTHERN ENGINEERING
1040 EAST 800 NORTH
OREM, UTAH 84097
PH - 801.802.8992

PROJECT SURVEYOR
AaRON THOMAS
AZTEC ENGINEERING
732 N. 780 W.
AMERICAN FORK, UTAH 84003
801.224.7308 - OFFICE
801-592-2693 - CELL

NO.	REVISIONS	BY	DATE
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

AF WAREHOUSE CONDOS

COVER SHEET

AMERICAN FORK

JOB NO. 3–20–107

SHEET NO. CS–01

GENERAL

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. tem 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, the Contractor shall prepare and furnish the Owner and Engineer a set of record drawings (as _ built) at substantial completion of the project. All new Utility work completed during the project shall be Mapped (Surveyed or gps'd) and submitted to the city electronically in both a PDF and GIS Format. GIS DATA shall be in a shape file format compatible with ARCMAP version 10.5 and in State Plane Coordinates UTAH Central Zone–NAD–US Survey feet).*
7. *The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.*
8. *The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.*
9. *Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.*
10. *The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.*
11. *Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.*
12. *Disposal of excess excavation within Special Flood Hazard Areas (100–year floodplain) must be approved by the City Engineer.*
13. *All signs, landscaping, structures or other appurtenances within right–of–way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.*
14. *All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.*
15. *All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.*
16. *All trenches within public right–of–way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.*
17. *Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.*
18. *All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.*
19. *Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.*
20. *Permits to construct in the right–of–way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.*
21. *The Contractor shall be responsible for the condition of trenches within the right–of–way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.*
22. *Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.*
23. *The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.*
24. *Any modification to the work shown on drawings must have prior written approval by the City Engineer.*
25. *Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition*
26. *Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.*
27. *Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background.*
28. *The contractor shall follow all city standards, details and specifications.*
29. *The geotechnical investigation and all Addendum prepared by AGEC (Project No. 1080144), and other recommendations are to be considered a part of these plans. The contractor is responsible for including the recommendations in said report into his/her bid and construction practices.*

UTILITIES

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

FIELD	COMPANY	NAME	PHONE NUMBER
DEVELOPER	JARED HAYNIE		801–836–0131
CIVIL ENGINEER	NORTHERN ENGINEERING	KYLE SPENCER	801–802–8992
GEOTECHNICAL ENGINEER	AGEC JOB# 1080144	CHRIS BECKMAN	801–566–6399
AF–PUBLIC WORKS			
CULINARY WATER/P.I.	AMERICAN FORK CITY	JAY BREMS	801–763–3060
SANITARY SEWER	AMERICAN FORK CITY	ASHTON HARDY	801–763–3060
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FIRE MARSHALL	AMERICAN FORK CITY	MAT SACCO	801–763–3045
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IRRIGATION	MITCHELL HOLLOW IRRIGATION CO.	DALE JONES	801–768–8150
POWER	ROCKY MOUNTAIN POWER	TERIA WALKER	801–756–1310
CABLE	COMCAST	ELYSIA VALDEZ	801–401–3017
TELEPHONE	CENTURY LINK	BILL WESTFALL	435–623–4252
AF FIBER	AMERICAN FORK CITY	KYLE PETERSON	801–400–2933
GAS	DOMINION ENERGY	TRENT JOHNSON	801–853–6548

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 Engineer of the record.

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 51 for mechanical joint piping and class 53 for flanged joint pipes unless otherwise approved. All water lines that are constructed using ductile iron are to be in accordance with AWWA C151 and ANSI A–021.51 specifications.
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.
15. All water connections shall be fitted with a thrust block as per detail sheet 11.

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.

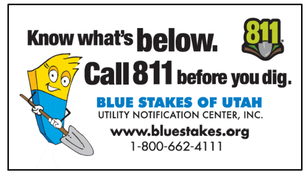
MAIL DELIVERY

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.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
01-31-23
STATE OF UTAH



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE		
5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
				REV. COGO FILE:	DATE:

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Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

AF WAREHOUSE CONDOS

GENERAL CONSTRUCTION NOTES

AMERICAN FORK, UTAH

JOB NO. 3–20–107

SHEET NO. CS–02

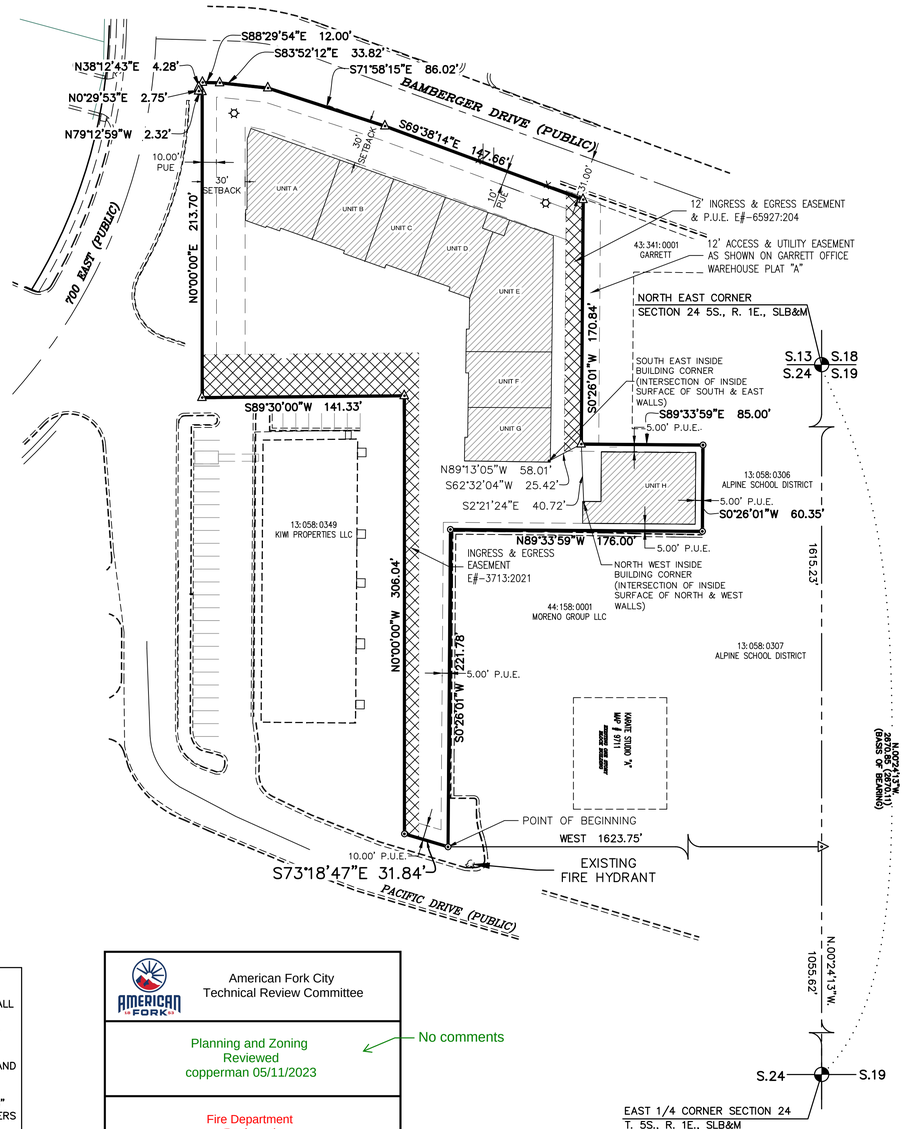
— AF WAREHOUSE CONDO —

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

N
W — E
S

25 0 5 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- FOUND IRON PIN
- CALCULATED POINT, NOT SET
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- BUILDING SETBACK
- SECTION LINE
- EASEMENT
- PRIVATE OWNERSHIP
- COMMON AREA/P.U.E.-SEWER, STORMDRAIN, WATER EASEMENTS
- INGRESS EGRESS EASEMENT COMMON AREA/P.U.E-SEWER, STORMDRAIN, WATER EASEMENTS

ADDRESS TABLE	
UNIT	ADDRESS
A	105 SOUTH 700 EAST
B	105 SOUTH 700 EAST
C	105 SOUTH 700 EAST
D	105 SOUTH 700 EAST
E	105 SOUTH 700 EAST
F	105 SOUTH 700 EAST
G	105 SOUTH 700 EAST
H	105 SOUTH 700 EAST

CURRENT ZONE: GC-1
CURRENT LAND USE: DESIGN COMMERCIAL
FEMA ZONE X-(NOT WITHIN FLOOD PLAIN)
PANEL 307 OF 1450
MAP 49049C 030 7F (EFFECTIVE DATE: JUNE 19,2020)

NOTES:

1) WHEN ANY SUBTERRANEAN UTILITY IS REPAIRED, REPLACED OR INSTALLED, ALL IMPACTED IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR IN A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO THE DAMAGE.

2) THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.

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

4) BUILDING PERMITS WILL NOT BE ISSUED FOR ANY BUILDING UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.

5) MAINTENANCE OF THE SANITARY SEWER SYSTEM AND THE STORM DRAIN SYSTEM WITHIN THE PARCEL BOUNDARY IS THE RESPONSIBILITY OF THE OWNER OF THIS PARCEL.

6) THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF COLLAPSIBLE SOILS WITHIN THE BUILDABLE AREA, ROAD IMPROVEMENTS AND UNDERGROUND UTILITIES.

American Fork City Technical Review Committee
Planning and Zoning Reviewed copperman 05/11/2023 — No comments
Fire Department Reviewed M. Sacco 05/11/2023
Engineering Division Reviewed jhsu 05/11/2023

Next Step
Approved with Conditions
Proceed to Planning Commission on 6/21/2023

AMERICAN FORK

VICINITY MAP
-NTS-

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097 (801) 802-8992

SURVEYOR'S CERTIFICATE

I, AaRIN D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY THAT THE BOUNDARY DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SHOWN UPON THIS MAP WHICH WILL BE CONSTRUCTED AS "A.F. WAREHOUSE CONDO PLAT "A" AN EXPANDABLE CONDOMINIUM PROJECT; THAT THE CONDOMINIUM PLAT FOR SAID CONDOMINIUM PROJECT, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT; AND THAT THE REFERENCE MARKERS SHOWN ON SAID MAP ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

DATE _____ AaRON D. THOMAD, P.L.S. _____

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PACIFIC DRIVE, WHICH POINT IS LOCATED 1055.62 FEET NORTH N00°24'13" WEST, ALONG THE SECTION LINE AND 1623.75 FEET WEST FROM THE EAST QUARTER CORNER, SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING.

THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 73°18'47" WEST, 31.84 FEET; THENCE NORTH 00°00'00" EAST, 306.04 FEET; THENCE SOUTH 89°30'00" WEST, 141.33 FEET; THENCE NORTH 00°00'00" EAST, 213.70 FEET; THENCE NORTH 79°12'59" WEST, 2.32 FEET; THENCE NORTH 00°29'53" EAST, 2.75 FEET; THENCE NORTH 38°12'43" EAST, 4.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BAMBERGER DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CALLS: (1) SOUTH 88°29'54" EAST, 12.00 FEET (2) SOUTH 83°52'12" EAST, 33.82 FEET (3) SOUTH 71°58'15" EAST, 86.02 FEET (4) SOUTH 69°38'14" EAST, 147.66 FEET TO THE WESTERLY LINE OF PLAT "A", GARRETT OFFICE WAREHOUSE SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) CALLS: (1) SOUTH 00°26'01" WEST, 170.84 FEET (2) SOUTH 89°33'59" EAST, 85.00 FEET TO THE WETERLY LINE DESCRIBED IN A CERTAIN BOUNDARY LINE AGREEMENT RECORDED 19 AUGUST 1996, ENTRY NUMBER 67586 (BOOK 4047, PAGE 402); THENCE ALONG SAID BOUNDARY LINE AGREEMENT SOUTH 00°26'01" WEST, 60.35 FEET TO THE NORTHEAST CORNER OF PLAT "A", KARATE STUDIO SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) CALLS: (1) NORTH 89°33'59" WEST, 176.00 FEET (2) SOUTH 00°26'01" WEST, 221.78 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PACIFIC DRIVE AND THE POINT OF BEGINNING.

AREA: 1.67 ACRES OR 72,580 SQ FT

BASIS OF BEARING: NORTH 00°24'13" WEST, FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS "A.F. WAREHOUSE CONDO PLAT "A" AN EXPANDABLE CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS CONDOMINIUM PLAT TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

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

_____ BY: _____

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS DAY OF _____ A.D. 20____.

MAYOR _____ CITY COUNCIL _____
CITY COUNCIL _____ CITY COUNCIL _____
CITY COUNCIL _____ CITY COUNCIL _____
APPROVED _____ ATTEST _____
CITY ENGINEER _____ CITY RECORDER (SEE SEAL)

OCCUPANCY RESTRICTION NOTICE

THE AMERICAN FORK CITY HAS AN ORDINANCE WHICH RESTRICTS OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

PLANNING COMMISSION APPROVAL

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

PLANNER _____ CHAIRMAN, PLANNING COMMISSION _____

UTILITY DEDICATION

NORTHSHORE CORPORATION CENTER, OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THE PLAT OF "A.F. WAREHOUSE CONDO PLAT "A", A UTAH EXPANDABLE CONDOMINIUM PROJECT, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED COMMON AREA (UTILITY EASEMENT) ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAIN, LAND DRAIN AND WATER LINES APPURTENANCES, TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

WATER & SEWER AUTHORITY APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20____ BY COMMUNITY SEWER AUTHORITY

_____
PUBLIC WORKS DIRECTOR

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, IN THE YEAR 20____ BEFORE ME, _____, PERSONALLY APPEARED _____, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A _____, [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____ .

RESERVATION OF COMMON AREA

NORTHSHORE CORPORATION CENTER IN RECORDING THIS PLAT OF "A.F. WAREHOUSE CONDO PLAT "A"", A UTAH EXPANDABLE CONDOMINIUM PROJECT, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN "A.F. WAREHOUSE CONDO PLAT "A", FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN A.F. WAREHOUSE CONDO PLAT "A"", AS MORE FULLY PROVIDED IN THE DECLARATION OF CONDOMINIUM OF NORTHSHORE CORPORATION CENTER WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS CONDOMINIUM PLAT AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDATION WITH THE UTAH COUNTY RECORDER.

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

_____ _____

A.F. WAREHOUSE CONDO PLAT "A"

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

AMERICAN FORK CITY _____ UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR — No. 6418780 — AARON D. THOMAS — STATE OF UTAH

CITY RECORDER

CLERK-RECORDER SEAL

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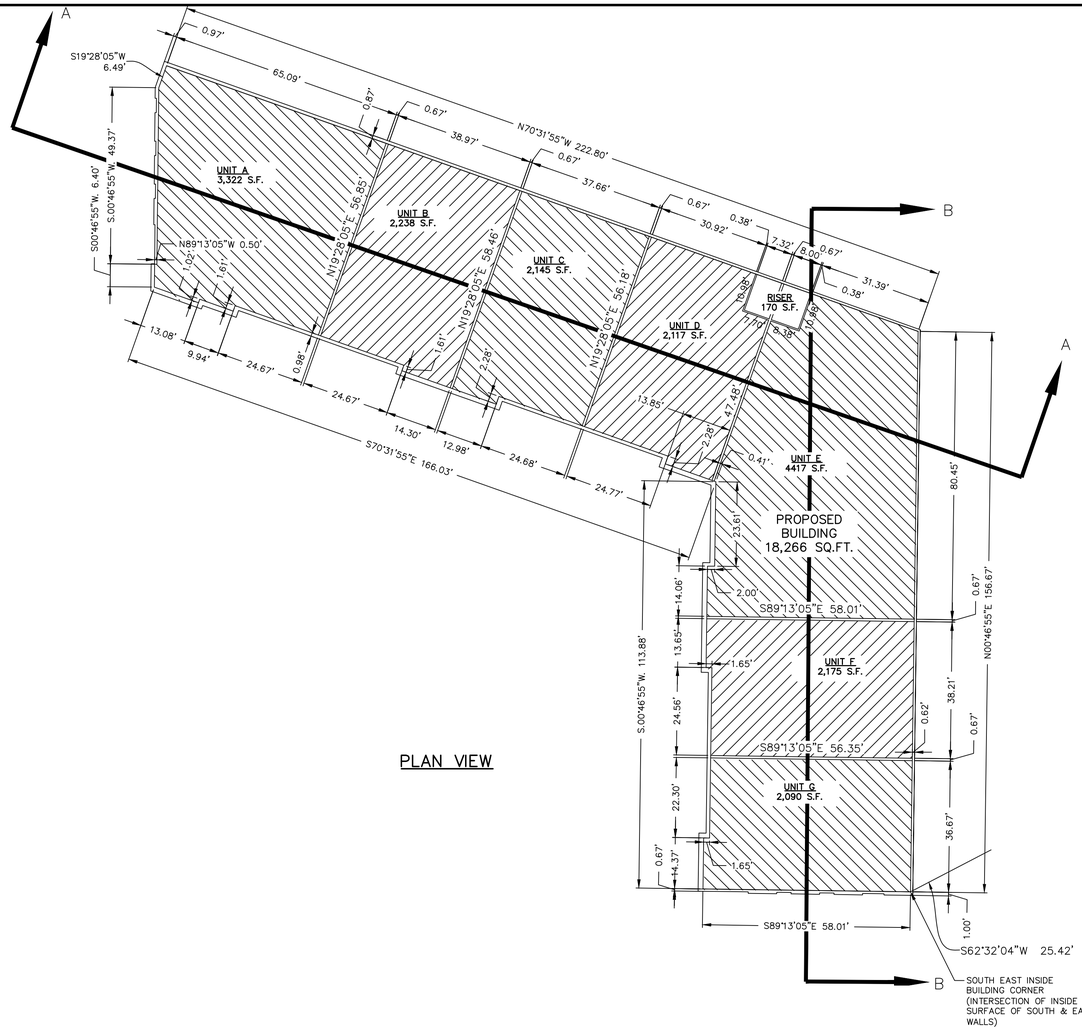
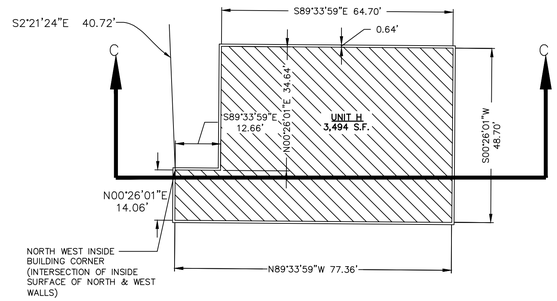


PLAN VIEW



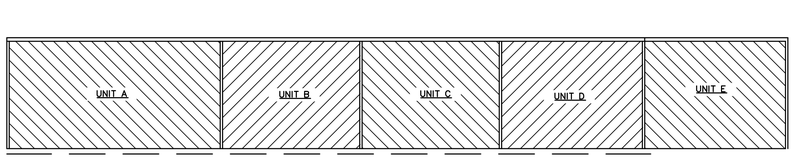
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

PRIVATE OWNERSHIP

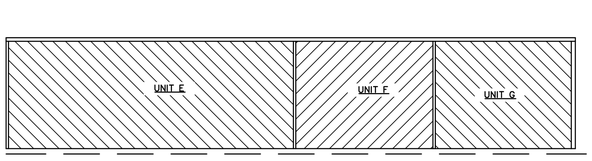
COMMON AREA/P.U.E.-SEWER, STORMDRAIN, WATER EASEMENTS

NOTES:

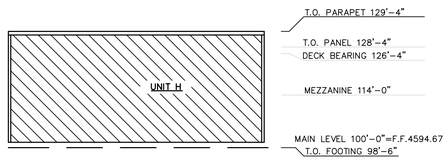
1) PARCEL TO CONFORM TO THE PRECISE GRADING SHEET AS APPROVED BY THE ENGINEERING DIVISION AND FILED WITH THE BUILDING DIVISION.
2) NO FOOTING, EAVES, WINDOW WELLS OR OTHER IMPROVEMENTS CONNECTED TO STRUCTURES ARE ALLOWED TO BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT.
3) THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SUBMITTED FOR REVIEW AND APPROVAL.



SECTION A



SECTION B



SECTION C

SECTION A

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

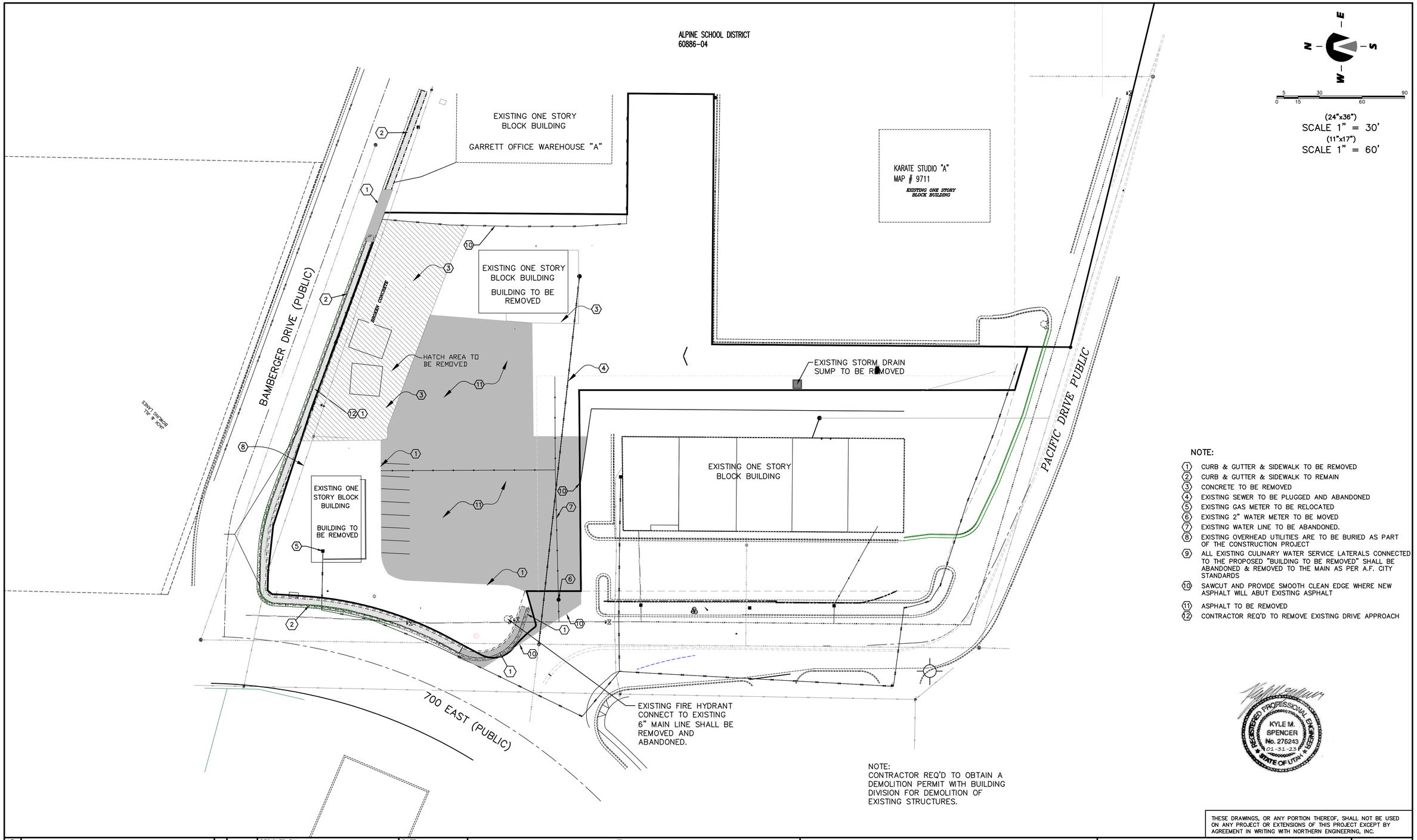
AF WAREHOUSE CONDO

CONDO PLAT FLOOR PLAN & SECT.

AMERICAN FORK, UTAH

JOB NO. 3-20-107

SHEET NO. 2 OF 2



NOTE:

1. CURB & GUTTER & SIDEWALK TO BE REMOVED
2. CURB & GUTTER & SIDEWALK TO REMAIN
3. CONCRETE TO BE REMOVED
4. EXISTING SEWER TO BE PLUGGED AND ABANDONED
5. EXISTING GAS METER TO BE RELOCATED
6. EXISTING 2" WATER METER TO BE MOVED
7. EXISTING WATER LINE TO BE ABANDONED.
8. EXISTING OVERHEAD UTILITIES ARE TO BE BURIED AS PART OF THE CONSTRUCTION PROJECT
9. ALL EXISTING CULINARY WATER SERVICE LATERALS CONNECTED TO THE PROPOSED "BUILDING TO BE REMOVED" SHALL BE ABANDONED & REMOVED TO THE MAIN AS PER A.F. CITY STANDARDS
10. SAWCUT AND PROVIDE SMOOTH CLEAN EDGE WHERE NEW ASPHALT WILL ABUT EXISTING ASPHALT
11. ASPHALT TO BE REMOVED
12. CONTRACTOR REQ'D TO REMOVE EXISTING DRIVE APPROACH

NOTE:
CONTRACTOR REQ'D TO OBTAIN A DEMOLITION PERMIT WITH BUILDING DIVISION FOR DEMOLITION OF EXISTING STRUCTURES.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
01-31-23
STATE OF UTAH

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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

AF WAREHOUSE CONDOS

DEMOLITION PLAN

AMERICAN FORK, UTAH

JOB NO. 3-20-107

SHEET NO. 5

ALPINE SCHOOL DISTRICT
60886-04

KARATE STUDIO "A"
MAP # 9711
EXISTING ONE STORY BLOCK BUILDING

BAMBERGER DRIVE (PUBLIC)

PACIFIC DRIVE PUBLIC

700 EAST (PUBLIC)

UNIT #A
UNIT #B
UNIT #C
UNIT #D
UNIT #E
UNIT #F
UNIT #G

SIGHT TRIANGLE
SIGHT TRIANGLE
SIGHT TRIANGLE
SIGHT TRIANGLE
SIGHT TRIANGLE
SIGHT TRIANGLE

420'
402.06'
67.70'
44.31'
422.57'
44.30'
67.43'
401.30'
29.63'
437.82'
28.41'
451.92'
412.51'

AMERICAN FORK

VICINITY MAP
-NTS-

N

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
02-22-23
STATE OF UTAH

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ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

AF WAREHOUSE CONDO

SITE TRIANGLE

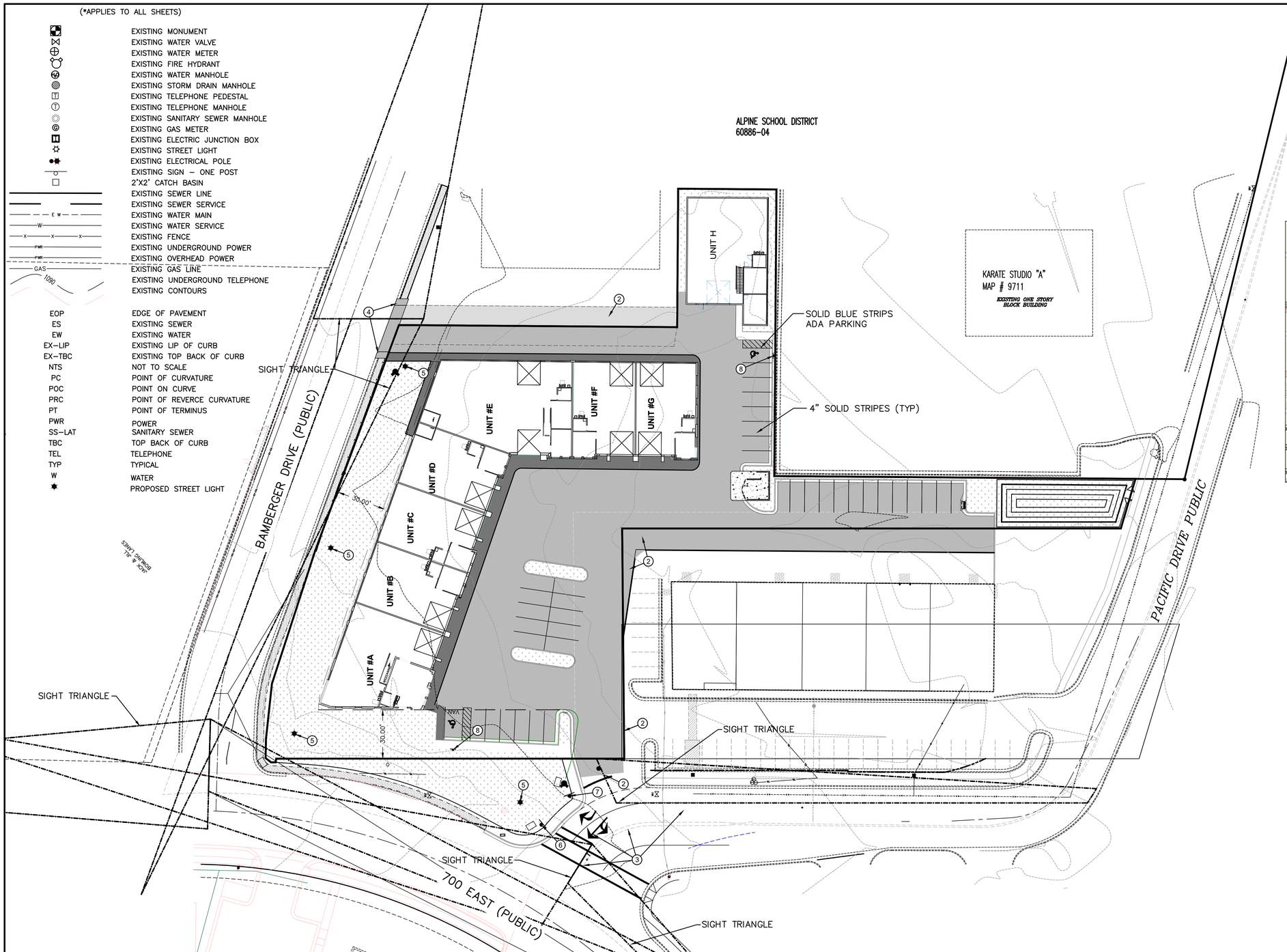
AMERICAN FORK, UTAH

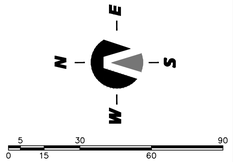
JOB NO. 3-20-107

SHEET NO. 6B

(*APPLIES TO ALL SHEETS)

