AMERICAN FORK CITY

AMENDED PLANNING COMMISSION AGENDA

Regular Session

June 21, 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 21, 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 June 07, 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 Land Use Map Amendment, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Design Commercial designation to the Planned Community land use designation.
    b. Public hearing, review, and recommendation on a proposed Zone Change, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.
    c. Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Monopole Overlay Zone Map, of the American Fork City Municipal Code. Amending Section 17.6.112 (C)(k)(4), the Code Text Amendment plans to create an overlay map to identify areas that contain adverse topographic conditions for monopole placement.

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 the 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 Meadowbrook Phase 2 Final, located at approximately 560 S 800 W, American Fork City, UT 84003. The Final Plat will be on approximately 6.21 acres and will be in the Transit Oriented Development zone.
b. Review and action on an application for an Amended Final Plat, known as Autumn Crest Phase 1 Plat "G", located at 1046 East 1100 N, American Fork City, UT 84003. The Final Plat will be on approximately 0.41 acres and will be in the R1-9000 zone.
c. Review and action on an application for a Commercial Site Plan, known as Lakeshore Landing Amenities, located at approximately 900 W 695 S, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.22 acres and will be in the Planned Residential zone.
d. Review and action on an application for a Final Plat, 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.

Other Business

1. Upcoming Projects

Adjournment

Dated this 13th day of June, 2023

Patrick O'Brien

Development Services Director

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

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

June 07, 2023

The American Fork City Planning Commission met in a regular session on June 7th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, David Bird, Harold Dudley, Jenny Peay,

Staff Present:

Travis Van Ekelenburg	Senior Planner
Cody Opperman	Planner 1
JJ Hsu	Engineer
Melissa White	Administrative Assistant II

Others Present: Camden Bird, Jared Haynie, Adam Patterson, Kyle Spencer

REGULAR SESSION

Chairwoman Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the May 03, 2023 Planning Commission Regular Session.**

David Bird motioned to approve the minutes.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
David Bird	**AYE**
Jenny Peay	**AYE**

The motion passed

PUBLIC HEARINGS

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.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter a: 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.

Public Hearing Opened

No Comments

Public Hearing Closed

Chris Christiansen moved 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.

Jenny Peay seconded the motion.

Voting was as follows:

Christine Anderson	**AYE**
Chris Christiansen	**AYE**
David Bird	**AYE**
Jenny Peay	**AYE**

The motion passed

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.

Travis Van Ekelenburg reviewed the background information for public hearing item letter b: 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. This is a response to the new State law requirements.

Mr. Bird reviewed the code text amendment with the Commission. He noted a change on number three (3) of Section 17.21.020 that should be stated as a recommendation instead of a requirement and asked the Commission to note the change in the motion per the Central Utah Water's standard. Mr. Bird noted he is seeking clarification on the definition of a side-yard area, per the City Council and Planning Commission's request. Central Utah Water has reviewed the document and agrees with the ordinance.

Public Hearing Opened

No Comments

Public Hearing Closed

Jenny Peay moved 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. With an edit to include: 17.21.020 #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." to be a recommendation, rather than a requirement.

Chris Christiansen seconded the motion.

Voting was as follows:

Christine Anderson AYE

Chris Christiansen	**AYE**
David Bird	**AYE**
Jenny Peay	**AYE**

The motion passed

Mr. Dudley entered the meeting. Chairwoman Anderson noted that Mr. Harold Dudley was present and would be a voting member going forward.

ACTION ITEMS

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.**

Travis Van Ekelenburg reviewed the background information for action item number 1: 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.

Project Conditions of Approval

a. Text correction required on plat.

Chris Christiansen moved to recommend approval for the proposed Final Plat, known as Autumn Crest Phase 2 Plat A, 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.

David Bird seconded the motion.

Voting was as follows:

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

The motion passed

Mr. Andrew Patterson expressed his excitement to see this project move forward. He does not have a specific timeline in mind, but his hope is to minimize the disruption to the neighbors in the area.

Chairwoman Anderson introduced the next agenda items and noted all AF Warehouse Condos agenda items letters (b-d) would be heard together and voted on separately.

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.

Cody Opperman reviewed the background information for action items letter b: 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.

Project Conditions of Approval

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

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.

Cody Opperman reviewed the background of action item letter c: 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.

Project Conditions of Approval

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

d. 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.

Cody Opperman reviewed the background information for action item letter d: 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.

Project Conditions of Approval

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

Mr. Hsu noted the remaining TIS comments needed for this project were for the applicant to establish the morning peak hours for the traffic study.

Mr. Jared Haynie and Mr. Kyle Spencer provided an update on the process of their project and stated their assurance that the information regarding morning peak hours will be provided to city staff. Mr. Haynie and Mr. Spencer stated their thoughts that the project would improve the area and they are excited to see the project move forward. Mr. Spencer expressed his gratitude to the traffic professionals who worked with his team on the access points for this site. The Commission questioned if there was enough space for fire apparatus to have access to the area and received confirmation that the Fire Marshall had approved the plans.

David Bird moved 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.

Harold Dudley seconded the motion.

Voting was as follows:

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

The motion passed

Harold Dudley moved 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.

Chris Christiansen seconded the motion.

Voting was as follows:

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

The motion passed

Chris Christiansen moved 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.

Jenny Peay seconded the motion.

Voting was as follows:

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

The motion passed

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.

Cody Opperman reviewed the background information on action item number 5: 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.

David Bird 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.

Harold Dudley seconded the motion.

Voting was as follows:

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

The motion passed

<u>Upcoming Projects</u>

Development Services is receiving resubmittals for the Transit Oriented Development area which will be a higher density for block type 4.
In an effort to meet State requirements, the consultants for the Station Area Plan would like to have a booth at the upcoming Steele Days to provide education to the community regarding the TOD zone and surrounding areas for the Station Area Plan. The Commissioners expressed their support of receiving more public engagement and their thoughts that a booth would be a good way to educate the community about the pros and cons of growth happening within the city.

OTHER BUSINESS

There will be no Planning Commission meeting on July 5, 2023.

ADJOURNMENT

Harold Dudley motioned to adjourn the meeting.

David Bird seconded the motion.

Meeting adjourned at 7:04 PM

Melissa White

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 26, 2023

Agenda Topic

Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Design Commercial designation to the Planned Community land use designation.

Public hearing, review, and recommendation on a proposed Zone Change, known as Walton Lane Townhomes, located at 694 S 860 E, American Fork City, UT 84003. On approximately 0.97 acres, the property proposes to change from the Planned Industrial (PI-1) zone to the Planned Community (PC) zone.

BACKGROUND INFORMATION		
Location:		694 S 800 E
Project Type:		Land Use Map Amendment
Applicants:		Shawn Poor
Existing Land Use:		Design Commercial
Proposed Land Use:		Planned Community
Surrounding Land Use:	North	Planned Community
	South	Design Commercial
	East	Planned Community
	West	Design Commercial
Existing Zoning:		Planned Industrial (PI-1)
Proposed Zoning:		Planned Community (PC)
Surrounding Zoning:	North	Planned Community
	South	Planned Industrial
	East	Planned Community
	West	Planned Industrial

Planning Commission Staff Report
Meeting Date: June 26, 2023

Background

The applicant has applied for a proposed Land Use Map Amendment and Zone Change. The project looks to amend the Land Use Map of the City from Design Commercial to Planned Community and the Zoning Map from PI-1Planned Industrial to PC Planned Community, located at approximately 694 S 860 E, and is located on approximately 0.97 acres.

The applicant has submitted along with their application a narrative for this request that details the background of the property, and the surround development phases. The applicant will develop the property as part of the Walton Townhome project which has been part of the Master Plan approved by the City called Lake City Row (LCR) that was initiated in approximately 2020. This parcel is listed as phase 5 of the project.

Potential Motions – Land Use Map Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Land Use Map Amendment, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to recommend denial for the proposed Land Use Map Amendment, located at 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation.

Table

Madame Chair, I move to table action for the proposed Land Use Map Amendment, located at 694 S 860 E, American Fork City, UT 84003, from the Design Commercial, to the Planned Community Land Use Designation, and instruct staff/developer to……..

Potential Motions – Zone Change

Approval

Madame Chair, I move to recommend approval for the proposed Zone Change, located at approximately 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to recommend denial for the proposed Zone Change, located at 694 S 860 E, American Fork City, UT 84003, from the Design Commercial to the Planned Community Land Use Designation.

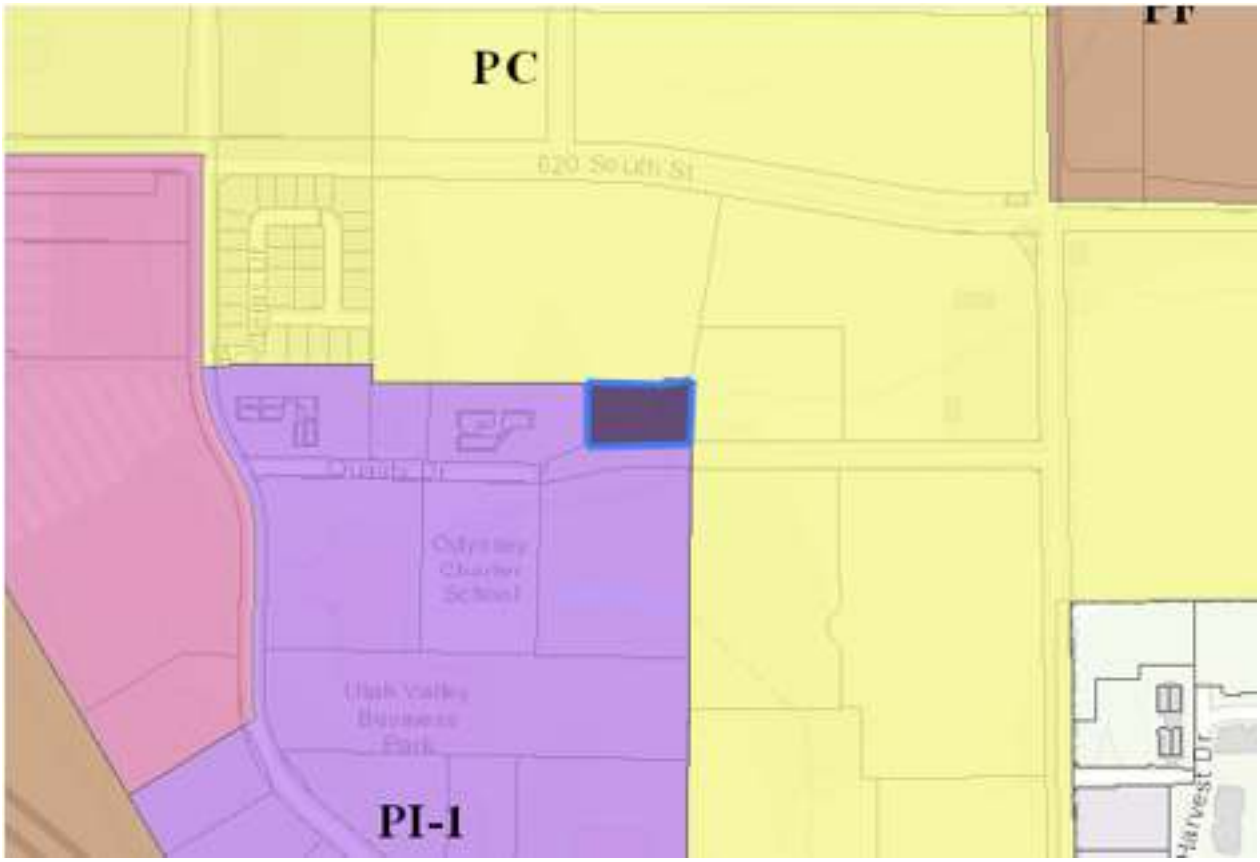
Table

Madame Chair, I move to table action for the proposed Zone Change, located at 694 S 860 E, American Fork City, UT 84003, from the Design Commercial, to the Planned Community Land Use Designation, and instruct staff/developer to……..

Land Use Map


Planned Community
Design Commercial
620 South St
500 East St
Odyssey Charter School

Zoning Map



Brighton Homes Zoning Application Narrative 4/19/2023

Overview

Applicant seeks to amend the City's Land Use Plan and to rezone from PI-1 to PC, a single 0.97-acre parcel located at 694 S 860 E, American Fork, UT.

Background

In late 2019 to early 2020, a large group of parcels was annexed to the city and zoned PC along with a city-approved masterplan known as Lake City Row (LCR). The LCR project contains 5 phases and is in its third phase of development presently. When the masterplan was considered, the City and the Developer (MDP Land) included five additional parcels within the boundary of the LCR masterplan, beyond the parcels that were the subject of the annexation. Three of the parcels, located on the south end of the project, belonged to Woodbury and have since been rezoned from PI-1 to PC and brought into the LCR project in order to support development of the Pando commercial building. A fourth parcel belonging to HADCO has since entered the city as a commercial development without a rezone to PC being necessary. The fifth and final parcel is the subject of this rezoning application. It is now a depreciated residence ready for redevelopment.

The subject parcel can be identified in the LCR masterplan as a small "Phase 5" parcel, north of Quality Drive on the western edge of LCR. The Land Use Legend on the approved LCR Masterplan for Phase 5 (encompassing this specific parcel) indicates the following:

> **Commercial (Phase 5):** Anticipated Product Type: 2-5 Story Commercial + 3-4 Story Apartments (Apartments possible if unused density remains from 2,500-unit project cap).
>
> The notes indicate further: Subject to adjustment by the Developer and the City.

Formal Request

The Developer (MDP Land) supports the applicant (Brighton Homes) in this application to amend the Land Use Plan and rezone the parcel to PC. Applicant requests, and Developer supports, allocating 21 units from its 181 remaining allocation in the adjacent Phase 3. The current sold and remaining allocation of units in the LCR Masterplan, prior to this application, is as follows:

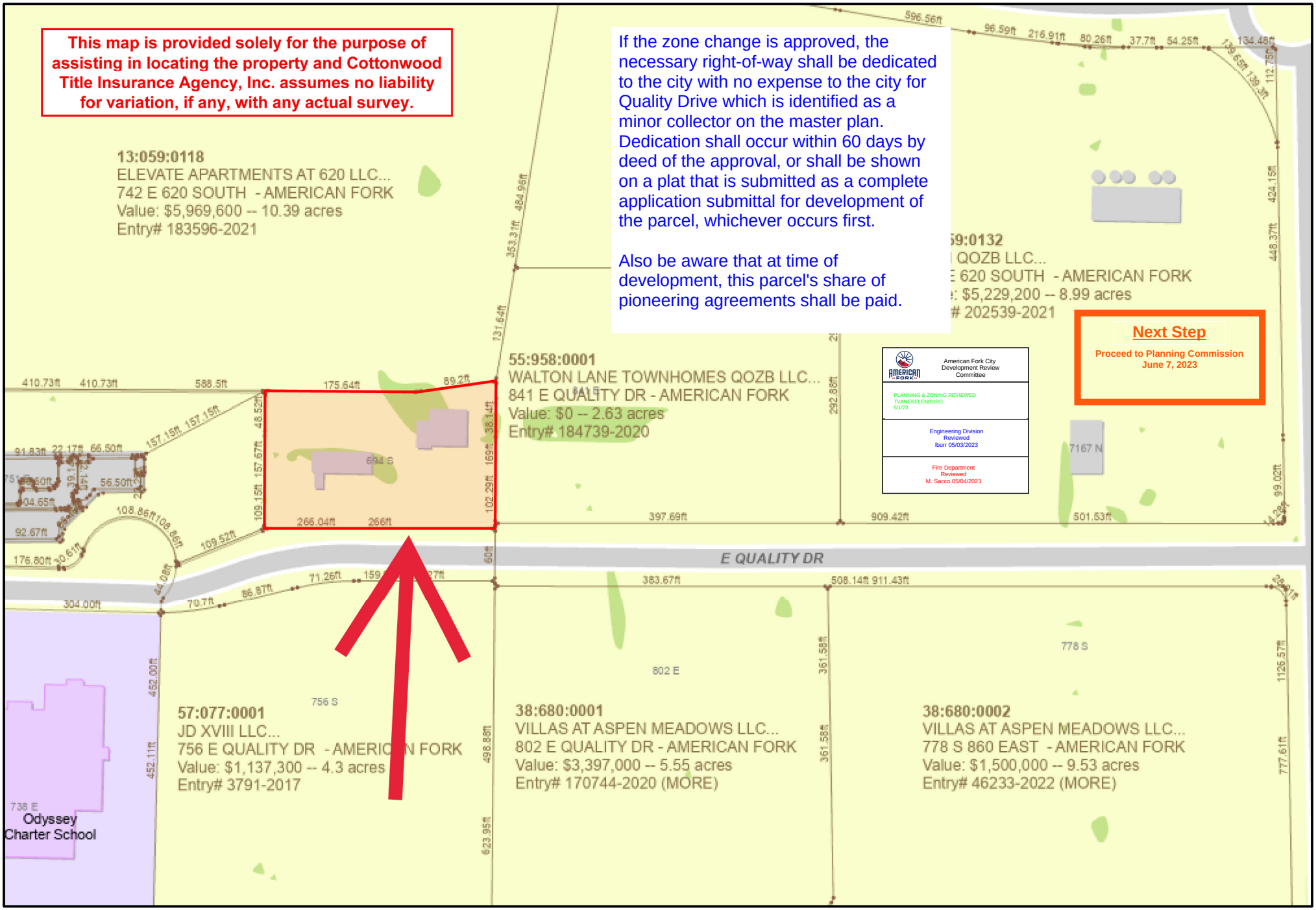
Phase	Master Plan Allocation	Sold Portion of Allocation	Remaining Allocation
Phase 1 (Commercial)	0	0	0
Phase 2	840	-840	0
Phase 3	1100	-919	181
Phase 4 (Future)	310	0	310
Phase 5 (Comm or Apts)	0	0	0
Totals	**2250**	**-1759**	**491**

The Developer believes that the LCR Masterplan would not require any updating as its adopted boundary already encompasses the subject property, its language already indicates an anticipated use of

“3-4 Story Apartments” and indicates the desire to employ unused density from the master allocation to support this, if such is available.

Should a rezone to PC and allocation of 21 units from LCR be approved by council and commission, the parcel would be redeveloped as a seamless extension of the Walton Townhome project, currently under construction on the parcel adjacent to the west of the subject parcel. ***The project would follow the standard city parking ratio and would not seek reduced parking authorization.***

As it is, the subject parcel is high quality redevelopment opportunity, but its small size and awkward shape may not be conducive to a premium industrial project. Our project would offer a clean, excellent revitalization of the property as an alternative.



Utah County Parcel Map

130620018

1 inch equals 188.1 feet

Date: 4/17/2023

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

N W E S

Utah County HEART of UTAH

Planning Commission Staff Report
Meeting Date: June 21, 2023

Agenda Topic

Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Monopole Overlay Zone Map, of the American Fork City Municipal Code. Amending Section 17.6.112 (C)(k)(4), the Code Text Amendment plans to create an overlay map to identify areas that contain adverse topographic conditions for monopole placement.

Background

This is a Staff initiated Code Text Amendment to amend Section 17.6.112 (C)(k)(4), of the American Fork City Municipal Code. The proposed amendment looks to amend the Cell Tower Overlay Zone Map defines areas of the city where 80-foot-high monopole towers are permitted. The typical city standard is 60-foot-high except for in the cell tower overlay zone. The map was not present in the code, so it was created as defined in the code section.

AFC Code Section 17.6.112(C)(k)(4): Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition. To more adequately facilitate placement and regulation of monopoles in areas containing adverse topographic conditions, there is hereby established the following cell tower overlay zone. The boundaries of said zone and the specific elevation applicable thereto shall be as hereafter adopted by the city council.

The maximum height of a monopole located within the cell tower overlay zone shall be not more than forty-five feet above the elevation of the topography surrounding the overlay zone or eighty feet, whichever is less. In addition, the design of the monopole shall utilize a stealth design resembling trees or other natural condition which is acceptable to the city.

Potential Motions – Code Text Amendment

Approval

Madame Chair, I move to recommend approval for the proposed Code Text Amendment, amending Section 17.6.112 (C)(k)(4), titled Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition, and providing an effective date for the ordinance.

Denial

Madame Chair, I move to recommend denial for the proposed Code Text Amendment, amending Section 17.6.112 (C)(k)(4), titled Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition, and providing an effective date for the ordinance.

Table

Madame Chair, I move to table action for the proposed Code Text Amendment, amending Section 17.6.112 (C)(k)(4), titled Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition, and providing an effective date for the ordinance, and instruct staff to……..

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.6.112 (C)(1)(k)(4) OF THE AMERICAN FORK CITY CODE RELATED TO MONOPOLE OVERLAY ZONE.

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 An overlay zone for monopole structures; and

WHEREAS, it is in the best interest and general welfare of residents of American Fork to specify specific locations for monopole structures.

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

PART I
Text of Ordinance

1. Section 17.6.112(C)(1)(k)(4) read as follows:

Monopole overlay zone authorized—Maximum height allowed within a designated cell tower overlay zone—Other condition. To more adequately facilitate placement and regulation of monopoles in areas containing adverse topographic conditions, there is hereby established the following cell tower overlay zone. The boundaries of said zone and the specific elevation applicable thereto shall be as hereafter adopted by the city council.
The maximum height of a monopole located within the cell tower overlay zone shall be not more than forty-five feet above the elevation of the topography surrounding the overlay zone or eighty feet, whichever is less. In addition, the design of the monopole shall utilize a stealth design resembling trees or other natural condition which is acceptable to the city.



Figure 1: Monopole Overlay Zone

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 21st, 2023

Agenda Topic

Review and action on an application for a Final Plat, known as Meadowbrook Phase 2 Final Plat, located at approximately 560 South 800 West, American Fork City, UT 84003. The Final Plat will be on approximately 6.21 acres and will be in the Transit Oriented Development zone.