	EXISTING MONUMENT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING TELEPHONE MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING GAS METER
	EXISTING ELECTRIC JUNCTION BOX
	EXISTING STREET LIGHT
	EXISTING ELECTRICAL POLE
	EXISTING SIGN – ONE POST
	2'X2' CATCH BASIN
	EXISTING SEWER LINE
	EXISTING SEWER SERVICE
	EXISTING WATER MAIN
	EXISTING WATER SERVICE
	EXISTING FENCE
	EXISTING UNDERGROUND POWER
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING CONTOURS
EOP	EDGE OF PAVEMENT
ES	EXISTING SEWER
EW	EXISTING WATER
EX–LIP	EXISTING LIP OF CURB
EX–TBC	EXISTING TOP BACK OF CURB
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
POC	POINT ON CURVE
PRC	POINT OF REVERCE CURVATURE
PT	POINT OF TERMINUS
PWR	POWER
SS–LAT	SANITARY SEWER
TBC	TOP BACK OF CURB
TEL	TELEPHONE
TYP	TYPICAL
W	WATER
	PROPOSED STREET LIGHT





(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

AMERICAN FORK

VICINITY MAP
–NTS–

CONSTRUCTION NOTES

1. EXISTING PUBLIC INFRASTRUCTURE SHALL MEET THE MINIMUM CITY STANDARD FOR QUALITY IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. DEPENDING ON EXISTING ASPHALT CONDITIONS, ADDITIONAL RECONSTRUCTION OF ASPHALT PAVEMENT MAY BE NECESSARY.
3. INSTALL NEW ASPHALT STRIPING AS PER MUTCD STANDARDS AND DIMENSIONS AS REQUIRED BY AMERICAN FORK CITY.
4. RE CONSTRUCT EXISTING 42 FT SHARED ACCESS PER AMERICAN FORK CITY STANDARDS WITH 6" THICK SIDEWALK ACROSS DRIVE ACCESS MEETING ALL ADA REQUIREMENTS..
5. INSTALL STREET LIGHT
6. EXIST. STOP SIGN TO REMAIN
7. CONST. STOP SIGN AS PER CITY STANDARDS
8. CONST. HANDICAP VAN ACCESSIBLE SIGN AS PER CITY STANDARDS

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
01-31-23
STATE OF UTAH

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NO.	REVISIONS	BY	DATE		
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Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

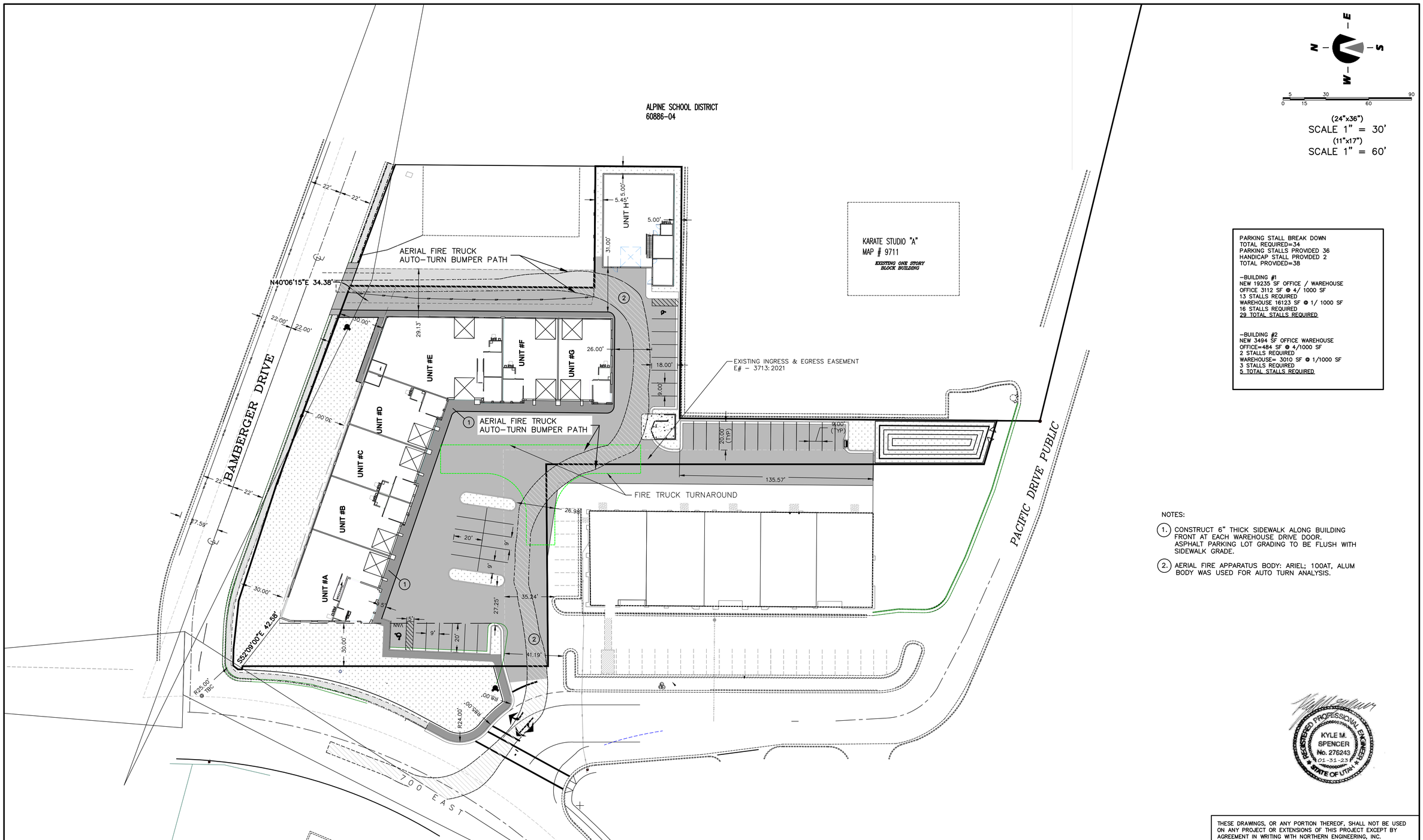
AF WAREHOUSE CONDO

SITE PLAN = GC–1 ZONE

AMERICAN FORK, UTAH

JOB NO. 3–20–107

SHEET NO. 6



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

PARKING STALL BREAK DOWN
TOTAL REQUIRED=34
PARKING STALLS PROVIDED 36
HANDICAP STALL PROVIDED 2
TOTAL PROVIDED=38

-BUILDING #1
NEW 19235 SF OFFICE / WAREHOUSE
OFFICE 3112 SF @ 4/ 1000 SF
13 STALLS REQUIRED
WAREHOUSE 16123 SF @ 1/ 1000 SF
16 STALLS REQUIRED
29 TOTAL STALLS REQUIRED

-BUILDING #2
NEW 3494 SF OFFICE WAREHOUSE
OFFICE=484 SF @ 4/1000 SF
2 STALLS REQUIRED
WAREHOUSE= 3010 SF @ 1/1000 SF
3 STALLS REQUIRED
5 TOTAL STALLS REQUIRED

NOTES:

1. CONSTRUCT 6" THICK SIDEWALK ALONG BUILDING FRONT AT EACH WAREHOUSE DRIVE DOOR. ASPHALT PARKING LOT GRADING TO BE FLUSH WITH SIDEWALK GRADE.
2. AERIAL FIRE APPARATUS BODY: ARIEL; 100AT, ALUM BODY WAS USED FOR AUTO TURN ANALYSIS.

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
01-31-23
STATE OF UTAH

THESE DRAWNGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
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CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
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ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

AF WAREHOUSE CONDOS

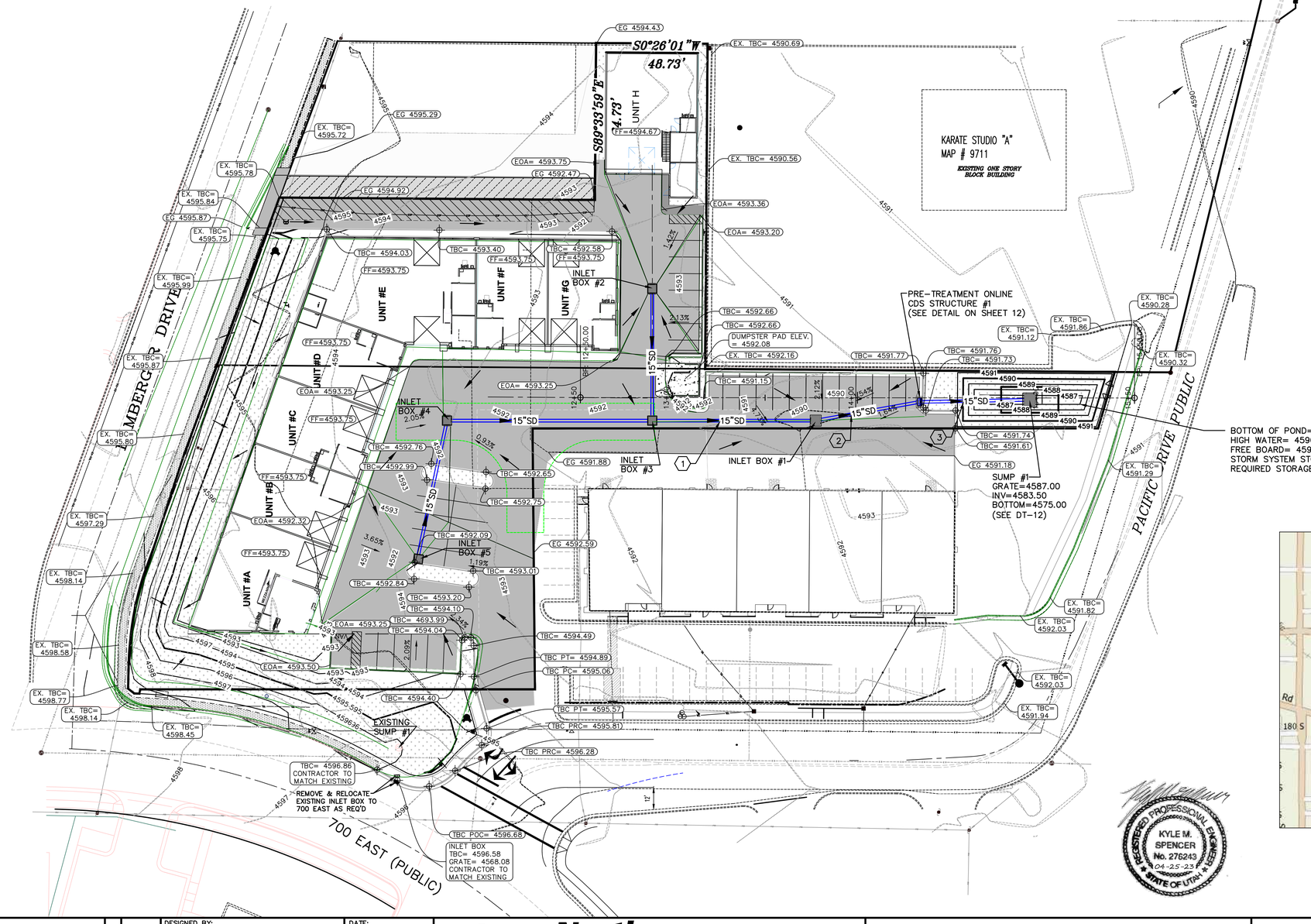
SITE DIMENSION & PARKING PLAN

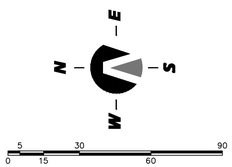
AMERICAN FORK, UTAH

JOB NO. 3-20-107

SHEET NO. 7

ALPINE SCHOOL DISTRICT
60886-04





(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

1. CONST. 84.54 L.F. 15" RCP STORM DRAIN PIPE @ 1.05%
2. CONST. 53.12 L.F. 15" RCP STORM DRAIN PIPE @ 1.08%
3. CONST. 55.70 L.F. 15" RCP STORM DRAIN PIPE @ 4.87%

NOTE:
1. EXISTING WATER RIGHT #55-3066 IN THE NAME OF HAROLD BROOKS DRILLED IN 1924 CONSISTING OD A 3-INCH WELL AT A DEPTH OF 84-FEET MAPS OUT AT A LOCATION DIRECTLY UNDER AN ADJACENT BUILDING OWNED BY M7 PROPERTIES LLC (PARCEL 13:058:0349) NO LOCATION, CONDITION, OR USE OF THIS WELL IS KNOWN AT THIS TIME.
2. MINIMUM STORM DRAIN PIPE COVER IS 24" OR GREATER

AMERICAN FORK

VICINITY MAP
-NTS-

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

AF WAREHOUSE CONDOS

GRADING & DRAINAGE PLAN
AMERICAN FORK, UTAH

JOB NO. 3-20-107
SHEET NO. 8

ALPINE SCHOOL DISTRICT
60886-04

BAMBERGER DRIVE (PUBLIC)

UNIT H

KARATE STUDIO "A"
MAP # 9711
EXISTING ONE STORY BLOCK BUILDING

UNIT #A
UNIT #B
UNIT #C
UNIT #D
UNIT #E

ASPHALT T-PATCH
CONNECT TO EXIST. CULINARY WATER LINE AS PER CITY STANDARDS
NEW FIRE HYDRANT
8" VALVE
NEW 6" FIRE LINE
CONSTRUCT F.D.C. AND KNOX BOX
FIBER OPTIC BOX
8" 45° BEND
8" 22.50° BEND
8" 90° BEND
8"CUL
8"SS
10.07'
10'
NEW P.I. SERVICE LINE AND METER INSTALLED TO AMERICAN FORK CITY STANDARDS
SANITARY SEWER LATERAL PVC PIPE CONFORMING TO ASTM D 3034 SDR35 & CLEAN OUT BOX 5' FROM BULD. FOUNDATION AS REQUIRED, TYP.
WATER METER (1" OR APPROVED EQUIVALENT) TYP.
WATER LINE CONSTRUCTED USING PVC PIPE C-900, TYP
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT CONNECTED TO EXISTING 6" MAINLINE SHALL BE REMOVED AND ABANDONED
FIRE HYDRANT SET 18" MIN.BEHIND CURB TYP.
CONNECT TO EXIST. CULINARY WATER LINE AS PER CITY STANDARDS
700 EAST (PUBLIC)
PACIFIC DRIVE
EX.10"CUL
EX.6"PI
EX.6"CUL
EX.15"SS
EX 6"W
SVO
GAS
ES
SS
PWR
TEL
FH

ALL CULINARY WATER LINES TO BE 48 INCHES MINIMUM BELOW FINISHED GRADE.

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

ALL LATERAL CONNECTIONS SHALL "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

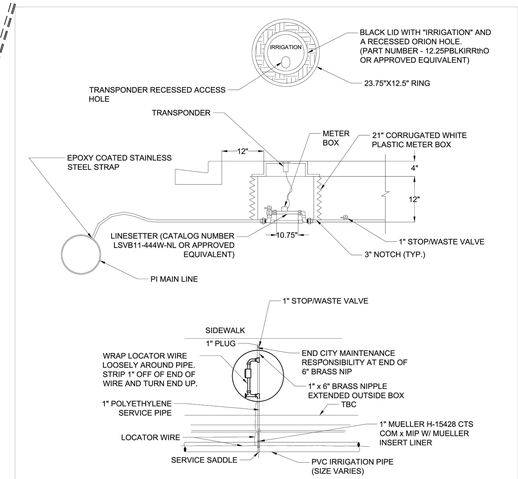
0 5 15 30 60 90

NOTES

1.- ALL SEWER LATERALS SHALL BE CONSTRUCTED OF 4" PVC SDR-35, AND BE LAID AT 2% MIN. SLOPE WITH TRAFFIC RATED LID W/CLEAN OUT BOX 5' FROM BUILDING FOUNDATION. ALL LATERALS CONNECTIONS SHALL BE "INSERT-A-TEE" OR WYE AT TEN O-CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE. LATERALS MAY NOT CONNECT DIRECTLY TO MANHOLE.
2.- ALL WATER LATERALS SHALL BE CONSTRUCTED OF 1" TYPE K SOFT COPPER (COMPRESSION FITTINGS ONLY), OR POLY PIPE AS PER CITY STANDARDS.
3.- EXISTING PUBLIC INFRASTRUCTURE SHALL MEET THE MINIMUM CITY STANDARD FOR QUALITY IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
4.- ALL WATER CONNECTIONS SHALL BE FITTED WITH A THRUST BLOCK AS PER DETAIL SHEET 11

CONSTRUCTION NOTES

1. PI SERVICE LATERAL
2. EXISTING GAS METER TO REMAIN
3. INSTALL STREET LIGHT
4. ALL OVERHEAD POWER LINES ARE TO BE RELOCATED UNDERGROUND ACROSS PROJECT.
5. ALL WATER METERS ARE LOCATED WITHIN LANDSCAPE AREAS



1" PLAN VIEW
NTS

NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN:	MVU	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR: 1" PI METER PLACEMENT	DRAWING NO. 15.5D
REVISED:				
DATE:	MAY 2019			
SCALE:	VARIES			

KYLE M. SPENCER
No. 276243
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
01-31-23

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

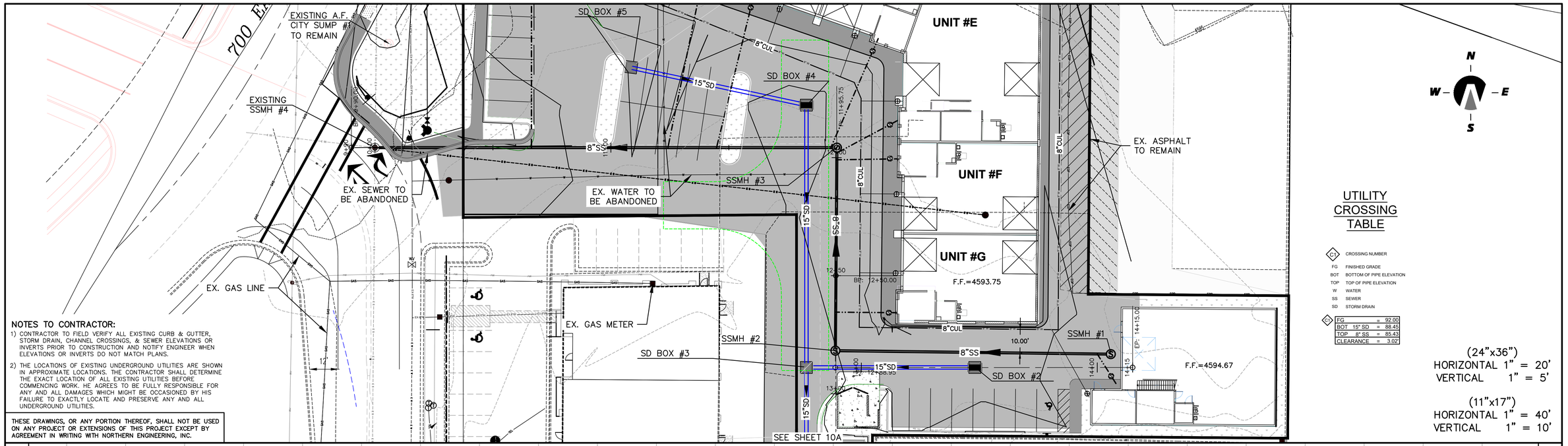
AF WAREHOUSE CONDOS

SITE UTILITY PLAN

AMERICAN FORK, UTAH

JOB NO. 3-20-107

SHEET NO. 9



NOTES TO CONTRACTOR:

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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UTILITY CROSSING TABLE

C1 CROSSING NUMBER

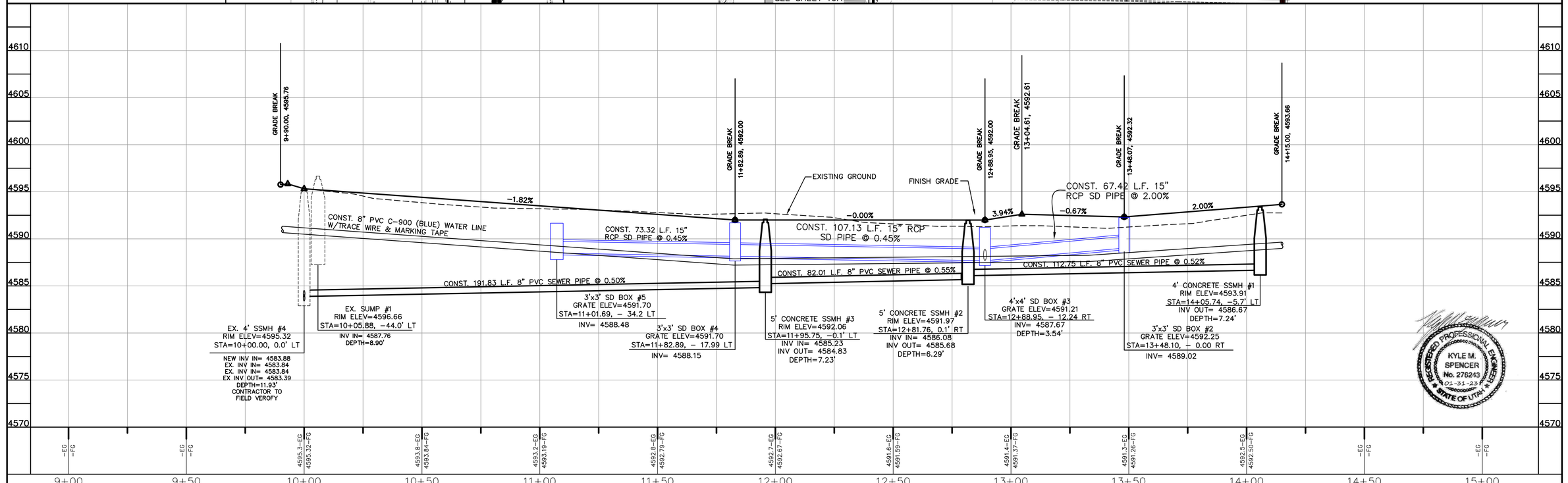
FG FINISHED GRADE
BOT BOTTOM OF PIPE ELEVATION
TOP TOP OF PIPE ELEVATION
W WATER
SS SEWER
SD STORM DRAIN

C1

FG	= 92.00
BOT 15" SD	= 88.45
TOP 8" SS	= 85.43
CLEARANCE	= 3.02'

(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'



REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
01-31-23
STATE OF UTAH

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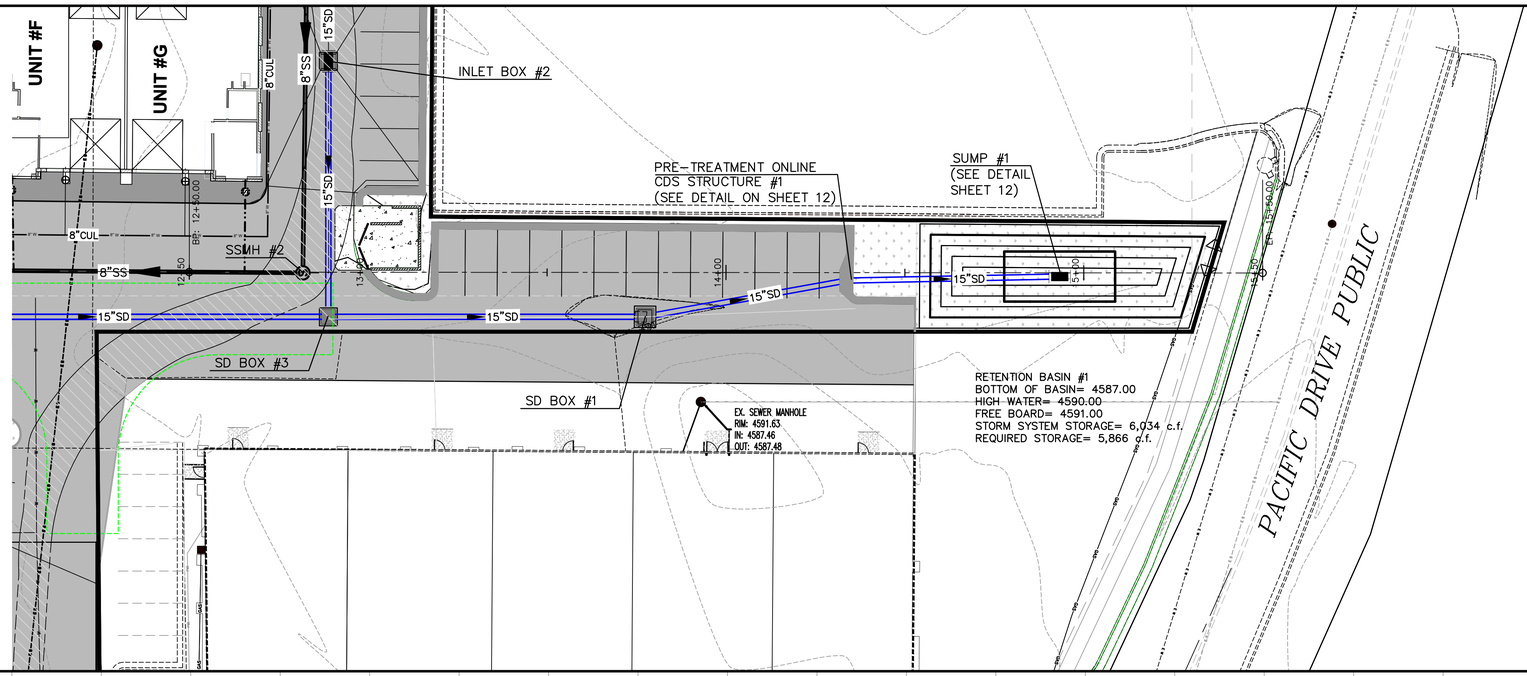
AF WAREHOUSE CONDO

SEWER & SD PLAN & PROFILE

AMERICAN FORK, UTAH

JOB NO. 3-20-107

SHEET NO. 10



NOTE:
OVERHEAD POWER LINES TO BE BURRIED

NOTES TO CONTRACTOR:

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
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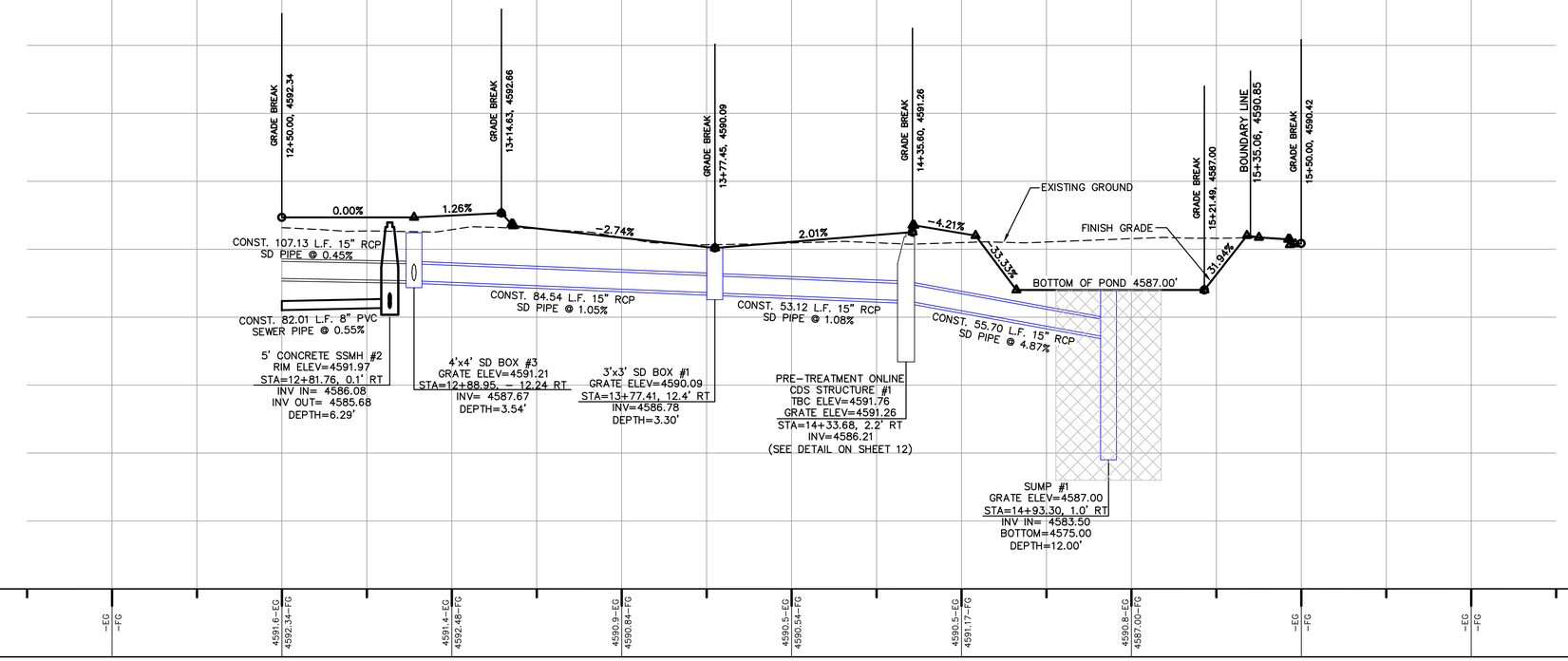
(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'



REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
04-25-23
STATE OF UTAH

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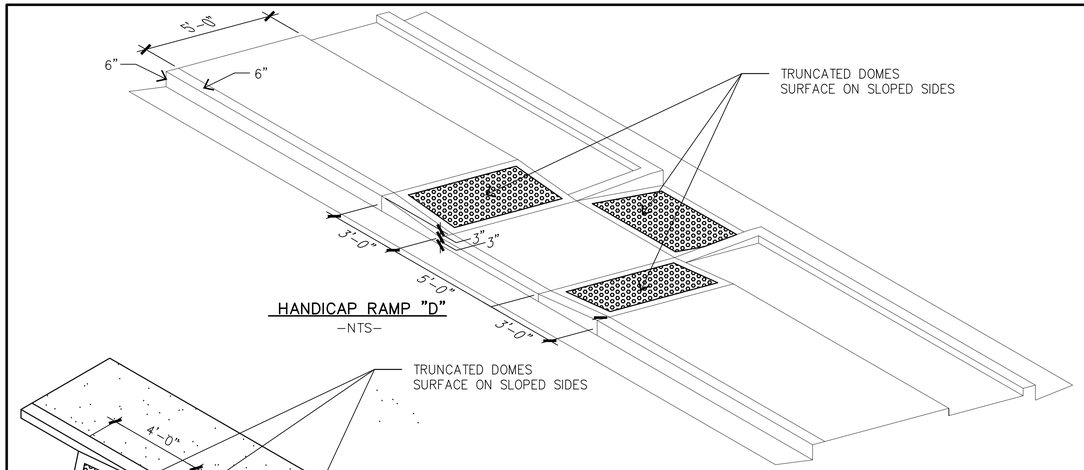
SD PLAN & PROFILE
AMERICAN FORK, UTAH

JOB NO. 3-20-107
SHEET NO. 10A



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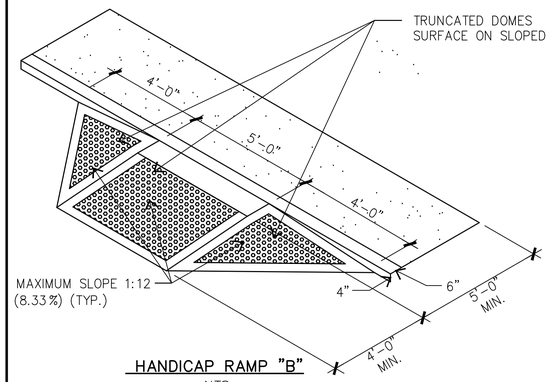

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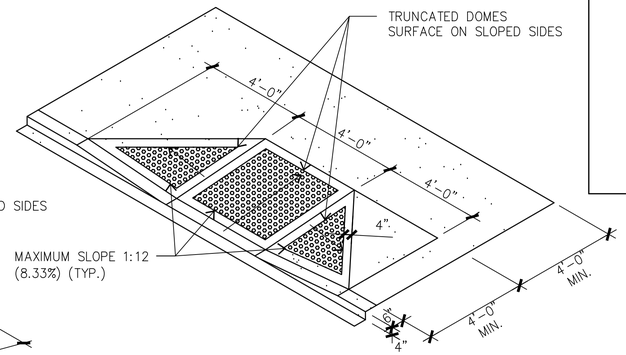

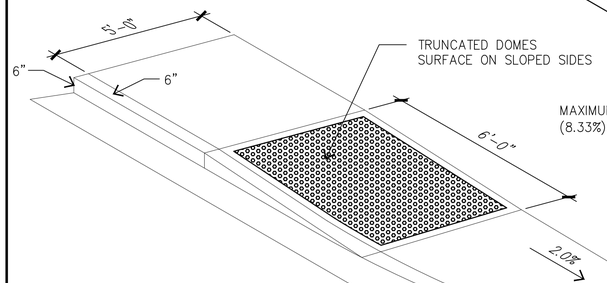

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HANDICAP RAMP "C"
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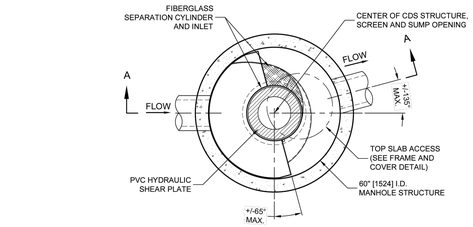
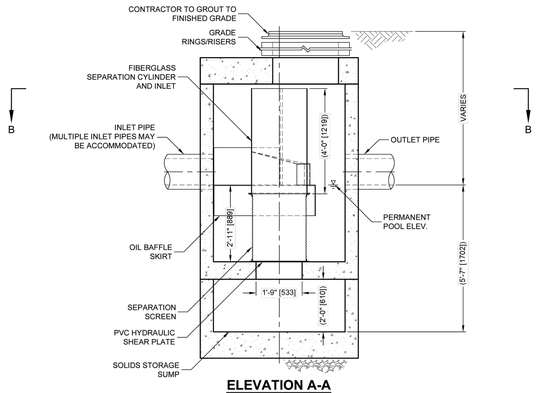
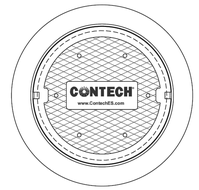


PLAN VIEW B-B
NOT TO SCALE.



ELEVATION A-A
NOT TO SCALE.



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

CDS2025-5-C DESIGN NOTES

CDS2025-5-C RATED TREATMENT CAPACITY IS 1.6 CFS [45.3 L/s], OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED MAXIMUM HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CDS2025-5-C STANDARD CONFIGURATION IS SHOWN.

FOR NJDEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*
NOTES/SPECIAL REQUIREMENTS:			

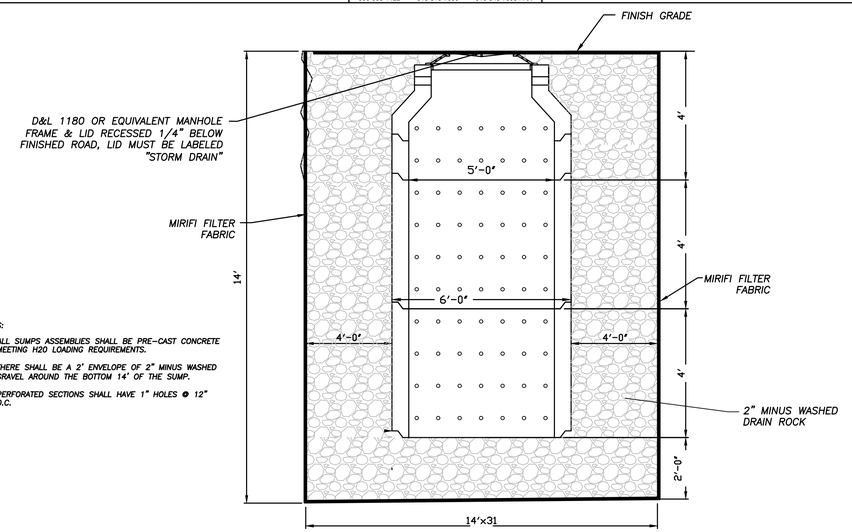
* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2025-5-C
ONLINE CDS
STANDARD DETAIL



NOTES:
1. ALL SUMPS ASSEMBLIES SHALL BE PRE-CAST CONCRETE MEETING H20 LOADING REQUIREMENTS.
2. THERE SHALL BE A 2' ENVELOPE OF 2" MINUS WASHED GRAVEL AROUND THE BOTTOM 14' OF THE SUMP.
3. PERFORATED SECTIONS SHALL HAVE 1" HOLES @ 12" O.C.

MANHOLE SUMP DETAIL #1
–NTS–

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REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
04-25-23
STATE OF UTAH

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1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

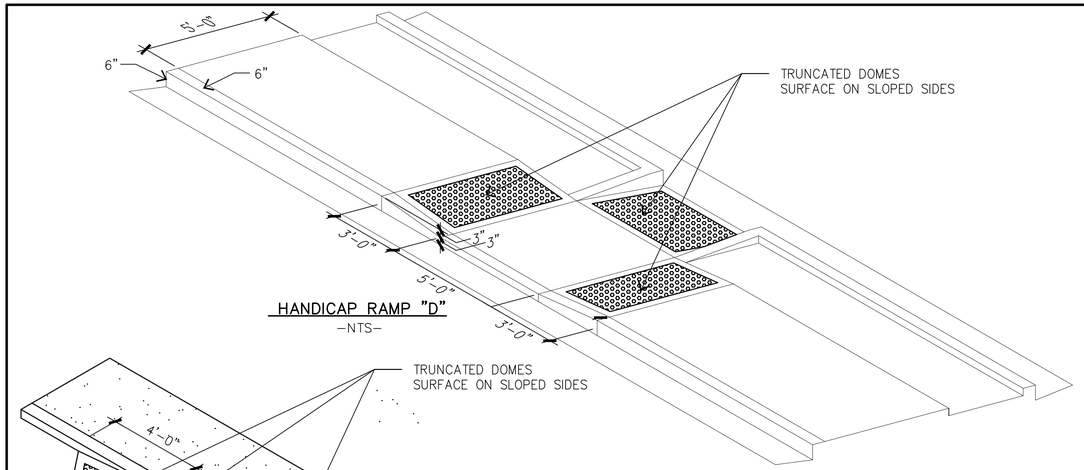
AF WAREHOUSE CONDOS

DETAILS

AMERICAN FORK, UTAH

JOB NO. 3-20-107

SHEET NO. 12



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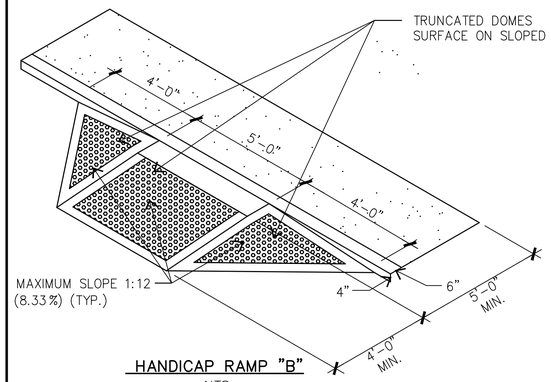

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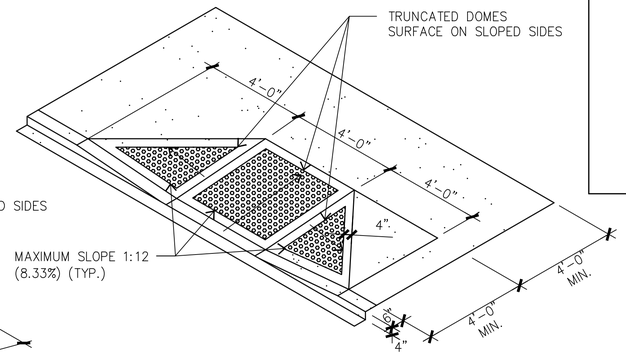

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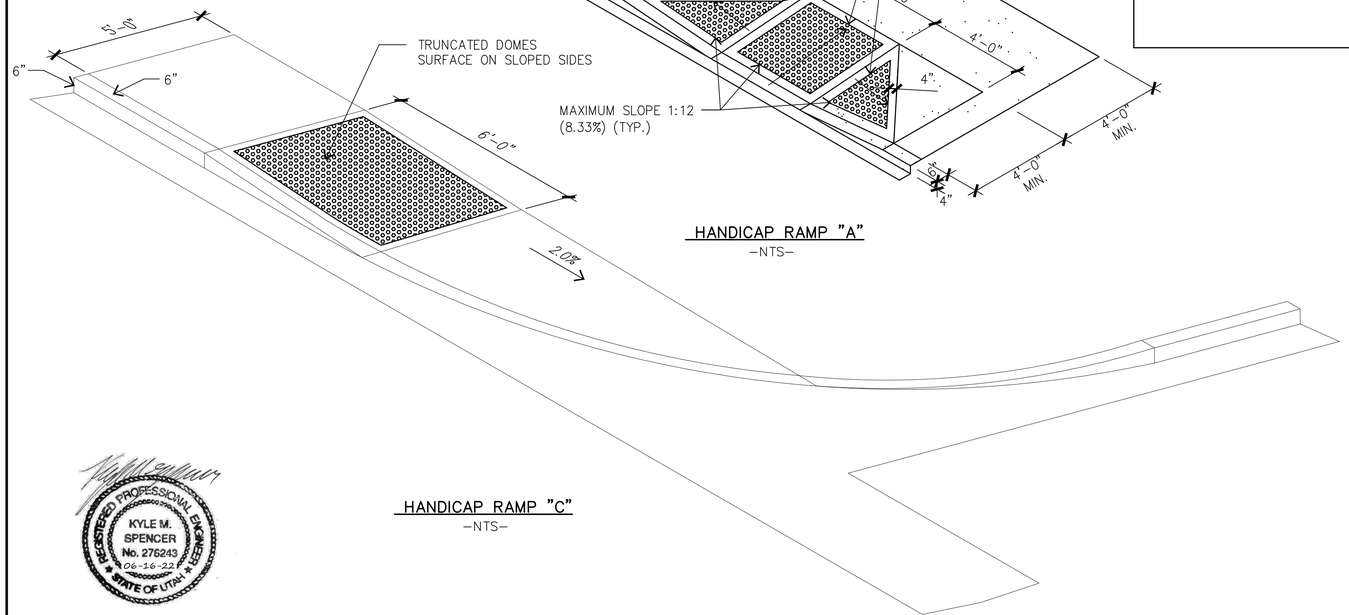

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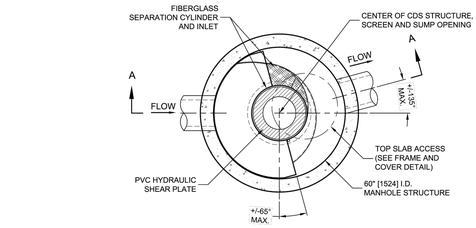
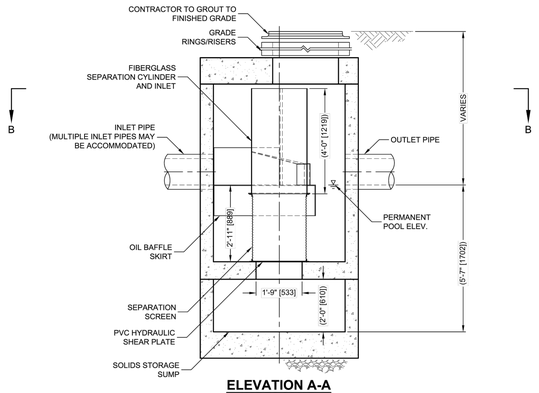
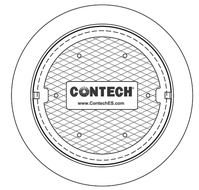


PLAN VIEW B-B
NOT TO SCALE.



ELEVATION A-A
NOT TO SCALE.



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

CDS2025-5-C DESIGN NOTES

CDS2025-5-C RATED TREATMENT CAPACITY IS 1.6 CFS [45.3 L/s], OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED MAXIMUM HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CDS2025-5-C STANDARD CONFIGURATION IS SHOWN.

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SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2			
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

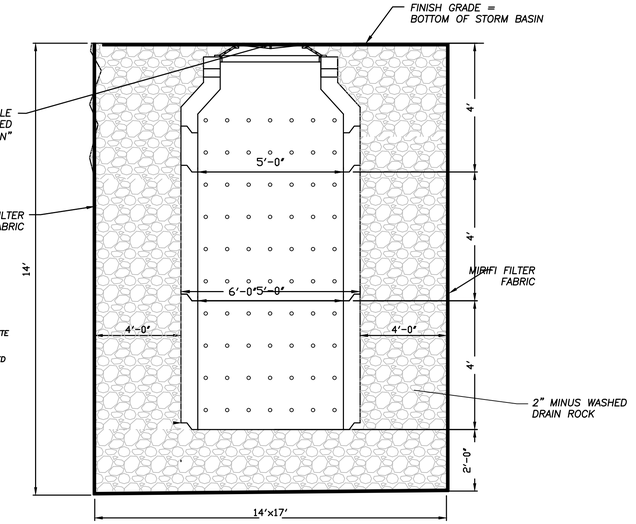
* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-336-1122 513-645-7000 513-645-7993 FAX

CDS2025-5-C
ONLINE CDS
STANDARD DETAIL



NOTES:
1. ALL SUMPS ASSEMBLIES SHALL BE PRE-CAST CONCRETE MEETING H20 LOADING REQUIREMENTS.
2. THERE SHALL BE A 2' ENVELOPE OF 2" MINUS WASHED GRAVEL AROUND THE BOTTOM 14' OF THE SUMP.
3. PERFORATED SECTIONS SHALL HAVE 1" HOLES @ 12" O.C.

MANHOLE SUMP DETAIL #1
–NTS–

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REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
06-16-22
STATE OF UTAH

NO.	REVISIONS	BY	DATE
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4			
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2			
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DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
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REV. COGO FILE: DATE:

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Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

AF WAREHOUSE CONDOS

DETAILS

AMERICAN FORK, UTAH

JOB NO. 3-20-107

SHEET NO. 12

ALPINE SCHOOL DISTRICT
60886-04

KARATE STUDIO "A"
MAP # 9711
EXISTING ONE STORY BLOCK BUILDING

BAMBERGER DRIVE

PACIFIC DRIVE PUBLIC

700 EAST

JACK & JILL BOWLING LANES

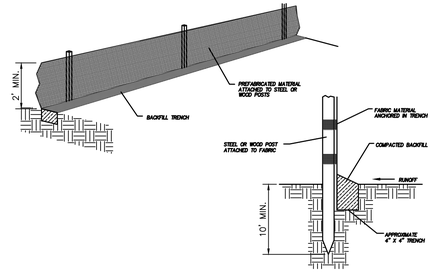
PORT-A-POTTY

N

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

LEGEND:

- PROPOSED SILT FENCE
- PROPOSED VEHICLE TRACKING CONTROL
- PROPOSED INLET PROTECTION
- PORT-A-POTTY
- CONCRETE WASH OUT AREA - DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, OR STREET. WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITH IN THE BERM OR LEVEL AREA. DISPOSE HARDENED CONCRETE ON A REGULAR BASIS OR AS NEEDED
- WASTE DISPOSAL
- MATERIALS STORAGE



SILT FENCE DETAIL
-NTS-

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
01-31-23
STATE OF UTAH

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(801) 802-8992

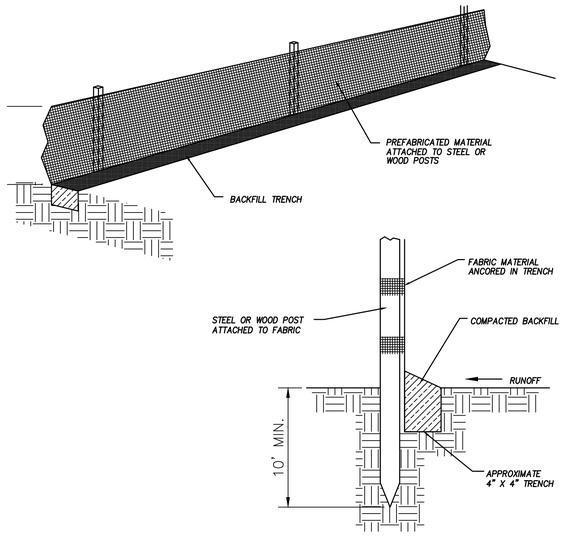
AF WAREHOUSE CONDOS

STORM WATER POLLUTION PREVENTION PLAN

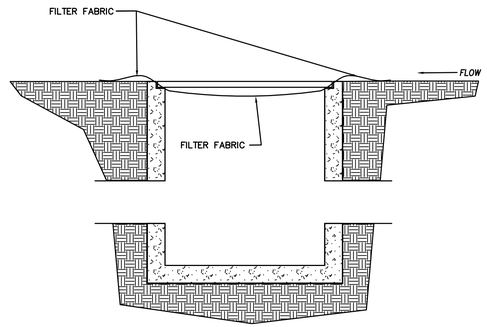
AMERICAN FORK, UTAH

JOB NO. 3-20-107

SHEET NO. 13



DETAIL–A
SILT FENCE DETAIL
–NTS–



SECTION

INLET PROTECTION DETAIL
–NTS–

GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

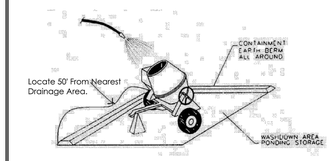
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. PUBLIC & PRIVATE STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.

3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.

4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.

5. ALL SWPPP DRAINAGE SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST HAVE FABRIC REGULARLY CLEANED (7 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET. FABRIC SHALL BE REPLACED WHEN DAMAGED.

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 using qualified 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 or other on-site container, 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 FACTSHEET

TARGETED POLLUTANTS

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

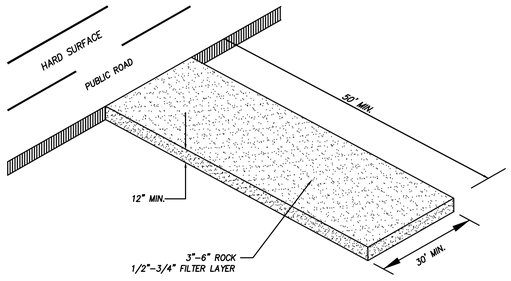
■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

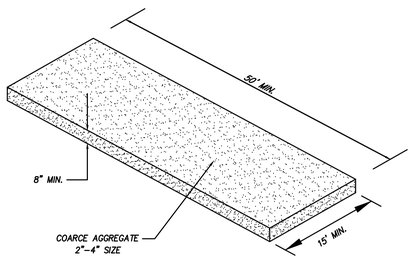
☐ Capital Costs
☐ O&M Costs
☒ Maintenance
☒ Training

■ High ☒ Medium ☐ Low

American Fork City Storm Water Management Program-2004



DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



WASH DOWN AREA
NOT TO SCALE

KYLE M. SPENCER
No. 276243
08-10-21
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

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(801) 802–8992

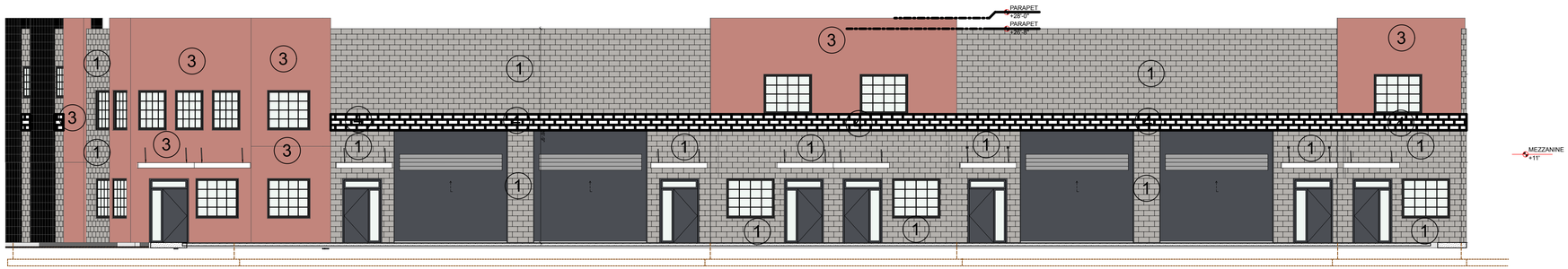
AF WAREHOUSE CONDOS

EROSION CONTROL PLAN DETAILS

AMERICAN FORK, UTAH

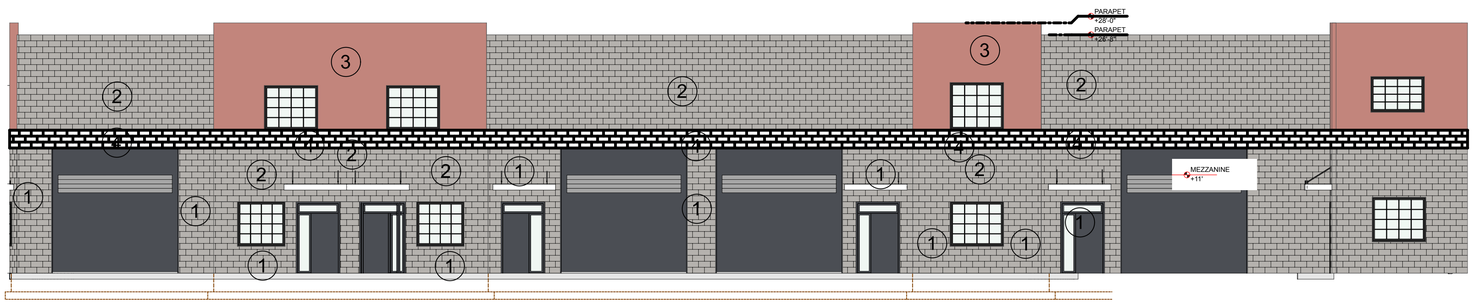
JOB NO. 3–20–107

SHEET NO. 14



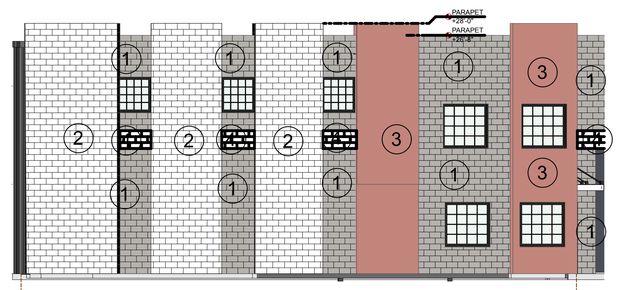
1 A-201 ELEVATION

SCALE: 1/8" = 1'-0"



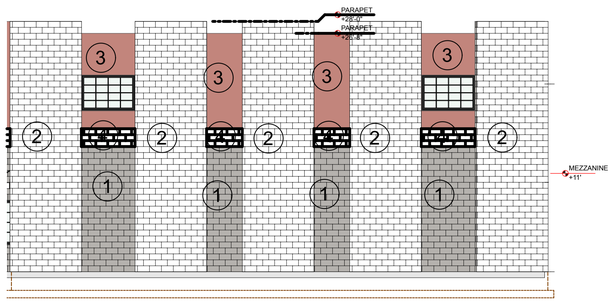
2 A-201 ELEVATION

SCALE: 1/8" = 1'-0"



3 A-201 ELEVATION

SCALE: 1/8" = 1'-0"



4 A-201 ELEVATION

SCALE: 1/8" = 1'-0"

KEYED NOTES

1 - CMU BLOCK #1 - DARK GRAY
2 - CMU BLOCK #2 - BLACK
3 - CMU BLOCK #3 - SKIM COAT W/ STUCCO THAT LOOKS LIKE METAL - CHAMPAGNE BRONZE
4 - CMU BLOCK #4 - SPLIT FACE BLACK COLOR
5 - DOORS, GARAGE DOORS, WINDOW FRAMES, AND CANOPIES ALL DARK BRONZE
6 - WINDOW SYSTEM - DARK BRONZE
7 - ALL GLAZING TO BE CLEAR, 1" INSULATED LOW E.

NOTE:
SEE RENDERINGS FOR REPRESENTATION OF COLORS TO USE

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com
PROJECT MANAGER: ROLLAND LEE, 801-710-4500,
ROLLAND@RIDGELINE-DESIGN.COM

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RIDGELINE DESIGN

STAMP:

DATE: 7-9-2020
REVISION:

AF WAREHOUSE CONDOS
LOCATED AT:
119 SOUTH 700 EAST
GC-1 ZONE

PROJECT NO:
1925

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201

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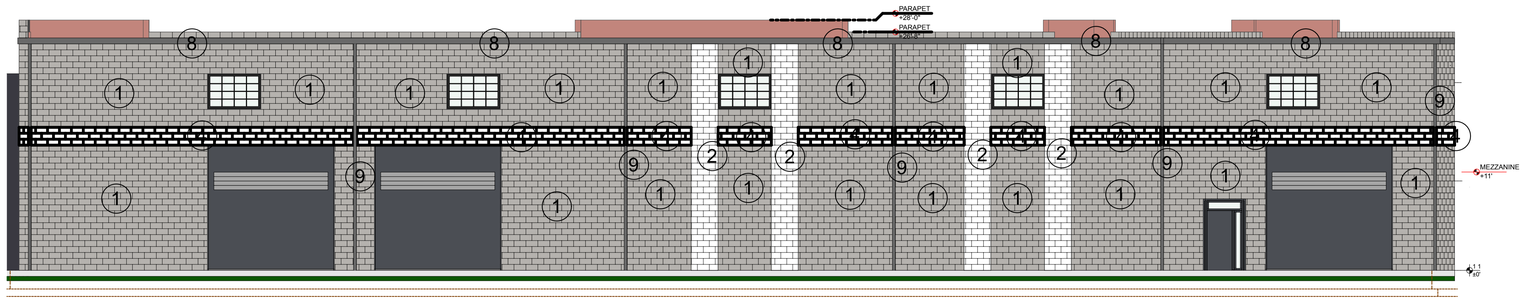
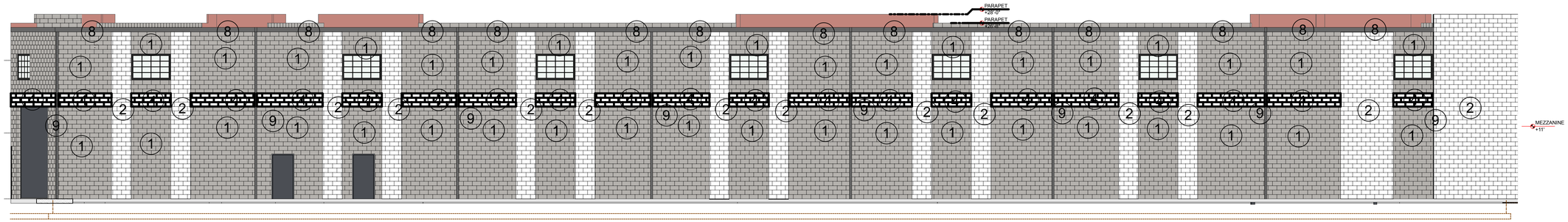


1
A-202
ELEVATION
SCALE: 1/8" = 1'-0"



2
A-202
ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

1 - CMU BLOCK #1 - DARK GRAY
2 - CMU BLOCK #2 - PAINTED RED
3 - CMU BLOCK #3 - SKIM COAT W/ STUCCO THAT LOOKS LIKE METAL - CHAMPAGNE BRONZE
4 - CMU BLOCK #4 - SPLIT FACE BLACK COLOR
5 - DOORS, GARAGE DOORS, WINDOW FRAMES, AND CANOPIES ALL DARK BRONZE
6 - WINDOW SYSTEM - DARK BRONZE
7 - ALL GLAZING TO BE CLEAR, 1" INSULATED LOW E.
8 - GUTTERS TO BE DARK BRONZE
9 - DOWNSPOUTS TO BE DARK BRONZE

NOTE:
SEE RENDERINGS FOR REPRESENTATION OF COLORS TO USE

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SHEET NUMBER:
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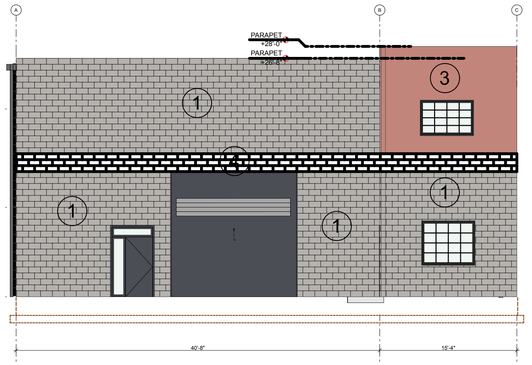
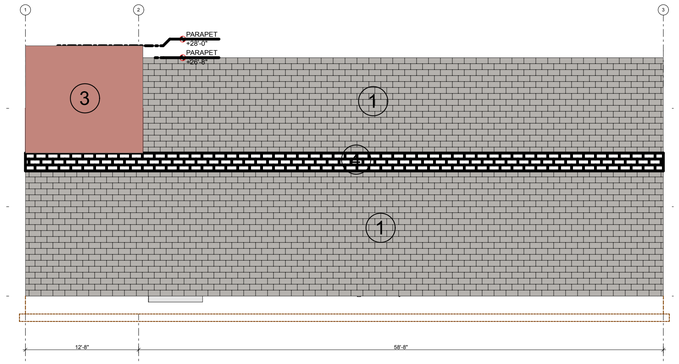


1 A-203 ELEVATION

SCALE: 1/8" = 1'-0"



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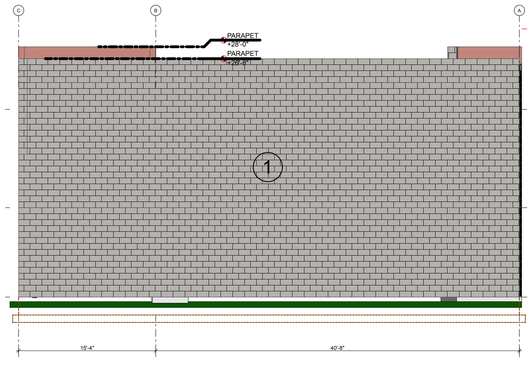

1 A-203 ELEVATION

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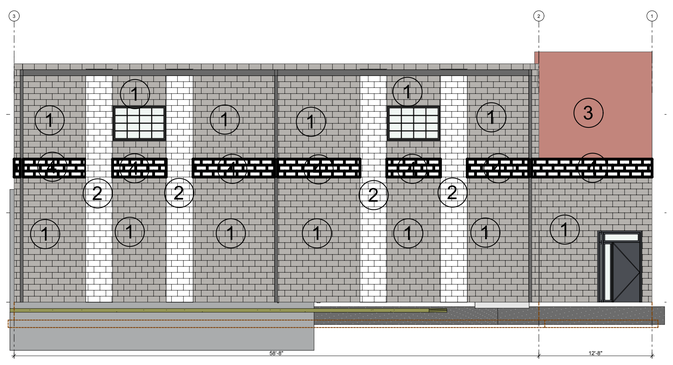

2 A-203 ELEVATION

SCALE: 1/8" = 1'-0"

KEYED NOTES

1 - CMU BLOCK #1 - DARK GRAY
2 - CMU BLOCK #2 - BLACK
3 - CMU BLOCK #3 - SKIM COAT W/ STUCCO THAT LOOKS LIKE METAL - CHAMPAGNE BRONZE
4 - CMU BLOCK #4 - SPLIT FACE BLACK COLOR
5 - DOORS, GARAGE DOORS, WINDOW FRAMES, AND CANOPIES ALL DARK BRONZE
6 - WINDOW SYSTEM - DARK BRONZE
7 - ALL GLAZING TO BE CLEAR, 1" INSULATED LOW E.