BACKGROUND INFORMATION		
Location:		560 South 800 West
Project Type:		Final Plat
Applicants:		Woodside Homes, Berg Civil Engineering
Existing Land Use:		Transit Oriented Development
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Residential Low Density
	West	Transit Oriented development
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	PR-3.0
	East	RA-5
	West	TOD

Background

The applicant has applied for a Final Plat to develop a multifamily subdivision within the Transit Oriented Development (TOD) Zone. The project looks to create 84 townhome units for this multi-phase development. This is Phase 2 of the whole project area. This is the final stage for the Phase 2, as the Block and Lot Plans have been approved.

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

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

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. High groundwater was identified, ensure that all lots on the plat have a B with a "not allowed" circle and line through it.

Findings of Fact

1. The Final Plat meets the requirements of Section 17.7.210 and Section 17.7.211.

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 560 South 800 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

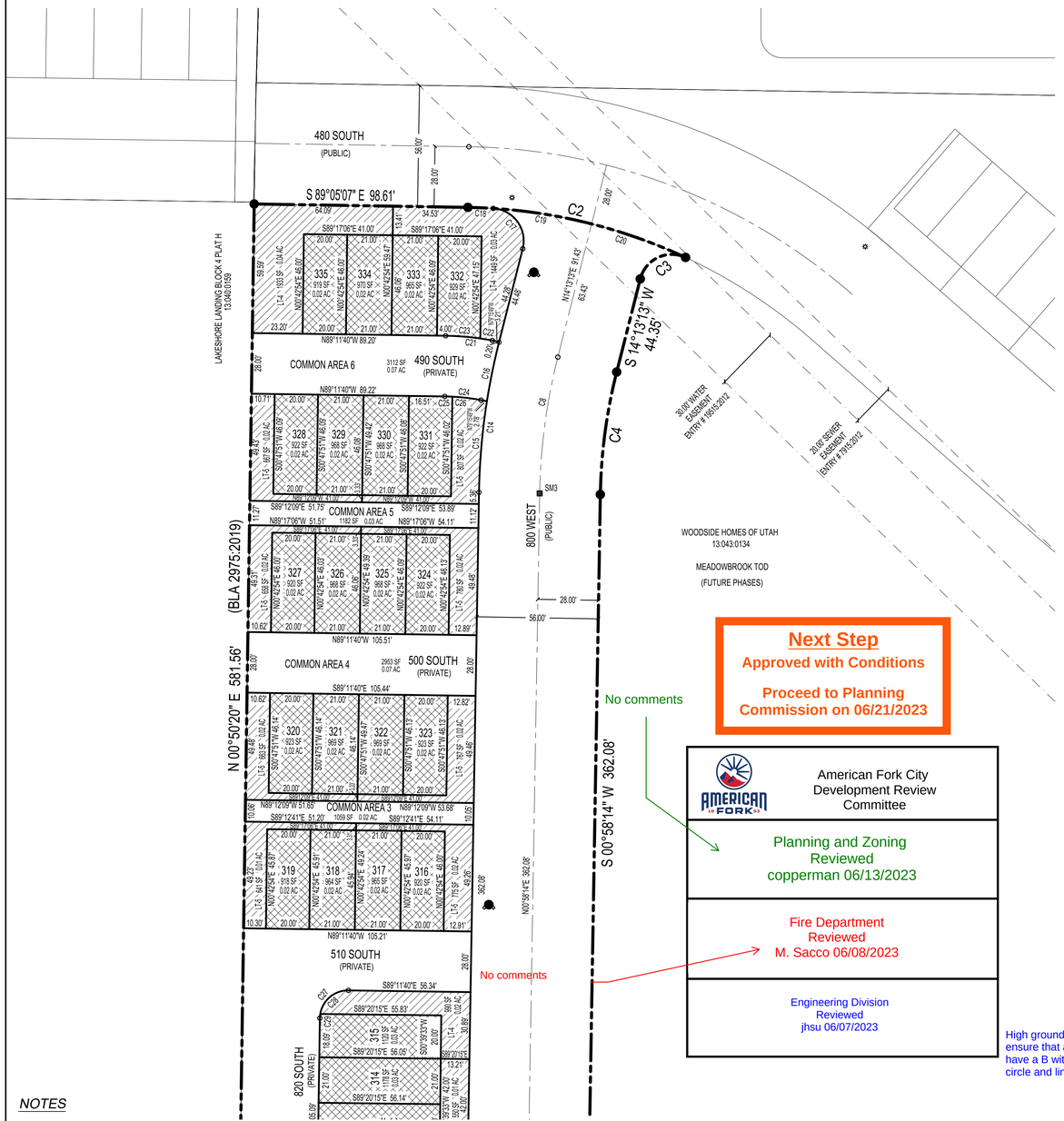
Madame Chair, I move to deny the proposed Final Plat, located at approximately 560 South 800 West, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at approximately 560 South 800 West,, American Fork City, UT 84003, in the Transit Oriented Development (TOD) Zone, and instruct staff/developer to……..

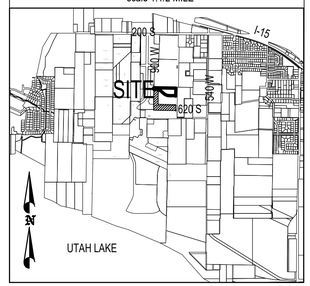
MEADOWBROOK TOD PLAT C

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY SKETCH

scale 1:1/2 MILE



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.35	89°11'14"	21.06	N44°36'04"W
C2	247.00	103.80	24°04'40"	103.04	S77°02'46"E
C3	15.00	26.38	100°46'22"	23.11	S64°36'23"W
C4	247.00	57.12	13°14'58"	56.99	S07°35'43"W
C5	247.00	26.27	06°05'33"	26.25	S02°04'32"E
C6	275.00	29.24	06°05'33"	29.23	N02°04'32"W
C7	275.00	29.24	06°05'33"	29.23	N02°04'32"W
C8	275.00	63.59	13°14'58"	63.45	N07°35'43"E
C9	15.00	23.52	89°50'06"	21.18	N45°53'17"E
C10	247.00	26.27	06°05'33"	26.25	N02°04'32"W
C11	247.00	5.31	01°13'49"	5.30	N00°21'20"E
C12	247.00	20.96	04°51'44"	20.95	N02°41'27"W
C13	303.00	32.22	06°05'33"	32.20	N02°04'32"W
C14	303.00	70.07	13°14'58"	69.91	N07°35'43"E
C15	303.00	42.27	07°59'29"	42.23	N04°57'59"E
C16	303.00	27.81	05°15'29"	27.80	N11°35'28"E
C17	15.00	26.33	100°35'22"	23.08	N36°04'29"W
C18	247.00	11.71	02°42'56"	11.71	S87°43'38"E
C19	247.00	46.02	10°40'27"	45.95	S81°01'57"E
C20	247.00	46.08	10°41'18"	46.01	S70°21'05"E
C21	125.00	21.67	09°55'51"	21.64	N84°13'44"W
C22	125.00	5.62	02°34'35"	5.62	N80°33'06"W
C23	125.00	16.05	07°21'16"	16.03	N85°31'02"W
C24	97.00	16.81	09°55'51"	16.79	N84°13'44"W
C25	97.00	3.49	02°03'31"	3.49	S88°09'54"E
C26	97.00	13.33	07°52'20"	13.32	S83°11'59"E
C27	13.00	20.40	89°54'52"	18.37	S45°50'54"W
C28	13.00	18.48	81°26'31"	16.96	S50°05'04"W
C29	13.00	1.92	08°28'20"	1.92	S05°07'38"W
C30	12.00	18.85	90°00'00"	16.97	S44°06'50"E
C31	12.00	2.46	11°43'36"	2.45	S04°58'38"E
C32	12.00	16.39	78°16'24"	15.15	S49°58'38"E
C33	95.00	18.59	11°12'50"	18.56	N85°16'45"E
C34	123.00	24.07	11°12'50"	24.04	S85°16'45"W
C35	123.00	2.58	01°12'04"	2.58	S80°16'22"W
C36	123.00	20.11	09°21'57"	20.08	S85°33'23"W
C37	123.00	1.39	00°38'48"	1.39	N89°26'14"W
C38	39.00	20.70	30°24'17"	20.45	N73°54'42"W
C39	39.00	7.32	10°45'12"	7.31	N83°44'14"W
C40	39.00	13.38	19°39'05"	13.31	N68°32'06"W
C41	48.00	13.53	16°08'49"	13.48	N66°46'58"W
C42	48.00	8.37	09°59'30"	8.36	N63°42'18"W
C43	48.00	5.16	06°09'19"	5.15	N71°46'43"W
C44	15.00	23.61	90°09'54"	21.24	N44°06'43"W
C45	303.00	32.22	06°05'33"	32.20	N02°04'32"W
C46	303.00	7.27	01°22'30"	7.27	N00°17'01"E
C47	303.00	24.95	04°43'06"	24.95	N02°45'46"W
C48	126.00	9.04	04°06'38"	9.04	N88°45'01"E
C49	98.00	7.03	04°06'38"	7.03	N88°45'01"E
C50	15.00	23.58	90°04'28"	21.23	S44°09'26"E
C51	12.00	17.37	82°55'07"	15.89	N48°28'34"E
C52	12.00	9.06	43°13'30"	8.84	N68°16'23"E
C53	12.00	8.31	39°41'37"	8.15	N26°48'49"E
C54	50.00	5.31	06°04'55"	5.31	S03°55'15"W
C55	50.00	0.65	00°44'17"	0.64	S06°35'34"W
C56	50.00	4.66	05°20'37"	4.66	S03°33'07"W
C57	15.00	23.78	90°48'46"	21.36	N45°23'57"E

ADDRESSES

UNIT 301	848 W 560 S	UNIT 329	814 W 490 S	UNIT 357	731 W 540 S
UNIT 302	836 W 560 S	UNIT 330	808 W 490 S	UNIT 358	729 W 540 S
UNIT 303	824 W 560 S	UNIT 331	802 W 490 S	UNIT 359	542 S 720 W
UNIT 304	812 W 560 S	UNIT 332	801 W 490 S	UNIT 360	546 S 720 W
UNIT 305	538 S 800 W	UNIT 333	815 W 490 S	UNIT 361	554 S 720 W
UNIT 306	536 S 800 W	UNIT 334	829 W 490 S	UNIT 362	558 S 720 W
UNIT 307	534 S 800 W	UNIT 335	841 W 490 S	UNIT 363	722 W 540 S
UNIT 308	532 S 800 W	UNIT 336	799 W 540 S	UNIT 364	724 W 540 S
UNIT 309	528 S 800 W	UNIT 337	797 W 540 S	UNIT 365	726 W 540 S
UNIT 310	526 S 800 W	UNIT 338	795 W 540 S	UNIT 366	728 W 540 S
UNIT 311	524 S 800 W	UNIT 339	793 W 540 S	UNIT 367	732 W 540 S
UNIT 312	522 S 800 W	UNIT 340	791 W 540 S	UNIT 368	742 W 540 S
UNIT 313	518 S 800 W	UNIT 341	779 W 540 S	UNIT 369	744 W 540 S
UNIT 314	516 S 800 W	UNIT 342	777 W 540 S	UNIT 370	746 W 540 S
UNIT 315	514 S 800 W	UNIT 343	775 W 540 S	UNIT 371	748 W 540 S
UNIT 316	805 W 510 S	UNIT 344	773 W 540 S	UNIT 372	752 W 540 S
UNIT 317	809 W 510 S	UNIT 345	771 W 540 S	UNIT 373	754 W 540 S
UNIT 318	813 W 510 S	UNIT 346	769 W 540 S	UNIT 374	762 W 540 S
UNIT 319	817 W 510 S	UNIT 347	759 W 540 S	UNIT 375	764 W 540 S
UNIT 320	822 W 500 S	UNIT 348	757 W 540 S	UNIT 376	766 W 540 S
UNIT 321	816 W 500 S	UNIT 349	755 W 540 S	UNIT 377	768 W 540 S
UNIT 322	812 W 500 S	UNIT 350	753 W 540 S	UNIT 378	772 W 540 S
UNIT 323	806 W 500 S	UNIT 351	751 W 540 S	UNIT 379	782 W 540 S
UNIT 324	803 W 500 S	UNIT 352	749 W 540 S	UNIT 380	784 W 540 S
UNIT 325	807 W 500 S	UNIT 353	739 W 540 S	UNIT 381	786 W 540 S
UNIT 326	811 W 500 S	UNIT 354	737 W 540 S	UNIT 382	788 W 540 S
UNIT 327	815 W 500 S	UNIT 355	735 W 540 S	UNIT 383	792 W 540 S
UNIT 328	818 W 490 S	UNIT 356	733 W 540 S	UNIT 384	794 W 540 S

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- LIMITED COMMON AREA (P.U.E. & USES AS SPECIFIED)
- COMMON AREA (P.U.E. & USES AS SPECIFIED)

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.
2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.
3. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
5. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

RESERVATION OF COMMON AREAS & LIMITED COMMON EASEMENTS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS AND LIMITED COMMON AREAS, INTENDED FOR THE OWNERS OF MEADOWBROOK TOD FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

Next Step
Approved with Conditions

Proceed to Planning Commission on 06/21/2023

No comments

AMERICAN FORK

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
copperman 06/13/2023

Fire Department
Reviewed
M. Sacco 06/08/2023

No comments

Engineering Division
Reviewed
jhsu 06/07/2023

High groundwater was identified, ensure that all lots on the plat have a B with a "not allowed" circle and line through it.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

TABULATIONS

DEVELOPMENT AREA	6.21 AC
EXISTING ZONING	BLOCK TYPE 3
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

N

30 0 30 60 90

SCALE 1"=30'

SURVEYOR

AZTEC engineering inc.
732 N. 780 W.
AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

ENGINEER

berg
CIVIL ENGINEERING
11938 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

05/30/2023

SEWER & WATER AUTHORITY APPROVAL

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

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, Aaron Thomas, 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. 6418760 . 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 DESCRBED 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.

09-03-2023
DATE

Aaron Thomas
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°03'33" EAST ALONG SECTION LINE 880.52 FEET AND WEST 1868.97 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.35 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 89°11'14" AND A LONG CHORD BEARS N44°36'03"W 21.06 FEET); THENCE NORTH 89°11'40" WEST 801.50 FEET; THENCE NORTH 00°58'18" EAST 192.26 FEET; THENCE NORTH 00°50'20" EAST 581.56 FEET; THENCE SOUTH 89°09'07" EAST 98.61 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 103.80 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 24°04'41" AND A LONG CHORD BEARS S77°02'46"E 103.04 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.38 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 100°46'22" AND A LONG CHORD BEARS S64°36'23"W 23.11 FEET); THENCE SOUTH 14°13'13" WEST 44.35 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 57.12 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 13°14'58" AND A LONG CHORD BEARS S07°35'43"W 56.99 FEET); THENCE SOUTH 00°58'14" WEST 362.08 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.26 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 06°05'33" AND A LONG CHORD BEARS S02°04'32"E 26.25 FEET); THENCE SOUTH 05°07'19" EAST 32.05 FEET; THENCE SOUTH 89°03'38" EAST 647.95 FEET; THENCE SOUTH 00°00'26" EAST 235.15 FEET TO THE POINT OF BEGINNING.

AREA = 270,422 SF OR 6.21 ACRES

(NOTE: ALL BEARING IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD83 BEARING OF N00°33'33"E ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE EAST QUARTER CORNER OF SAID SECTION)

NUMBER OF UNITS 84

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. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA AS INDICATED HEREON, TO THE _____ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF _____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

_____

ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

_____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ DAY OF _____, A.D. ____.

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

APPROVED _____ CITY ENGINEER
ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ PLANNER
_____ CHAIRMAN, PLANNING COMMISSION

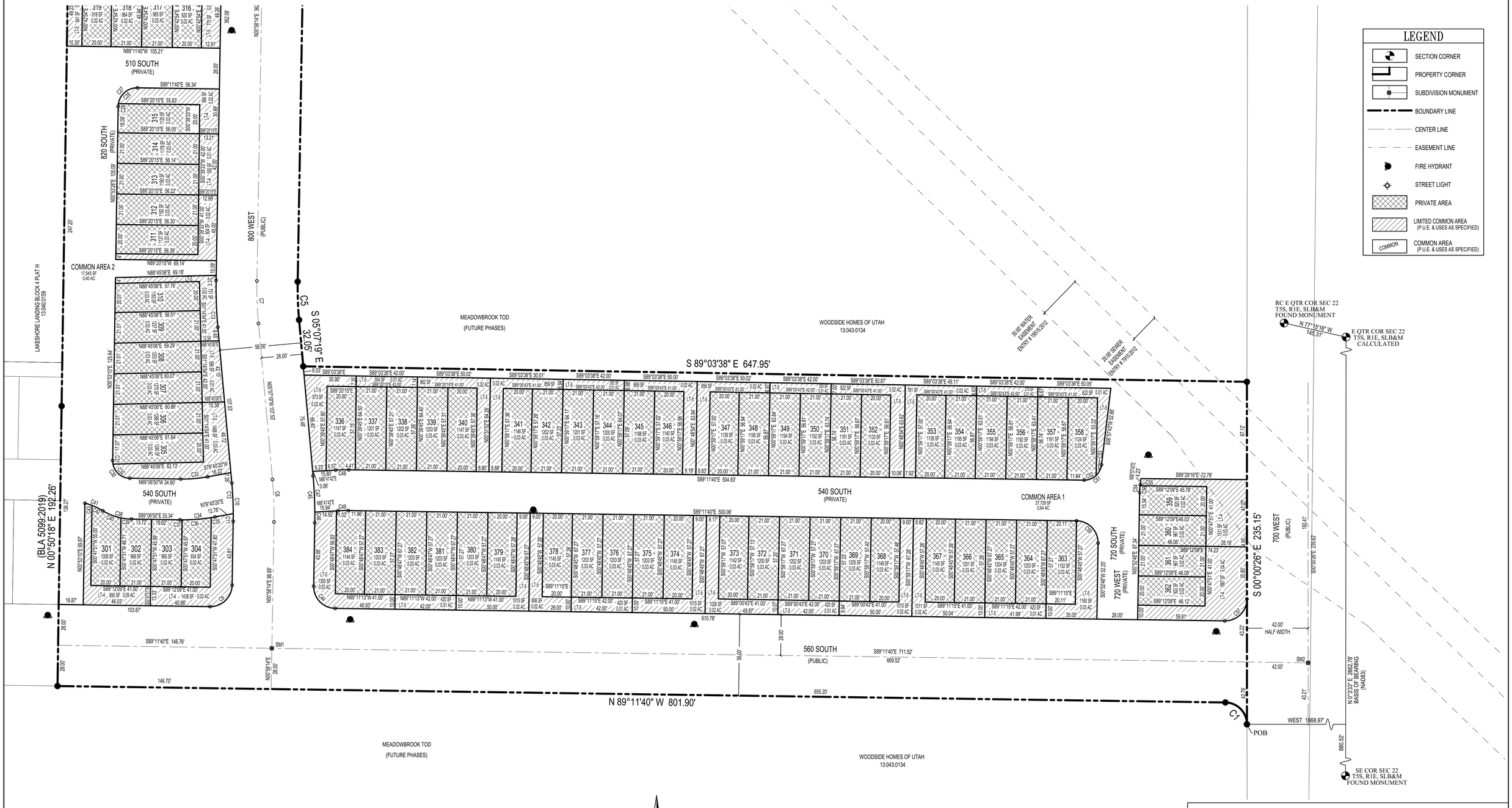
MEADOWBROOK TOD PLAT C

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYORS SEAL | NOTARY PUBLIC SEAL | CLERK-RECORDER SEAL

PROFESSIONAL LAND SURVEYOR
No. 6418760
AARON D. THOMAS
9-3-2023
STATE OF UTAH



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MEADOWBROOK TOD PLAT C

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR
AZTEC engineering inc.
732 N. 780 W.
AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