NOTE:
SEE RENDERINGS FOR REPRESENTATION OF COLORS TO USE

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SHEET NUMBER:
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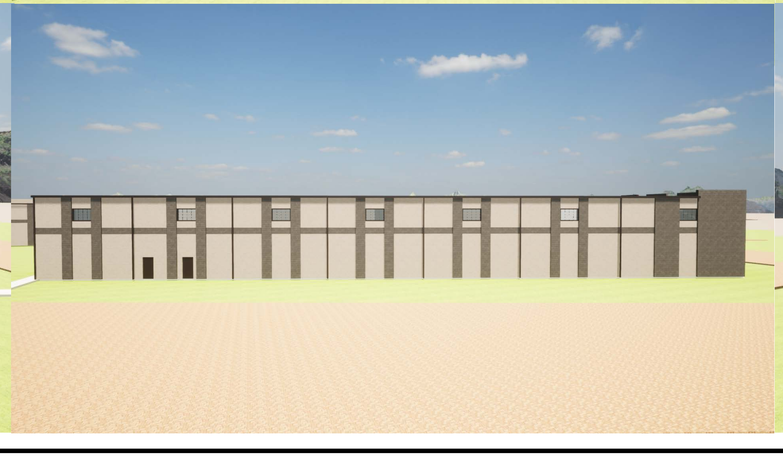
UNITS #A THROUGH #G



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PROJECT NO:
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SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
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UNITS #A THROUGH #G

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SHEET TITLE:
EXTERIOR RENDERINGS

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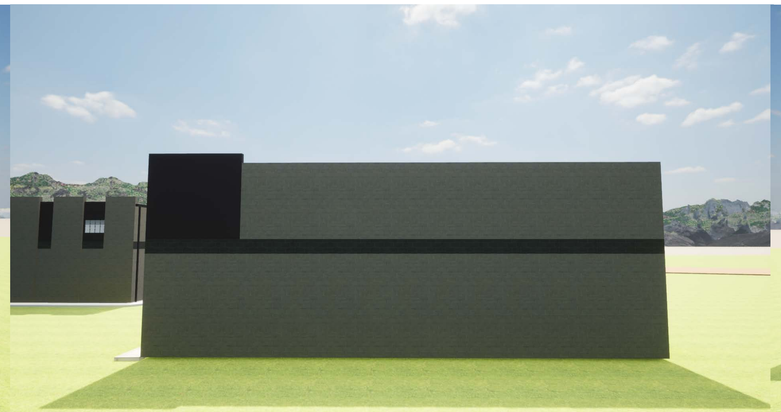

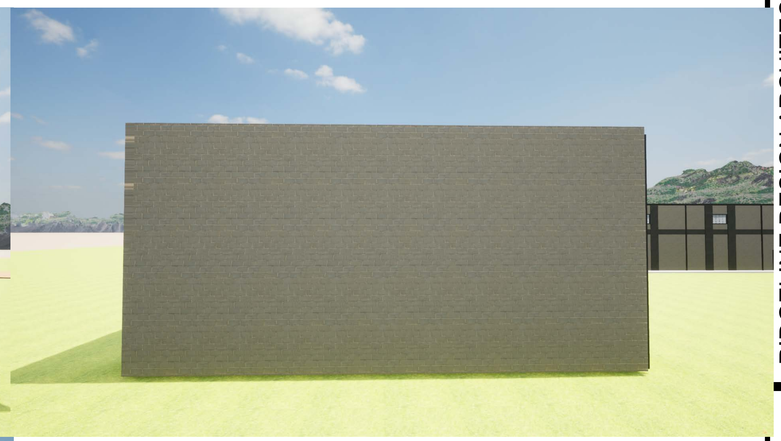

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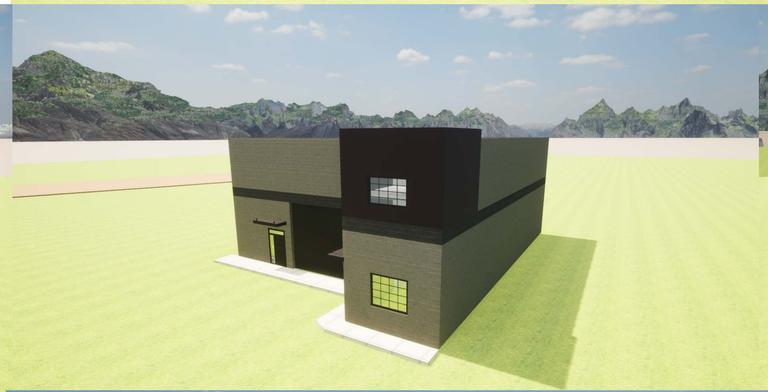

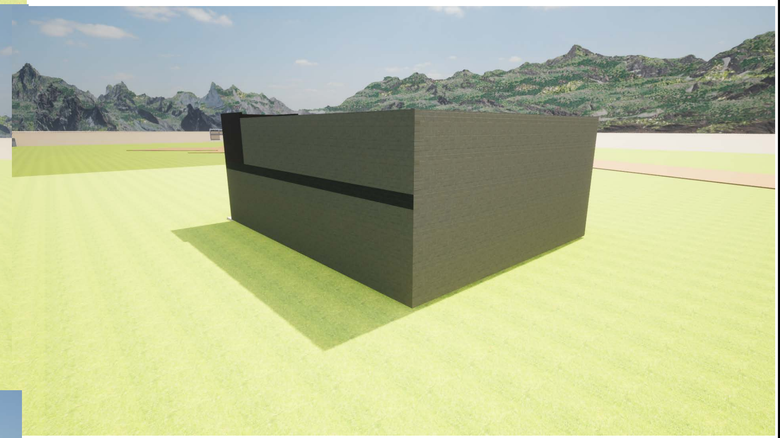

RIDGELINE DESIGN ARCHITECTS
1708 EAST 5550 SOUTH #20
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www.ridgeline-design.com
PROJECT MANAGER: ROLLAND LEE, 801-710-4500,
ROLLAND@RIDGELINE-DESIGN.COM

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RIDGELINE DESIGN

STAMP:

DATE: 7-9-2020

REVISION:

AF WAREHOUSE CONDOS
LOCATED AT:
119 SOUTH 700 EAST
GC-1 ZONE

PROJECT NO:
1925

SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:
A-206

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NOTE:

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD
2. REFER TO SHEET A-501 FOR WALL TYPES
3. REFER TO SHEET A-602 FOR WINDOW TYPES

NORTH

1 A-101 OVERALL GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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REVISION:

AF WAREHOUSE CONDOS
LOCATED AT:
119 SOUTH 700 EAST
GC-1 ZONE

PROJECT NO:
1925

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A-101

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UNIT #A
WAREHOUSE
A: 2,619 sq ft
103

UNISEX RR
A: 62 sq ft
102

STAIRS
104

OFFICE
A: 604 sq ft
101

UNIT #B
WAREHOUSE
A: 1,942 sq ft
103

UNIT #C
WAREHOUSE
A: 1,860 sq ft
103

UNISEX RR
A: 62 sq ft
102

UNISEX RR
A: 62 sq ft
102

OFFICE
A: 232 sq ft
101

OFFICE
A: 227 sq ft
101

UNIT #D
WAREHOUSE
A: 1,819 sq ft
103

DATA
104
A: 78 sq ft

RISER
106
A: 85 sq ft

UNISEX RR
A: 61 sq ft

OFFICE
A: 227 sq ft

UNIT #E
WAREHOUSE
A: 3,933 sq ft
105

STAIRS
104

MATCH
LINE A-103

MATCH
LINE A-104

NORTH

1 PARTIAL ENLARGED GROUND FLOOR PLAN
A-102 SCALE: 1/8" = 1'-0"

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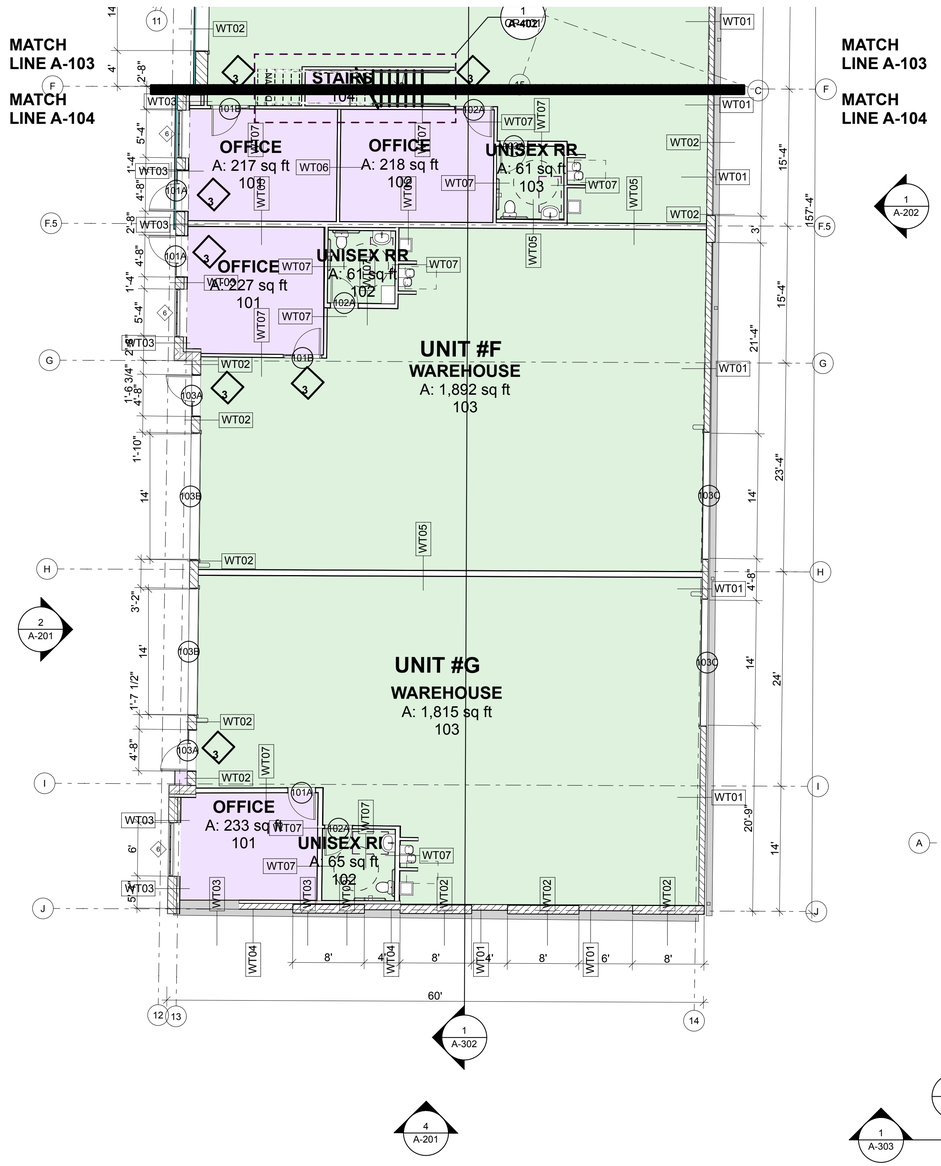
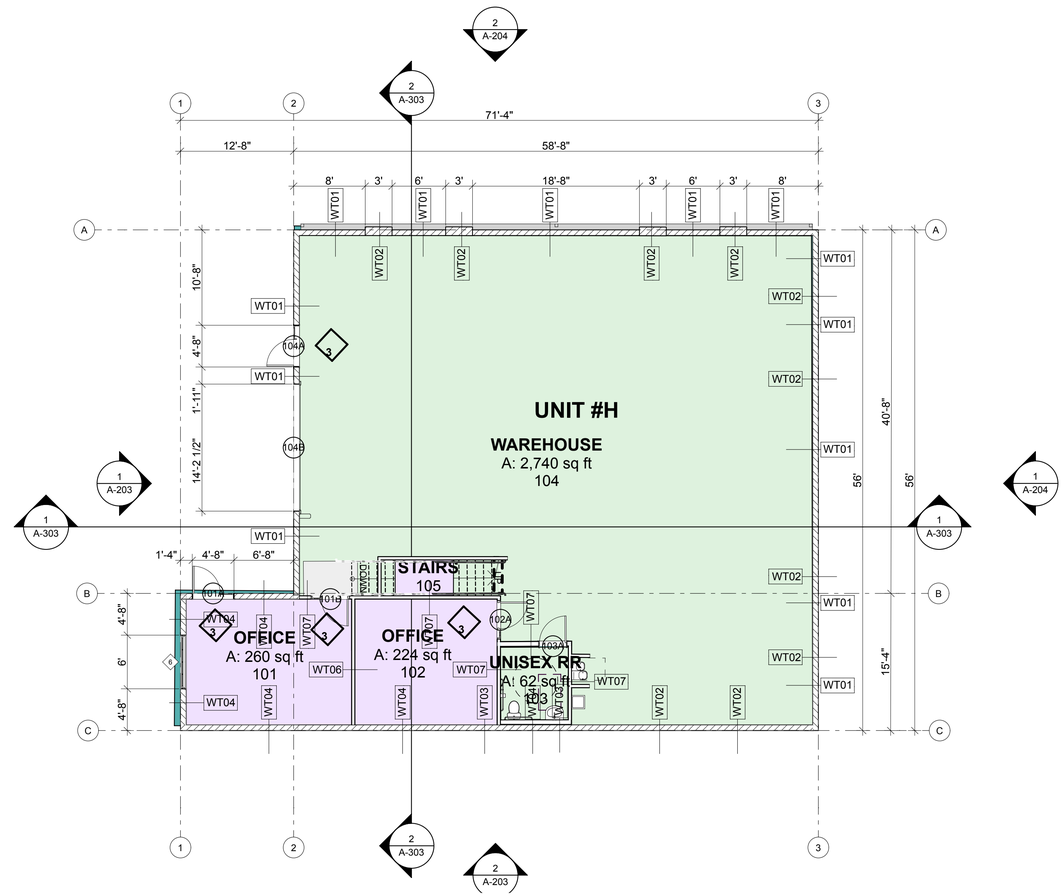
AF WAREHOUSE CONDOS
LOCATED AT:
119 SOUTH 700 EAST
GC-1 ZONE

PROJECT NO:
1925

SHEET TITLE:
ENLARGED
FLOOR PLAN

SHEET NUMBER:
A-102





1 A-103 PARTIAL ENLARGED GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

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REVISION:

AF WAREHOUSE CONDOS
LOCATED AT:
119 SOUTH 700 EAST
GC-1 ZONE

PROJECT NO: 1925

SHEET TITLE: ENLARGED FLOOR PLAN

SHEET NUMBER: A-103

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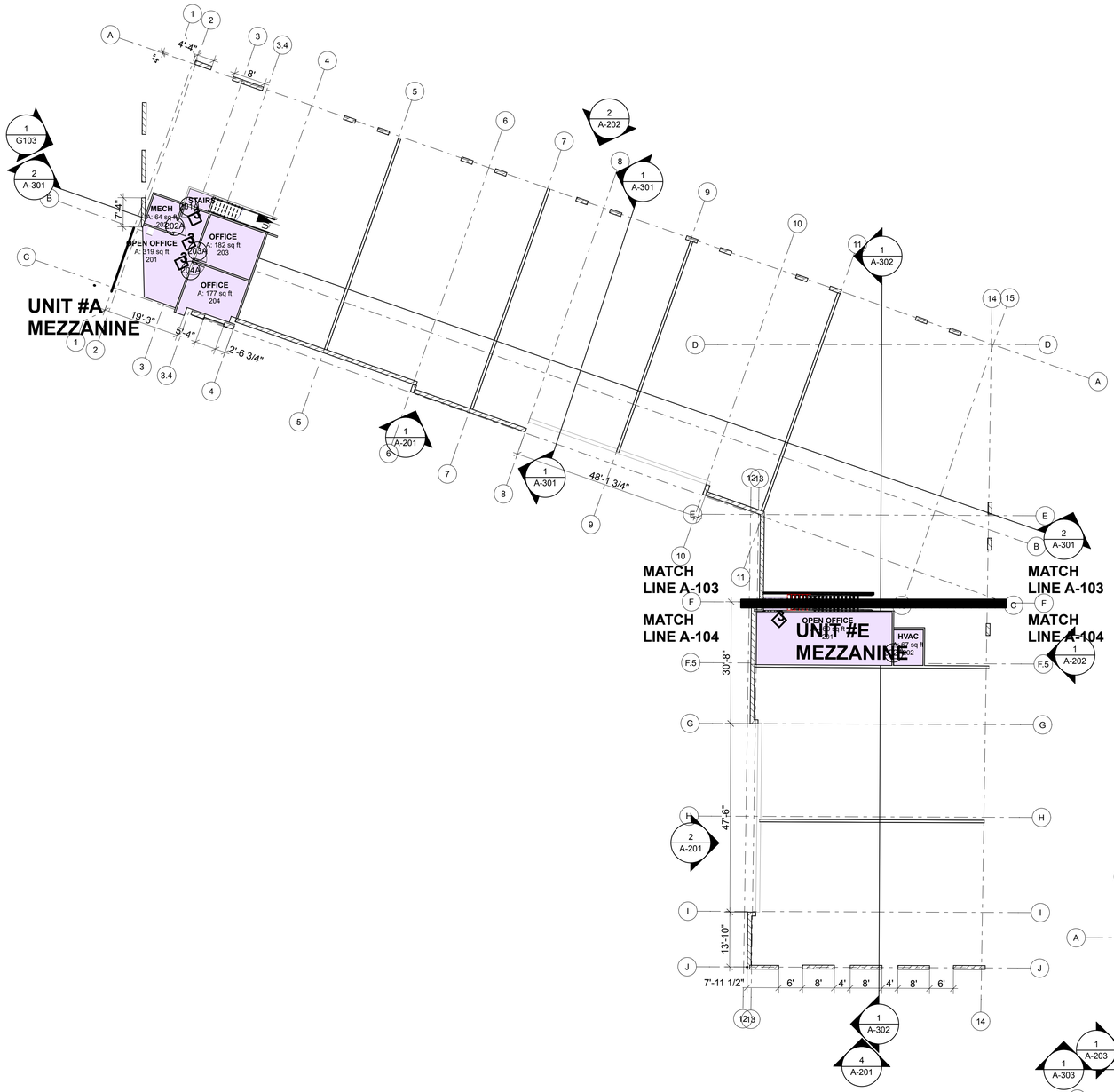

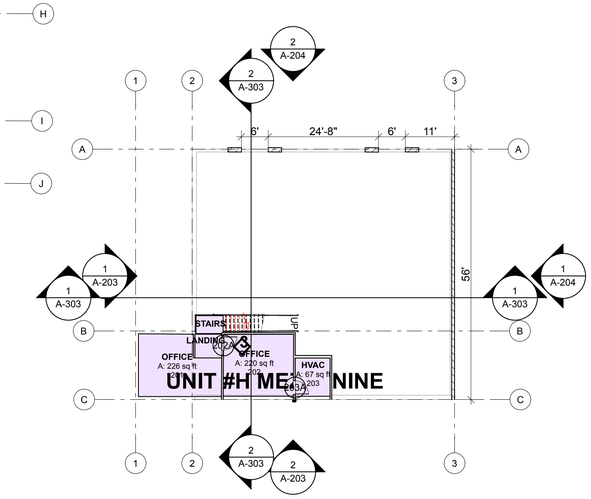

NOTE:

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NORTH

1 A-104 SECOND FLOOR OVERALL PLAN

SCALE: 1/16" = 1'-0"

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STAMP:

DATE: 7-9-2020

REVISION:

AF WAREHOUSE CONDOS
LOCATED AT:
119 SOUTH 700 EAST
GC-1 ZONE

PROJECT NO: 1925

SHEET TITLE: MEZZANINE FLOOR PLAN

SHEET NUMBER: A-104

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LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5
b. EC (electrical conductivity): < 2.0 mmhos per centimeter
c. SAR (sodium absorption ration): < 3.0
d. % OM (percent organic matter): >1%
e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.
b. Portland Cement (see concrete spec. below for type)
c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

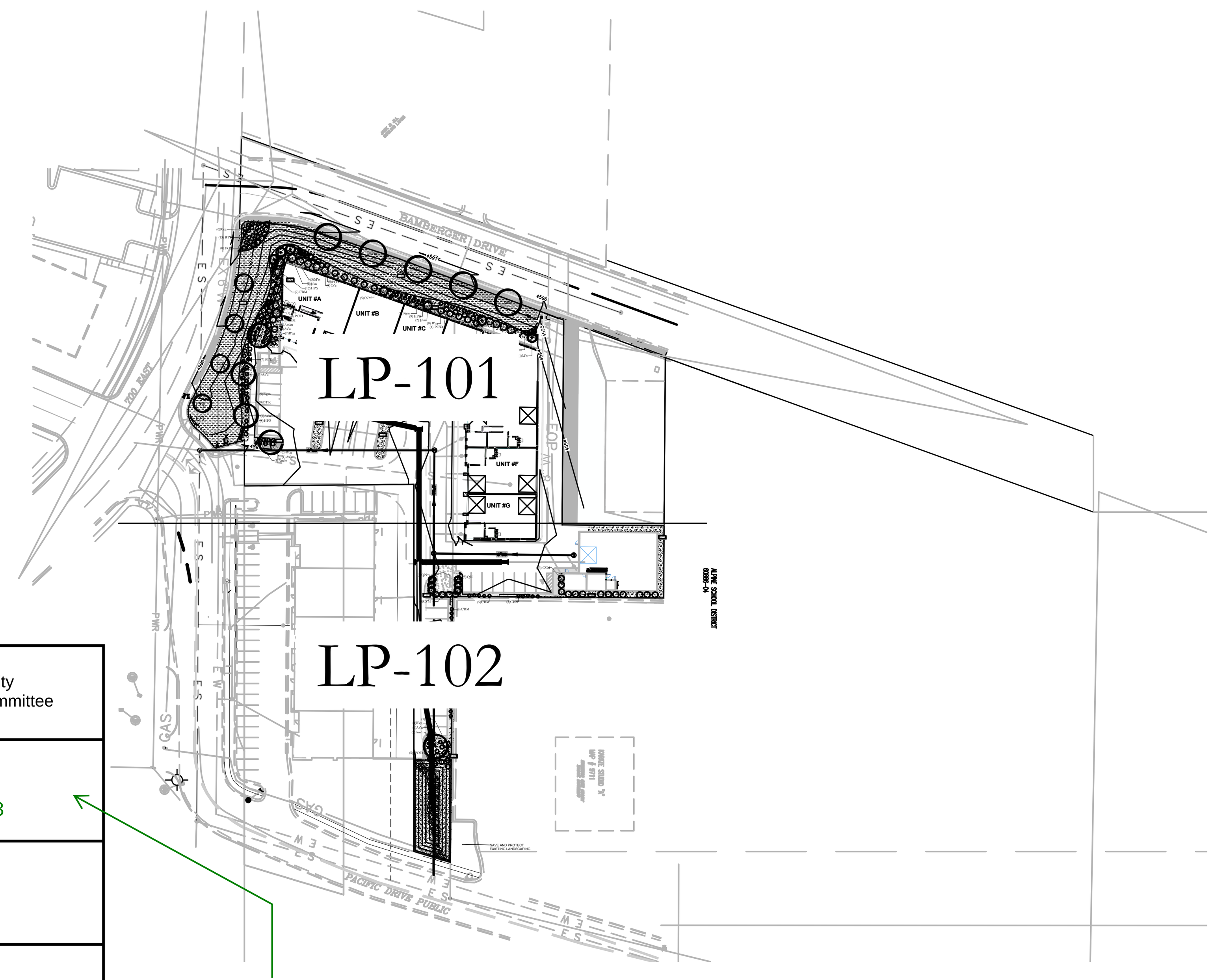
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER



American Fork City
Technical Review Committee

Planning and Zoning
Reviewed
copperman 05/11/2023

Fire Department
Reviewed
M. Sacco 05/11/2023

No comments

Next Step
Approved with Conditions
Proceed to Planning Commission on 6/21/2023

SITE REQUIREMENT CALCULATIONS

GROSS AREA
72,580 SQ. FT.
LANDSCAPE AREA: 9,010 SF 12.5%

		REQUIRED:	PROVIDED:
SITE TREES 72,580/2,500	1 - TREE FOR 2,500 SQ.FT.	30	30

*IF YOU HAVE 21 OR MORE TREES THEN YOU CAN ONLY HAVE 20 PERCENT OF ONE SPECIES

STREET TREES	1 TREE PER 40 CAN BE CLUSTERED	5+3=8
SITE TREES		21
	TOTAL =	29

		REQUIRED:	PROVIDED:
SITE SHRUBS 72,580/300	1 - 5 GALLON SHRUB FOR 300 SQ.FT.	242	242

*IF YOU HAVE 60 OR MORE SHRUBS THEN YOU CAN ONLY HAVE 15 PERCENT OF ONE SPECIES

PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Ax'u	5	Acer truncatum x platanoides `JFS-KW187` TM Urban Sunset Maple	B & B	2"Cal	
Cb'f	Cb'f	4	Carpinus betulus `Franz Fontaine` Franz Fontaine Hornbeam	B & B	2"Cal	
Ma'm	Ma'm	5	Maackia amurensis `JFS-Schiectell` TM MaacNificent Maackia	B & B	2"Cal	
	M'rs	5	Malus x `JFS KW213MX` TM Raspberry Spear Crabapple	B & B	2"Cal	
	QN	6	Quercus robur x bicolor `Nadler` Kindred Spirit® Oak	B & B	2"Cal	
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
Js'm	Js'm	5	Juniperus scopulorum `Moonglow` Moonglow Juniper	B & B		5`-6`
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	Am'm	25	Aronia melanocarpa `UCONNAM165` TM Low Scape Mound Chokeberry	5 gal	10.3%	
	BT'K	28	Berberis thunbergii `Koren` TM Sunjoy Citrus Barberry	5 gal	11.6%	
	C'BM	32	Caryopteris x clandonensis `CT-9-12` TM Beyond Midnight Bluebeard	5 gal	13.2%	
	Cs'c	17	Cornus sericea `Cardinal` Cardinal Red-twig Dogwood	5 gal	7%	
	CS'M	30	Cytisus scoparius `Moonlight` Moonlight Broom	5 gal	12.4%	
	PO'D	28	Physocarpus opulifolius First Editions `Donna May` Little Devil Ninebark	5 gal	11.6%	
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	B'gm	17	Buxus x `Green Mountain` Green Mountain Boxwood	5 gal	7%	
	HP'S	35	Hesperaloe parviflora `Straight Up Red` Straight Up Red Yucca	5 gal	14.5%	
ROSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	R'cg	30	Rosa x `Noala` TM Flower Carpet Coral Groundcover Rose	5 gal	12.4%	

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-03	STONE MULCH COLOR; BROWN SIZE 1" PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	9,333 sf
1-05	4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	769 sf
1-12	STONE MULCH. COLOR: DARK GRAY. SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS.	10,214 sf

ISSUE DATE: 4/21/2023 PROJECT NUMBER: UT21043

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
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5		
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

A.F. WAREHOUSE
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
ROLLAND LEE
801-710-4500
ROLLANDTLEE5335@GMAIL.COM

Architect / Engineer:
NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UTAH 84097
801-802-8992

LANDSCAPE ARCHITECT / PLANNER

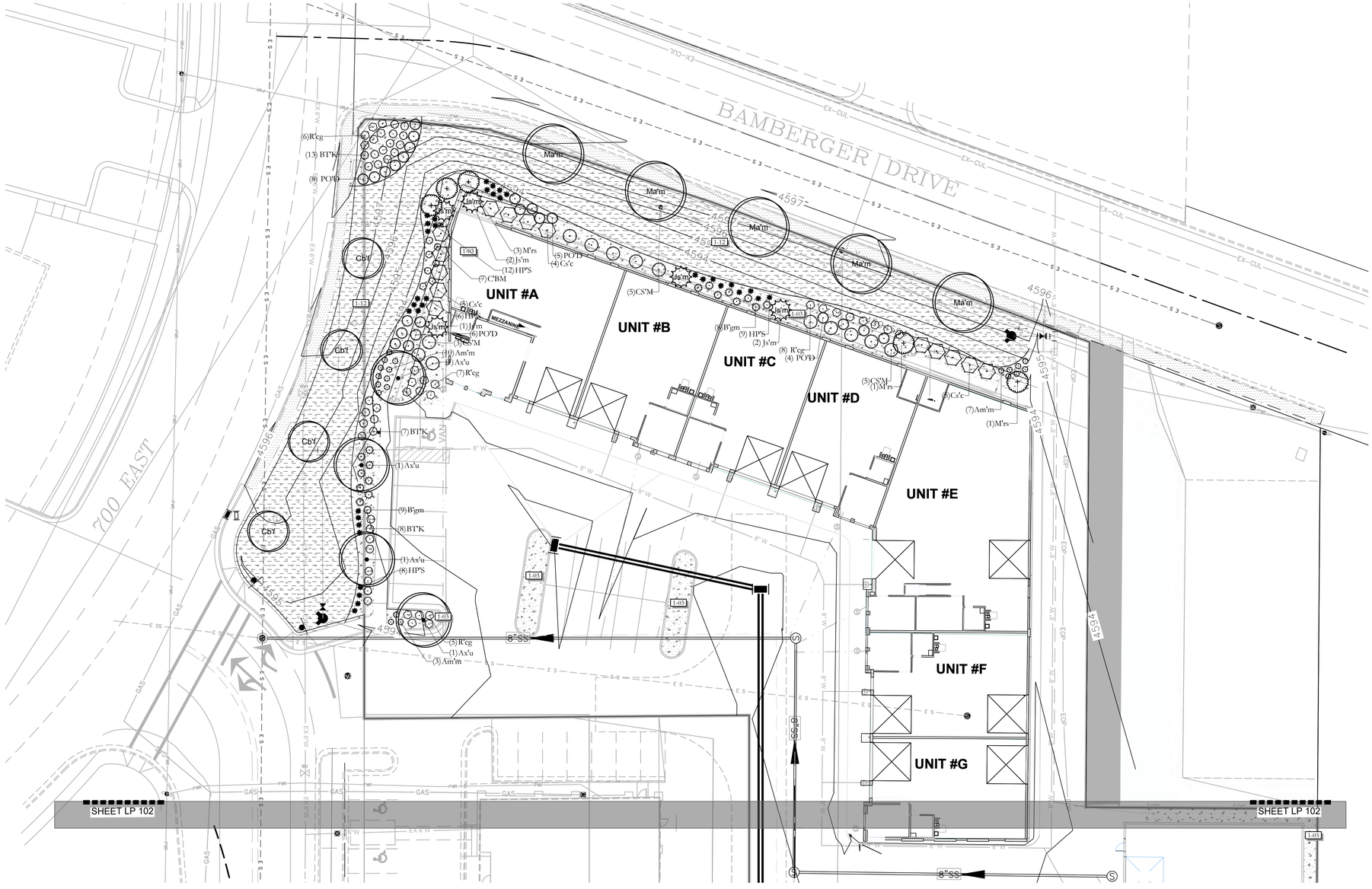
PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
04/21/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO
PM: JTA
DRAWN: KBA
CHECKED: JMA
PLOT DATE: 4/21/2023

COVER SHEET
PERMIT SET
LP-COVER



PLANT LEGEND

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Ma'm	Ma'm	5	Maackia amurensis `JFS-Schiectell` TM MaacNificent Maaekia	B & B	2"Cal	
	M'rs	5	Malus x `JFS KW213MX` TM Raspberry Spear Crabapple	B & B	2"Cal	
	QN	6	Quercus robur x bicolor `Nadler` Kindred Spirit® Oak	B & B	2"Cal	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
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DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Am'm	25	Aronia melanocarpa `UCONNAM165` TM Low Scape Mound Chokeberry	5 gal	10.3%
	BT'K	28	Berberis thunbergii `Koren` TM Sunjoy Citrus Barberry	5 gal	11.6%
	CBM	32	Caryopteris x clandonensis `CT-9-12` TM Beyond Midnight Bluebeard	5 gal	13.2%
	Cs'c	17	Cornus sericea `Cardinal` Cardinal Red-twig Dogwood	5 gal	7%
	CS'M	30	Cytisus scoparius `Moonlight` Moonlight Broom	5 gal	12.4%
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EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
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ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	R'cg	30	Rosa x `Noala` TM Flower Carpet Coral Groundcover Rose	5 gal	12.4%

SITE MATERIALS LEGEND

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	L-03	4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	769 sf
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

A.F. WAREHOUSE
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
ROLLAND LEE
801-710-4500
ROLLANDTLEE5335@GMAIL.COM

Architect / Engineer:
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
JEREMY ANDREW KOHLER
5139121-5301
04/21/2023
RENEWAL
STATE OF UTAH

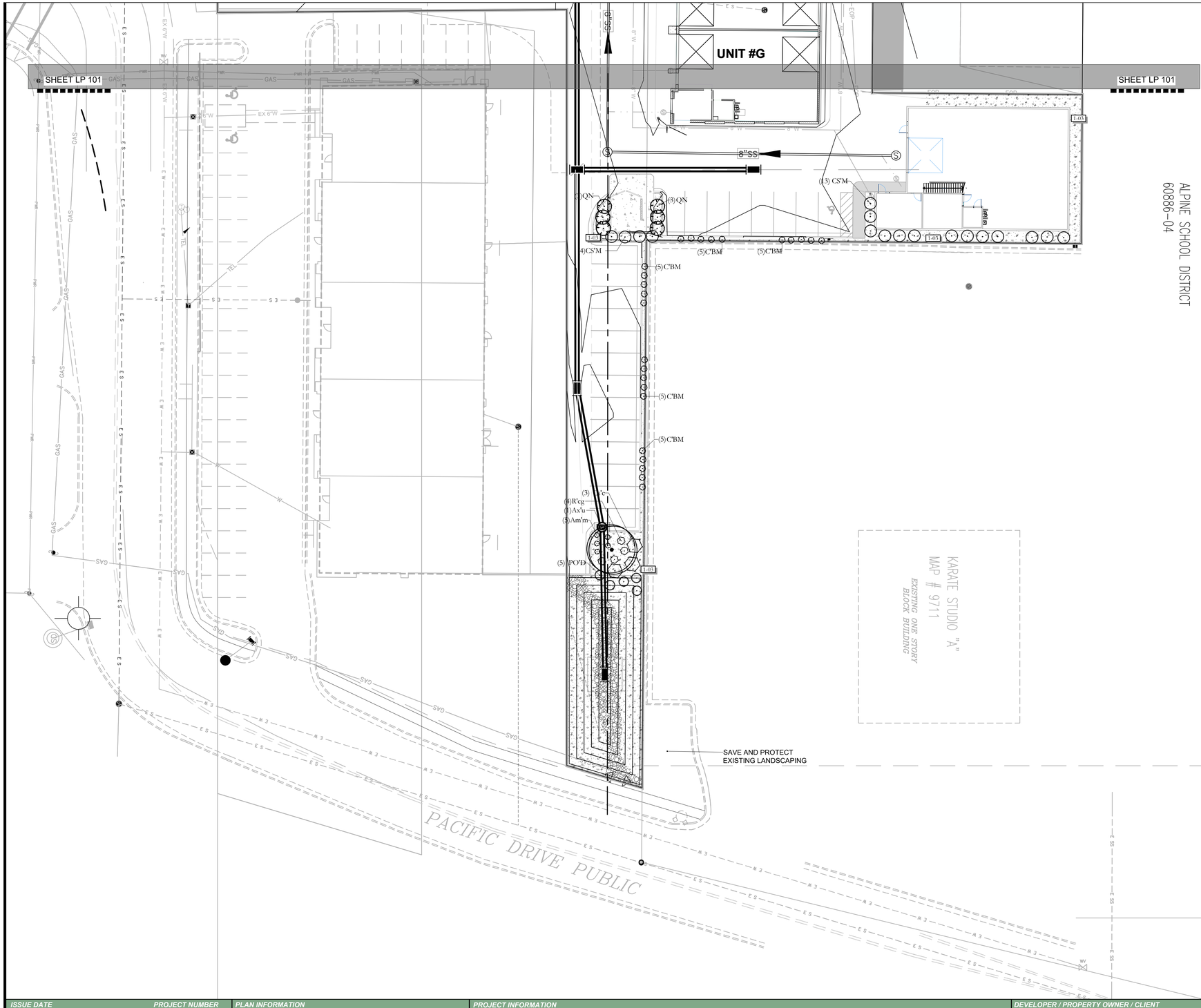
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	JMA
PLOT DATE:	4/21/2023

LANDSCAPE PLAN

PERMIT SET

LP-101



PLANT LEGEND

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EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
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EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
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SITE MATERIALS LEGEND

	SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
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0' 10' 20' 40' 80'
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PROJECT INFORMATION

A.F. WAREHOUSE
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
ROLLAND LEE
801-710-4500
ROLLANDTLEE5335@GMAIL.COM

Architect / Engineer:
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1040 E. 800 N.
OREM, UTAH 84097
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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDERSON
9128125-5301
04/21/2023
SEAL
STATE OF UTAH

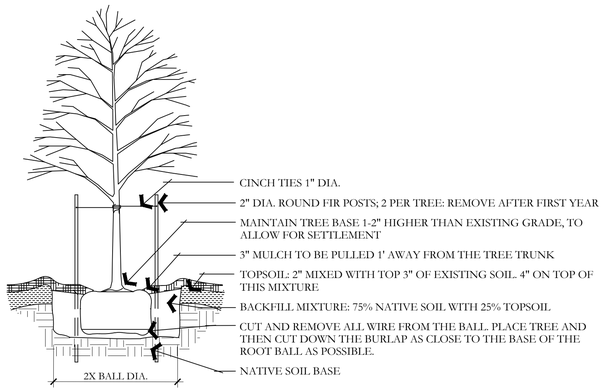
DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	JMA
PLOT DATE:	4/21/2023

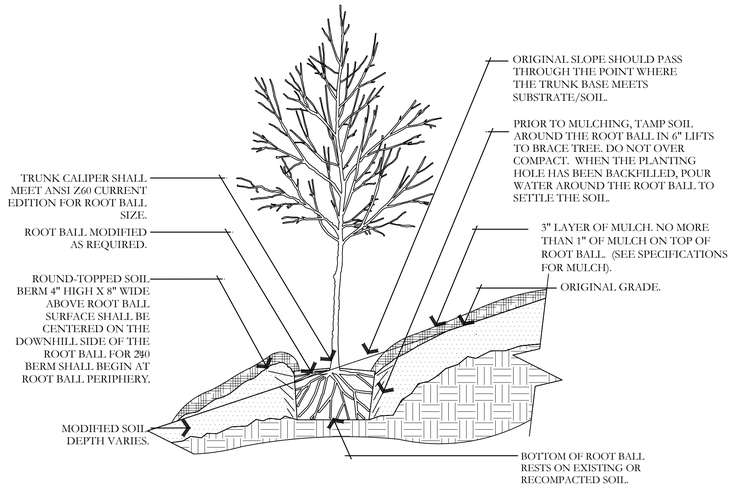
LANDSCAPE PLAN

PERMIT SET

LP-102



A DECIDUOUS TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
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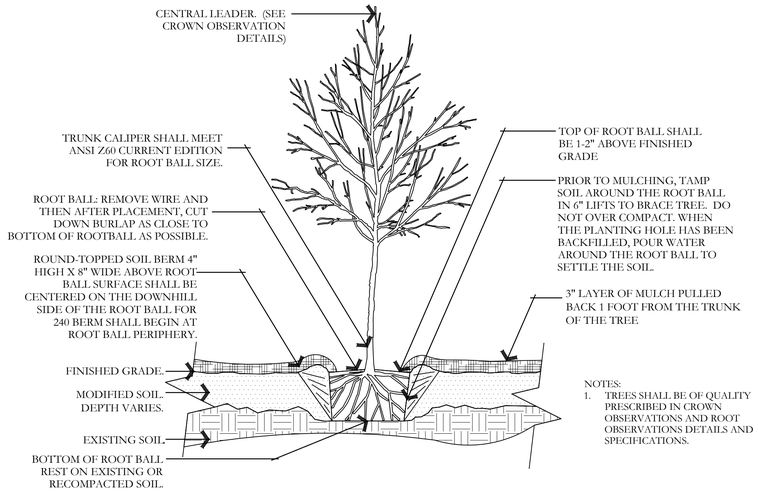
PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)
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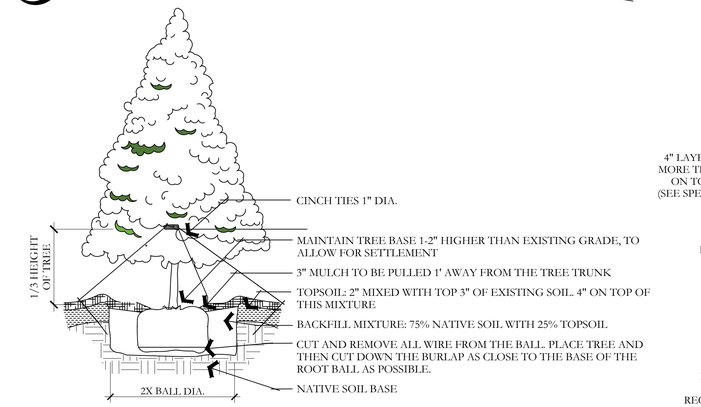
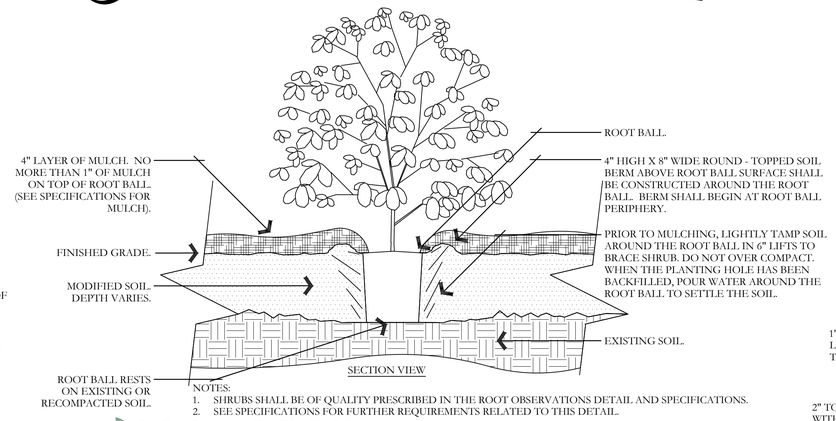
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



E SHRUB - MODIFIED SOIL
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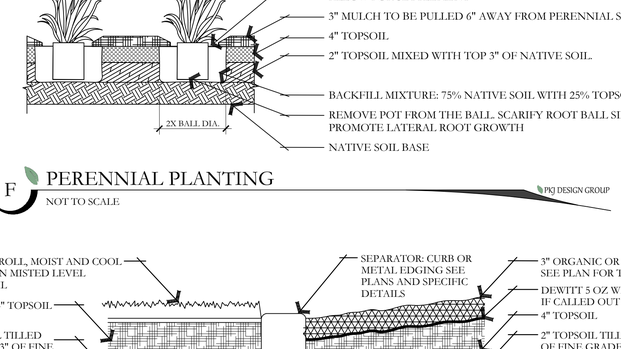
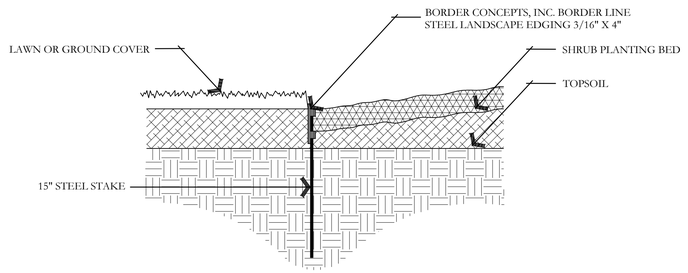
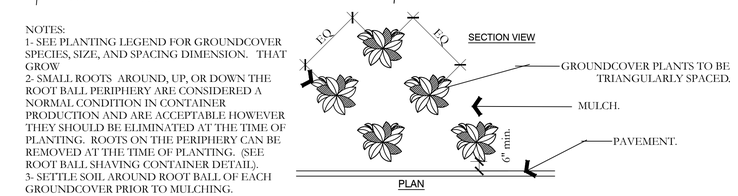
PKJ DESIGN GROUP



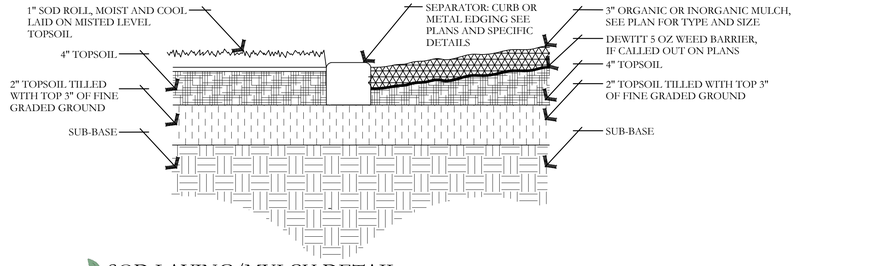
F PERENNIAL PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



G METAL EDGING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



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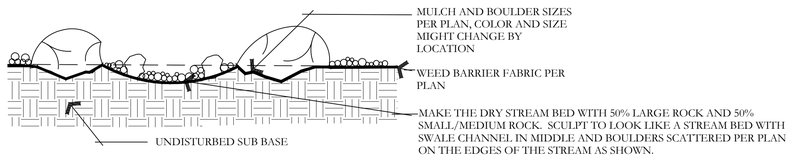
NOT TO SCALE
PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
4/21/2023	UT21043

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PLAN INFORMATION

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PROJECT INFORMATION

A.F. WAREHOUSE
AMERICAN FORK, UTAH

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDERSEN
8128125-5301
04/21/2023
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	KBA
CHECKED:	JMA
PLOT DATE:	4/21/2023

LANDSCAPE DETAILS

PERMIT SET

LP-501

A.F. WAREHOUSE

AMERICAN FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

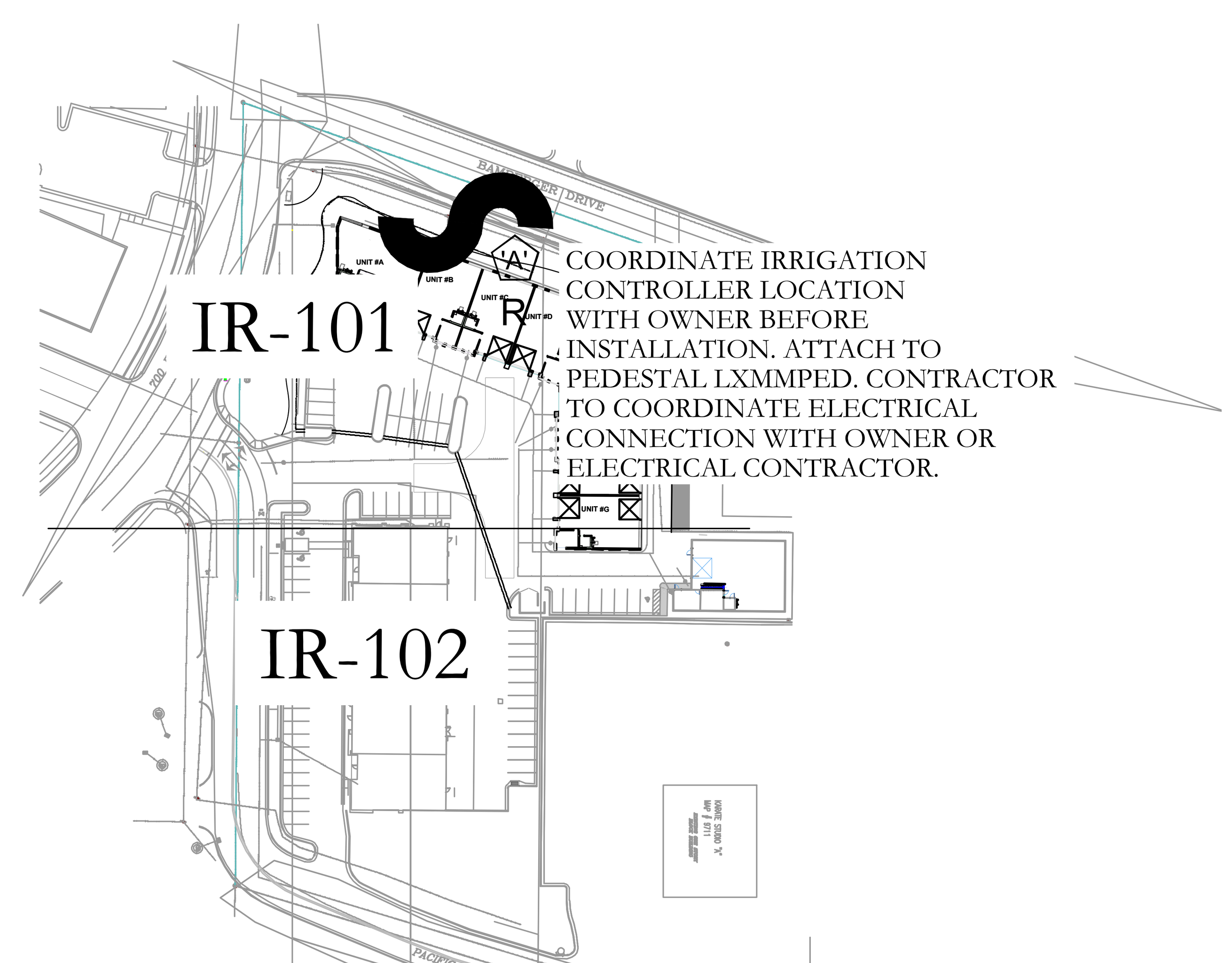
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
4/21/2023	UT21043

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 50' 100' 200' 400'

GRAPHIC SCALE: 1" = 100'

PROJECT INFORMATION

A.F. WAREHOUSE
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:

ROLLAND LEE
801-710-4500
ROLLANDTLEE5335@GMAIL.COM

Architect / Engineer:

NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UTAH 84097
801-802-8992

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
04/21/2023
ELECTRONIC SEAL
STATE OF UTAH

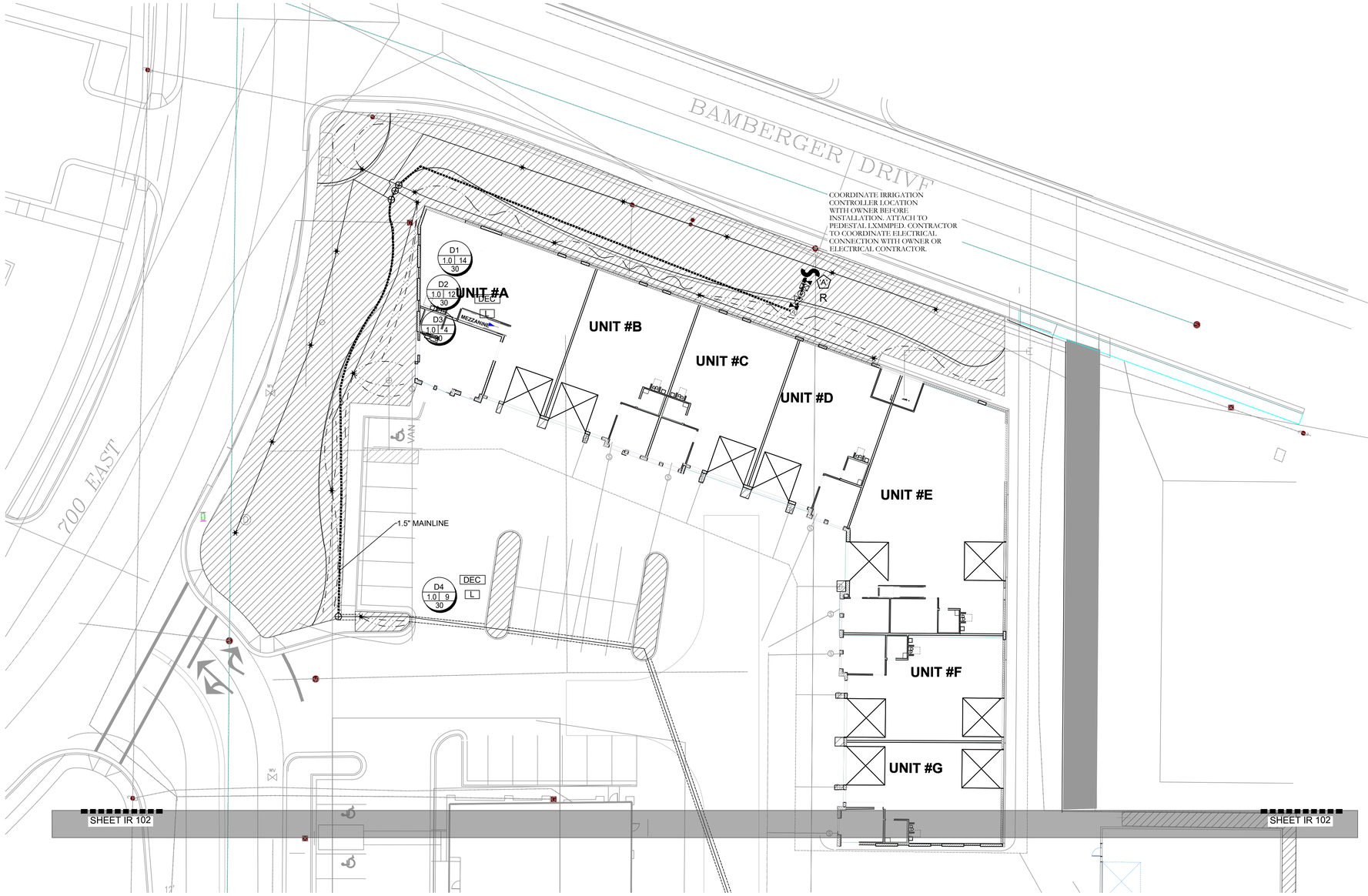
DRAWING INFO

PM: JTA
DRAWN: AP
CHECKED: KA
PLOT DATE: 4/21/2023

COVER SHEET

PERMIT SET

IR-COVER



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER:RAINBIRD ESP-LXIVM WITH LIMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM

14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE:	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE:	CLASS 200 1.25"

*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
VALVE SIZE — 1.0 — 18 — GALLONS PER MINUTE
PSI AT LAST HEAD IN ZONE — 55

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING.

ISSUE DATE	PROJECT NUMBER
4/21/2023	UT21043

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

A.F. WAREHOUSE
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
ROLLAND LEE
801-710-4500
ROLLANDTLEE5335@GMAIL.COM

Architect / Engineer:
NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UTAH 84097
801-802-8992

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT — JEREMY ANDREW KOHLER — 8128101-5501 — 04/21/2023 — STATE OF UTAH

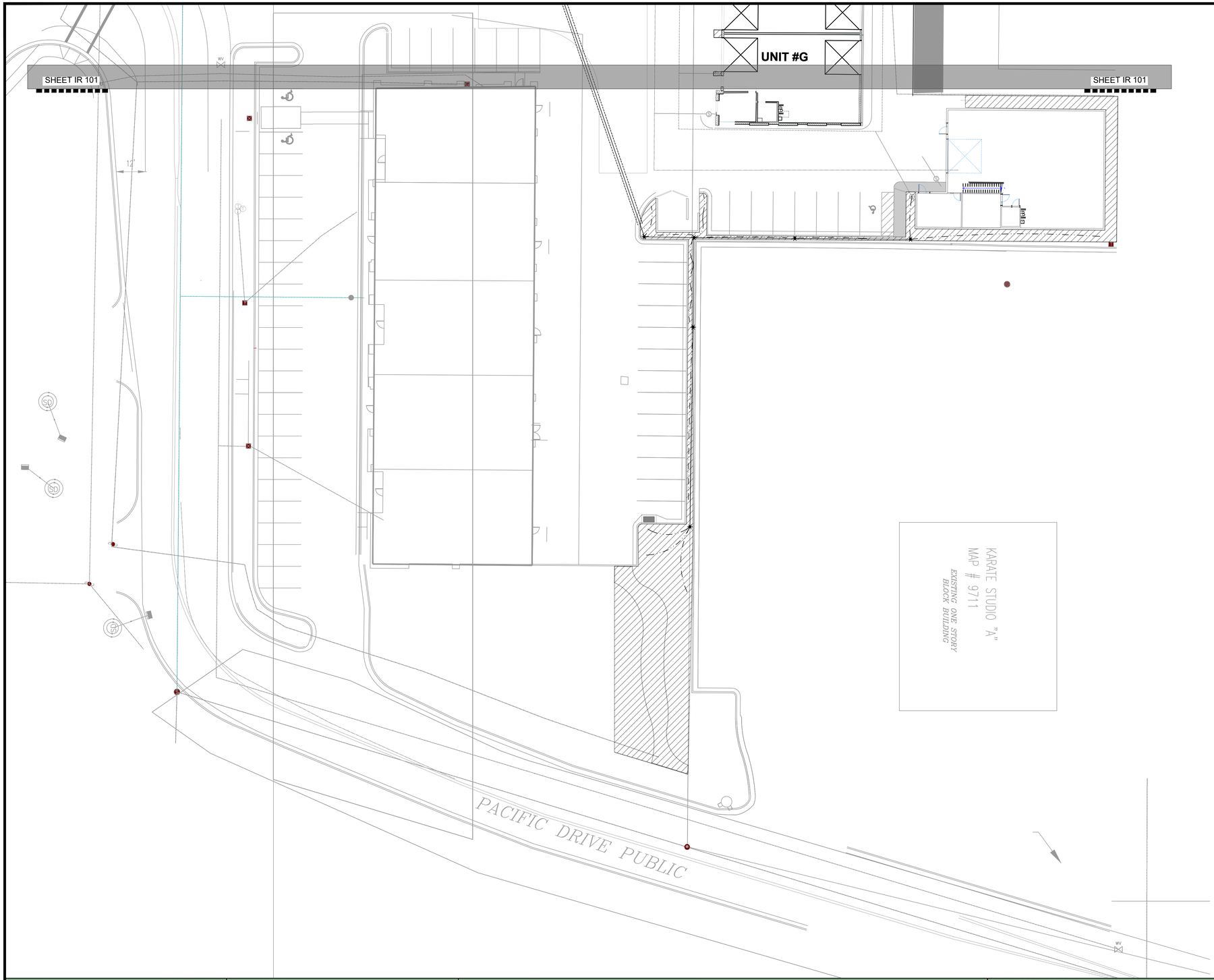
DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	4/21/2023

IRRIGATION PLAN

PERMIT SET

IR-101



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER:RAINBIRD ESP-LXIVM WITH LIMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM

14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	EMITTER SPACING	ROW SPACING	ROW SPACING
XFS DRIPLINE	XFSP-09-18	.9 GPH	18"	18"	18-21 IN.