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

05/30/2023

SURVEYOR'S SEAL

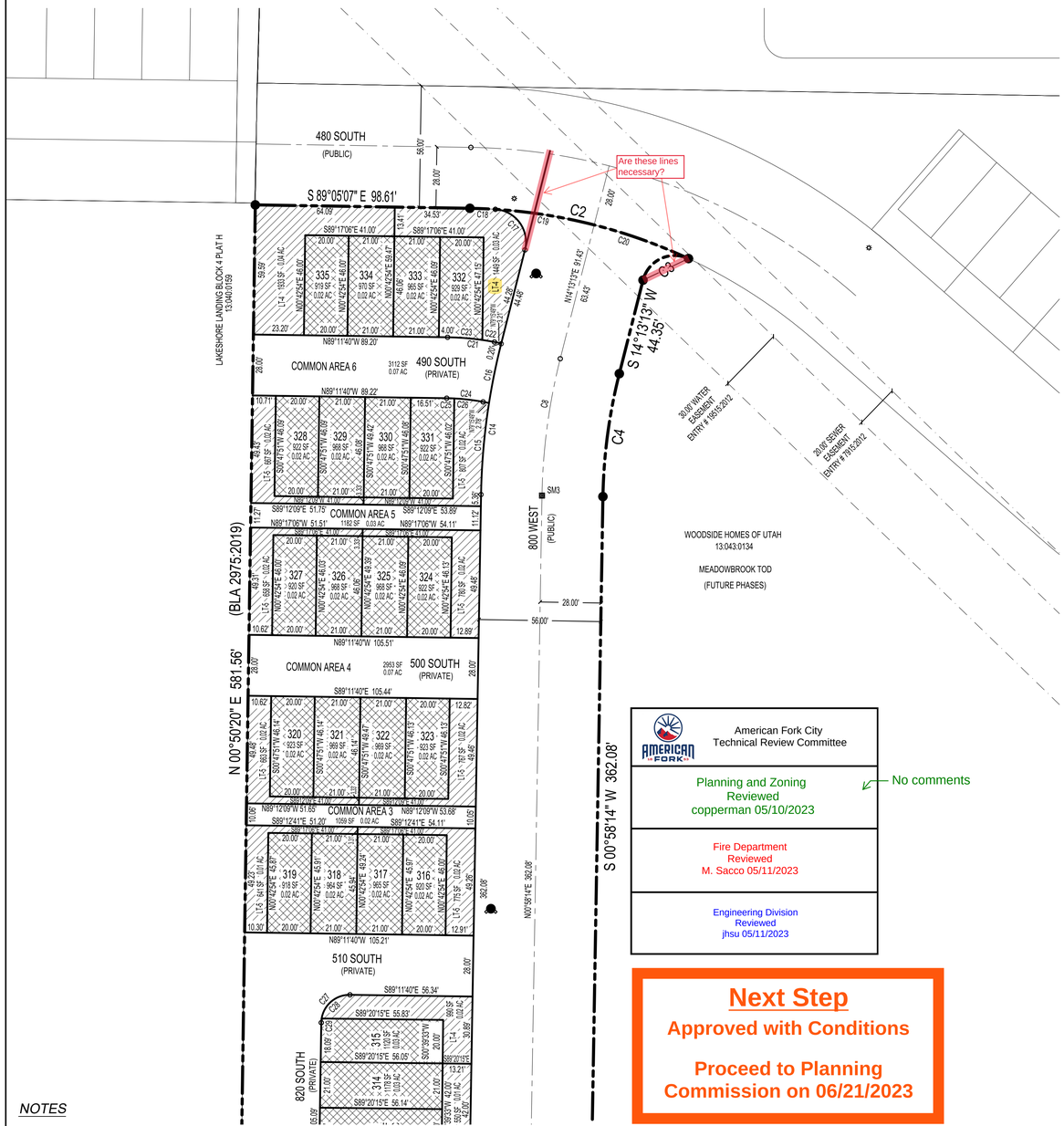
PROFESSIONAL LAND SURVEYOR
No. 6441660
AARON D. THOMAS
4-3-2023
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

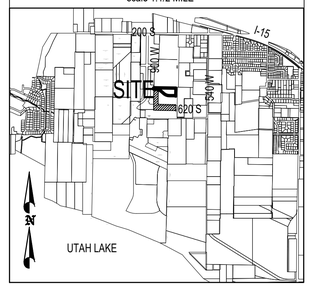
MEADOWBROOK TOD PLAT C

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY SKETCH

scale 1:1/2 MILE



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.35	89°11'14"	21.06	N44°36'04"W
C2	247.00	103.80	24°04'40"	103.04	S77°02'46"E
C3	15.00	26.38	100°46'22"	23.11	S64°36'23"W
C4	247.00	57.12	13°14'58"	56.99	S07°35'43"W
C5	247.00	26.27	06°05'33"	26.25	S02°04'32"E
C6	275.00	29.24	06°05'33"	29.23	N02°04'32"W
C7	275.00	29.24	06°05'33"	29.23	N02°04'32"W
C8	275.00	63.59	13°14'58"	63.45	N07°35'43"E
C9	15.00	23.52	89°50'06"	21.18	N45°53'17"E
C10	247.00	26.27	06°05'33"	26.25	N02°04'32"W
C11	247.00	5.31	01°13'49"	5.30	N00°21'20"E
C12	247.00	20.96	04°51'44"	20.95	N02°41'27"W
C13	303.00	32.22	06°05'33"	32.20	N02°04'32"W
C14	303.00	70.07	13°14'58"	69.91	N07°35'43"E
C15	303.00	42.27	07°59'29"	42.23	N04°57'59"E
C16	303.00	27.81	05°15'29"	27.80	N11°35'28"E
C17	15.00	26.33	100°35'22"	23.08	N36°04'29"W
C18	247.00	11.71	02°42'56"	11.71	S87°43'38"E
C19	247.00	46.02	10°40'27"	45.95	S81°01'57"E
C20	247.00	46.08	10°41'18"	46.01	S70°21'05"E
C21	125.00	21.67	09°55'51"	21.64	N84°13'44"W
C22	125.00	5.62	02°34'35"	5.62	N80°33'06"W
C23	125.00	16.05	07°21'16"	16.03	N85°31'02"W
C24	97.00	16.81	09°55'51"	16.79	N84°13'44"W
C25	97.00	3.49	02°03'31"	3.49	S88°09'54"E
C26	97.00	13.33	07°52'20"	13.32	S83°11'59"E
C27	13.00	20.40	89°54'52"	18.37	S45°50'54"W
C28	13.00	18.48	81°26'31"	16.96	S50°05'04"W
C29	13.00	1.92	08°28'20"	1.92	S05°07'38"W
C30	12.00	18.85	90°00'00"	16.97	S44°06'50"E
C31	12.00	2.46	11°43'36"	2.45	S04°58'38"E
C32	12.00	16.39	78°16'24"	15.15	S49°58'38"E
C33	95.00	18.59	11°12'50"	18.56	N85°16'45"E
C34	123.00	24.07	11°12'50"	24.04	S85°16'45"W
C35	123.00	2.58	01°12'04"	2.58	S80°16'22"W
C36	123.00	20.11	09°21'57"	20.08	S85°33'23"W
C37	123.00	1.39	00°38'48"	1.39	N89°26'14"W
C38	39.00	20.70	30°24'17"	20.45	N73°54'42"W
C39	39.00	7.32	10°45'12"	7.31	N83°44'14"W
C40	39.00	13.38	19°39'05"	13.31	N68°32'06"W
C41	48.00	13.53	16°08'49"	13.48	N66°46'58"W
C42	48.00	8.37	09°59'30"	8.36	N63°42'18"W
C43	48.00	5.16	06°09'19"	5.15	N71°46'43"W
C44	15.00	23.61	90°09'54"	21.24	N44°06'43"W
C45	303.00	32.22	06°05'33"	32.20	N02°04'32"W
C46	303.00	7.27	01°22'30"	7.27	N00°17'01"E
C47	303.00	24.95	04°43'06"	24.95	N02°45'46"W
C48	126.00	9.04	04°06'38"	9.04	N88°45'01"E
C49	98.00	7.03	04°06'38"	7.03	N88°45'01"E
C50	15.00	23.58	90°04'28"	21.23	S44°09'26"E
C51	12.00	17.37	82°55'07"	15.89	N48°28'34"E
C52	12.00	9.06	43°13'30"	8.84	N68°16'23"E
C53	12.00	8.31	39°41'37"	8.15	N26°48'49"E
C54	50.00	5.31	06°04'55"	5.31	S03°55'15"W
C55	50.00	0.65	00°44'17"	0.64	S06°35'34"W
C56	50.00	4.66	05°20'37"	4.66	S03°33'07"W
C57	15.00	23.78	90°48'46"	21.36	N45°23'57"E

ADDRESSES

UNIT 301	848 W 560 S	UNIT 329	814 W 490 S	UNIT 357	731 W 540 S
UNIT 302	836 W 560 S	UNIT 330	808 W 490 S	UNIT 358	729 W 540 S
UNIT 303	824 W 560 S	UNIT 331	802 W 490 S	UNIT 359	542 S 720 W
UNIT 304	812 W 560 S	UNIT 332	801 W 490 S	UNIT 360	546 S 720 W
UNIT 305	538 S 800 W	UNIT 333	815 W 490 S	UNIT 361	554 S 720 W
UNIT 306	536 S 800 W	UNIT 334	829 W 490 S	UNIT 362	558 S 720 W
UNIT 307	534 S 800 W	UNIT 335	841 W 490 S	UNIT 363	722 W 540 S
UNIT 308	532 S 800 W	UNIT 336	799 W 540 S	UNIT 364	724 W 540 S
UNIT 309	528 S 800 W	UNIT 337	797 W 540 S	UNIT 365	726 W 540 S
UNIT 310	526 S 800 W	UNIT 338	795 W 540 S	UNIT 366	728 W 540 S
UNIT 311	524 S 800 W	UNIT 339	793 W 540 S	UNIT 367	732 W 540 S
UNIT 312	522 S 800 W	UNIT 340	791 W 540 S	UNIT 368	742 W 540 S
UNIT 313	518 S 800 W	UNIT 341	779 W 540 S	UNIT 369	744 W 540 S
UNIT 314	516 S 800 W	UNIT 342	777 W 540 S	UNIT 370	746 W 540 S
UNIT 315	514 S 800 W	UNIT 343	775 W 540 S	UNIT 371	748 W 540 S
UNIT 316	805 W 510 S	UNIT 344	773 W 540 S	UNIT 372	752 W 540 S
UNIT 317	809 W 510 S	UNIT 345	771 W 540 S	UNIT 373	754 W 540 S
UNIT 318	813 W 510 S	UNIT 346	769 W 540 S	UNIT 374	762 W 540 S
UNIT 319	817 W 510 S	UNIT 347	759 W 540 S	UNIT 375	764 W 540 S
UNIT 320	822 W 500 S	UNIT 348	757 W 540 S	UNIT 376	766 W 540 S
UNIT 321	816 W 500 S	UNIT 349	755 W 540 S	UNIT 377	768 W 540 S
UNIT 322	812 W 500 S	UNIT 350	753 W 540 S	UNIT 378	772 W 540 S
UNIT 323	806 W 500 S	UNIT 351	751 W 540 S	UNIT 379	782 W 540 S
UNIT 324	803 W 500 S	UNIT 352	749 W 540 S	UNIT 380	784 W 540 S
UNIT 325	807 W 500 S	UNIT 353	739 W 540 S	UNIT 381	786 W 540 S
UNIT 326	811 W 500 S	UNIT 354	737 W 540 S	UNIT 382	788 W 540 S
UNIT 327	815 W 500 S	UNIT 355	735 W 540 S	UNIT 383	792 W 540 S
UNIT 328	818 W 490 S	UNIT 356	733 W 540 S	UNIT 384	794 W 540 S

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- PRIVATE AREA
- LIMITED COMMON AREA (P.U.E. & USES AS SPECIFIED)
- COMMON AREA (P.U.E. & USES AS SPECIFIED)

American Fork City
Technical Review Committee

Planning and Zoning
Reviewed
copperman 05/10/2023 — 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 06/21/2023

NOTES

1. IT IS HEREBY STATED, UNDERSTOOD, AND DEDICATED THAT ALL UNITS HAVE A CROSS-EASEMENT WITHIN THE EXTERIOR WALLS, ATTIC SPACE, ALL COMMON/DIVISION WALLS, AND BELOW THE BOTTOM FLOOR FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS WITHIN A GIVEN BUILDING SHELL. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING THE INITIAL BUILDING CONSTRUCTION FOR THE FIRST OCCUPANCY, THE EASEMENT SHALL BE VACATED WHERE FURTHER USE WOULD CAUSE AN ADJACENT OWNER RECONSTRUCTION FOR PLACEMENT OF AN ADDITIONAL UTILITY NOT ALREADY CONTAINED WITHIN THE SHELL. THERE SHALL BE NO VACATION OF THIS COMMON AREA AND CROSS-EASEMENT IN THE CASE OF ANY NECESSARY STRUCTURAL REMEDIATION OR REPAIRS TO UTILITIES ALREADY IN PLACE WITHIN A GIVEN AREA DEFINED HEREIN.

2. NO SPECIFIC BUILDING PLAN IS INCLUDED WITH THE UNIT AREAS DEFINED ON THE PLAN. THESE PRIVATE UNIT AREAS CONTAIN NO OTHER ENCUMBRANCES THAN THOSE STATED WITHIN THE NOTES OR IN THE CC&R'S.

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

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

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

RESERVATION OF COMMON AREAS & LIMITED COMMON EASEMENTS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS AND LIMITED COMMON AREAS, INTENDED FOR THE OWNERS OF MEADOWBROOK TOD FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

IN ADDITION TO THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENTS, INCLUDING FULL RIGHT-OF-WAY ACCESS THERETO, IN FAVOR OF AMERICAN FORK CITY.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

TABULATIONS

DEVELOPMENT AREA	6.21 AC
EXISTING ZONING	BLOCK TYPE 3
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	JUNE 19, 2020

N

30 0 30 60 90

SCALE 1"=30'

SURVEYOR
AZTEC engineering inc.
732 N. 780 W.
AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

ENGINEER
berg CIVIL ENGINEERING
11938 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

04/03/2023

SEWER & WATER AUTHORITY APPROVAL

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

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, Aaron Thomas, 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. 6418780 ; 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 DESCRBED 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.

09-03-2023
DATE

Aaron Thomas
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°03'33" EAST ALONG SECTION LINE 880.52 FEET AND WEST 1868.97 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.35 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 89°11'14" AND A LONG CHORD BEARS N44°36'03"W 21.06 FEET); THENCE NORTH 89°11'40" WEST 801.50 FEET; THENCE NORTH 00°58'18" EAST 192.26 FEET; THENCE NORTH 00°50'20" EAST 581.56 FEET; THENCE SOUTH 89°09'07" EAST 98.61 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 103.80 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 24°04'41" AND A LONG CHORD BEARS S77°02'46"E 103.04 FEET); THENCE ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.38 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 100°46'22" AND A LONG CHORD BEARS S64°36'23"W 23.11 FEET); THENCE SOUTH 14°13'13" WEST 44.35 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 57.12 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 13°14'58" AND A LONG CHORD BEARS S07°35'43"W 56.99 FEET); THENCE SOUTH 00°58'14" WEST 362.08 FEET; THENCE ALONG THE ARC OF A 247.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 26.26 FEET (CURVE HAVING A CENTRAL ANGLE EQUALS 06°05'33" AND A LONG CHORD BEARS S02°04'32"E 26.25 FEET); THENCE SOUTH 05°07'19" EAST 32.05 FEET; THENCE SOUTH 89°03'38" EAST 647.95 FEET; THENCE SOUTH 00°00'26" EAST 235.15 FEET TO THE POINT OF BEGINNING.

AREA = 270,422 SF OR 6.21 ACRES

(NOTE: ALL BEARING IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD83 BEARING OF N00°33'33"E ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE EAST QUARTER CORNER OF SAID SECTION)

NUMBER OF UNITS 84

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. PURSUANT TO UTAH CODE 10-9A-604(1)(d) THE OWNER HEREBY CONVEYS THE COMMON AREA AND LIMITED COMMON AREA AS INDICATED HEREON, TO THE _____ HOME OWNER ASSOCIATION WITH A MAILING ADDRESS OF _____

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. _____ PERSONALLY APPEARED BEFORE ME _____

_____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER — ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

PLANNER — CHAIRMAN, PLANNING COMMISSION

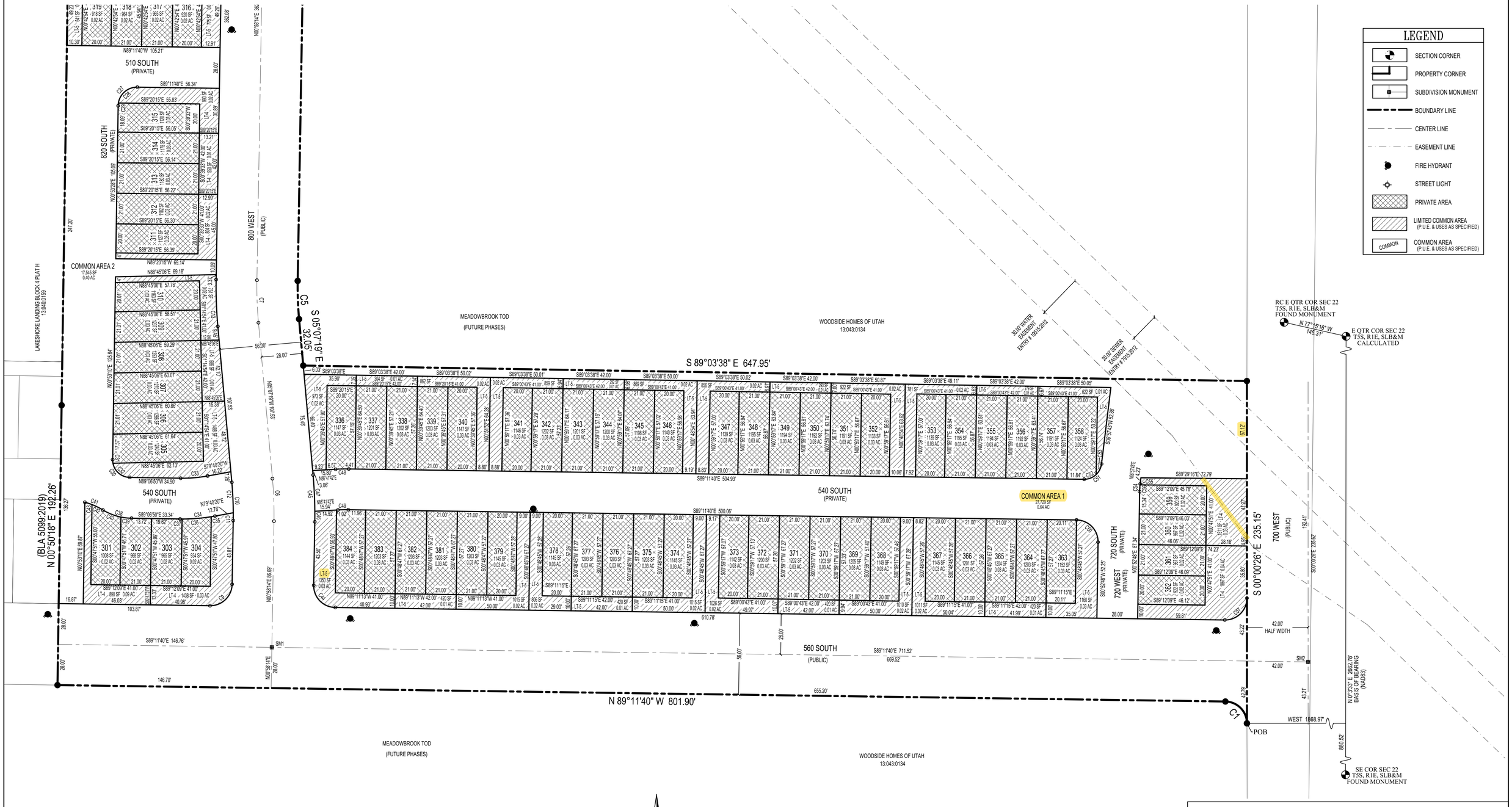
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TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYORS SEAL — NOTARY PUBLIC SEAL — CLERK-RECORDER SEAL

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
9-3-2023
STATE OF UTAH



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TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR
AZTEC engineering inc.
732 N. 780 W.
AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

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

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No. 6441660
AARON D. THOMAS
4-3-2023
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

04/03/2023

Planning Commission Staff Report
Meeting Date: June 21st, 2023

Agenda Topic

Review and action on an application for an Amended Final Plat, known as Autumn Crest Phase 1 Plat "G", located at 1046 East 1100 N, American Fork City, UT 84003. The Final Plat will be on approximately 0.41 acres and will be in the R1-9000 zone.

BACKGROUND INFORMATION		
Location:		1046 East 1100 North
Project Type:		Amended Final Plat
Applicants:		Maryann Jex, Roger D. Dudley
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	R1-9000
	West	R1-9000

Background

The applicant has applied for an Amended Final Plat to consolidate two (2) lots of the Autumn Crest Phase 1 Plat 'C" Final Plat into one single property. The two (2) lot consolidation will be turned into the Autumn Crest Phase 1 Plat "G." The property meets the current standards of the R1-9000 zones for lot requirements. The application has also met Utah State Code for getting signatures from all property owners within the Autumn Crest Phase 1 Plat "C."

Sec 17.8.216 Amendments

The plans, plats, documents, and statements may be amended by following the same procedure required for initial approval. No change shall be made which is contrary to the intent of the city's land use plan or the standards and requirements of this code. Any amendment of a recorded final plat shall not be approved or recorded except in conformance with the terms and conditions established by state law.

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

Utah State Code 10-9a-608 – Subdivision Amendments

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to request a subdivision amendment.

(b) Upon filing a written petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 10-9a-603 that:

(i) depicts only the portion of the subdivision that is proposed to be amended;

(ii) includes a plat name distinguishing the amended plat from the original plat;

(iii) describes the differences between the amended plat and the original plat; and

(iv) includes references to the original plat.

(c) If a petition is filed under Subsection (1)(a), the land use authority shall provide notice of the petition by mail, email, or other effective means to each affected entity that provides a service to an owner of record of the portion of the plat that is being vacated

or amended at least 10 calendar days before the land use authority may approve the petition for a subdivision amendment.

(d) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(i) any owner within the plat notifies the municipality of the owner's objection in writing within 10 days of mailed notification; or

(ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

(e) A land use authority may not approve a petition for a subdivision amendment under this section unless the amendment identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.

(2) The public hearing requirement of Subsection (1)(d) does not apply and a land use authority may consider at a public meeting an owner's petition for a subdivision amendment if:

(a) the petition seeks to:

(i) join two or more of the petitioner fee owner's contiguous lots;

(ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

(iii) adjust the lot lines of adjoining lots or between a lot and an adjoining parcel if the fee owners of each of the adjoining properties join in the petition, regardless of whether the properties are located in the same subdivision;

(iv) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or

(v) alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:

(A) owned by the petitioner; or

(B) designated as a common area; and

(b) notice has been given to adjoining property owners in accordance with any applicable local ordinance.

(3) A petition under Subsection (1)(a) that contains a request to amend a public street or municipal utility easement is also subject to Section 10-9a-609.5.

(4) A petition under Subsection (1)(a) that contains a request to amend an entire plat or a portion of a plat shall include:

(a) the name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the petition; and

(b) the signature of each owner described in Subsection (4)(a) who consents to the petition.

(5) (a) The owners of record of adjoining properties where one or more of the properties is a lot may exchange title to portions of those properties if the exchange of title is approved by the land use authority as a lot line adjustment in accordance with Subsection (5)(b).

(b) The land use authority shall approve a lot line adjustment under Subsection (5)(a) if the exchange of title will not result in a violation of any land use ordinance.

(c) If a lot line adjustment is approved under Subsection (5)(b):

(i) a notice of lot line adjustment approval shall be recorded in the office of the county recorder which:

(A) is approved by the land use authority; and

(B) recites the legal descriptions of both the original properties and the properties resulting from the exchange of title; and

(ii) a document of conveyance shall be recorded in the office of the county recorder.

(d) A notice of approval recorded under this Subsection (5) does not act as a conveyance of title to real property and is not required in order to record a document conveying title to real property.

(6) (a) The name of a recorded subdivision may be changed by recording an amended plat making that change, as provided in this section and subject to Subsection (6)(c).

(b) The surveyor preparing the amended plat shall certify that the surveyor:

(i) holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;

(ii) (A) has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements; or

(B) has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

(iii) has placed monuments as represented on the plat.

(c) An owner of land may not submit for recording an amended plat that gives the subdivision described in the amended plat the same name as a subdivision in a plat already recorded in the county recorder's office.

(d) Except as provided in Subsection (6)(a), the recording of a declaration or other document that purports to change the name of a recorded plat is void.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Amended Final Plat meets the requirements of Section 17.8.216 and Section 17.8.217.
2. The Amended Final Plat meets the requirements of Utah State Code 10.9a.608.

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 Amended Final Plat meets the requirements of Utah State Code 10-9a-608, Section 17.8.216, and Section 17.8.217. Staff recommends APPROVING the application.

Potential Motions – Amended Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Amended Final Plat, located at 1046 East 1100 North, American Fork City, UT 84003, in the Residential (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 Amended Final Plat, located at 1046 East 1100 North, American Fork City, UT 84003, in the Residential (R1-9000) Zone.

Table

Madame Chair, I move to table action for the proposed Amended Final Plat, located at 1046 East 1100 North, American Fork City, UT 84003, in the Residential (R1-9000) Zone, and instruct staff/developer to……..

A Subdivision in American Fork City

Autumn Crest Phase 1 Plat "G"

A Subdivision located in the Southwest 1/4 of Section 7
Township 5 South Range 2 East SLB&M
1046 East 1100 North
American Fork City, Utah County, Utah, Zone R1-9000

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
CTV	Cable TV utility lines
P	Existing Power lines
P	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Proposed Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
M	Water Meter (size noted on plan)
	Culindary Water Valve
	Fire Hydrant
S	Sanitary Sewer Manhole
D	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement

American Fork City
Development Review Committee

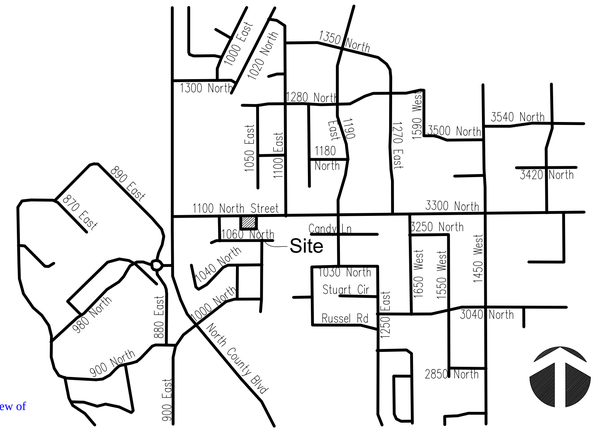
Planning and Zoning
Reviewed
copperman 05/30/2023

Engineering Division
Reviewed
lburr 06/01/2023

Fire Department
Reviewed
M. Sacco 06/07/2023

No comments

Pending third party review of geotechnical report.



Vicinity Map

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Next Step
Approved with Conditions

Proceed to Planning Commission on 06/21/2023

American Fork City Contacts

Company	Contact	Phone	Address
AF City Culinary Water	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Storm Drain Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF City Inspector	Dee Howard	801-763-3060	275 East 200 North American Fork, UT 84003
AF Fire Marshall	Mat Sacco	801-763-3040	96 North Center American Fork, UT 84003
AF Connect	Kyle Petersen	801-400-2933	714 East 50 South American Fork, UT 84003
AF Flood Irrigation Company	Ernie John	801-471-6576	475 West 700 North American Fork, UT 84003
Rocky Mountain Power	Teria Walker	801-756-1310	70 North 200 East American Fork, UT 84003
COMCAST	Elysia Valdez	801-401-3017	9602 South 300 West Sandy, Utah 84070
Timpanogos Special Service District	David Barlow	801-756-5231	6400 North 5050 West Utah County, UT 84003
Century Link	Bill Westfall	435-623-4252	1485 West 3100 South West Valley City, UT 84119
Dominion Energy	Trent Johnson	801-853-6548	1140 West 200 South Salt Lake City, UT 84119
AF SWPPP Inspector	Harlan Nielson	801-763-3060	275 East 200 North American Fork Utah 84003
Mitchell Hollow Irrigation	Dale Jones	801-768-8150	

Developer:

Maryann Jex and Dave Jex
1046 East 1100 North
American Fork Utah 84003
801-318-3695
Drjex75@gmail.com

Engineer:

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

Site Data:

Zone = R1-9000
Total Area = 18005 SF or 0.41 Acre

Sheet Index

1.0	Cover Sheet
1.1	Standard Notes
2.0	Utility Plan
3.0	ALTA Survey
4.0	Final Plat

Sheet No.
C - 1.0

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	Ryan Allred	(801) 223–0084
PACIFIC CORP	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401–3017
QUESTAR GAS	– 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

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.

15. All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backing filling is completed.

16. All lateral connections shall insert–a–tee or WYE at ten o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made

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.

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

Standard Notes

American Fork City Utah

REVISIONS

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

DATE 2-17-2023
SCALE
BY BHT
TRACING NO. L - 6218

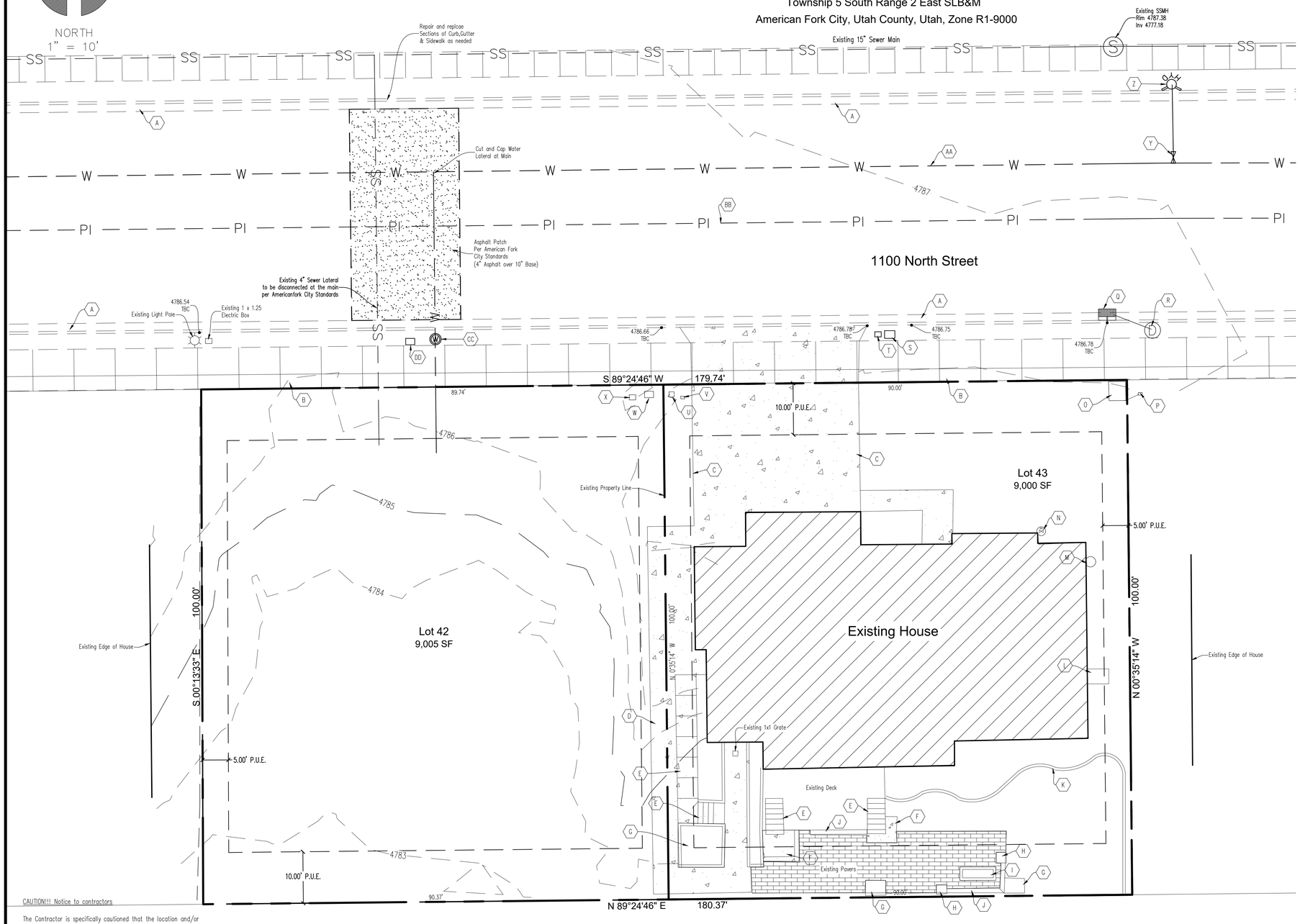
SHEET No. C - 1.1

A Subdivision in American Fork City

Autumn Crest Phase 1 Plat "G"

A Subdivision located in the Southwest 1/4 of Section 7
Township 5 South Range 2 East SLB&M
American Fork City, Utah County, Utah, Zone R1-9000

NORTH
1" = 10'



KEYED NOTES

- A — Existing 24" curb and gutter
- B — Existing 8' sidewalk
- C — Existing Driveway
- D — Existing Concrete
- E — Existing Stairs
- F — Existing Landing
- G — Existing Planter
- H — Existing Pillar
- I — Existing Fire Pit
- J — Existing Bench
- K — Existing Curbing
- L — Existing AC Unit
- M — Existing Electric Meter
- N — Existing Gas Meter
- O — Existing Electric Box
- P — Existing 0.75x0.5 Phone Bow
- Q — Existing Catch Basin
- R — Existing SDMH
- S — 1.5x2 Irrigation Box
- T — 1x1.25 Irrigation Box
- U — Existing Cable Box
- V — Existing 0.75 x 0.75 Phone Box
- W — Existing 1.75 x 1.25 Electric Box
- X — Existing 1.25 x 1.75 Irrigation Box
- Y — Existing Water Valve
- Z — Existing Fire Hydrant
- AA — Existing 12" Water Main
- BB — Existing 6" Pl Main
- CC — Existing Water Meter to be disconnected at the Main per American Fork City Standards
- DD — Existing 1.25x1.75 Irrigation Box

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

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

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

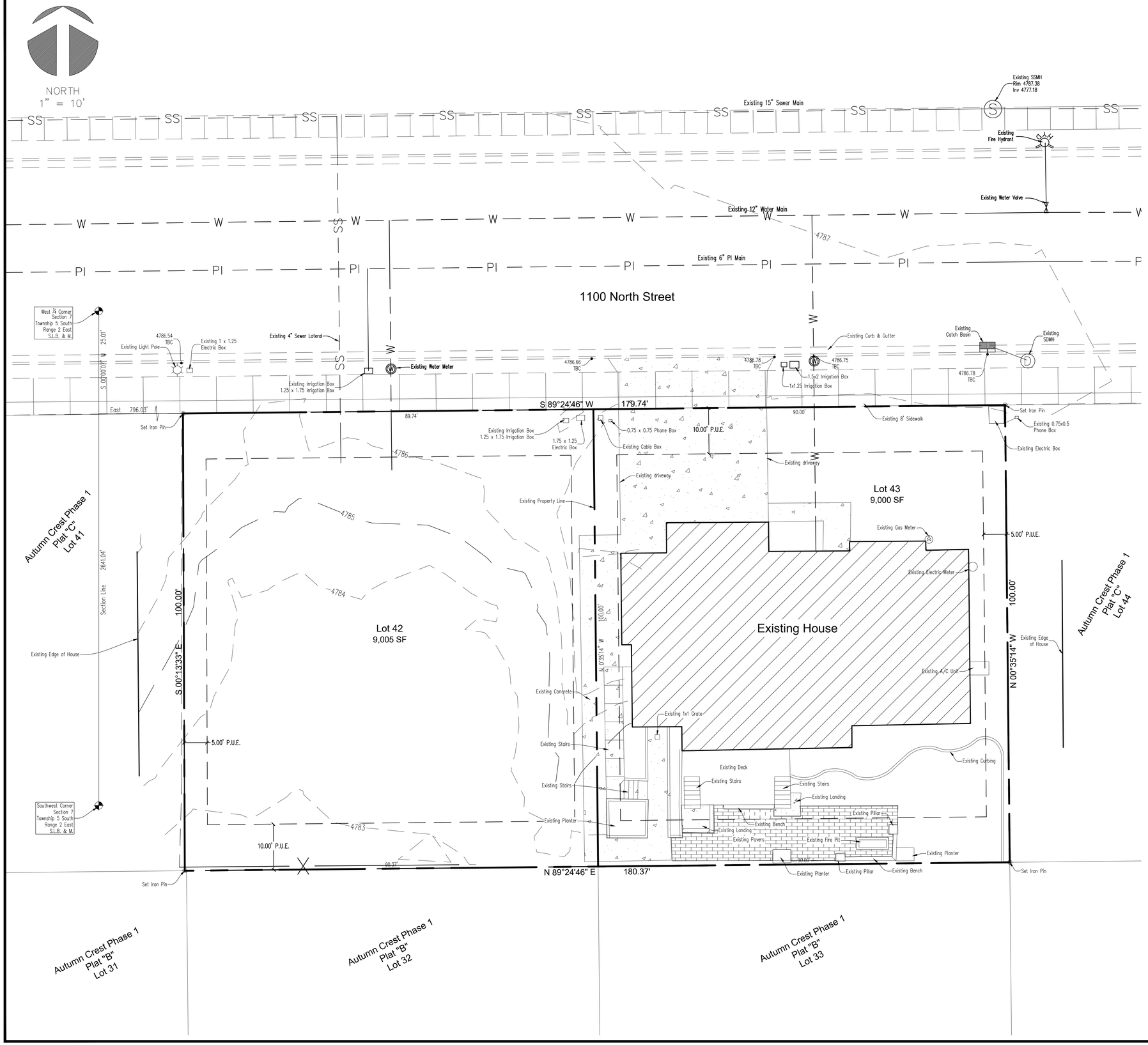
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Autumn Crest Phase 1 Plat "G"
Utility Plan
American Fork Utah

Revisions

Date 2-17-2023
Scale 1"=10'
By BHT
Tracing No. L -

Sheet No.
C - 2



DEED DESCRIPTION

PROPERTY 1

Lot 43, Plat "C", Autumn Crest Phase 1, a residential subdivision, according to the office plat thereof on file and of record in the Office of the Utah County Recorder, State of Utah.

PROPERTY 2

Lot 42, Plat "C", Autumn Crest Phase 1, a residential subdivision, according to the office plat thereof on file and of record in the Office of the Utah County Recorder, State of Utah.

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: MARYANN RODERICK JEX aka MARYANN JEX, and FIRST NATIONAL TITLE INSURANCE COMPANY, together with its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 11(a), 13, 16, 18, and 19 of Table A thereof.

Date of Plat or Map: February 15, 2023

Roger D. Dudley, PLS #147089

SURVEYORS NOTES

1. This survey is referenced to a title commitment by First National Title Insurance Company, Commitment No. 23-JT-33 dated January 30, 2023.

2. The boundary is marked with an iron pin with a yellow plastic cap – Identification No. PLS 147089, or PK nail in asphalt.

3. The address of the properties are approximately 1046 East 1100 North and 1032 East 1100 North – American Fork, Utah, 84003.

4. Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49049C0306F, dated June 19, 2020, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.

5. The gross land area is 18,005 sq. ft. or 0.413 acre.

6. The current zoning classification is R1-9000.

7. There are no observed wetland areas on the subject site.

EXCEPTIONS

Exceptions 1 – 11. Not survey related and not shown.

Exception 12. Public utility easements shown on recorded subdivision plat are shown as recorded.

Exceptions 13-16. Not survey related and not shown

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

ALTA / NSPS Land Title Survey

Dave Jex

American Fork City Utah

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

Revisions

Date
2-15-2023
Scale
1"=10'
By
BHT
Tracing No.
L -

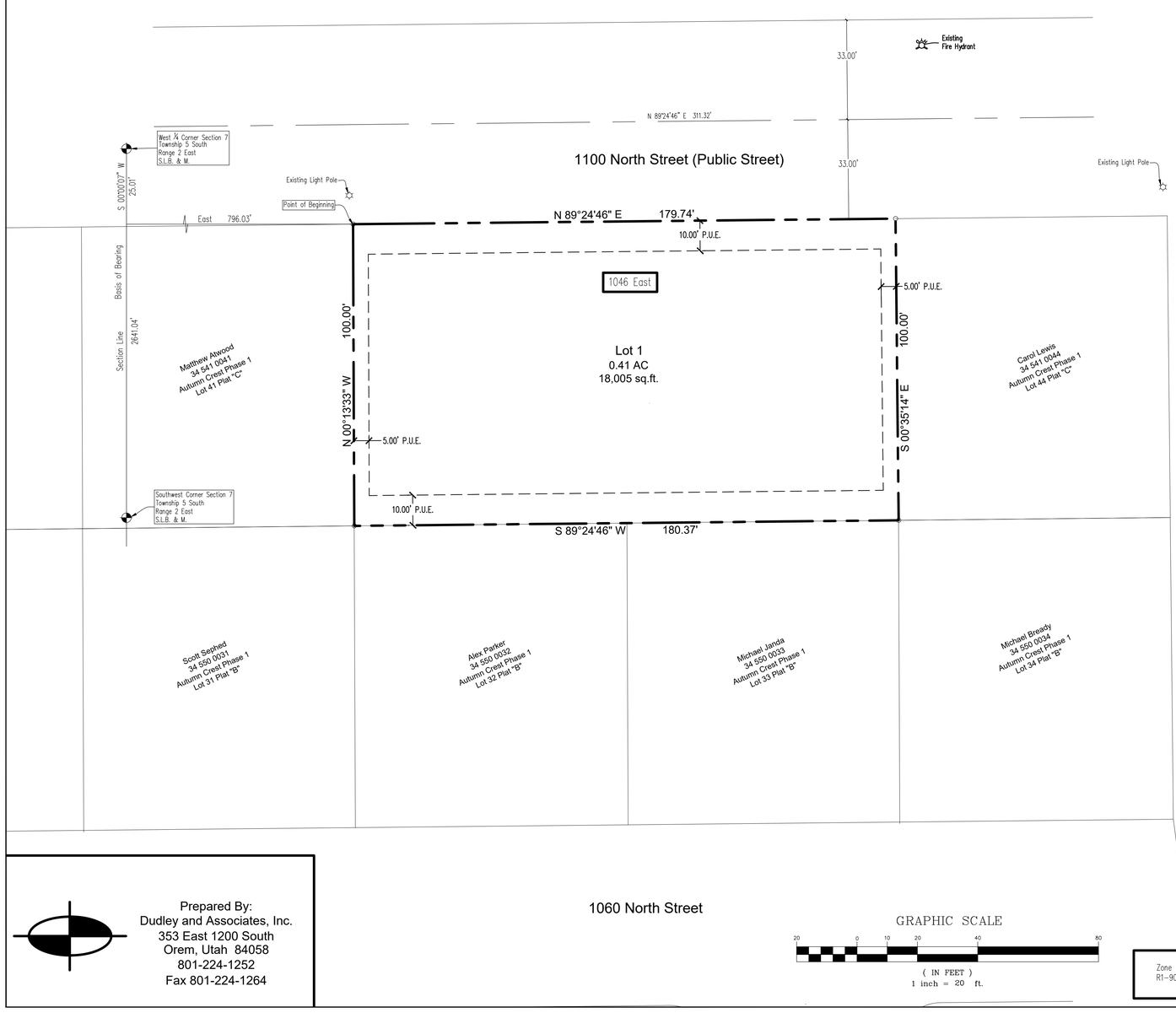
Sheet No.
C - 3

A Subdivision in American Fork City

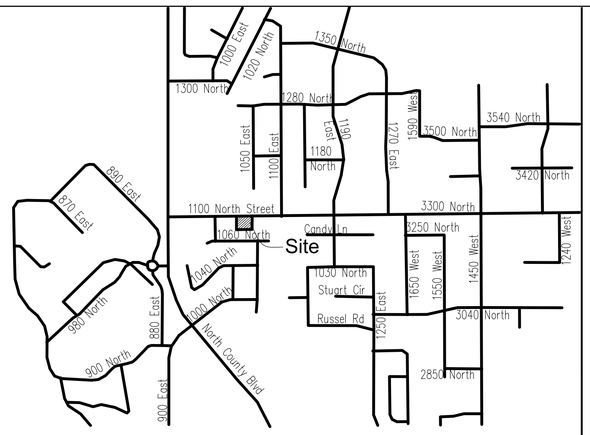
Autumn Crest Phase 1 Plat "G"

A Subdivision located in the Southwest 1/4 of Section 7
Township 5 South Range 2 East SLB&M
American Fork City, Utah County, Utah, Zone R1-9000

NORTH
1" = 20'



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



Vicinity Map

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

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.