TOTAL DRIP ZONE FLOW	20 GPM	TIME TO APPLY 1/4" OF WATER	23
MAX. LATERAL LENGTH OF TUBING	350 FT	REQUIRED NUMBER OF STAKES	500
TOTAL LENGTH OF ZONE DRIPLINE	2,000 FT (varies per plan)	NUMBER OF FLUSH POINTS	2
APPLICATION RATE	.64 IN. / HR	SUGGESTED HEADER & FOOTER PIPE SIZE	CLASS 200 1.25"

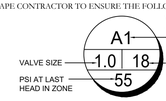
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG



NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

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0' 10' 20' 40' 80'
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AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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801-710-4500
ROLLANDTLEE5335@GMAIL.COM

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www.pkjdesigngroup.com

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DRAWING INFO

PM:	JTA
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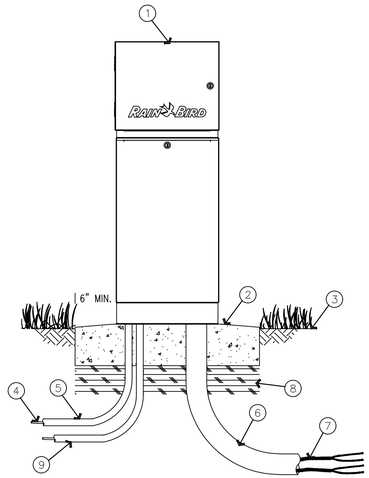
PLOT DATE:	4/21/2023

IRRIGATION PLAN

PERMIT SET

IR-102



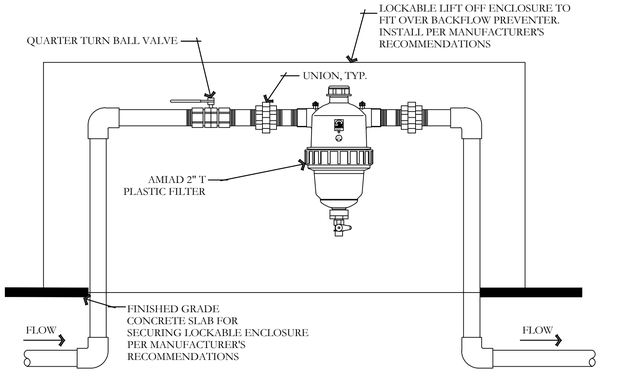
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

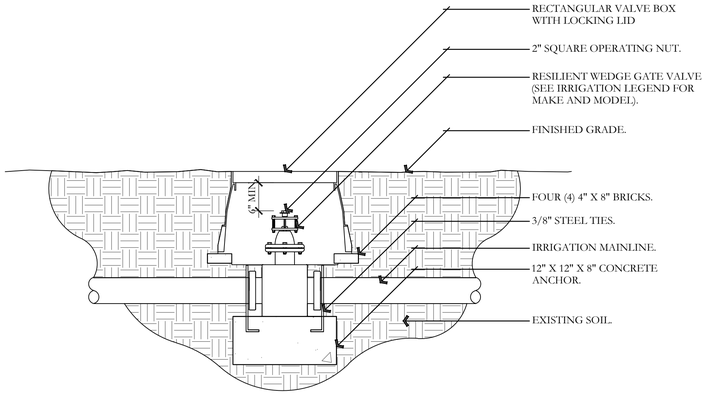
KEY SPECIFICATIONS

FEATURE ▶ / MODEL ▼	MAX PROGRAMS	MAX STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
NOT TO SCALE — PKJ DESIGN GROUP

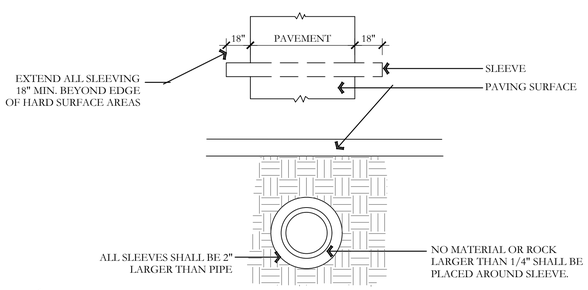


B 2" PLASTIC FILTER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

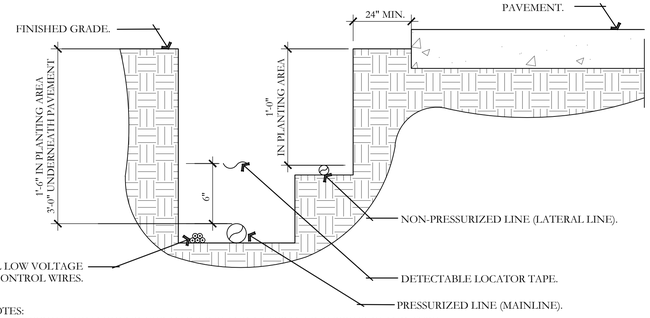


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

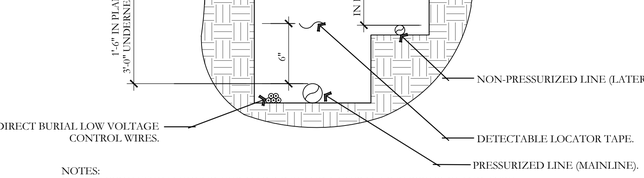


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

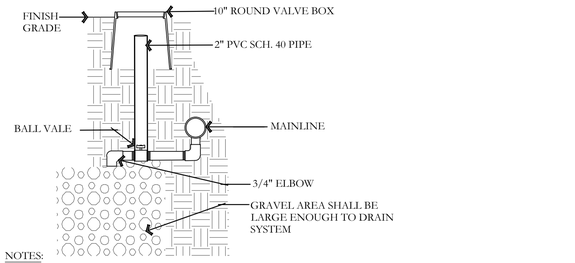
NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

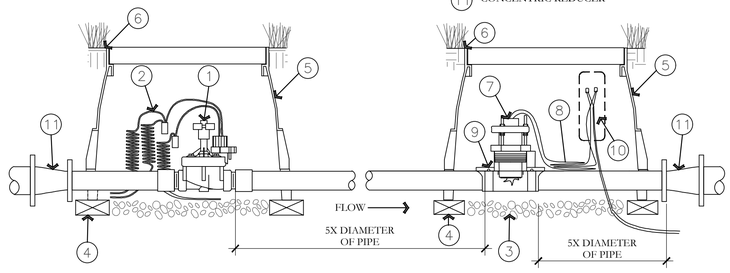
H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

ISSUE DATE 4/21/2023 — **PROJECT NUMBER** UT21043

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LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 5139711-5301 — 04/21/2023 — RENEWAL DATE — STATE OF UTAH

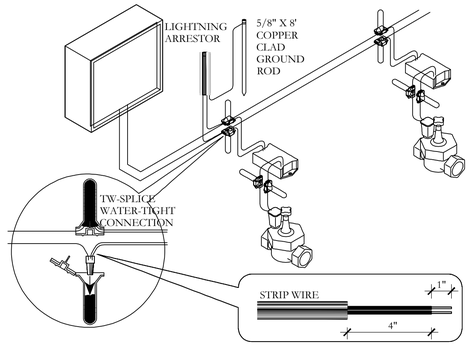
DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	4/21/2023

IRRIGATION DETAILS

PERMIT SET

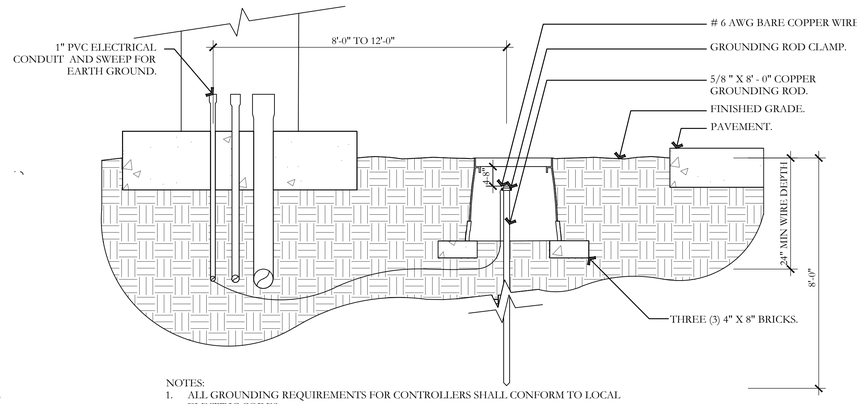
IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

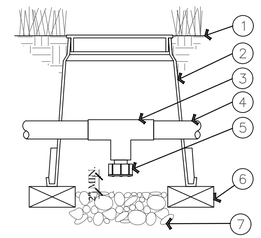


NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

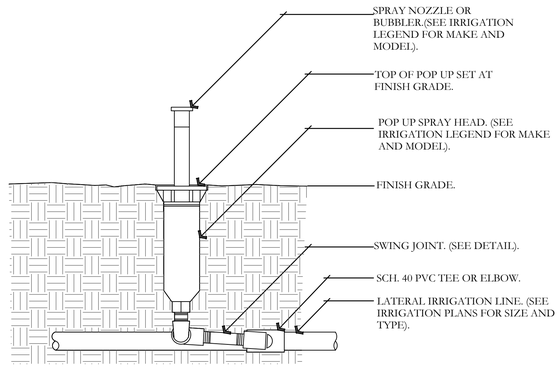


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

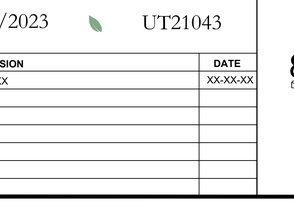


NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

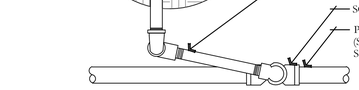


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM

NOT TO SCALE

PKJ DESIGN GROUP



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
4/21/2023	UT21043

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

PROJECT INFORMATION

A.F. WAREHOUSE
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
ROLLAND LEE
801-710-4500
ROLLANDTLEE5335@GMAIL.COM

Architect / Engineer:
NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UTAH 84097
801-802-8992

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREOTTI
STATE OF UTAH
04/21/2023

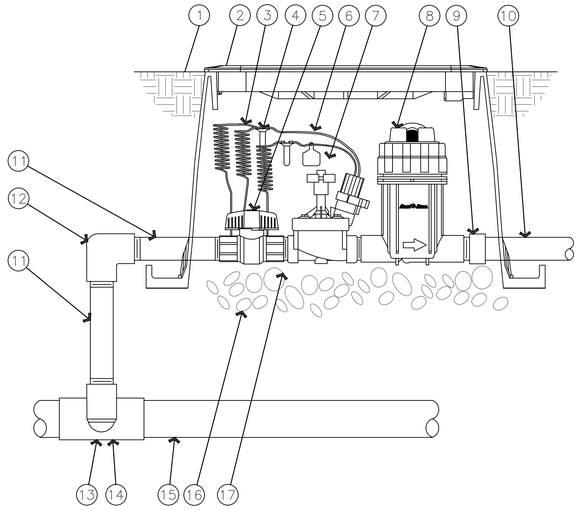
DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	4/21/2023

IRRIGATION DETAILS

PERMIT SET

IR-502

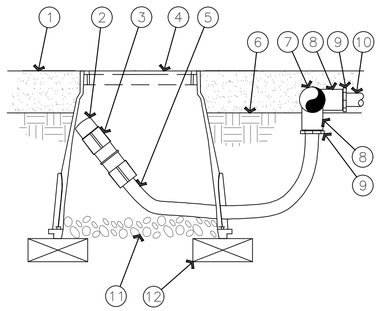


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



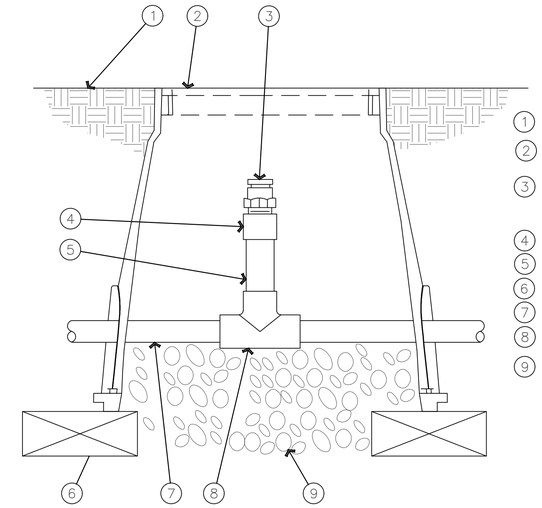
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

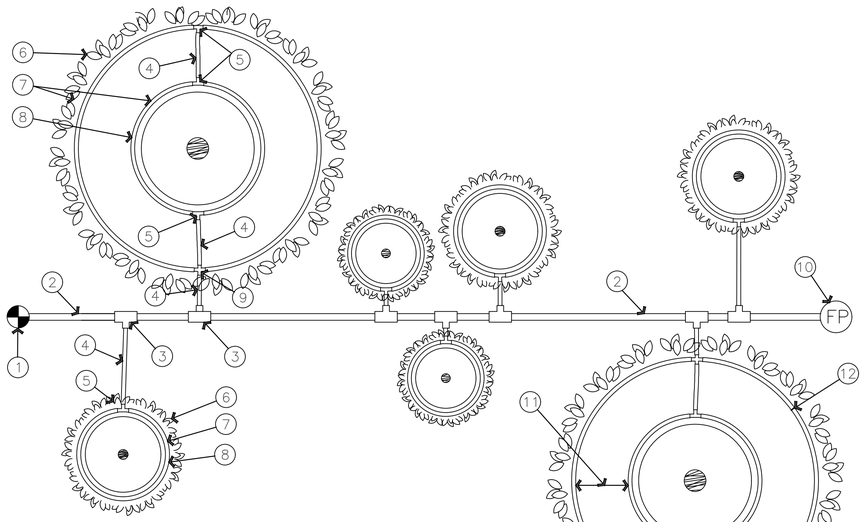


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
4/21/2023	UT21043

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
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7		

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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N

PROJECT INFORMATION

A.F. WAREHOUSE
AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Property Owner:
ROLLAND LEE
801-710-4500
ROLLANDTLEE5335@GMAIL.COM

Architect / Engineer:
NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UTAH 84097
801-802-8992

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT
JEREMY ANDREWS
813813-5501
04/21/2023
RENEWAL DATE
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	AP
CHECKED:	KA
PLOT DATE:	4/21/2023

IRRIGATION DETAILS

PERMIT SET

IR-503

Planning Commission Staff Report
Meeting Date: June 7th, 2023

Agenda Topic

Review and action on an application for an extension of an approved Final Plat from June 14th, 2022, known as Autumn Crest Plat "F." The Final Plat is located at approximately 935 East 1060 North, American Fork City, UT 84003. The Final Plat will be on approximately 3.98 acres and will be in the R1-9000 Zone.

BACKGROUND INFORMATION		
Location:		935 East 1060 North
Project Type:		Final Plat Extension
Applicants:		Patterson Construction
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	Institutional Lands, Schools and Public Facilities
Existing Zoning:		R1-9000
Proposed Zoning:		N/A
Surrounding Zoning:	North	R1-9000
	South	R1-9000
	East	R1-9000
	West	S-1

Background

The applicant has applied for an extension to an approved Final Plat to develop an eleven (11) lot subdivision for single-family homes. The project has been previously approved by City Council on June 14th, 2022, and they are requesting for an extension for Autumn Crest Phase 1 Plat "F." No modifications have been made to the plat since June 14th, 2022, and the applicants are currently working on their development checklist items with the City.

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.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
B. The final plan/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.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Final Plat meets the requirements of Section 17.7.210 and Section 17.7.211 of the American Fork City Municipal Code.

Planning Commission Staff Report
Meeting Date: June 7th, 2023

Project Map

Standards 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 meets the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVING the application for an extension to the Final Plat.

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat extension, located at approximately 935 East 1060 North, American Fork City, UT 84003, in the R1-9000 Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Final Plat extension, located at approximately 935 East 1060 North, American Fork City, UT 84003, in the R1-9000 Zone.

Table

Madame Chair, I move to table action for the proposed Final Plat extension, located at approximately 935 East 1060 North, American Fork City, UT 84003, in the R1-9000 Zone, and instruct staff/developer to……..

AUTUMN CREST PHASE 1 PLAT "F"

A RESIDENTIAL SUBDIVISION

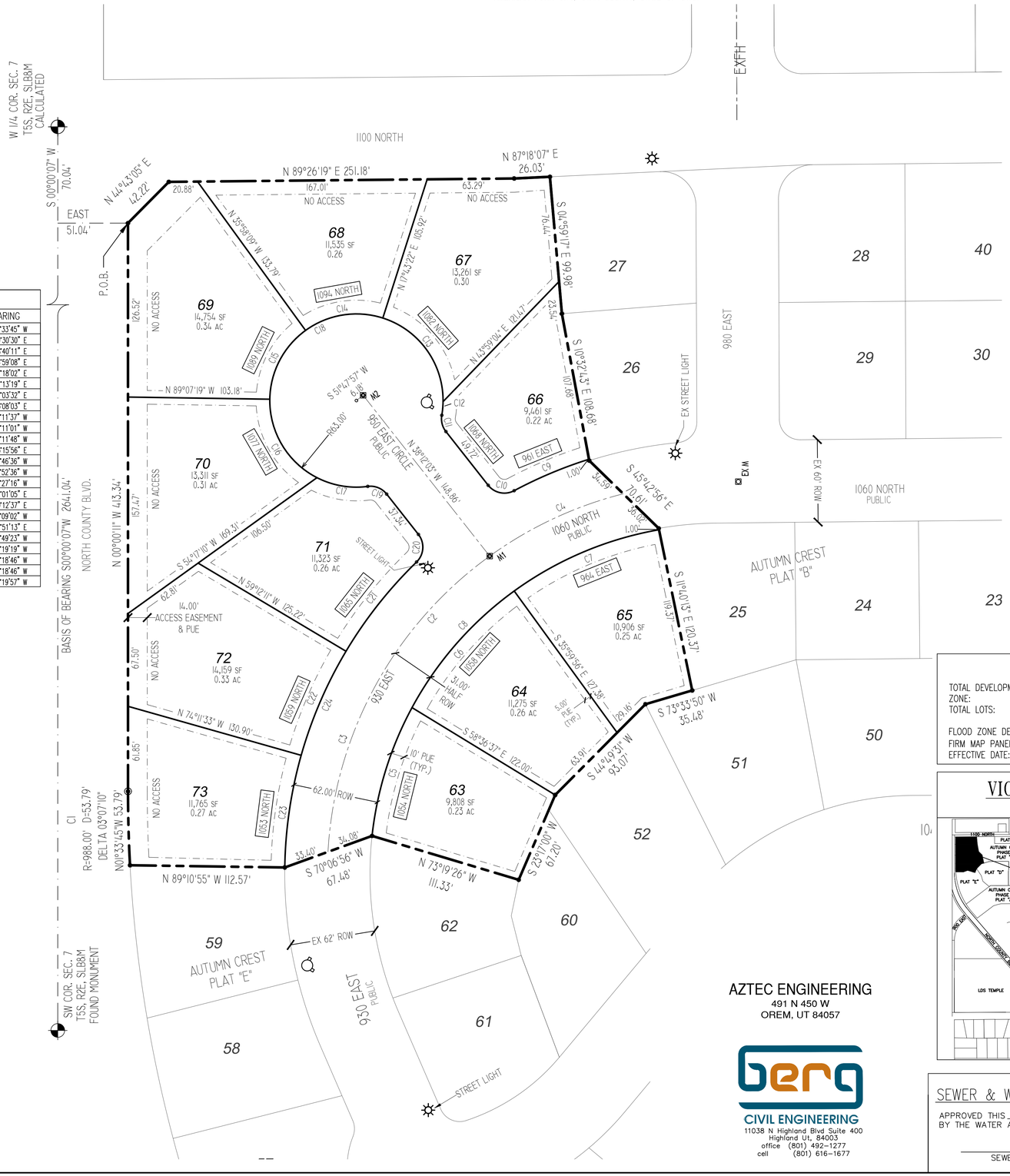
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

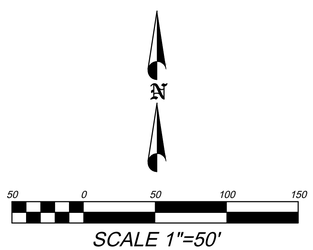
NOTES:

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

CURVE TABLE

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





LEGEND

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

TABULATIONS

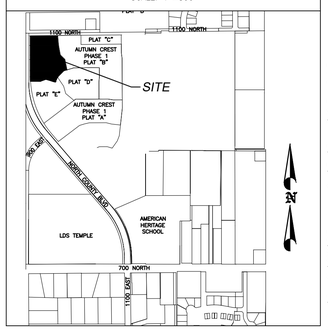
TOTAL DEVELOPMENT: 3.91 ACRES
ZONE: R-1-9000
TOTAL LOTS: 11

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

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

VICINITY SKETCH

SCALE: 1"=800'



AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057

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

SEWER & WATER AUTHORITY APPROVAL

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

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

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

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

BOUNDARY DESCRIPTION

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

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

CONTAINING: 3.91 ACRES OR 170,138 SF

OF LOTS = 11

OWNER'S DEDICATION

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

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

_____ _____
_____ _____
_____ _____

ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ DAY OF _____, A.D. _____.

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

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

PLANNING COMMISSION APPROVAL

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

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

PLAT "F"

AUTUMN CREST PHASE 1

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

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

9/3/2019
I:\My Drive\Berg Civil\2019\Plat - Autumn Crest\Final\Phase 3\AC_Final_Plat_F.dwg

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

BOUNDARY

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING				DISTANCE	NORTHING D	EASTING D	
Thence	N	44	43	5 E	42.22	30.00	29.71	
Thence	N	89	26	19 E	251.18	32.46	280.87	
Thence	N	87	18	7 E	26.03	33.69	306.88	
Thence	S	4	59	17 E	99.98	-65.91	315.57	
Thence	S	10	32	43 E	108.68	-172.76	335.46	
Thence	S	45	42	56 E	70.61	-222.06	386.01	
Thence	S	11	40	13 E	120.37	-339.94	410.36	
Thence	S	73	33	50 W	35.48	-349.98	376.33	
Thence	S	44	49	31 W	93.07	-415.99	310.72	
Thence	S	23	17	0 W	67.20	-477.72	284.15	
Thence	N	73	19	26 W	111.33	-445.77	177.51	
Thence	S	70	6	56 W	67.48	-468.72	114.05	
Thence	N	89	10	55 W	112.57	-467.12	1.49	
Thence	N	1	33	45 W	53.79	-413.35	0.02	
Thence	N	0	0	11 W	413.34	-0.01	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 63

CLOSURE TOLERANCE: 0.01 ft 0.12 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	N	73	19	26	W	111.33	31.95	-106.65	
C5	N	17	18	2	E	97.74	125.27	-77.58	
Thence	S	58	36	37	E	122.00	61.72	26.56	
Thence	S	23	17	0	W	67.20	-0.01	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 64

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING	DISTANCE	NORTHING D	EASTING D	
Thence	N 58 36 37 W	122.00	63.54	-104.14	
C6	N 41 13 19 E	112.79	148.38	-29.82	
Thence	S 35 59 56 E	127.38	45.33	45.05	
Thence	S 44 49 31 W	63.91	0.00	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

Lot 65

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	N	35	59	56	W	127.38	103.05	-74.87	
C7	N	67	3	32	E	114.35	147.63	30.44	
Thence	S	11	40	13	E	119.37	30.72	54.58	
Thence	S	73	33	50	W	35.48	20.68	20.55	
Thence	S	44	49	31	W	29.16	0.00	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 66

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	S	10	32	43	E	107.68	-105.86	19.71	
C9	S	67	11	37	W	59.03	-128.74	-34.71	
C10	N	78	11	1	W	19.28	-124.79	-53.58	
Thence	N	38	12	3	W	49.72	-85.72	-84.33	
C11	N	14	11	48	W	12.20	-73.89	-87.32	
C12	N	5	15	56	E	9.98	-63.96	-86.40	
Thence	N	43	59	4	E	121.47	23.44	-2.05	
Thence	S	4	59	17	E	23.54	-0.01	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 67

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	N	89	26	19	E	63.29	0.62	63.29	
Thence	N	87	18	7	E	26.03	1.85	89.29	
Thence	S	4	59	17	E	76.44	-74.31	95.93	
Thence	S	43	59	4	W	121.47	-161.71	11.58	
C13	N	35	46	36	W	74.95	-100.90	-32.24	
Thence	N	17	43	22	E	105.92	-0.01	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 68

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	N	89	26	19	E	167.01	1.64	167.00	
Thence	S	17	43	22	W	105.92	-99.26	134.76	
C14	S	80	52	36	W	56.90	-108.28	78.58	
Thence	N	35	58	9	W	133.79	0.00	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 69

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	N	0	0	11	W	126.52	126.52	-0.01	
Thence	N	44	43	5	E	42.22	156.52	29.70	
Thence	N	89	26	19	E	20.88	156.73	50.58	
Thence	S	35	58	9	E	133.79	48.44	129.16	
C15	S	27	27	16	W	56.37	-1.58	103.17	
Thence	N	89	7	19	W	103.18	0.00	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 70

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	N	0	0	11	W	157.47	157.47	-0.01	
Thence	S	89	7	19	E	103.18	155.89	103.16	
C16	S	31	1	5	E	66.58	98.83	137.47	
Thence	S	54	17	10	W	169.31	0.00	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 71

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	N	54	17	10	E	106.50	62.17	86.47	
C17	S	80	12	37	E	37.46	55.80	123.39	
C19	S	67	51	13	E	14.84	50.20	137.13	
Thence	S	38	12	3	E	37.34	20.86	160.22	
C20	S	3	49	23	W	20.08	0.83	158.88	
C21	S	38	19	19	W	82.76	-64.10	107.57	
Thence	N	59	12	11	W	125.22	0.01	0.00	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 72

CLOSURE TOLERANCE: 0.10 ft 1.20 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	N	54	17	10	E	62.81	36.66	51.00	
Thence	S	59	12	11	E	125.22	-27.45	158.56	
C22	S	23	18	46	W	82.43	-103.15	125.94	
Thence	N	74	11	33	W	130.90	-67.49	-0.01	
Thence	N	0	0	11	W	67.50	0.01	-0.01	**CLOSES**

CLOSURE WORKSHEET

AUTUMN CREST PLAT F

LOT 73

CLOSURE TOLERANCE: 0.01 ft 0.17 inches

LINE	BEARING					DISTANCE	NORTHING D	EASTING D	
Thence	S	74	11	33	E	130.90	-35.66	125.95	
C23	S	8	18	46	W	82.43	-117.22	114.03	
Thence	N	89	10	55	W	112.57	-115.61	1.47	
C1	N	1	33	45	W	53.79	-61.84	0.01	
Thence	N	0	0	11	W	61.85	0.01	0.00	**CLOSES**

AUTUMN CREST PHASE 1 PLAT "F"

A RESIDENTIAL SUBDIVISION

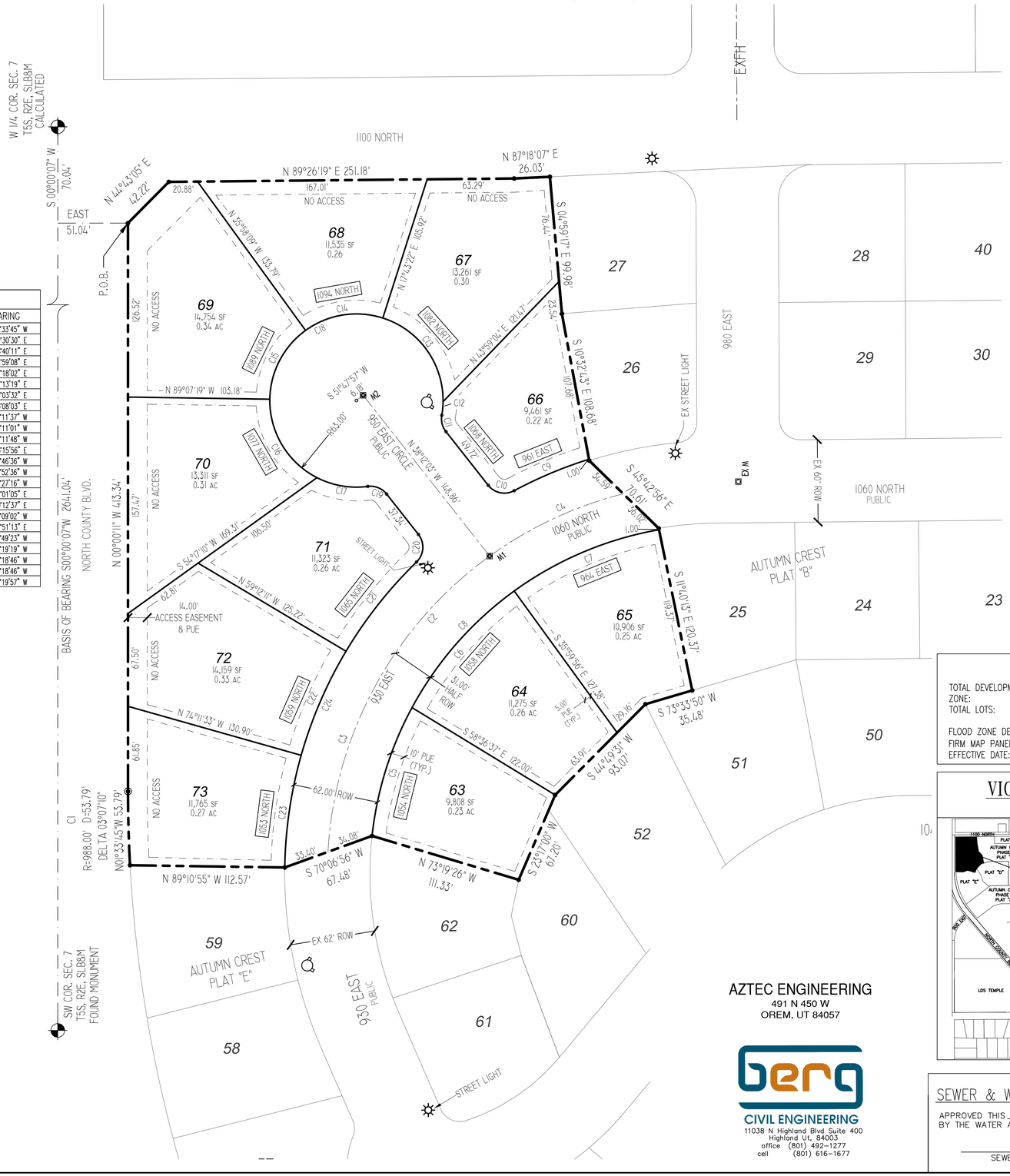
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

NOTES:

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

CURVE TABLE

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



LEGEND

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

TABULATIONS

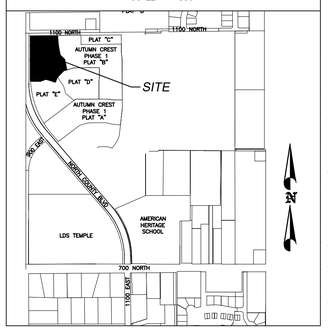
TOTAL DEVELOPMENT: 3.91 ACRES
ZONE: R-1-9000
TOTAL LOTS: 11

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

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

VICINITY SKETCH

SCALE: 1"=800'



AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057

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

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

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

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

BOUNDARY DESCRIPTION

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

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

CONTAINING: 3.91 ACRES OR 170,138 SF

OF LOTS = 11

OWNER'S DEDICATION

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

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

_____ _____
_____ _____
_____ _____

ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES _____ _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