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.

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

Legend

Name	Symbol
SECTION CORNER	
STREET MONUMENT	
PROPERTY CORNER	
STREET LIGHT	
FIRE HYDRANT	
SECTION LINE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	

C - 4.0

Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

Boundary Description

Commencing at a point located South 00°00'07" West along the Section line 25.01 feet and East 796.03 feet from the West ¼ corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°24'46" East 179.74 feet; thence South 00°35'14" East 100.00 feet; thence South 89°24'46" West 180.37 feet; thence North 00°13'33" West 100.00 feet to the point of beginning.

AREA=18,005 sq. ft. or 0.41 acres

Basis of Bearing = South 00°00'07" West along the Section line (NAD 27)
Number of Lots =1

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate 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___.

by: Maryann Roderick Jex aka Maryann Jex

by:

Acknowledgement

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

The foregoing instrument was acknowledged before me this_____day of_____, 20____, by ____Maryann Roderick Jex aka Maryann Jex_____, who represented that she is the ____owner____ of the _____Autumn Crest Phase 1 Plat "G"_____ and has the authority to execute this instrument.

My Commission Number _____

Signed (a Notary Public Commissioned in Utah)

My Commission Expires _____

Print name of Notary

Acceptance by the City of American Fork

Approved this _____ day of _____ A.D. 20____ by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____day of _____ A.D. 20____.

APPROVED _____ Mayor

City Council Member

City Council Member

City Council Member

City Council Member

City Council Member

City Council Member

APPROVED _____ CITY ENGINEER

ATTEST_____ AMERICAN FORK CITY RECORDER

Planning Commission Approval

Approved this _____ day of _____ , 20____, by the American Fork City Planning Commission.

Planner

Chairman, Planning Commission

Plat " G "

Autumn Crest Phase 1

Including a vacation of Lots 42,43, Plat "C", Autumn Crest Phase 1

American Fork City, Subdivision Utah County, Utah

Scale: 1" = 20 Feet

Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

Zone
R1-9000

Ferna Flood Plane Info
Zone X
Panel # 49049C0169F
June 19, 2020

Sewer & Water Authority
AF Public Works

Approved Date

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 147089
3-17-2023
Roger D. Dudley
STATE OF UTAH

CLERK-RECORDER SEAL

TAYLOR GEOTECHNICAL

2650 North 180 East
Lehi, Utah 84043
P. 801-400-9784

June 2, 2023

Mr. Ben Hunter
City Engineer
American Fork City
51 East Main Street
American Fork, Utah 84003

Subject: **Geotechnical Engineering Review No. 2**
Autumn Crest Phase 1, Plat G
1046 East 1100 North
American Fork Utah
American Fork City Reference No. P-2023-00012 (717-868-431)
TG Project No. 23018

Subject Documents: Earthtec Engineering, Inc., Geotechnical Study, Autumn Crest Addition, 1048 East 1100 North, American Fork, Utah, Earthtec Project No. 230134G, prepared for Mrs. Maryann Jex, 1046 East 1100 North, American Fork, Utah 84003, dated May 11, 2023.

Review Status: **GEOTECHNICAL ENGINEERING SUBMITTAL COMPLETE**

Dear Mr. Hunter:

At your request, Taylor Geotechnical (TG) reviewed the above-referenced document prepared by Earthtec Engineering (Earthtec) in response to the following review letter by TG to American Fork City (the City):

> TG, Geotechnical Engineering Review No. 1, Autumn Crest Phase 1, Plat G, 1046 East 1100 North, American Fork, Utah, American Fork City Reference No. P-2023-00012 (717-868-431), TG Project No. 23018, prepared for Mr. Ben Hunter, City Engineer, American Fork City, 51 East Main Street, American Fork, Utah 84003, dated March 1, 2023.

The March 1, 2023, TG review letter was prepared after a review of the following December 13, 2010, Earthtec document:

> Earthtec Engineering, Inc., Geotechnical Study, Autumn Crest, 1000 N. Mt. Timpanogos Parkway, American Fork, Utah, Earthtec Project No. 101362, prepared for Mr. Steve Sowby, Patterson Construction, 11038 N. Highland Blvd., Highland, Utah 84003, dated December 13, 2010.

TG understands the proposed structure will be a single-story addition with slab on grade floors and an indoor pool. Basement construction is not anticipated. Structural loads for the building addition are anticipated to consist of column loads up to 20 kips and wall loads up to 4 kips per lineal foot.

Purpose of TG Review

The purpose of TG's review is to evaluate whether or not the May 11, 2023, Earthtec report adequately addressed review comments in the March 1, 2023, TG review letter and the Earthtec submittals adequately addressed geotechnical engineering parameters at the site, consistent with concerns for public health, safety, welfare, and reasonable professional standards of practice.

TG Conclusion

Based substantially in and on the reliance of the technical documentation and assurances provided by Earthtec, including their opinions and conclusions, it is TG's opinion that the May 11, 2023, Earthtec response letter adequately addressed the review comment in the March 1, 2023, TG review letter for the proposed addition and adequately addressed the geotechnical parameters for the property consistent with concerns for public health, safety, welfare, and reasonable professional standards of practice.

TG Recommendations

TG recommends the City consider the Earthtec May 11, 2023, geotechnical engineering report acceptable from a geotechnical engineering perspective.

Public Right-of-Way

No public right-of-way improvements are planned for the proposed development.

Geotechnical Report Summary for Plan Review

1. All organics, topsoil, existing fill, and other deleterious material should be removed from below proposed building and pavement areas.

2. Footings may be supported on undisturbed native soils or on properly placed and compacted structural fill extending to undisturbed native soils.

3. Footings for the structures may be designed using an allowable bearing capacity of 1,500 pounds per square foot (psf) if founded on native soils and 2,000 psf if founded on a minimum of 18 inches of structural fill extending to undisturbed native soils.

4. Strip footing should have a minimum width of 20 inches and spot footing should have a minimum width of 30 inches.

5. Footings susceptible to frost should be located at a minimum depth of 30 inches. Footings not susceptible to frost should have a minimum embedment of 18 inches.

6. Basement construction is not anticipated. However, if basement construction takes place, basement foundation walls should be designed using an equivalent fluid weight of 49 pounds per cubic foot (pcf) for static conditions and 80 pcf for seismic conditions. The same values should be used for the design of the below-grade swimming pool.

7. Additional recommendations for a perimeter foundation drain will be required from Earthtec if construction plans change and basement construction is planned for the proposed addition.

8. Seismic analysis of proposed structures at the site should be based on the following spectral response design accelerations:

   a. $PGA_M = 0.737$;
   b. 0.2 sec (short period) $S_{DS} = 0.1.08g$; and,
   c. Seismic Design Category = D_2.

   The spectral response acceleration values were factored using a Site Class = D - Default.

9. A qualified geotechnical engineering firm should observe the placement of structural fill/backfill and conduct in-place field density tests on the structural fill/backfill to confirm moisture content and relative compaction is in accordance with the recommendations presented by Earthtec.

10. Prior to the placement of concrete for footings, a letter from the geotechnical engineer should be obtained that indicates the subgrade for footing and floor slab support was prepared in accordance with the geotechnical report and ready for the placement of concrete.

11. Floor slabs may be supported on undisturbed native soils or on a minimum of 12 inches of properly placed, compacted, and tested engineered fill or imported structural fill extending to undisturbed native soils. Floor slabs should be underlain by 4 inches of free-draining gravel.

12. No special cement type is required for concrete placed adjacent to native soils.

13. All import materials should be approved by Geotechnical Engineer.

14. All compaction for interior and exterior backfill adjacent to the building should be verified by the geotechnical engineer.

Closure

This letter is issued solely in response to the Consultants' evaluation of the referenced site. Comments and recommendations in this review are based on data presented in the referenced reports. Taylor Geotechnical accordingly provides no warranty that the data in the referenced reports are correct or accurate and has not performed an independent site evaluation. Comments

and recommendations presented herein are provided to aid the City in reducing risks from geotechnical hazards and to protect public health and safety.

All services performed by Taylor Geotechnical for this review were provided for the exclusive use and benefit of the City. No other person or entity is entitled to use or rely upon any of the information or reports generated by Taylor Geotechnical as a result of this review.

If you have any questions, please feel free to contact the undersigned. The opportunity to be of continued service to American Fork City is appreciated.

Respectfully submitted,
Taylor Geotechnical



This report is not valid without a digital signature noted.

Alanson O. Taylor, P.E.
Principal

Planning Commission Staff Report
Meeting Date: June 21st, 2023

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Lakeshore Landing Amenities, located at 900 West 695 South, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.22 acres and will be in the Planned Residential (PR-3.0) Zone.

BACKGROUND INFORMATION		
Location:		900 West 695 South
Project Type:		Commercial Site Plan
Applicants:		Keystone Construction, Jake Horan
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		PR-3.0
Proposed Zoning:		N/A
Surrounding Zoning:	North	PR-3.0
	South	PR-3.0
	East	PR-3.0
	West	PR-3.0

Background

The applicant has applied for a Commercial Site Plan to develop amenities for the HOA community living near the area. The project looks to develop a swimming pool, playground, basketball court, and tennis court to be enjoyed by the community members.

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. N/A

Findings of Fact

1. The Commercial Site Plan meets the requirements of Section 17.6.101.

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 Commercial Site Plan meets the requirements of Section 17.6.101. Staff recommends APPROVING the application.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to approve the proposed Commercial Site Plan, located at 900 West 695 South, American Fork City, UT 84003, in the Planned Residential (PR-3.0) 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 900 West 695 South, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at 900 West 695 South, American Fork City, UT 84003, in the Planned Residential (PR-3.0) Zone and instruct staff/developer to……..

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

STORM DRAIN CATCH BASIN #201 ON 900 WEST STREET.

ELEV = 4505.93'

LAKESHORE LANDING POOL AND AMENITY AREA

900 WEST 695 SOUTH
AMERICAN FORK, UTAH

INDEX OF DRAWINGS

C-001	GENERAL NOTES
C-100	SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	EROSION CONTROL PLAN
C-500	DETAILS
C-501	DETAILS

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 06/15/2023

No comments

Fire Department
Reviewed
M. Sacco 06/15/2023

Engineering Division
Reviewed
jhsu 06/14/2023

Next Step
Approved
Proceed to Planning Commission on June 21st, 2023

NOTICE TO CONTRACTOR

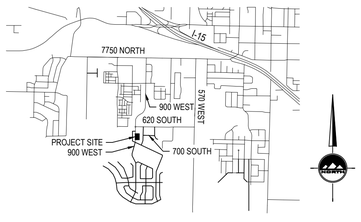
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

RELATED CONTACTS

AMERICAN FORK PUBLIC WORKS
-CULINARY WATER/P.I. JAY BREMS (801) 763-3060
-SEWER/STORM DRAIN ASHTON HARDY (801) 763-3060
-CITY INSPECTOR DEE HOWARD (801) 763-3060
-SWPPP INSPECTOR HARLAN NIELSON (801) 763-3060
AF FIRE MARSHALL MAT SACCO (801) 763-3045
T.S.S.D. DAVID BARLOW (801)756-5231
AF IRRIGATION COMPANY ERNIE JOHN 801(472-6576
MITCHELL HOLLOW IRRIGATION CO. DALE JONES (801) 768-8150
ROCKY MOUNTAIN POWER TERIA WALKER (801) 756-1310
COMCAST ELYSIA VALDEZ (801) 401-3017
CENTURY LINK BILL WESTFALL (435)6234252
AF FIBER KEYLE PETERSON (801) 400-29-33
DOMINION ENERGY TRENT JOHNSON (801) 853-6548

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO AMERICAN FORK CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = STORM DRAIN CLEANOUT #201 ON 900 WEST STREET. SEE SHEET C-200 ELEV. = 4505.93'.
4. PROJECT LOCATED IN FEMA ZONE X FIRM PANEL 49049C0302F. EFFECTIVE DATE 6/18/2022.
5. A SEPARATE PERMIT FOR THE POOL IS REQUIRED.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ENSIGN
THE STANDARD IN ENGINEERING

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LAKESHORE LANDING POOL AND AMENITY AREA
900 WEST 695 SOUTH
AMERICAN FORK, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2023-06-08
STATE OF UTAH

COVER SHEET

PROJECT NUMBER 11627	PRINT DATE 5/25/2023
DRAWN BY M. MARTINEZ	CHECKED BY Q. ELDER
PROJECT MANAGER Q. ELDER	

C-000

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
   - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
   - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
   - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
   - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
   - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

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LAKESHORE LANDING POOL AND AMENITY AREA
900 WEST 695 SOUTH
AMERICAN FORK, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2023-06-08
STATE OF UTAH

GENERAL NOTES

PROJECT NUMBER 11627	PRINT DATE 5/25/2023
DRAWN BY M. MARTINEZ	CHECKED BY Q. ELDER
PROJECT MANAGER Q. ELDER	

C-001

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

STORM DRAIN CATCH BASIN #201 ON 900 WEST STREET.

ELEV = 4505.93'

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

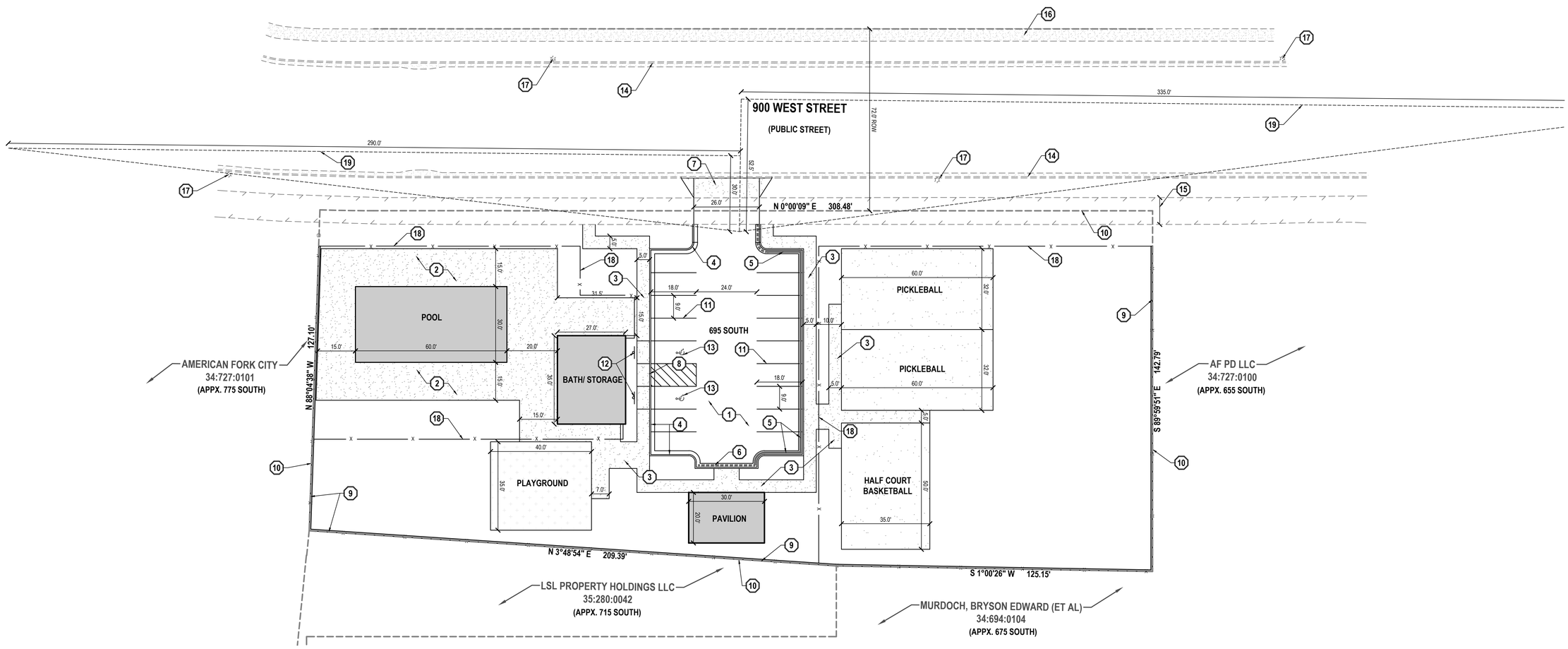
GENERAL NOTES

1. ALL WORK TO COMPLY WITH AMERICAN FORK CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

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

1. ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 12" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 1/C-500.
2. CONCRETE PAVEMENT: 6" PORTLAND CEMENT WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 2/C-500.
3. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
4. 24" COLLECTION CURB AND GUTTER PER DETAIL 3/C-500.
5. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 4/C-500.
6. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
7. FLARED DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.
8. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
9. OWELL PRECAST FENCE. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
10. PROPERTY LINE/RIGHT-OF-WAY LINE.
11. 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
12. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
13. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
14. EXISTING CURB AND GUTTER.
15. EXISTING 10' ASPHALT TRAIL.
16. EXISTING 5' SIDEWALK.
17. EXISTING LIGHT POLE.
18. 6' PRIVACY FENCE. SEE ARCHITECTURAL/ LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
19. SIGHT TRIANGLE.



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LAKESHORE LANDING POOL AND AMENITY AREA

900 WEST 695 SOUTH
AMERICAN FORK, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2023-06-08
STATE OF UTAH

SITE PLAN

PROJECT NUMBER 11627
PRINT DATE 5/25/2023
DRAWN BY M. MARTINEZ
CHECKED BY Q. ELDER
PROJECT MANAGER Q. ELDER

C-100

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BENCHMARK

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ELEV = 4505.93'

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

$$Q_{pk} = C_f CIA$$

$$Q_{pk(25\,YR)} = 1.1 * 0.5 * 2.94 * 1.04 = 1.68\ cfs$$

$$Q_{pk(100\,YR)} = 1.25 * 0.5 * 5.60 * 1.04 = 3.64\ cfs$$

$$* T_c = 10\ min$$

GENERAL NOTES

1. ALL WORK TO COMPLY WITH AMERICAN FORK CITY'S AND THE STATE OF UTAH STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 450X.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER AMERICAN FORK OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE 24" MINIMUM COVER OVER ALL PUBLIC STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL AMERICAN FORK'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

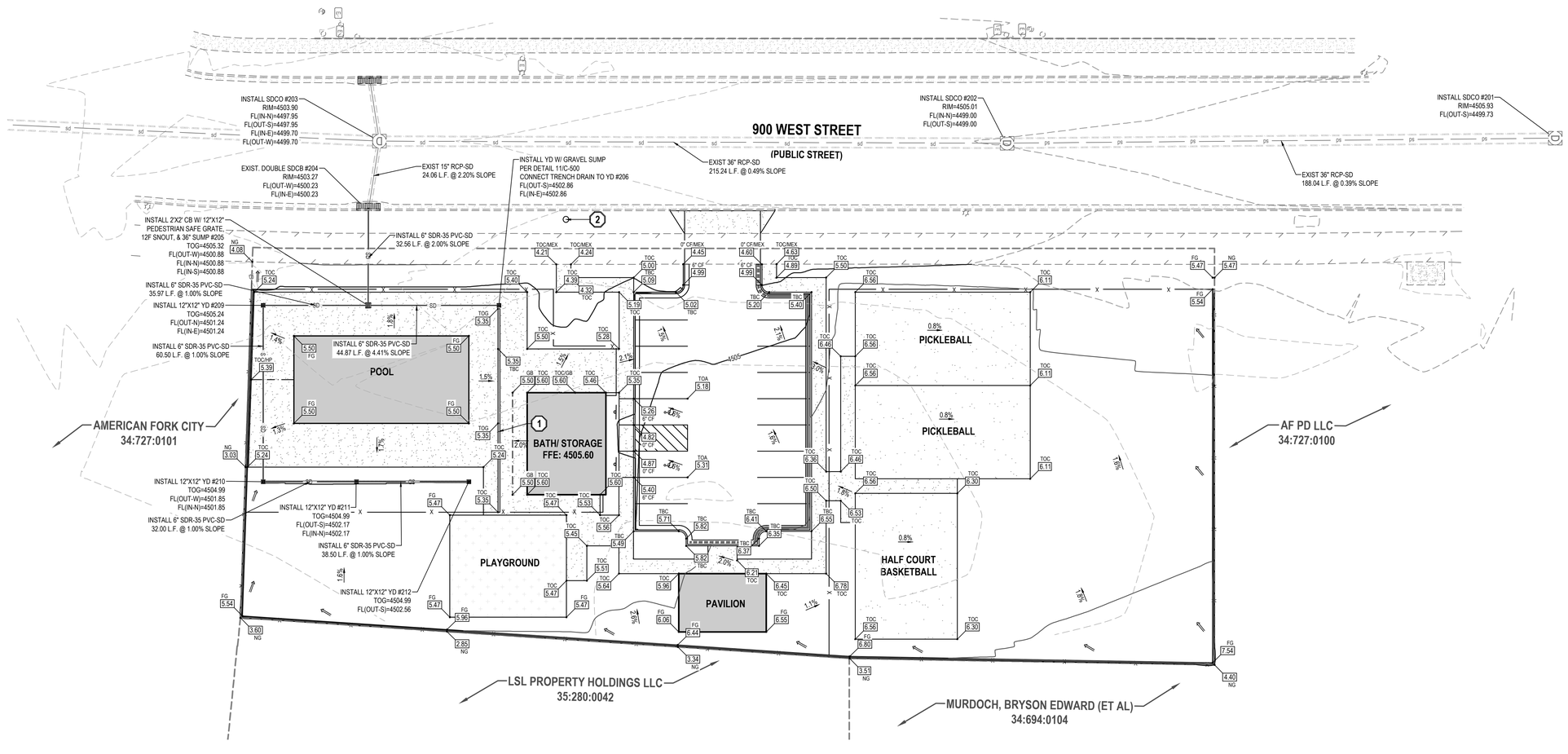
SCOPE OF WORK:

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

(1) LINEAR SHOWER DRAIN PER POOL SPECIALIST DESIGN.