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

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

PLANNING COMMISSION APPROVAL

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

_____ PLANNER _____ CHAIRMAN, PLANNING COMMISSION

PLAT "F"

AUTUMN CREST PHASE 1

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

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

9/3/2019

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

TABULATIONS

PROJECT ZONE	R-1-9000
AVERAGE LOT SIZE	12,274 SF
PUBLIC ROADWAYS	0.89 AC (23%)
AREA IN LOTS	3.02 AC (77%)
TYPE OF OCCUPANCY	SINGLE FAMILY
TYPE OF CONSTRUCTION	V-B
AUTOMATIC FIRE SPRINKLERS	NO
TOTAL DEVELOPMENT:	3.91 ACRES
TOTAL LOTS:	11

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- W — CULINARY WATER
- PI — PRESSURIZED IRRIG.
- S — SANITARY SEWER
- SD — STORM DRAIN
- FIRE HYDRANT
- SURVEY MONUMENT

CONTACT LIST

CIVIL ENGINEER BERG CIVIL ENGINEERING	(801) 492-1277
GEOTECHNICAL ENGINEER EARTHTEC ENGINEERING	(801) 225-5711
AMERICAN FORK CITY PLANNING DEPT.	(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS	(801) 763-3060
UTILITIES	
POWER: ROCKY MOUNTAIN POWER	
(TERIA WALKER)	(801) 756-1310
AF FIBER: (WILL DAVIS)	(801) 897-9826
CENTURY LINK: (BILL WESTFALL)	(432) 623-4252
DOMINION ENERGY: (TRENT JOHNSON)	(801) 853-6548
CABLE: COMCAST (ELYSIA VALDEZ)	(801) 401-3023
AMERICAN FORK IRRIGATION CO	(801) 471-6576
CULINARY WATER: (JAY BREMS)	(801) 763-3060
SANITARY SEWER: (ASHTON HARDY)	(801) 763-3060
FIRE MARSHAL: (MAT SACCO)	(801) 763-3045
STORM DRAINAGE: (ASHTON HARDY)	(801) 763-3060
PRESSURIZED IRRIGATION: (JAY BREMS)	(801) 763-3060
ENGINEERING: (BEN HUNTER)	(801) 763-3060
STORM SWPP PLAN: (HARLAN NIELSON)	(801) 763-3060
CITY INSPECTOR: (DEE HOWARD)	(801) 763-3060

SHEET INDEX

C1	COVER SHEET
C2	OVERALL SEWER PLAN
C3	OVERALL IRRIGATION PLAN
C4	OVERALL WATER PLAN
C5	GRADING & DRAINAGE PLAN
C6	ROAD PROFILES
C7	SIGNAGE & STREET LIGHTS
C8	SUBDIVISION STREET TREES
SWI	SWPPP
GNI	GENERAL NOTES
DI-D4	CONSTRUCTION DETAILS
PLAT	PLAT "F"

BOUNDARY DESCRIPTION

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

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

CONTAINING: 3.91 ACRES OR 170,138 SF

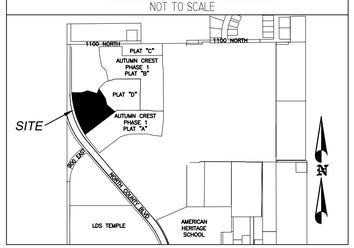
OF LOTS = 11

NOTES

1. PROJECT ADDRESS IS 930 EAST 1060 NORTH
2. ELEVATION BENCHMARK IS THE SW CORNER OF SECT. 7; ELEV = 4757.024 NAVD 29
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
5. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL I) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER
6. AREA WITHIN THIS SUBDIVISION IS IN ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO FEMA FIRM PANEL NUMBER 49049C0169F, EFFECTIVE DATE: 06/19/2020.
7. AN ALL WEATHER DRIVING SURFACE AND FIRE DEPARTMENT TURN AROUND, CAPABLE OF SUPPORTING FIRE APPARATUS, WILL NEED TO PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

VICINITY SKETCH

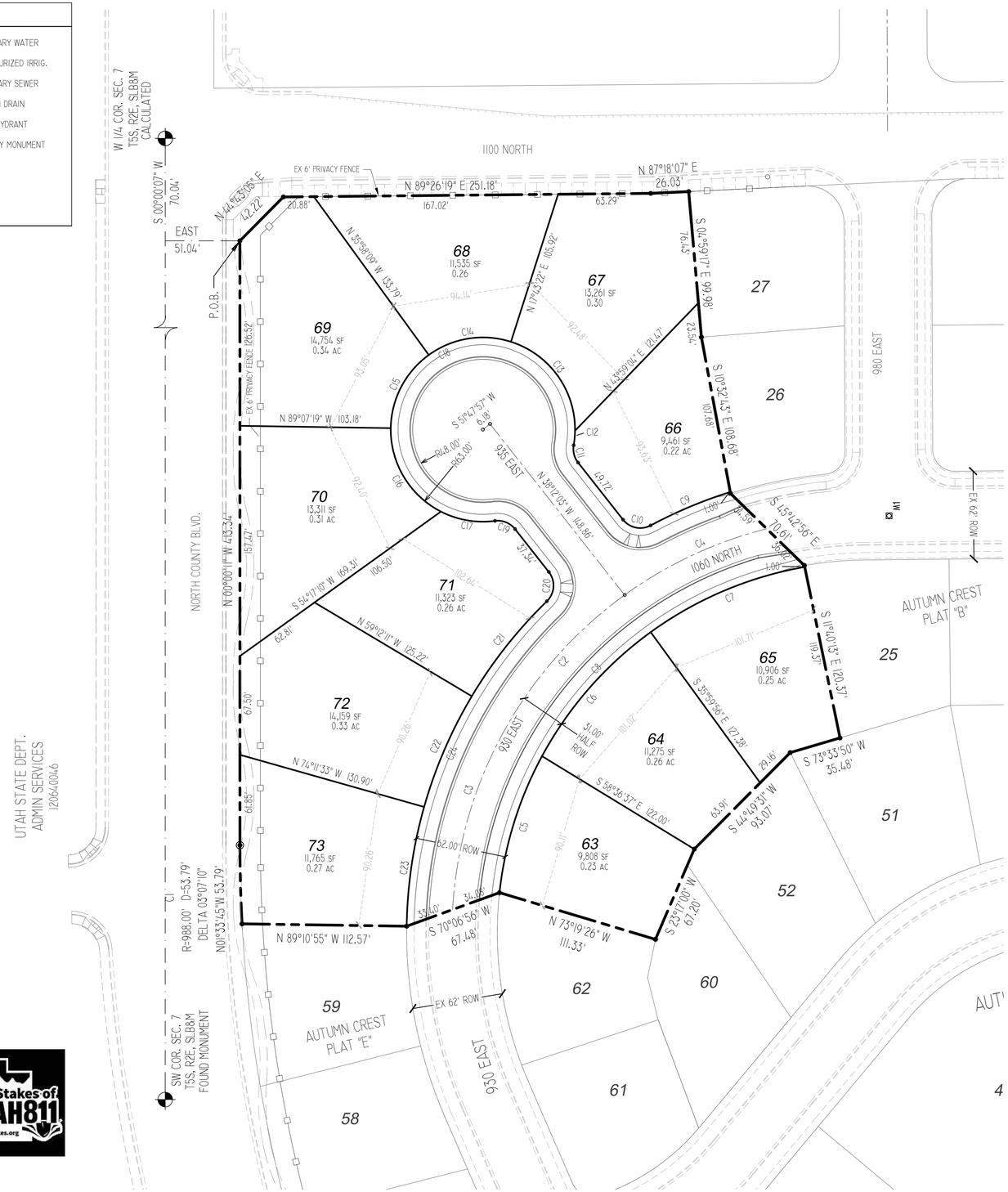
NOT TO SCALE



Blue Stakes of UTAH811 Bluestakes.org

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	988.00	53.79	03°07'10"	53.79	N 01°33'45" W
C2	285.00	361.28	72°37'53"	337.57	N 39°30'30" E
C3	285.00	253.46	50°57'15"	245.19	N 28°40'11" E
C4	285.00	107.82	21°40'38"	107.18	N 64°59'08" E
C5	254.00	98.36	22°11'13"	97.74	N 17°18'02" E
C6	254.00	113.74	25°39'21"	112.79	N 41°13'19" E
C7	254.00	115.31	26°00'41"	114.32	N 67°03'20" E
C8	254.00	327.40	73°51'14"	305.20	N 43°08'03" E
C9	316.00	59.00	10°41'51"	58.91	S 67°10'57" W
C10	15.00	20.93	79°57'56"	19.28	N 78°11'01" W
C11	15.00	12.57	48°00'28"	12.20	N 14°11'48" W
C12	63.00	9.99	09°05'00"	9.98	N 05°15'56" E
C13	63.00	80.27	73°00'04"	74.95	N 35°46'36" W
C14	63.00	59.04	53°41'31"	56.90	S 80°52'36" W
C15	63.00	58.44	53°09'10"	56.37	S 27°27'16" W
C16	63.00	70.14	63°47'31"	66.58	S 31°01'05" E
C17	63.00	38.04	34°35'32"	37.46	S 80°12'37" E
C18	63.00	315.92	287°18'49"	74.67	S 46°09'02" W
C19	15.00	15.53	59°18'20"	14.84	S 67°51'13" E
C20	15.00	22.00	84°02'51"	20.08	S 03°49'23" W
C21	316.00	83.00	15°02'59"	82.76	S 38°19'19" W
C22	316.00	82.67	14°59'22"	82.43	S 23°18'46" W
C23	316.00	82.67	14°59'22"	82.43	S 08°18'46" W
C24	316.00	248.34	45°01'43"	242.00	S 23°19'57" W



DEVELOPER

PATTERSON HOMES
www.phutah.com

DEVELOPMENT

AUTUMN CREST

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

berg CIVIL ENGINEERING
10138 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH — R. BERG — 343602 — REGISTERED PROFESSIONAL ENGINEER — 4/26/2022
2			
3			
4			
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7			
8			

ACTION	DATE
FINAL PLAN	4/26/2022

PROJECT

PATTERSON HOMES

AUTUMN CREST PLAT "F"

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

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
COVER SHEET	C1

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LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- I FOOT CONTOUR
- W — CULINARY WATER
- PI — PRESSURIZED IRRIG.
- S — SANITARY SEWER
- SD — STORM DRAIN
- FIRE HYDRANT

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. 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.

3. ALL SANITARY SEWER PIPE TO BE PVC CONFORMING TO ASTM D3034 SDR 35

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

PATTERSON HOMES
www.phutah.com

AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

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

DEVELOPMENT

AUTUMN CREST

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG 343602 4/26/2022 PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL PLAN	4/26/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
OVERALL SEWER PLAN	C2

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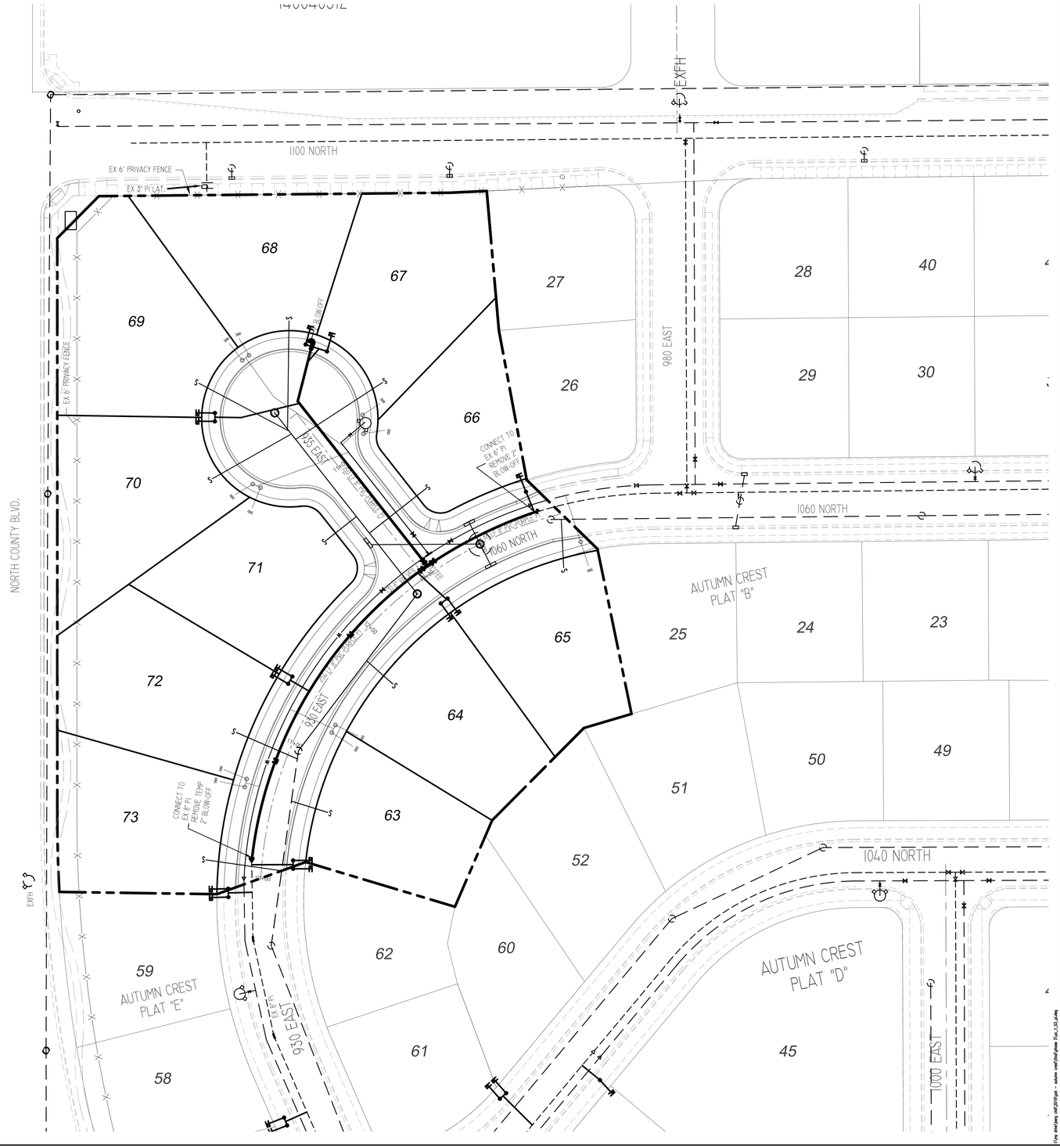
LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- W — CULINARY WATER
- PI — PRESSURIZED IRRIG.
- S — SANITARY SEWER
- SD — STORM DRAIN
- FIRE HYDRANT

NOTES:

1. ALL LOTS TO HAVE PI METER BOX INSTALLED.



Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

PATTERSON HOMES
www.phutah.com

AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

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DEVELOPMENT

AUTUMN CREST

N

0 20 40 80 120

SCALE: 1"= 40'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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STATE OF UTAH — R. Berg — CIVIL ENGINEERING — 343602 — 3/28/2022 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	3/28/2022

PROJECT

PATTERSON HOMES

AUTUMN CREST PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
OVERALL IRRIGATION PLAN	C3

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- CULINARY WATER
- PRESSURIZED IRRIG.
- SANITARY SEWER
- STORM DRAIN
- FIRE HYDRANT

NOTES:

1. ALL WATERLINES WITHIN SUBDIVISION TO BE POLYWRAPPED DIP CLASS 51 OR C-900 PVC
2. ALL WATERLINES IN ACCORDANCE WITH AWWA C151 AND ANSI A-21-51:
   CLASS 50 FOR MECHANICAL JOINTS (MJ)
   CLASS 53 FOR FLANGED JOINTS (FJ)
4. ALL WATER SERVICES TO BE 1"

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

PATTERSON HOMES
www.phutah.com

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DEVELOPMENT

AUTUMN CREST

N

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BERG ENGINEERING 343602 3/28/2022 PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			

ACTION	DATE
FINAL PLAN	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "F"

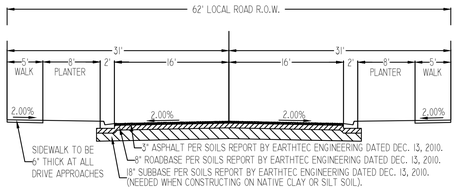
DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
OVERALL WATER PLAN	C4

LOCAL ROAD R.O.W.

NOT TO SCALE



GENERAL NOTES:

1. METHOD OF HANDLING STORM DRAIN RUNOFF IS BY PRE-TREATMENT CATCH BASINS AND INFILTRATION SUMPS.
2. AREA WITHIN THIS SUBDIVISION IS IN ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO FEMA FIRM PANEL NUMBER 49049C0169F, EFFECTIVE DATE: 06/19/2020.

GRADING NOTES:

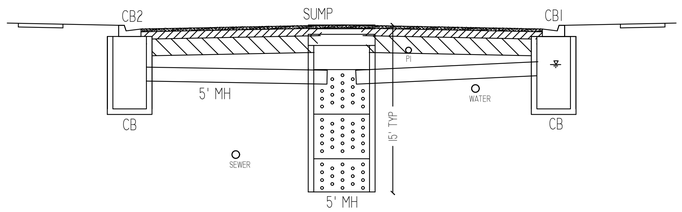
1. BENCHMARK:
   SW CORNER SEC 7, T5S, R2E, SLB&M
   ELEV = 4757.024
2. REAR YARD ELEVATIONS HAVE BEEN SET AS 9' ABOVE THE CENTER OF LOT TBC ELEVATION AS SHOWN. THIS MINIMUM REAR YARD ELEVATION PROVIDES A MINIMUM OF 0.63% SLOPE FROM THE REAR OF THE LOT TO THE STREET.

SUMP1	STA 12+99.12	RIM 4779.12 FL 4774.04
CB1	TBC 4779.13	FL 4775.13
CB2	TBC 4779.13	FL 4775.13
CB3	TBC 4779.36	FL 4775.36

SUMP DETAIL

NOT TO SCALE

REFER TO CITY STANDARD SUMP DETAIL 15.14 ON SHEET D3



SUMP SIZING

1. STORMWATER RUNOFF SUMP IMPROVEMENTS FOR PORTIONS OF 930 EAST AND 935 EAST LOCATED WITHIN THIS PHASE HAVE BEEN PREVIOUSLY CONSTRUCTED WITH PLAT 'E'.

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

PATTERSON HOMES
www.phutah.com

AVOID CUTTING UNDERGROUND UTILITIES! Call BEFORE YOU Dig 1-800-662-4111

NOTICE!
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DEVELOPMENT

AUTUMN CREST

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

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	5/27/2021	RAISE NORTH END !	STATE OF UTAH R. Berg 343602 3/28/2022 PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL PLAN	3/28/2022

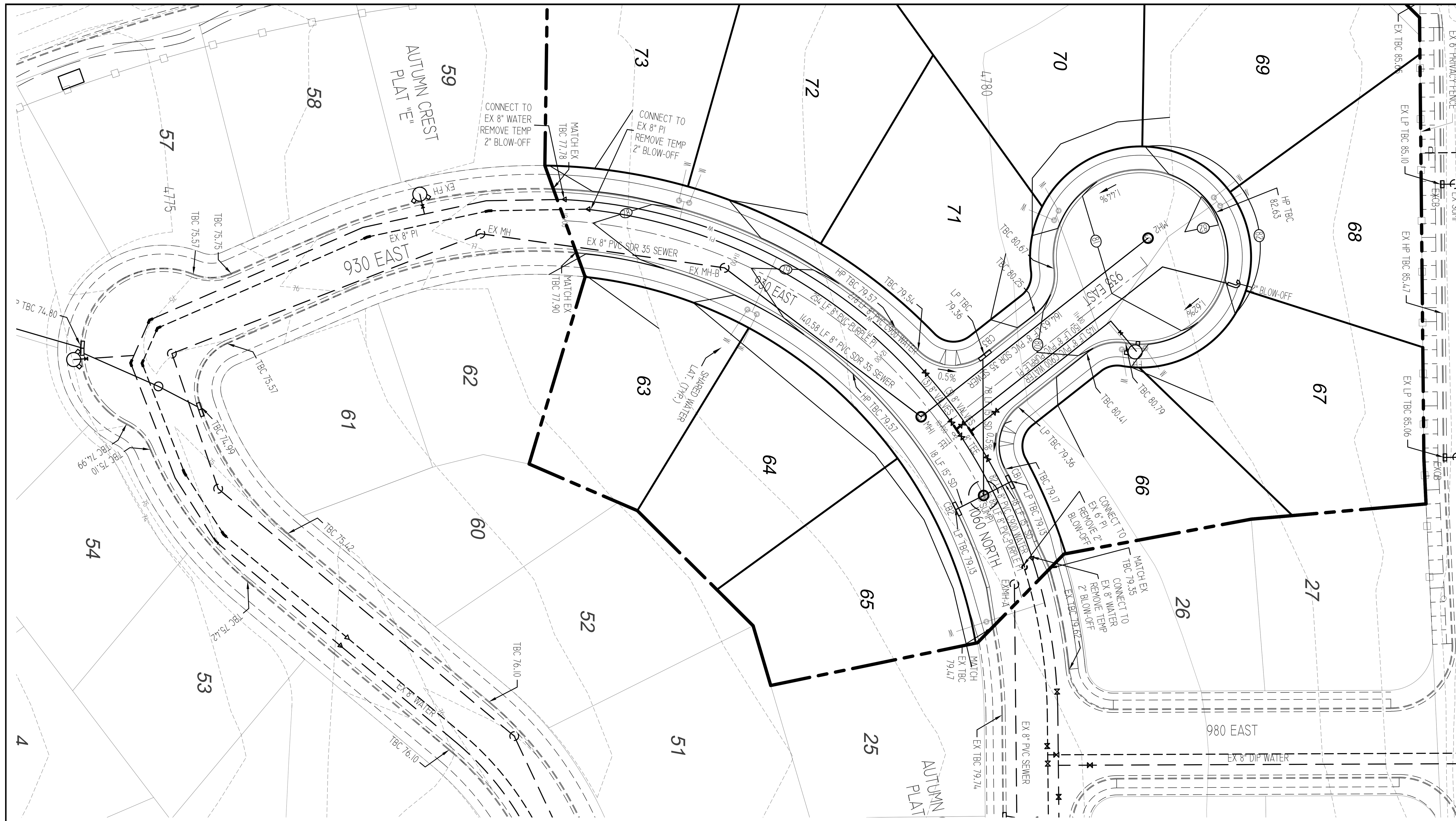
PROJECT

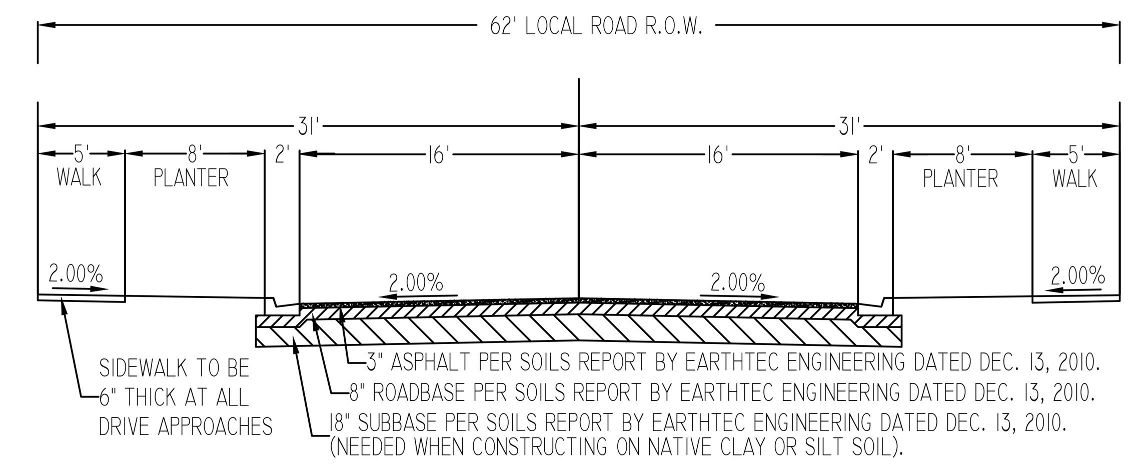
PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C5R





AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

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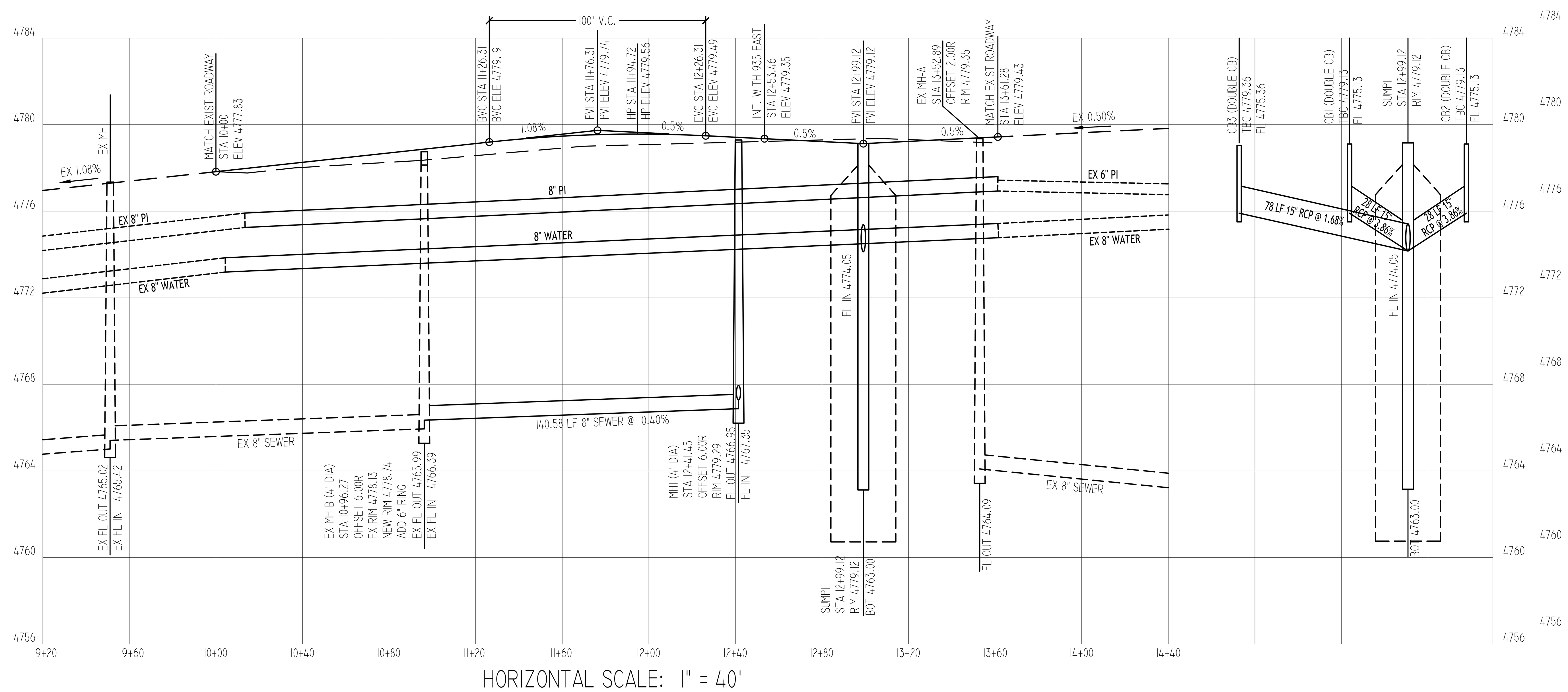
930 E / 1060 N PROFILE



935 E

DEVELOPER

PATTERSON HOMES
www.phutah.com

DEVELOPMENT

AUTUMN CREST

SCALE: 1"= 40'

CIVIL ENGINEERING
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	5/27/2021	RAISE NORTH END 1'	
2			
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STATE OF UTAH — KENNETH R. BERG — 343602 — 3/28/2022 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
930 E & 1000 N PROFILE	C6

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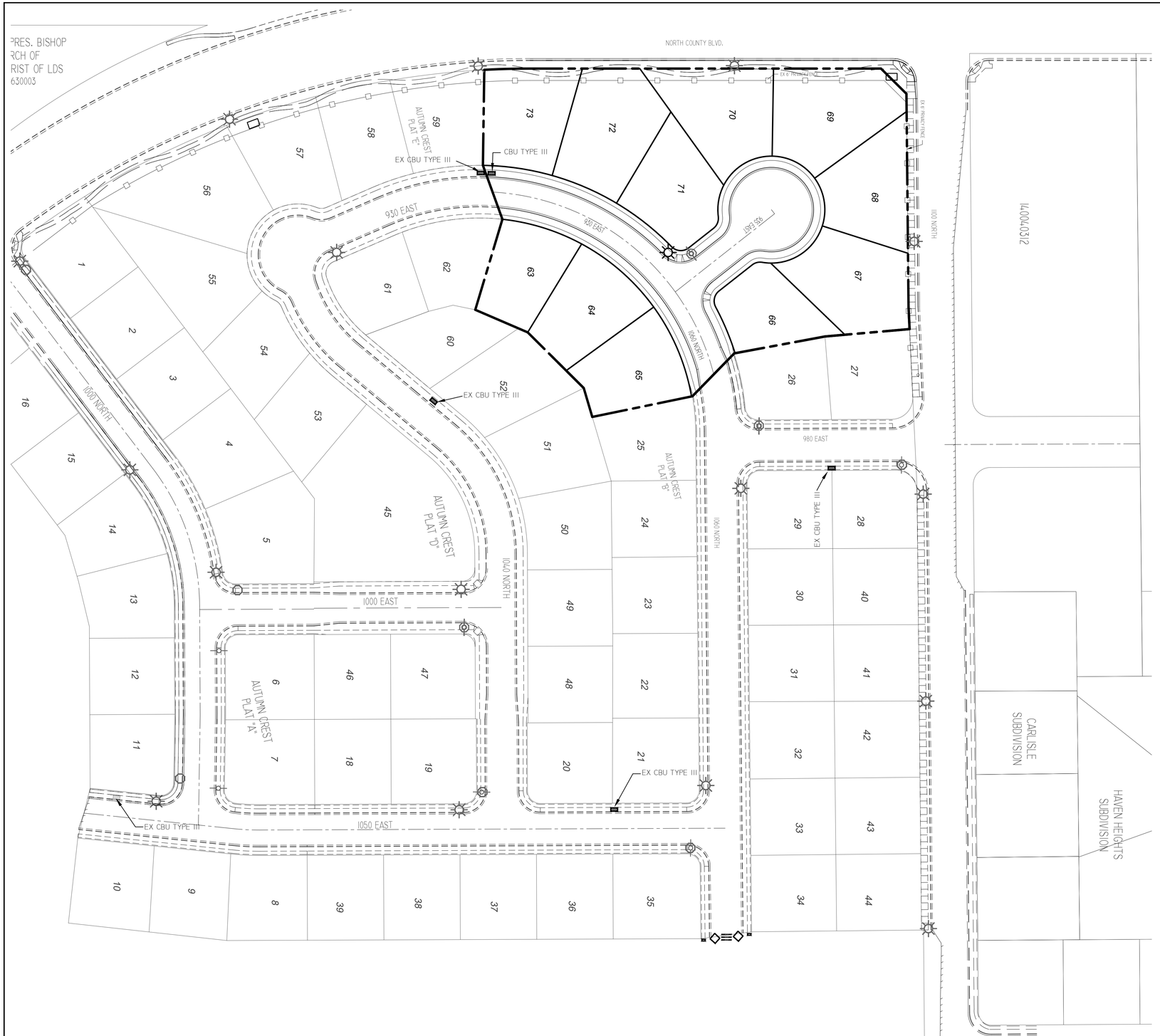
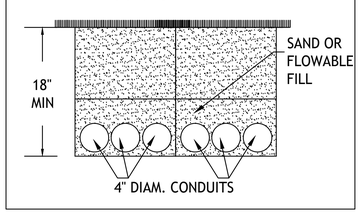


CONDUIT DETAIL



MAILBOX CBU SPECIFICATIONS

(1) CBU TYPE III 16 COMPARTMENTS 2 PARCEL LOCKERS

SIGNAGE

SYMBOL	DESCRIPTION
	STOP SIGN R1-1 COMBINATION W/ STREET SIGN
	PUBLIC STREET LIGHTS PUBLIC STREET ILLUMINATION LIGHTING SYSTEM SHOWN HEREON IS PRELIMINARY. FINAL DESIGN WILL BE COMPLETED BY AMERICAN FORK CITY LIGHTING CONSULTANT FOLLOWING FINAL APPROVAL BY THE CITY LAND USE AUTHORITY. CONTRACTOR SHALL VERIFY ALL LIGHTING AND CONDUIT SYSTEMS WITH CITY APPROVED STREET ILLUMINATION LIGHTING PLANS.