(2) GROUNDWATER MONITORING WELL (W/ PIEZOMETER) PER DETAIL 9/C500.

⟹ 100 YR FLOW PATH



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JAKE HORAN
PHONE: 801-362-8420

LAKESHORE LANDING POOL AND AMENITY AREA

900 WEST 695 SOUTH
AMERICAN FORK, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2023-06-08
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11627	6/6/2023
DRAWN BY	CHECKED BY
M. MARTINEZ	Q. ELDER
PROJECT MANAGER	
Q. ELDER	

C-200

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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
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BENCHMARK

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ELEV = 4505.93'

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

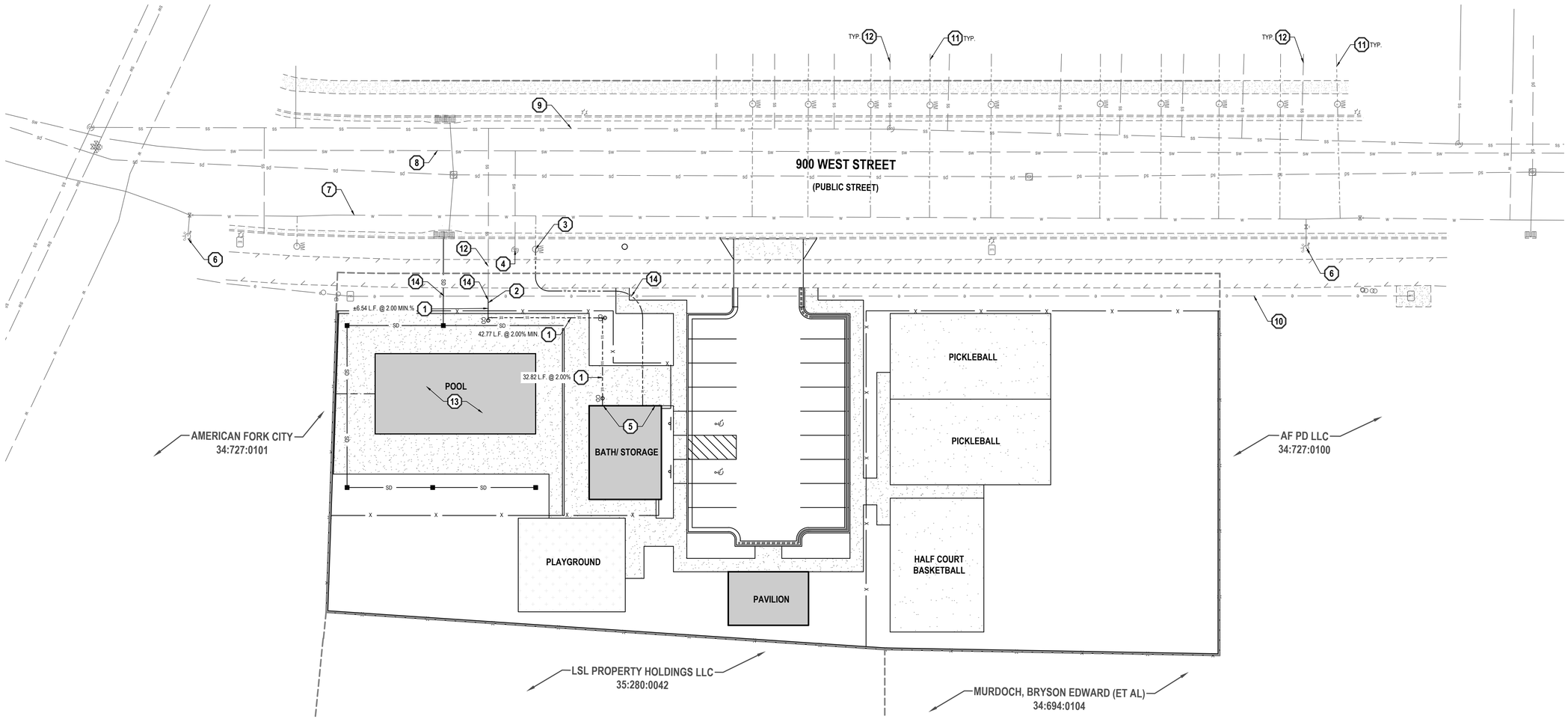
GENERAL NOTES

1. ALL WORK TO COMPLY WITH AMERICAN FORK CITY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER AMERICAN FORK STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER AMERICAN FORK OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER AMERICAN FORK'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL AMERICAN FORK'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
13. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
14. NOTIFY CITY ENGINEER IF RUTTING/PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

SCOPE OF WORK:

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

1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 75-FOOT SPACING, PER AMERICAN FORK'S STANDARDS AND SPECIFICATIONS AND DETAIL 10/C500. LENGTH AND SLOPE PER PLAN.
2. CONNECT TO EXISTING SEWER LATERAL PER AMERICAN FORK'S STANDARDS AND SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY DEPTH OF LATERAL.
3. EXISTING WATER LATERAL AND METER. CONTRACTOR TO VERIFY METER AND SERVICE SIZE. IF NECESSARY, UPSIZE LATERAL AND METER TO 1" CULINARY WATER SERVICE AND METER PER AMERICAN FORK STANDARDS AND SPECIFICATIONS. INSTALL 1" CTS POLY CULINARY ATER LINE FROM MAIN TO METER AND 1.5" CTS POLY CULINARY WATER LINE FROM METER TO THE BUILDING.
4. EXIST. 2" IRRIGATION POINT OF CONNECTION.
5. SEE PLUMBING PLANS FOR CONTINUATION.
6. EXISTING FIRE HYDRANT.
7. EXISTING 16" DUCTILE IRON CULINARY WATER LINE.
8. EXISTING 8" PRESSURIZED IRRIGATION LINE.
9. EXISTING 15" SANITARY SEWER LINE.
10. EXISTING POWER LINE.
11. EXISTING WATER LATERAL.
12. EXISTING SEWER LATERAL.
13. SEE POOL DESIGN (BY OTHERS) FOR UTILITY CONNECTION AND SIZING. SEPARATE PERMIT REQUIRED.
14. POTENTIAL UTILITY CONFLICT. CONTRACTOR TO POTHOLE EXISTING. LOOP UTILITY IMPROVEMENTS AS NEEDED PER AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.



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LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2023-06-08
STATE OF UTAH

UTILITY PLAN

PROJECT NUMBER 11627
PRINT DATE 5/25/2023
DRAWN BY M. MARTINEZ
CHECKED BY Q. ELDER
PROJECT MANAGER Q. ELDER

C-300

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BENCHMARK

STORM DRAIN CATCH BASIN #201 ON 900 WEST STREET.

ELEV = 4505.93'

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HORIZONTAL GRAPHIC SCALE

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(IN FEET)

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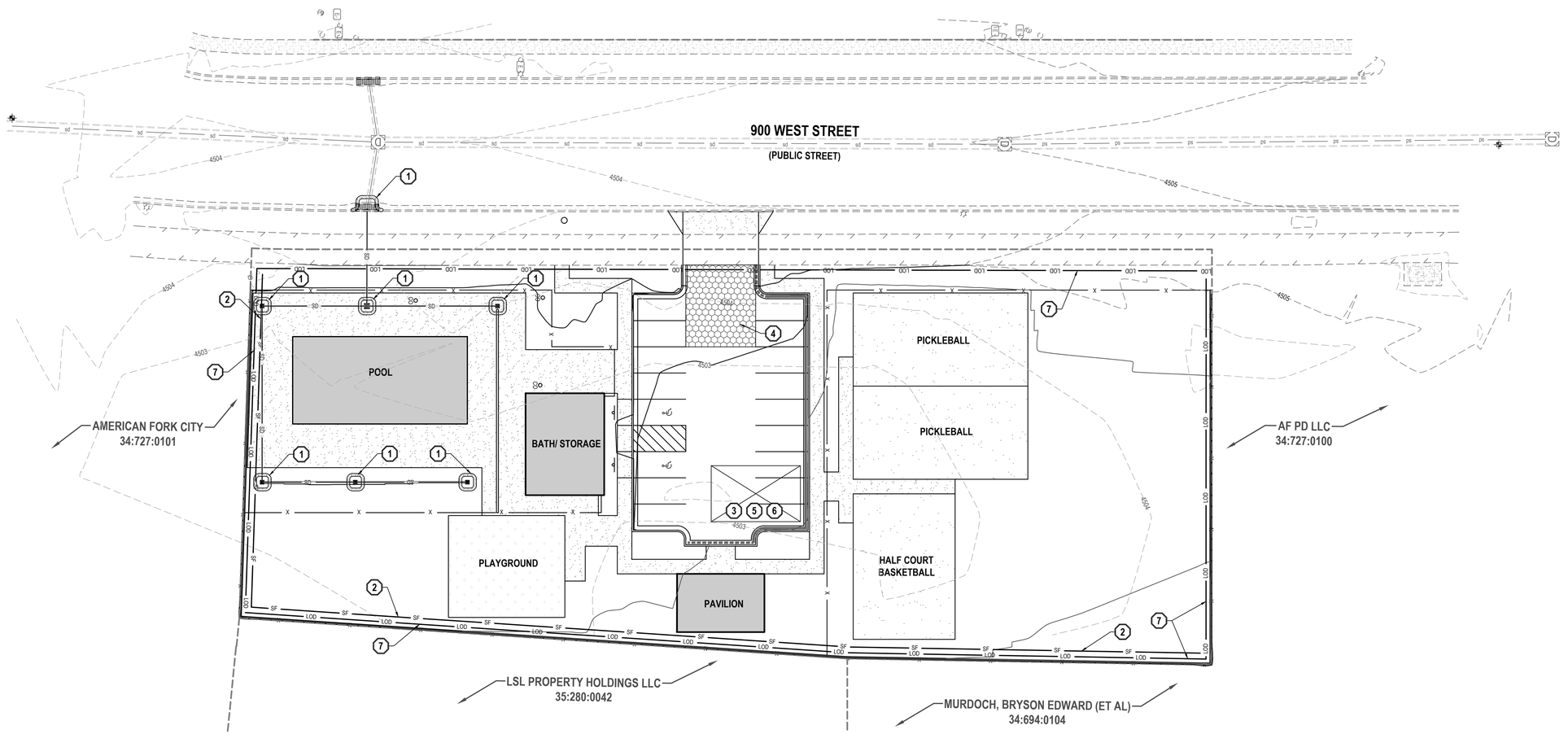
GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

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

1. INLET PROTECTION PER DETAIL 8/C-500.
2. SILT FENCE PER DETAIL 7/C-500.
3. PORTABLE TOILET PER DETAIL 6/C-500.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-500.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.
7. LIMITS OF DISTURBANCE.



ENSIGN
THE STANDARD IN ENGINEERING

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45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST SUITE A4
LEHI, UT 84043
CONTACT:
JAKE HORAN
PHONE: 801-362-8420

LAKESHORE LANDING POOL AND AMENITY AREA

900 WEST 695 SOUTH
AMERICAN FORK, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 10885882-2202
QUINTIN E. ELDER
2023-06-08
STATE OF UTAH

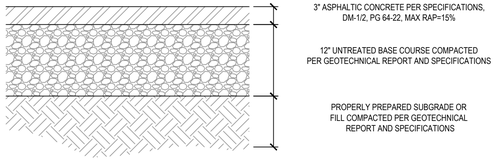
EROSION CONTROL PLAN

PROJECT NUMBER 11627
PRINT DATE 5/25/2023
DRAWN BY M. MARTINEZ
CHECKED BY Q. ELDER
PROJECT MANAGER Q. ELDER

C-400

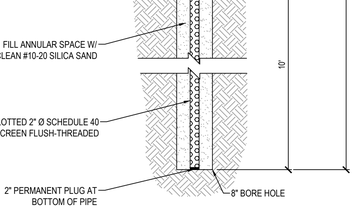
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



1 STANDARD ASPHALT SECTION

SCALE: NONE

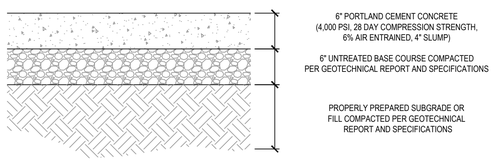


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

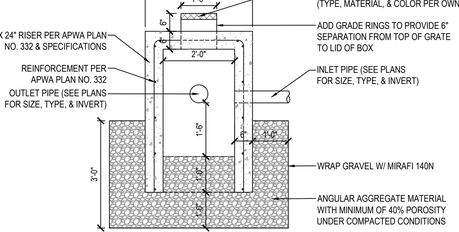
CONCRETE NOTES

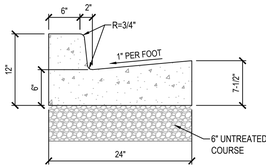
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3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 CONCRETE PAVEMENT SECTION

SCALE: NONE



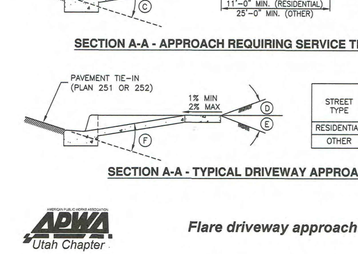


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

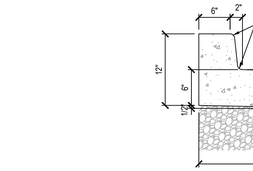
3 24" COLLECTION CURB AND GUTTER

SCALE: NONE



NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

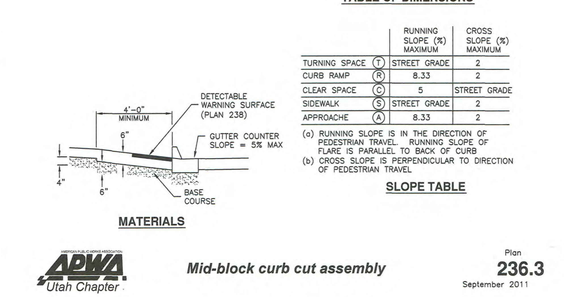


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

4 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE



NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

NOTES:

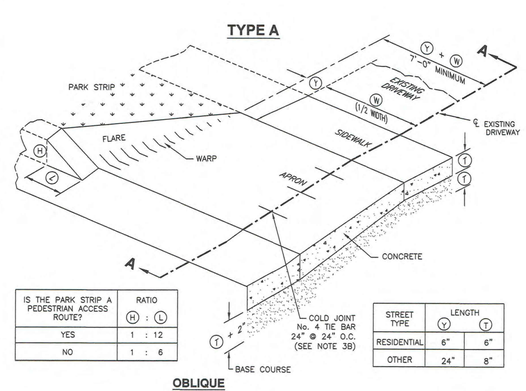
1. WELL TO BE SURGED DURING PLACEMENT OF SANDPACK TO PREVENT VOIDS IN ANNULAR SPACE.
2. A LOCKING WATERTIGHT WELL CAP SHALL BE INSTALLED AT THE TOP OF THE WELL CASING SO THAT SURFACE WATER THAT MAY ENTER THE VAULT WILL NOT ENTER THE WELL.

6 PORTABLE TOILET

SCALE: NONE

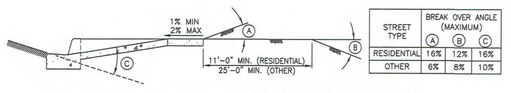
7 TEMPORARY SILT FENCE

SCALE: NONE



IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE?	RATIO (H) : (L)
YES	1 : 12
NO	1 : 6

STREET TYPE	LENGTH (Y)	LENGTH (T)
RESIDENTIAL	6"	6"
OTHER	24"	8"



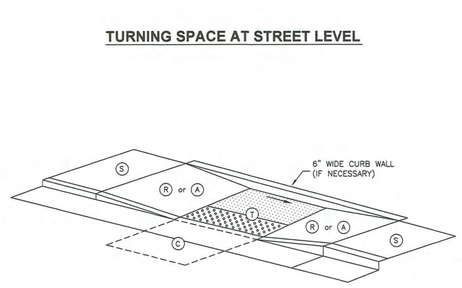
STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

APWA Utah Chapter — *Flare driveway approach* — Plan 221.1 December 2009

8 SAG INLET PROTECTION

SCALE: NONE



ELEMENT	DIMENSION
(R) (A)	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)	STREET GRADE	2
CURB RAMP	(R)	8.33	2
CLEAR SPACE	(C)	5	STREET GRADE
SIDEWALK	(S)	STREET GRADE	2
APPROACHE	(A)	8.33	2

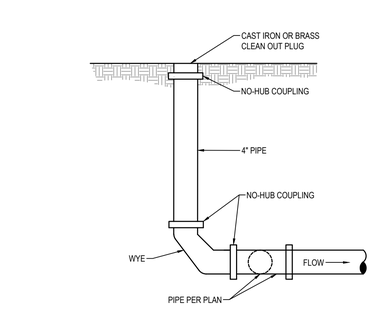
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter — *Mid-block curb cut assembly* — Plan 236.3 September 2011

9 GROUNDWATER MONITORING WELL (W/ PIEZOMETER)

SCALE: NONE



10 CLEAN-OUT TO GRADE W/ 90 DEGREE BEND

SCALE: NONE

NOTES:

1. SUMP VOLUME = 24.4 CF

11 YARD DRAIN WITH GRAVEL SUMP

SCALE: NONE

ENSIGN
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LAKESHORE LANDING POOL AND AMENITY AREA

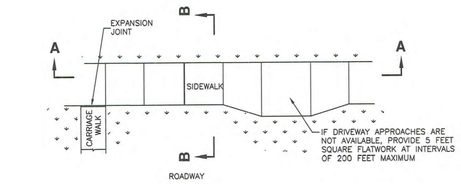
900 WEST 695 SOUTH
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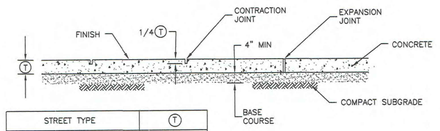
DETAILS

PROJECT NUMBER 11627
PRINT DATE 5/25/2023
DRAWN BY M. MARTINEZ
CHECKED BY Q. ELDER
PROJECT MANAGER Q. ELDER

C-500



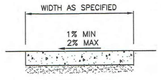
PLAN



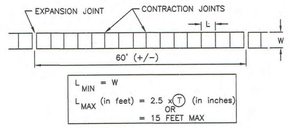
STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B

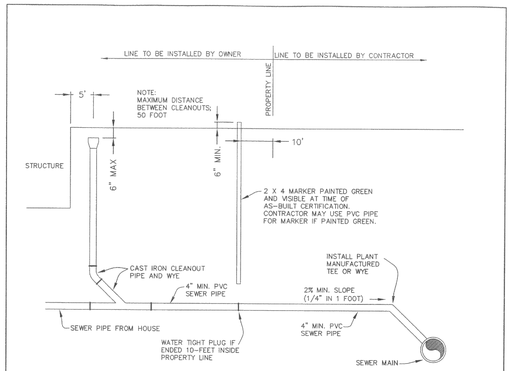


SIDEWALK JOINT DETAIL

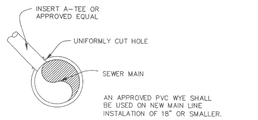
Utah Chapter APWA

Sidewalk

Plan
231
March 2009



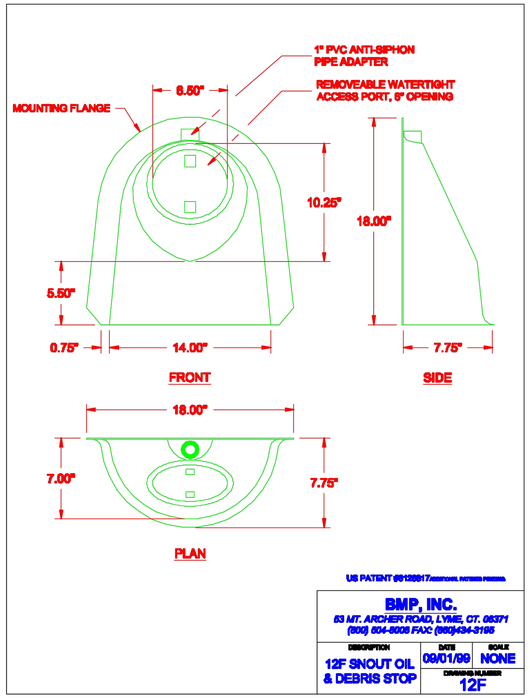
SEWER LATERAL DETAIL
-NTS-



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	Northern ENGINEERING LAND PLANNING SURVEYING IN HARMONY	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992			
DATE: JULY 2002				
SCALE: VARIES				



US PATENT #9128917 REGISTERED, PATENTS PENDING

BMP, INC.
63 MT. ARCHER ROAD, LYME, CT. 06371
(800) 604-8606 FAX: (860)434-3196

DESCRIPTION	DATE	SCALE
12F SNOUT OIL & DEBRIS STOP	09/01/99	NONE
	DRAWING NUMBER 12F	

ENSIGN
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DETAILS

PROJECT NUMBER 11627
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DRAWN BY M. MARTINEZ
CHECKED BY Q. ELDER
PROJECT MANAGER Q. ELDER

C-501

LAKESHORE LANDING - PARK

AMERICAN FORK, UTAH

LANDSCAPE DRAWINGS
CITY SUBMITTAL SET

SHEET INDEX

June 6, 2023

LICENSED LANDSCAPE ARCHITECT # 314615 Jeremy S. Fillmore STATE OF UTAH

L100 - LAYOUT PLAN / LIGHTING PLAN
L200 - PLANTING PLAN
L301 - IRRIGATION PLAN
L302 - IRRIGATION DETAILS
L303 - IRRIGATION DETAILS
L500 - LANDSCAPE DETAILS
L600 - SPECIFICATIONS AND NOTATIONS