Blue Stakes of UTAH811 Bluestakes.org

DEVELOPER

PATTERSON HOMES
www.phutah.com

AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

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DEVELOPMENT

AUTUMN CREST

0 30 60 120 180
SCALE: 1"= 60'

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BUTLER BERG CIVIL ENGINEERING 343602 3/28/2022 PROFESSIONAL ENGINEER
1			
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ACTION	DATE
FINAL PLAN	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SIGNAGE	C7

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PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	6	Green Ash / Fraxinus pennsylvanica	B & B	2.5"Cal
	5	Thornless Common Honeylocust / Gleditsia triacanthos inermis	B & B	2.5"Cal

Blue Stakes of UTAH811
Bluestakes.org

DEVELOPER

PATTERSON HOMES
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DEVELOPMENT

AUTUMN CREST

N

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

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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SEAL

STATE OF UTAH
K. R. Berg
PROFESSIONAL ENGINEER
343602
3/28/2022

ACTION	DATE
FINAL PLAN	3/28/2022

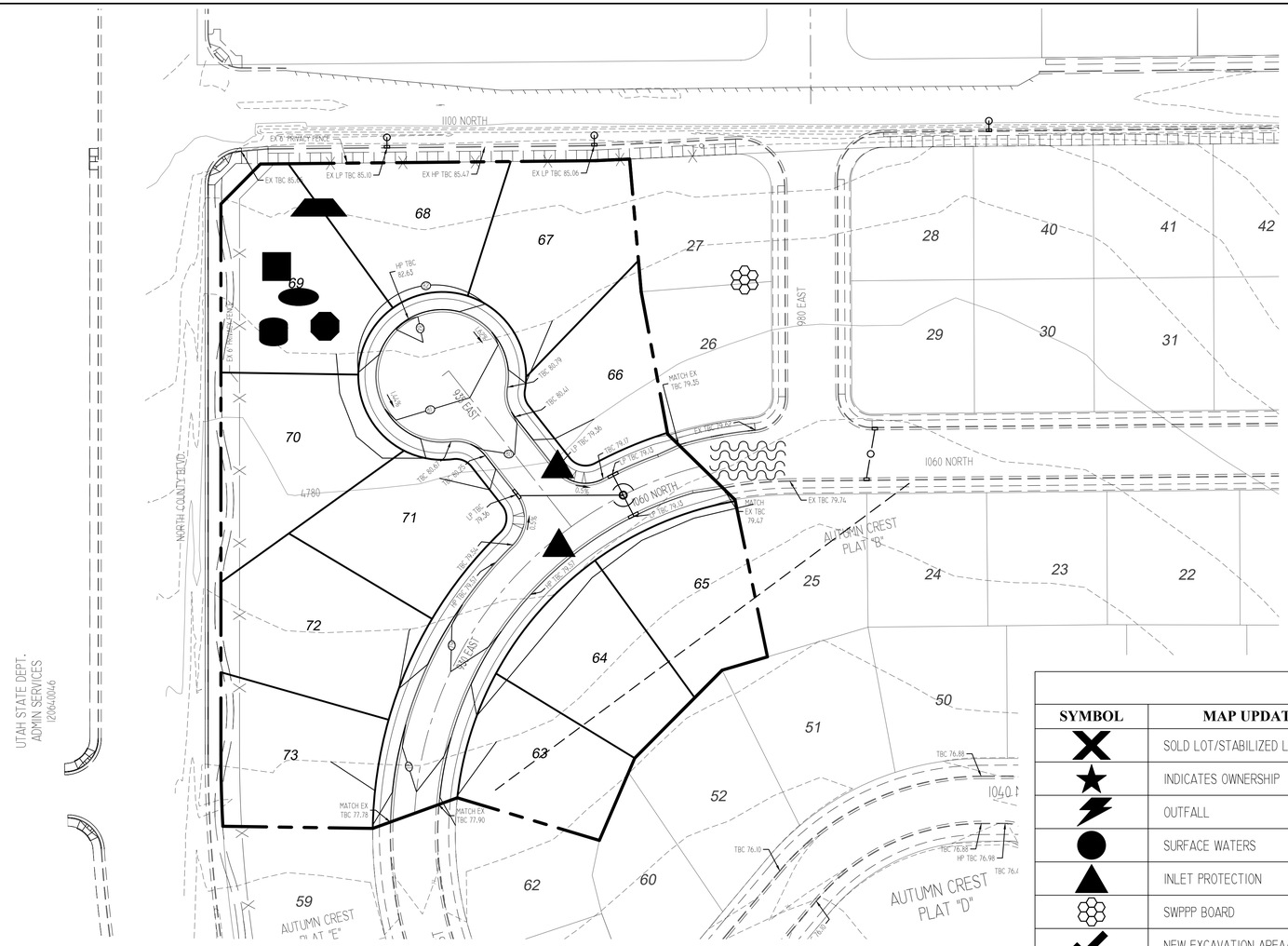
PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
STREET TREES	C8



VICINITY SKETCH

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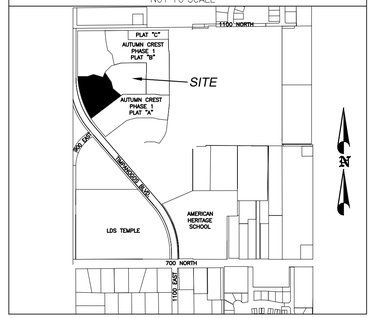

SWPPP DATA:

CONSTRUCTION ACTIVITIES:

1) THE PROJECT CONSISTS OF THE FIRST PHASE OF APPROX 3 ACRES, WITH A RESIDENTIAL SUBDIVISION WITH 10 BUILDING LOTS. PLANNED ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, PUBLIC ROADS, AND ASSOCIATED CONSTRUCTION ACTIVITIES. OPTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.

2) INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP PLAN.

3) CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.IB IN THE UPDES PERMIT REGULATIONS.

4) SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.

5) UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

6) PRE-CONSTRUCTION "C" VALUE = 0.10

7) POST-CONSTRUCTION "C" VALUE = 0.37

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	NOTES
	SOLD LOT/STABILIZED LOT OR AREA	
	INDICATES OWNERSHIP	
	OUTFALL	
	SURFACE WATERS	
	INLET PROTECTION	
	SWPPP BOARD	
	NEW EXCAVATION AREA/NEW DIG	
	VEGETATION/SEEDING, ETC.	
	CONSTRUCTION TRAILER/OFFICE	
	PORTABLE TOILET	
	TRASH BIN	
	DEFINED WASHOUT (CONCRETE, PAINT, ETC.) AREA	
	FUEL TANKS/STORAGE	
	STABILIZED EXIT/PAD; RIP RAP	
	MATERIALS STORAGE, DEFINED STORAGE	
	PROJECT BOUNDARY/AREA INDICATOR	
WWWWW	CUTBACK CURB/CHECK DAM	
. . . . .	FIBER ROLL	
— — — — —	SILT FENCE/EARTHEN BERM	

CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN

INDIVIDUAL(S) RESPONSIBLE FOR CARRYING OUT PLAN:
PATTERSON CONSTRUCTION
(801) 756-7303
11038 N. HIGHLAND BLVD. STE. 100
HIGHLAND, UT 84043

THIS PLAN CONSISTS OF THE FOLLOWING BASIC ELEMENTS:

A. BMP INSPECTION AND MAINTENANCE
B. CONTAMINATED OR ERODIBLE SURFACE AREAS
C. CONCRETE WASTE MANAGEMENT
D. DUST CONTROLS
E. PORTABLE TOILETS
F. SPILL CLEANUP
G. VEHICLE AND EQUIPMENT CLEANING
H. VEHICLE AND EQUIPMENT FUELING
I. WASTE DISPOSAL
J. PROVIDE TEMPORARY INLET PROTECTION
K. STABILIZE CONSTRUCTION ENTRANCE AND WASH AREA
L. MATERIALS STORAGE

SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

DEVELOPER

PATTERSON HOMES
www.phutah.com

11038 N. HIGHLAND BLVD.
STE. 100
HIGHLAND, UT 84003
801-756-7303

DEVELOPMENT

AUTUMN CREST

N

0 25 50 100 150
SCALE: 1"= 50'

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. BERG
343602
REGISTERED PROFESSIONAL ENGINEER
03/28/2022

ACTION	DATE
FINAL PLAN	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SWPPP	SW1

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GENERAL NOTES

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

TRAFFIC CONTROL

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

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

STRIPING AND SIGNING

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

EROSION AND SEDIMENT CONTROL

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

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All 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.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

STORM SEWER

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

MAIL DELIVERY

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

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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5			
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7			

STATE OF UTAH — R. BERG — 343602 — 4/26/2022 — PROFESSIONAL ENGINEER

ACTION	DATE
	4/26/2022

PROJECT

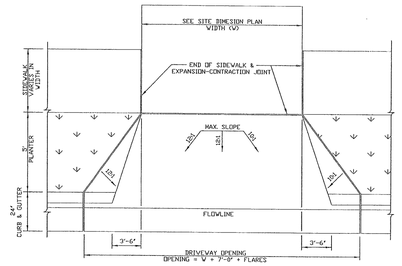
PATTERSON HOMES
AUTUMN CREST
PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

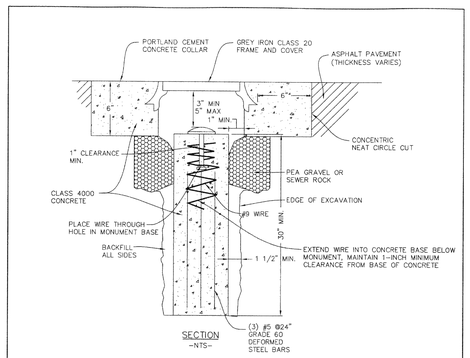
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

UPGRADE FLARE AND SIDE WALK TO THE CONCRETE PAVEMENT CROSS-SECTION

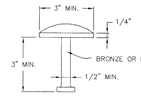
DRAWN: JRP	Northern Engineering and Land Planning, Construction Management, 1040 E. 800 N. Orem, Utah 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



SECTION
-NTS-

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

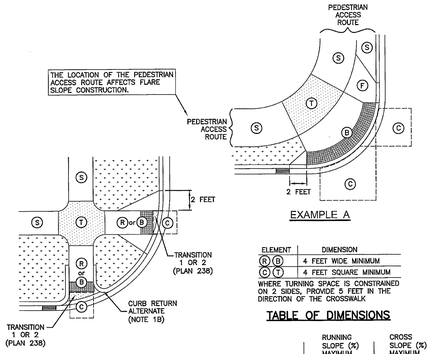
CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP	Northern Engineering and Land Planning, Construction Management, 1040 E. 800 N. Orem, Utah 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

EXAMPLE B

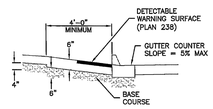
ELEMENT	DIMENSION
(R)(B)	4 FEET WIDE MINIMUM
(C)(T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (a)
BLENDED TRANSITION	(B)	5	2 (a)
CLEAR SPACE	(C)	5	2 (a)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.



MATERIALS

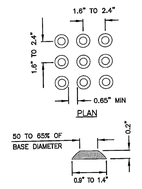
SLOPE TABLE

Corner curb cut assembly

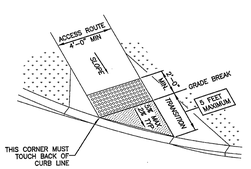
September 2011

63

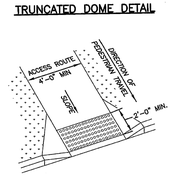
Plan 235 Sheet 1 of 4



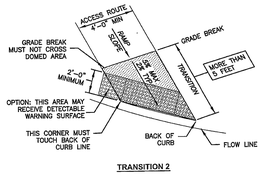
TRUNCATED DOME DETAIL



TRANSITION 1

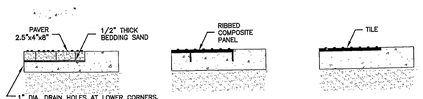


PERPENDICULAR ASSEMBLY



TRANSITION 2

NON-PERPENDICULAR ASSEMBLY



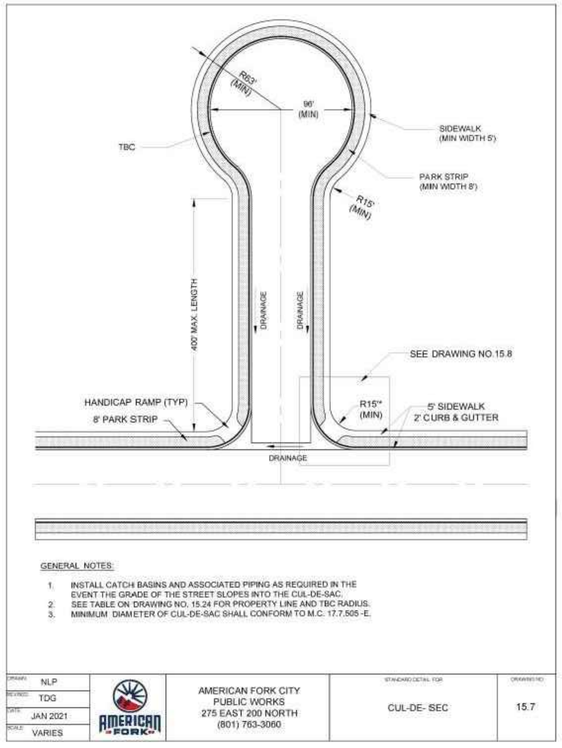
STYLE P STYLE R STYLE T

Detectable warning surface

July 2011

79

Plan 238



GENERAL NOTES:

1. INSTALL CATCH BASINS AND ASSOCIATED PIPING AS REQUIRED IN THE EVENT THE GRADE OF THE STREET SLOPES INTO THE CUL-DE-SAC.
2. SEE TABLE ON DRAWING NO. 15.24 FOR PROPERTY LINE AND TBC RADIUS.
3. MINIMUM DIAMETER OF CUL-DE-SAC SHALL CONFORM TO M.C. 17.7.505 -E.

DRAWN: NLP	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR: CUL-DE- SEC	DRAWING NO. 15.7
REVISED: TDG				
DATE: JAN 2021				
SCALE: VARIES				

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BUM KENNETH BERG 343602 3/28/2022 PROFESSIONAL ENGINEER
1			
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ACTION	DATE
FINAL CD	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

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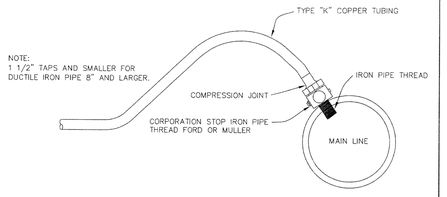


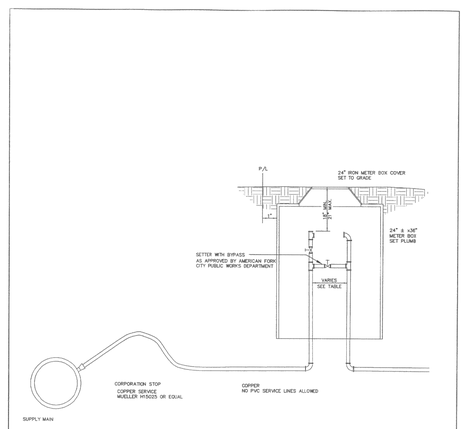
DRAWN: JRP | REVISED: | DATE: JULY 2002 | SCALE: VARIES

Northern ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS

DRAWING NO. 15.3



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

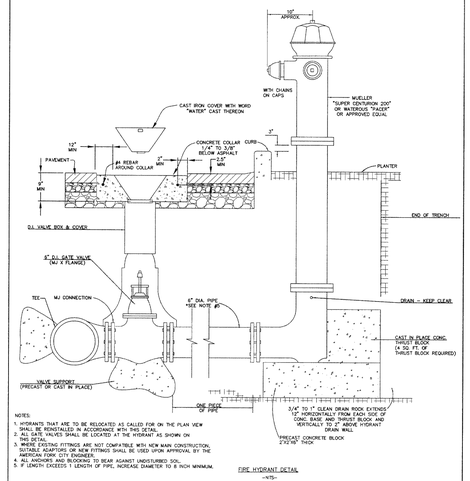
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

Northern ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION

DRAWING NO. 15.5



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

FIRE HYDRANT DETAIL
-NTS-

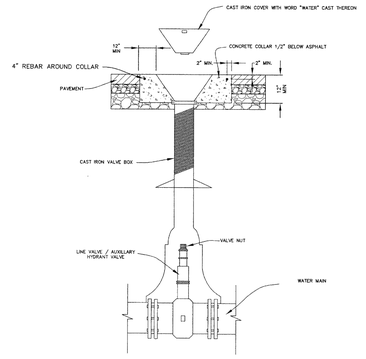
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

Northern ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: FIRE HYDRANT

DRAWING NO. 15.6



VALVE BOX DETAIL

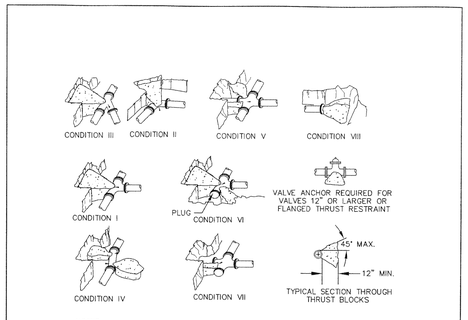
DRAWN: JRP | REVISED: | DATE: JULY 2002 | SCALE: VARIES

Northern ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992

AMERICAN FORK CITY

STANDARD DETAIL FOR: VALVE BOX DETAIL

DRAWING NO. 15.4



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

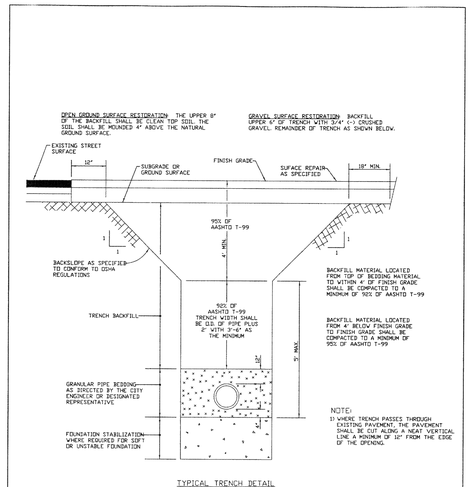
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

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

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AUTUMN CREST

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REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH
R. BUD ENGLAND
343602
3/28/2022
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL CD	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

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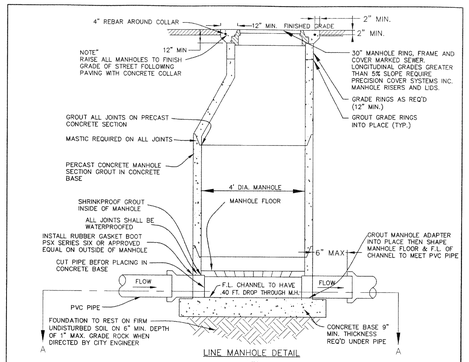
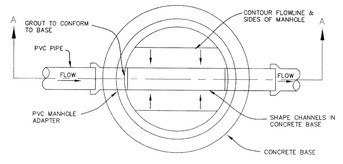
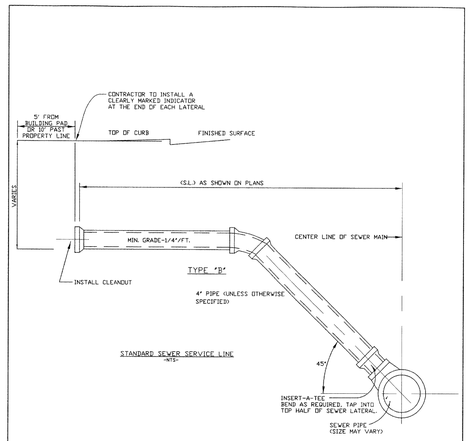


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

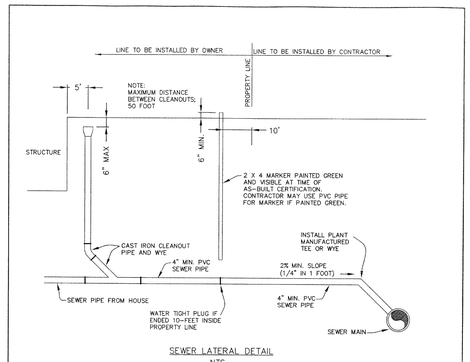
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12



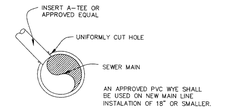
STANDARD SEWER SERVICE LINE
-NTS-

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



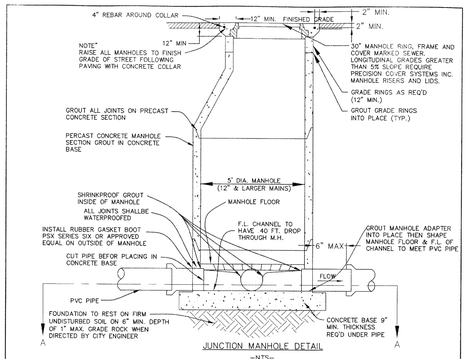
SEWER LATERAL DETAIL
-NTS-



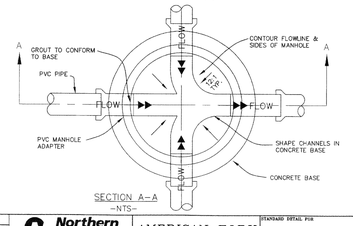
SEWER SURVICE LATERAL SADDLE
-NTS-

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

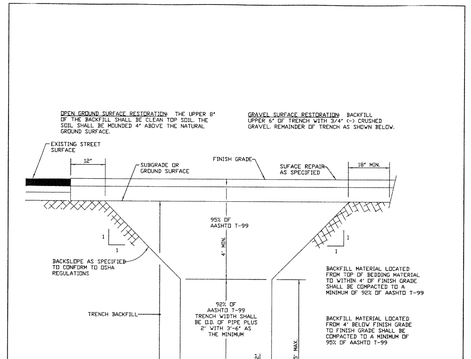


JUNCTION MANHOLE DETAIL
-NTS-



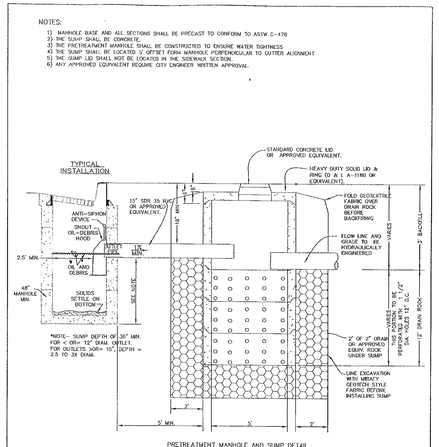
SECTION A-A
-NTS-

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



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



PRETREATMENT MANHOLE AND SUMP 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: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14

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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BUM, KENT H. BERG, 343602, 3/28/2022, PROFESSIONAL ENGINEER
1			
2			
3			
4			
5			
6			

ACTION	DATE
FINAL CD	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3

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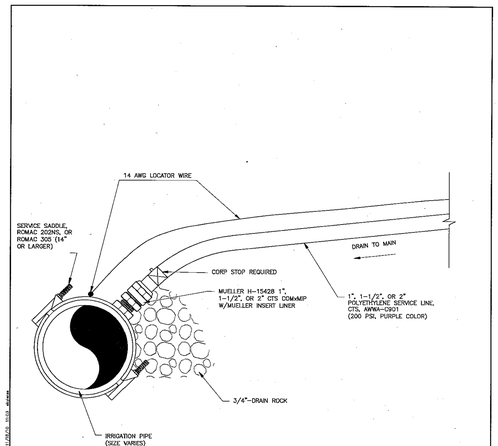
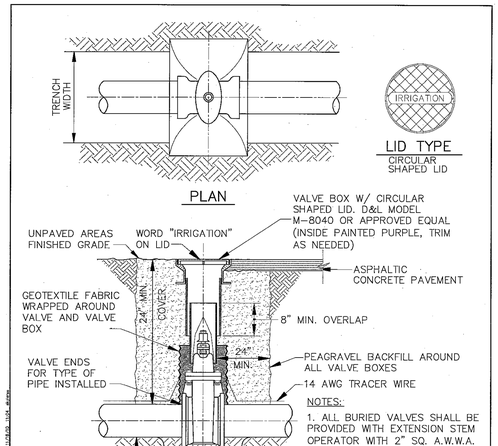


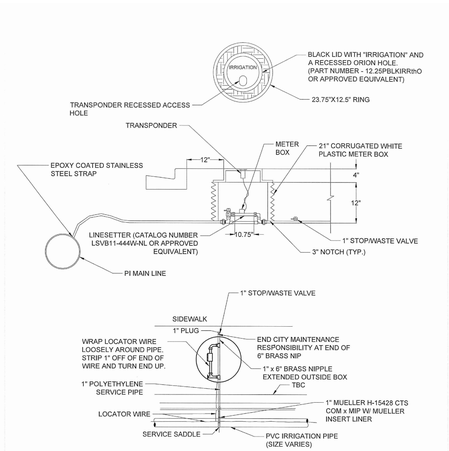
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504365
1 1/2" CTS	506139
2" CTS	506141

DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-9100	AMERICAN FORK CITY	TYPICAL SECONDARY WATER MAIN TAP	15.3A
DATE:			
SCALE:			



VALVE BOX INSTALLATION

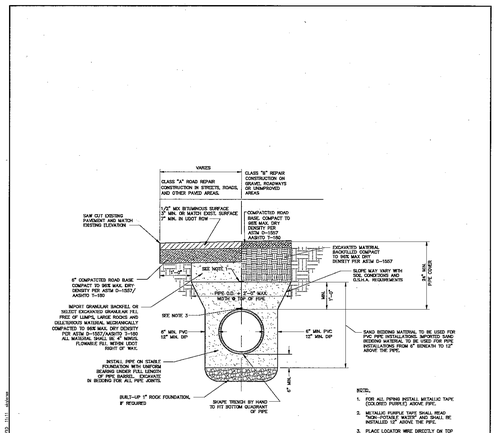
DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-9100	AMERICAN FORK CITY	SECONDARY WATER VALVE BOX DETAIL	15.4A
DATE:			
SCALE: NONE			



1" PLAN VIEW
NTS

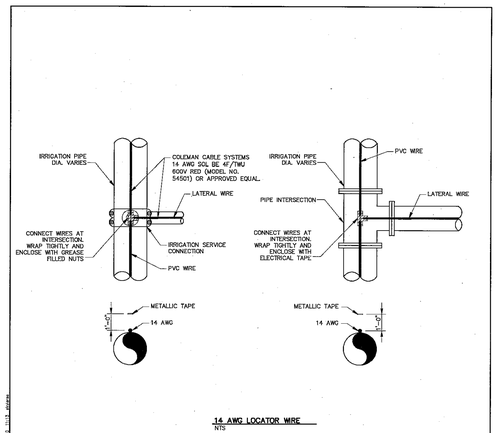
NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.5 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

MVU		AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	1" PI METER PLACEMENT	15.5D
MAY 2019				
VARIES				



TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-9100	AMERICAN FORK CITY	TYPICAL SECONDARY WATER TRENCH DETAIL	15.22A
DATE:			
SCALE:			



14 AWG LOCATOR WIRE
NTS

NOTES:
1. STRIP MAIN WIRE 2" Ø LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-9100	AMERICAN FORK CITY	LOCATOR WIRE DETAIL	15.33
DATE:			
SCALE:			

DEVELOPER

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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. Berg REGISTERED PROFESSIONAL ENGINEER 343602 3/28/2022 PROFESSIONAL ENGINEER
1			
2			
3			
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5			
6			
7			

ACTION	DATE
FINAL CD	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST
PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

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Memo

To: AMERICAN FORK CITY Planning Department

From: Ken R. Berg, PE

Date: 4/28/2022

Re: AUTUMN CREST PLAT F – Final Resubmittal

This memo contains additional information on responses to City review Comments for the above project.

SHEET C1 [COVER]
- Blue Stake Symbol has been added to all sheets
- Fire hydrant has been relocated as requested

SHEET C2 [UTILITY]
- Sewer main has been extended 10 feet to allow room for sewer laterals to be connected away from the manhole.

SHEET C5R [GRADING]
- Please review Sump Sizing Note for drainage narrative
- Sump 1 location has been revised to collect all of the proposed cul-de-sac
- Notes added to Sump Detail to reference city standard for additional information

SHEET C6 [PLAN & PROFILE]
- Sewer Manhole information added

FINAL PLAT
- Individual lot closure sheets have been included in the resubmital for all lots
- No Access labels have been added to lots 67-70 , 72-73
- Addresses have been added
- Basis on Bearing notation has been added.
- Street Monuments have been placed where requested

With this resubmittal of these minor changes to the plans, it is requested that this project be placed on the next available Planning Commission Meeting.

Please call if you have any questions.