American Fork City
Development Review Committee

Planning and Zoning
Reviewed
copperman 06/15/2023

← No comments

Fire Department
Reviewed
M. Sacco 06/15/2023

Next Step

Approved

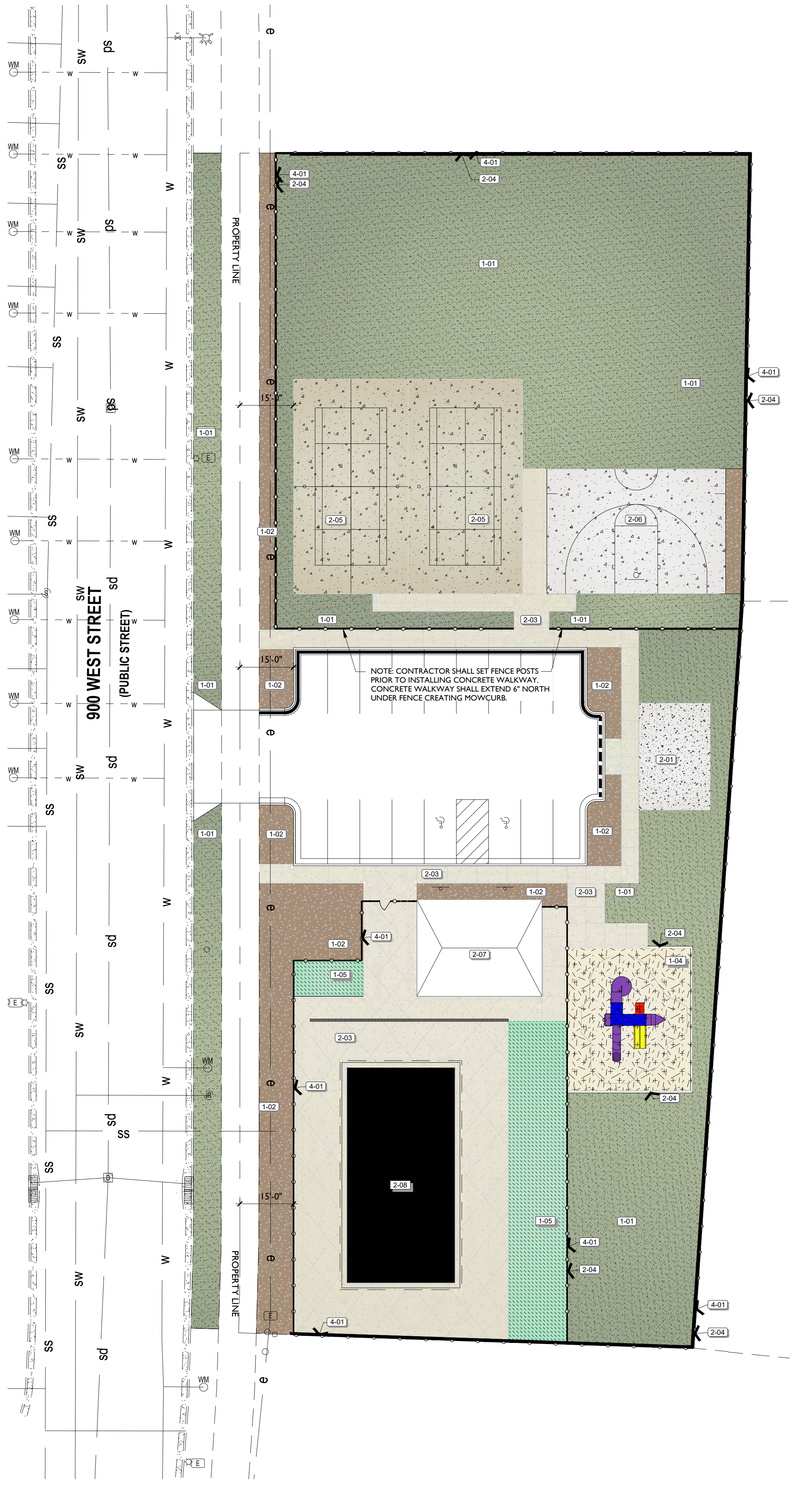
Proceed to Planning Commission on June 21st, 2023

PROJECT LOCATION



CONTEXT MAP

northland
landscape architecture + land planning
2230 N university parkway bldg 9C, provo, utah, 84604
801.763.0179 office www.northland-design.com



REFERENCE NOTES SCHEDULE

SYMBOL	1 SOFTSCAPE DESCRIPTION	QTY	DETAIL
1-01	SODDED LAWN AREA	18,040 SF	
1-02	PLANTING AREAS	3,314 SF	
1-03	EDGING - ALUMINUM 5.5"	0 LF	
1-04	PLAYGROUND SOFTFALL - PLAYSET DESIGN BY OTHERS	1,380 SF	
1-05	ARTIFICIAL TURF - ROCKY MOUNTAIN TURF - BLUE GRAMA GRASS OR EQUAL	1,673 SF	

SYMBOL	2 HARDSCAPE DESCRIPTION	QTY	DETAIL
2-01	PAVILION - CONCRETE. COLOR TBD. FOUNDATION ENGINEERING AND PAVILION DESIGN BY OTHERS.	600 SF	
2-03	CONCRETE PATIO AND WALKWAYS - COLOR TBD.	8,810 SF	
2-04	CONCRETE MOWCURB - SHALL BE INSTALLED UNDER FENCE IN ALL LOCATIONS WHERE SOD IS ADJACENT TO FENCE.	842 LF	
2-05	PICKLEBALL COURT CONCRETE - COLOR TBD. COURT STRIPING BY OTHERS.	3,839 SF	
2-06	BASKETBALL COURT CONCRETE - COLOR TBD. COURT STRIPING BY OTHERS.	1,750 SF	
2-07	BATHROOM AND STORAGE BUILDING BY OTHERS.		
2-08	POOL - DESIGN AND ENGINEERING BY OTHERS.		

SYMBOL	4 AMENITIES DESCRIPTION	QTY	DETAIL
4-01	POOL FENCE - 6' NON-CLIMBABLE. AMERISTAR AEGIS PLUS OR EQUAL.	1,117 LF	

LANDSCAPE PLAN

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (lf and sf) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

0' 20' 40' 80'
SCALE: 1" = 20' on 24"x36" Sheet

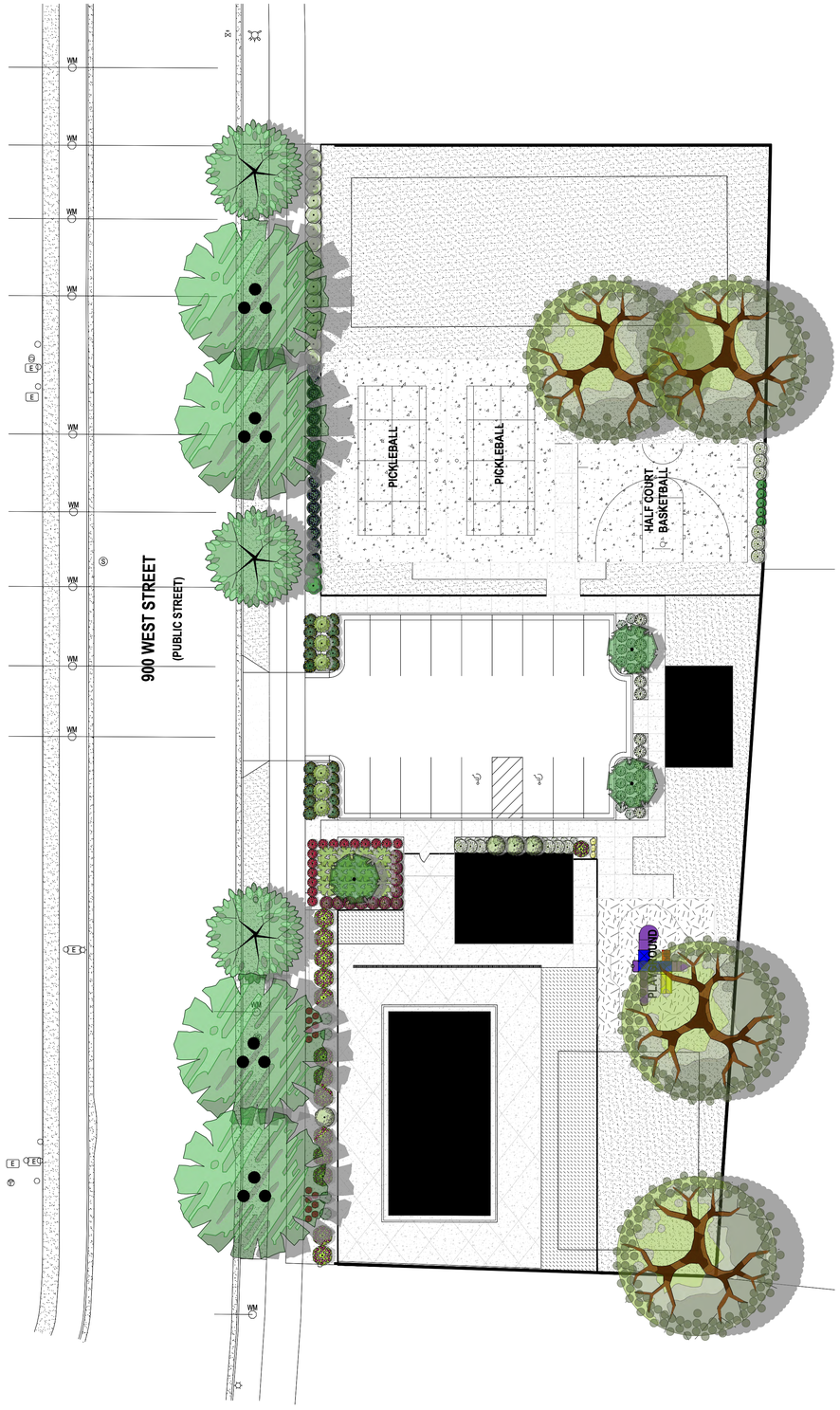
NORTH

northland
Landscape Architecture + Land Planning
801.763.0179 www.northland-design.com

LAKESHORE LANDING - PARK
AMERICAN FORK, UTAH

CITY SUBMITTAL SET

L100



PLANT SCHEDULE LAKESHORE LANDING

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
	3	ACER RUBRUM NORWEIGIAN SUNSET	RED MAPLE	2" CAL.	30`	40`
	4	QUERCUS MACROCARPA	BURR OAK	2" CAL.	40`-50`	40`
	4	QUERCUS ROBUR X BICOLOR `NADLER`	KINDRED SPIRIT OAK	2" CAL.	30`	7`
	4	ULMUS AMERICANA `LEWIS & CLARK`	PRAIRIE EXPEDITION ELM	2" CAL.	40`-50`	50`
	3	ZELKOVA SERRATA `MUSASHINO`	SAWLEAF ZELKOVA	2" CAL.	40`	15`

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
	4	SEQUOIADENDRON GIGANTEUM `PENDULUM`	WEEPING GIANT SEQUOIA	B & B		7`-9`

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
	12	AMELANCHIER ALNIFOLIA 'OBELISK'	STANDING OVATION™ SERVICEBERRY	5 GAL.		
	13	ARONIA MELANOCARPA LOW SCAPE MOUND	SPREADING CHOKEBERRY	5 GAL	12-24"	18-24"
	3	BERBERIS THUNBERGII `GOLDEN ROCKET`	GOLDEN PILLAR BARBERRY	5 GAL	5` TALL	2` WIDE
	17	BUDDLEJA HUMDINGER 'GOLD DROP' PP34266	YELLOW LEAF BUTTERFLY BUSH	5 GAL	3-4`	3-4`
	5	BUXUS SEMPERVIRENS 'GREEN PILLAR'	GREEN PILLAR COMMON BOXWOOD	5 GAL.	3-5`	3-4`
	15	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB CRANBERRY COTONEASTER	5 GAL	1.5-2`	3-6`
	14	DAPHNE X BURKWOODII `CAROL MACKIE`	CAROL MACKIE DAPHNE	5 GAL	1.5-2`	10-12"
	21	EUONYMUS FORTUNEI 'EMERALD 'N GOLD'	EMERALD 'N GOLD WINTERCREEPER	5 GAL	1-2`	3-4`
	11	HIBISCUS SUMMERIFIC `BERRY AWESOME`	ROSEMALLOW	5 GAL	4` TALL	4` WIDE
	13	HIBISCUS SYRIACUS `DIANA`	DIANA ROSE OF SHARON	5 GAL	8-10`	4-6`
	14	HYDRANGEA ARBORESCENS `INCREDIBALL LIMETTA`	INCREDIBALL LIMETTA HYDRANGEA	5 GAL	3` TALL	3` WIDE
	1	HYDRANGEA ARBORESCENS 'INCREDIBALL BLUSH'	HYDRANGEA	5 GAL.	4-5`	4-5`
	6	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD`	YELLOW NINEBARK	5 GAL	4-6`	4-6`
	12	PRUNUS BESSEYI `PAWNEE BUTTES`	SAND CHERRY	5 GAL	1` TALL	4-6`
	2	RHUS TRILOBATA `GRO LOW`	SKUNKBUSH SUMAC	5 GAL	2-3`	6-8`
	15	ROSA X 'MEIPRESTON'	RUBY MEIDILAND® SHRUB ROSE	5 GAL	2-3`	2-3`
	18	SPIRAEA BETULIFOLIA 'TOR'	WHITE FROST™ BIRCHLEAF SPIREA	5 GAL	2-3`	2-3`

PLANTING PLAN

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0' 20' 40' 80'

SCALE: 1" = 20' on 24"x36" Sheet

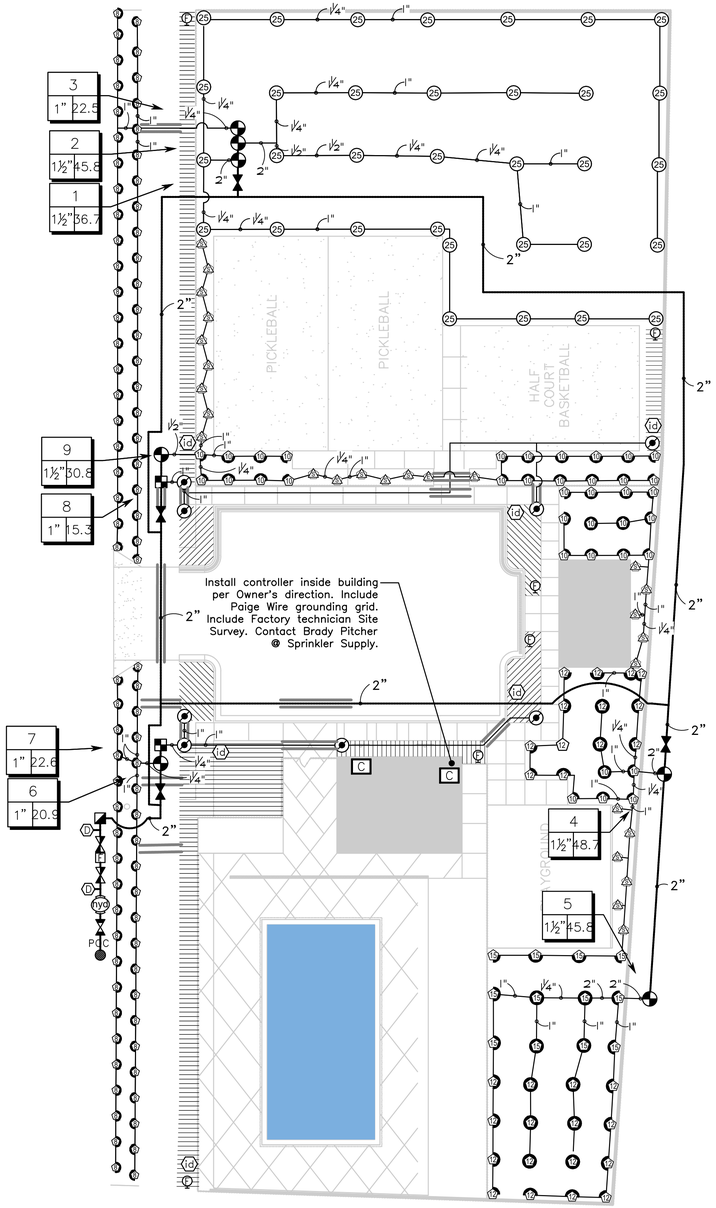
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LAKESHORE LANDING - PARK
AMERICAN FORK, UTAH

CITY SUBMITTAL SET

L200



IRRIGATION SCHEDULE

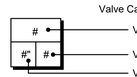
SYMBOL	MANUFACTURER/MODEL	QTY
EST LCS RCS CST SST	Rain Bird 1806-SAM-PRS 15 Strip Series	41
Q T H F	Rain Bird 1806-SAM-PRS 8 Series MPR	170
Q T H F	Rain Bird 1806-SAM-PRS 10 Series MPR	45
Q T H TQ F	Rain Bird 1806-SAM-PRS 12 Series MPR	28
Q T H TQ F	Rain Bird 1806-SAM-PRS 15 Series MPR	12
4 6 8 10 12 15 18	Rain Bird 1806-SAM-PRS ADJ	1

SYMBOL	MANUFACTURER/MODEL	QTY
25	Rain Bird 5006-PL-PC-SAM-MPR 25	66

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	4
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	15
	Netafim TLSOV Netafim TLSOV- 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank or in.cobrain. tubing to extend valve out of valve box.	6
id	Hunter ECO-ID ECO-ID: 1/2in. FPT connection	6
	Area to Receive Dripline Rain Bird XFS-CV-06-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. Specify XF insert fittings. at least 2 rows of tubing per shrub	4,634 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	12
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, Locking Cover, and 2-Piece Body.	1
	Leemco LGT-XX-SS Stainless Cross top valve Line Size. Threaded inlet/outlet	2
	Leemco LV-200 With Leemco LV-XXX Tee 2" Ductile Iron Angle Manifold Isolation Valve	4
	Mueller H10-288 Stop & Waste Valve Oriseal Mark II Minneapolis Pattern Threaded top brass valve	1
hyd	Netafim Photo Diode Register 1-1/2 1-1/2" 1-1/2in. Master Valve/Flow Sensor with Water Meter and Hydraulic Valve in a Single Unit. Cast Iron with Baked Powder-Coated Finish, Male Pipe Thread Connection, Photo Diode Register, High Frequency.	1
D	Ford B11-333 3/4" Brass Drain Valve	2
C	Hydro Point WTPRO3-C-18-CWM 18-gauge, powder-coated, cold-rolled steel, wall mount enclosure w/ key-lock entry.INDOOR MOUNT	2
F	Amiad 2-A-MSIG-Steel Screen Amiad 2in. Mini Sigma, Angled Self-Cleaning Filter, Stainless Steel Weavewire Screen Element. ADI-P Bluetooth Range Controller. Maximum working pressure 116 PSI. Inlcude Concrete Pad & Strong Box Enclosure	1
POC	Pressurized Irrigation POC	1
	Irrigation Lateral Line: PVC Schedule 40 Solvent weld bell & spigot end pipe, minimum size 1" / maximum size 3". Use only IPS Weld-On brand P-70 primer and 711 glue for all solvent weld joints. All lateral fittings shall be PVC S/40.	3,939 l.f.
	Irrigation Mainline: PVC Schedule 40 Solvent weld bell & spigot end pipe, for main lines through 3". Must use S/80 fittings, and IPS Weld-On brand P-70 primer and 711 glue for all joints through 2". Must use Leemco joint restraint fittings for 2-1/2" and larger.	833.7 l.f.
	Pipe Sleeve: PVC Schedule 40 Typical irrigation pipe sleeve. Separate sleeves for pipe and wiring, Wiring shall be in gray electrical conduit. Extend 12" beyond edges of paving or construction.	167.4 l.f.

Valve Callout



PLANTING PLAN

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

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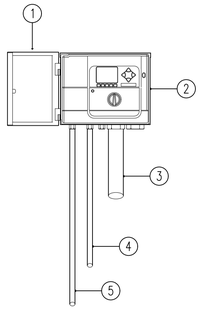
LAKESHORE LANDING - PARK
AMERICAN FORK, UTAH

BY	DATE	PROJECT NO.	2022-0630
	08 Mar 2023	DRAWN BY	ENG/ASCH
		REVIEWED BY	
		CHK'D BY	

REVISIONS	DATE	BY

CITY SUBMITTAL SET

L301



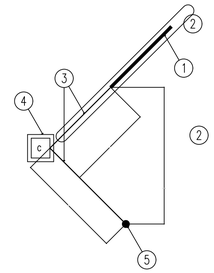
1. ALLOW FOR MINIMUM DOOR OPENING CLEARANCE ON LEFT SIDE OF CONTROLLER
2. CONTROLLER
3. CONTROL WIRE CONDUIT, UP TO 2" SIZE.
4. SUPPLEMENTAL GROUND WIRE CONDUIT
5. POWER SUPPLY CONDUIT J-BOX AT CONTROLLER CONNECT PER LOCAL CODE

MOUNT INTERNAL IN STRONG BOX ENCLOSURE

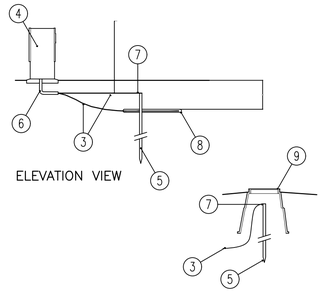
A1 WALL MOUNT CONTROLLER

SCALE: NTS

SECTION DETAIL



PLAN VIEW



ELEVATION VIEW

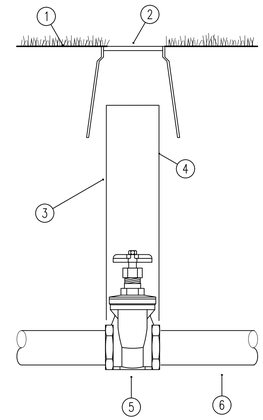
1. COPPER GROUND PLATE (4" X 96" X .0625")
2. ELECTRICAL SPHERE OF INFLUENCE BOUNDARIES
3. #6 AWG BARE COPPER WIRE
4. IRRIGATION CONTROLLER, SEE OTHER DETAILS
5. 5/8" X 10' UL LISTED COPPER CLAD GROUND ROD
6. PVC SWEEP ELL, 1-1/2" OR LARGER
7. 'CADWELD' CONNECTION
8. 'POWER SET' EARTH CONTACT MATERIAL
9. 10" ROUND VALVE BOX

NOTES:
DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE AREA.
PLACE 100 LB POWER SET SOIL AMENDMENT WITH EACH PLATE PER MANUFACTURER'S RECOMMENDATIONS.

A5 GROUNDING GRID INSTALLATION

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

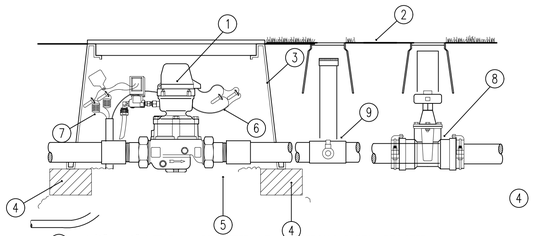


1. FINISH GRADE
2. 10" CARSON BROOKS ROUND VALVE BOX
3. 4" CL/200 SLEEVE
4. 3/4" WASHED GRAVEL
5. LEEMCO SS GATE VALVE
6. MAIN LINE PIPE

F1 SMALL ISOLATION/LINE VALVE

SCALE: NTS

LANDSCAPE / IRRIGATION DETAIL

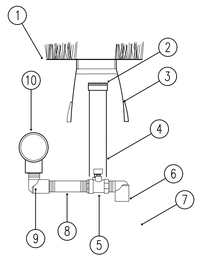


1. 1-1/2" or 2" NETAFIM HYDROMETER WITH ELECTRONIC DIGITAL REGISTER
2. FINISH GRADE
3. JUMBO VALVE BOX
4. BRICKS (4)
5. CONCRETE PAVER
6. FLOW METER WIRE
7. MASTER VALVE WIRE
8. LINE VALVE DOWNSTREAM OF HYDROMETER. SEE DETAIL F1
9. DRAIN VALVE, SEE DETAIL F2

D1 THREADED HYDROMETER

SCALE: NTS

LANDSCAPE / IRRIGATION DETAIL

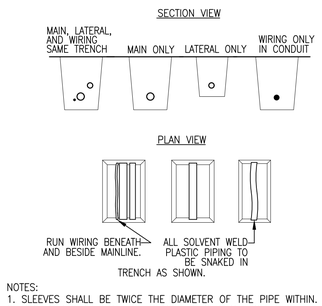


1. FINISH GRADE
2. IRRICAP
3. CARSON BROOKS 10" ROUND BOX
4. 2" SCH 40 PIPE
5. 3/4" CURB STOP VALVE FORD B11-333M
6. MARLEX STREET ELL
7. 1 CU/FT 3/4" GRAVEL
8. 3/4" X 6" S/80 NIPPLE
9. 3/4" SCH 40 STREET ELL
10. MAIN LINE PIPE

E MANUAL DRAIN VALVE-SMALL

SCALE: NTS

SECTION DETAIL

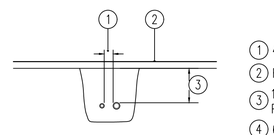


NOTES:
1. SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE WITHIN.
2. PIPE AND WIRE SHALL BE PLACED IN SEPARATE SLEEVES.
3. MAIN LINE SHALL HAVE 18" COVER, LATERAL LINE SHALL HAVE 8-12" MIN. COVER.
4. ALL WIRING SHALL BE ENCLOSED IN CONDUIT: CONTROL WIRE, 2-WIRE, POWER WIRE.

F2 PIPE/WIRE IN TRENCH

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL



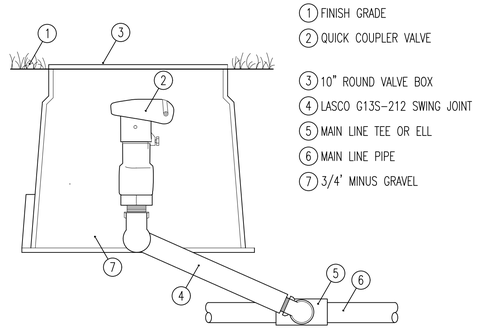
1. 4" MINIMUM CLEARANCE
2. FINISH GRADE
3. 18" MINIMUM, 24" MAXIMUM PIPE COVER
4. 6" MINIMUM, 18" MAXIMUM

SLEEVES TO BE 2X PIPE SIZE WITHIN. JOINTS TO BE WATERTIGHT. MECHANICALLY TAMP TO 95% PROCTOR.
ALL WIRE SLEEVING SHALL BE GRAY S/40 ELECTRICAL CONDUIT. NO EXCEPTIONS.

F3 SLEEVING

SCALE: NTS

LANDSCAPE & IRRIGATION DETAIL

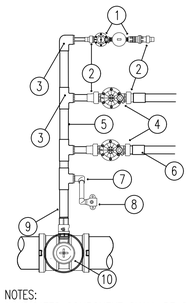


1. FINISH GRADE
2. QUICK COUPLER VALVE
3. 10" ROUND VALVE BOX
4. LASCO G13S-212 SWING JOINT
5. MAIN LINE TEE OR ELL
6. MAIN LINE PIPE
7. 3/4' MINUS GRAVEL

H1 QUICK COUPLER VALVE

SCALE: NTS

SECTION DETAIL



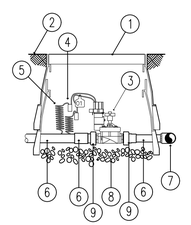
1. DRIP ZONE, JUMBO VALVE BOX
2. ACTION MANIFOLD FITTINGS
3. **S/80 FITTINGS
4. RCV IN CARSON STANDARD 1419 VALVE BOX
5. **S/40 MANIFOLD MAIN LINE
6. S/40 COUPLER OR BELL END
7. LASCO SNAPLOK SWING JOINT
8. QUICK COUPLER IN 10" ROUND BOX
9. **S/80 TOE NIPPLE
10. DUCTILE IRON LATERAL TEE & LATERAL VALVE. 10" ROUND BOX

NOTES:
**INDICATES COMPONENT SHALL BE SAME SIZE AS LARGEST LATERAL ON THIS MANIFOLD. DOWNSTREAM OF BALL VALVE: MANIFOLD FITTINGS SHALL BE S/80, PVC PIPE SHALL BE S/40.
QUICK COUPLERS ARE NOT REQUIRED AT EVERY MANIFOLD. SEE PLAN FOR LOCATIONS.

J1 VALVE MANIFOLD

SCALE: NTS

PLAN VIEW DETAIL



1. STANDARD VALVE BOX (ONE VALVE PER)
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. PAIGE WIRE CONNECTORS (2)
5. CONTROL WIRE (SEE OTHER DETAILS)
6. SCH 40 PIPE & FITTINGS
7. SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. ACTION MANIFOLD FITTINGS (2 EACH) 18011-X, 18012-X

J2 REMOTE CONTROL VALVE

SCALE: NTS

SECTION DETAIL

IRRIGATION DETAILS

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NORTH

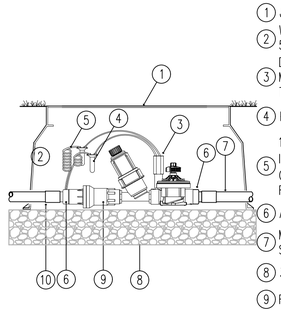
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LAKESHORE LANDING - PARK
AMERICAN FORK, UTAH

BY	DATE	REVISIONS
ENG/ARCH	08 MAR 2023	PROJECT NO. 2022-08-30
BY	DATE	DRAWN BY
BY	DATE	REVIEWED BY
BY	DATE	#

CITY SUBMITTAL SET

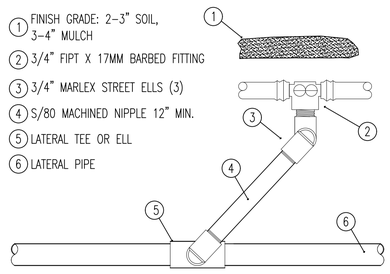
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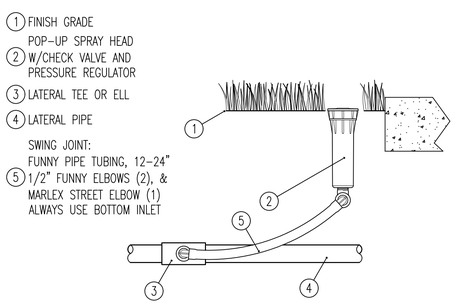
1. JUMBO VALVE BOX (ONE VALVE PER)
2. WRAP BOX IN DEWITT PRO 5, 4 BRICKS UNDERNEATH
3. DRIP ZONE KIT MODEL PER PLAN TIP FILTER 45 DEGREES
4. PAIGE WIRE CONNECTORS (2) 14 AWG PE WIRE. PLACED
5. INSIDE OF MIN 1-1/2" CONDUIT, 4" ABOVE BOX FLOOR
6. ACTION MANIFOLD FITTINGS
7. MAIN LINE PIPE, SCH 80 FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. REGULATOR: 25 or 40 PSI
10. LATERAL LINE PIPE, SCH 40 FITTINGS

J3 DRIP CONTROL ZONE

SCALE: NTS



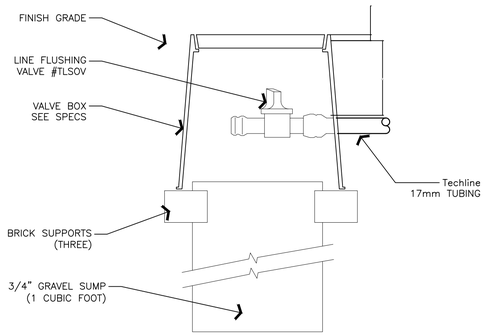
1. FINISH GRADE: 2-3" SOIL, 3-4" MULCH
2. 3/4" FIPT X 17MM BARBED FITTING
3. 3/4" MARLEX STREET ELLS (3)
4. S/80 MACHINED NIPPLE 12" MIN.
5. LATERAL TEE OR ELL
6. LATERAL PIPE



1. FINISH GRADE
2. POP-UP SPRAY HEAD W/CHECK VALVE AND PRESSURE REGULATOR
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: FUNNY PIPE TUBING, 12-24" 1/2" FUNNY ELBOWS (2), & MARLEX STREET ELBOW (1) ALWAYS USE BOTTOM INLET

K1 SPRAY HEAD

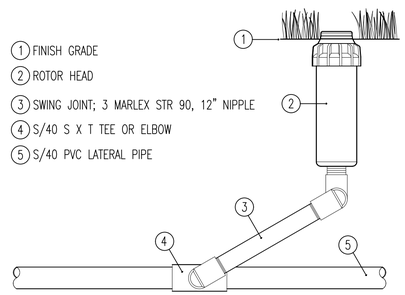
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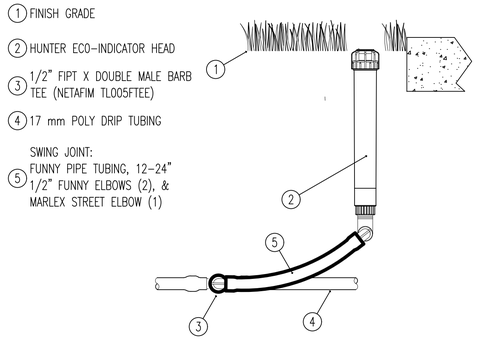
K2 POP UP ROTOR HEAD

SCALE: 3" = 1'-0"

SECTION DETAIL



1. FINISH GRADE
2. ROTOR HEAD
3. SWING JOINT; 3 MARLEX STR 90, 12" NIPPLE
4. S/40 S X T TEE OR ELBOW
5. S/40 PVC LATERAL PIPE



1. FINISH GRADE
2. HUNTER ECO-INDICATOR HEAD
3. 1/2" FIPT X DOUBLE MALE BARB TEE (NETAFIM TL005FTEE)
4. 17 mm POLY DRIP TUBING
5. SWING JOINT: FUNNY PIPE TUBING, 12-24" 1/2" FUNNY ELBOWS (2), & MARLEX STREET ELBOW (1)

L1 PVC / DRIP TRANSITION POINT

SCALE: NTS

SECTION DETAIL

L2 MANUAL FLUSH/DRAIN VALVE

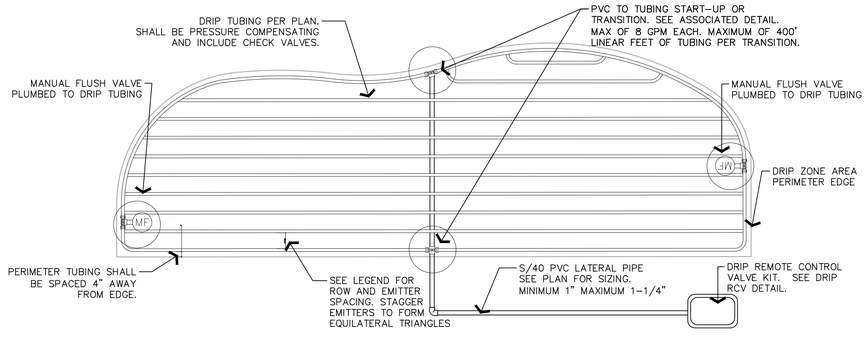
SCALE: NTS

SECTION DETAIL

L4 DRIP OPERATING INDICATOR

SCALE: NTS

SECTION DETAIL



M IN-LINE TUBING LAYOUT

SCALE: NTS

SECTION DETAIL

IRRIGATION NOTES

1. These Irrigation Notes are part of the irrigation Construction Documents package (hereafter referred to as CD's). Complete CD's shall include all of the following: Plan Drawings, Legend, Notes, Details and Specification Section. Contractor shall be responsible to obtain and be familiar with all components in the CD's package, all of which are necessary to correctly bid and build the irrigation system for this project.

2. Irrigation CD's are based on documents, plans or directions provided by others to the irrigation consultant.

3. The irrigation design is based on a minimum POC size, a minimum static pressure at each POC, and a minimum water volume at the POC. This design assumes a minimum of a 2" POC, @ 75 PSI dynamic, and 50 GPM. Actual site conditions may vary from these parameters. Site conditions which vary from the POC size, pressure or volume may render the installation non-operable and or may require re-design.

4. Irrigation design intent assumes a peak ET of 1.75" per week, that all of the irrigated area shall be watered in an 8 hour watering window, placing 1/2" of water per application, with a 4 day per week watering schedule.

5. Utility locations & depths, final grades, hardscape features and or plantings may not be indicated within the irrigation CD's. Irrigation Contractor shall be responsible for review of other plans, and/or site verification of these items. Irrigation Contractor shall verify location of existing features or other site improvements that will affect or be affected by irrigation system installation. If any part of the CD's cannot be followed due to existing or proposed conditions contact the Owner Approved Representative (OAR) for instructions prior to commencing or proceeding with that work.

6. Contractor shall self-verify material counts and square footages. Any quantities shown in Irrigation Legend are provided as courtesy Owner information only. Shown plan quantities shall take precedence over any listed legend quantities. Contractor shall be responsible to provide the larger quantity indicated.

7. Contractor shall contact the local underground utility provider or locator services for utility location and identification 48 hours prior to any excavation on project site.

8. Perform excavation in the vicinity of underground utilities and existing buildings, features or hardscapes with care; and if necessary, by hand. Contractor bears full responsibility for this work and disruption or damage shall be repaired immediately at no expense to the Owner.

9. Exact locations of major irrigation components and routing of main line and wiring to be approved by the OAR in the field prior to installation. Irrigation main line and/or other components are shown schematically on plan for graphic clarity only. All irrigation components shall be located in landscaped areas.

10. Irrigation plans may show Isolation Valves and or Remote Control Valves (RCV's) in groups and locations. Contractor shall place RCV's in logical groupings and locations as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via a manifold isolation valve as shown in details.

11. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. OAR may revise locations of quick couplers shown on plan.

12. Contractor shall be responsible to ensure all sleeves necessary for main line, wire and lateral line are installed as needed, prior to hardscape features. Not all sleeving necessary to complete this project may be shown on plan. Portions of irrigation sleeves may have or may not have been previously installed by others. Coordinate location, installation and usage with General Contractor and or OAR.

13. Contractor shall be responsible to maintain existing landscape plant material serviced by existing irrigation system in a healthy manner. Contractor shall not have existing irrigation system disabled for more than 48 hours at any time. Upon disabling or demolishing existing irrigation, Contractor shall install new main and wires to restore operation in no more than 48 hours. Contractor shall be responsible to prevent debris from entering existing piping.

14. Final location and routing of irrigation main line and major components shall be approved by OAR, and Landscape Architect. Contractor shall perform layout of irrigation main line routing and major component locations, and make appointment at least 24 hours in advance of installation for approval. Work installed without approval is subject to rejection and replacement at Contractor expense.

IRRIGATION DETAILS

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (lf and sf) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

0' 20' 40' 80'

SCALE: 1" = 20' on 24"x36" Sheet

NORTH

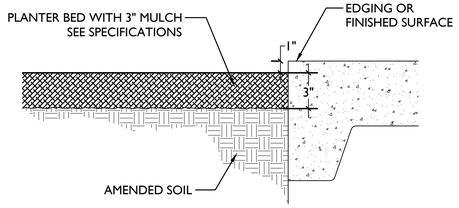
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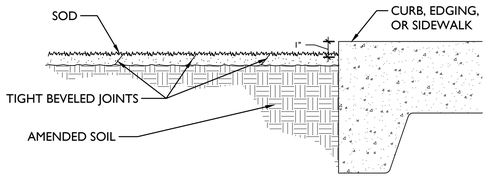
REVISIONS | DATE: BY | DRAWN BY: JF | REVIEWED BY: GHJ | DATE: 08 Mar 2023 | PROJECT NO: 2022060.00 | ENGINEER:

L303



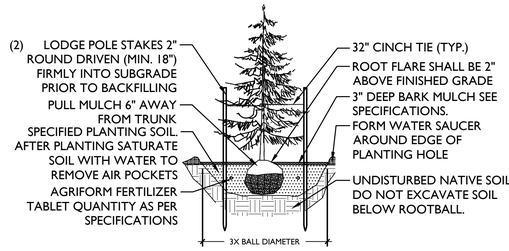
7 HARDSCAPE ADJACENT TO PLANTER

1 1/2" = 1'-0" N-DE-04



4 SOD INSTALL

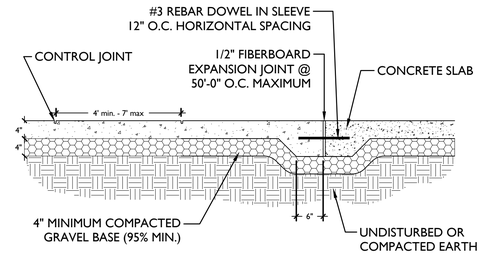
3" = 1'-0" N-DE-25



NOTE:
1. TREES LOCATED IN TURF SHALL HAVE A SOD FREE RING OF MINIMUM 4' DIAMETER. SPECIFIED MULCH WITHIN RING.
2. ANY TREE THAT HAS BEEN TOPPED OR MAIN LEADER REMOVED WILL BE REJECTED.
3. AFTER TREE IS PLACED AND ORIENTED, REMOVE TOP ⅓ OF WIRE BASKET AND BURLAP. REMOVE ALL WIRE AND STRINGS FROM TREE TRUNK.

1 EVERGREEN TREE PLANTING

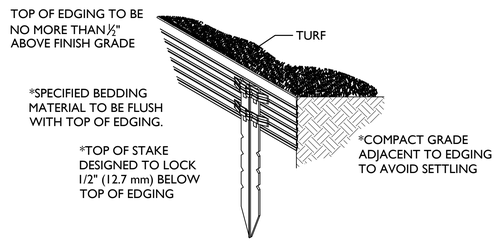
1/4" = 1'-0" N-DE-31



8 CONCRETE EXPANSION AND CONTROL JOINT

3/4" = 1'-0" N-DE-02

SURE-LOC ALUMINUM EDGING
CORPORATION 494 EAST 64TH STREET
HOLLAND, MI 49423 TOLL FREE: (800)
787-3562 PHONE: (616) 392-3209 FAX:
(616) 392-5134 www.surelocedging.com



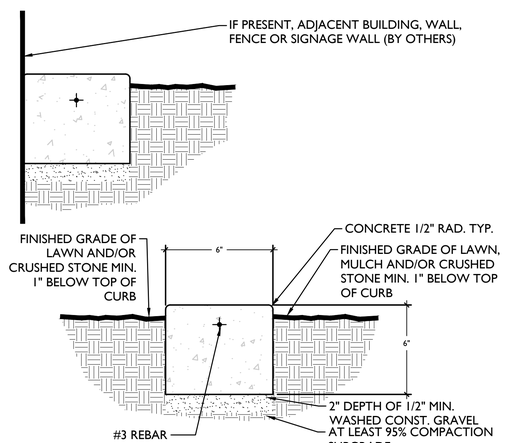
PRODUCT

☑	SIZE	SURE-LOC	3/16" X 5 1/2"	
	PACKAGE	SUREEDGE		10 PIECES (160 LINEAR FEET) PER BOX

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

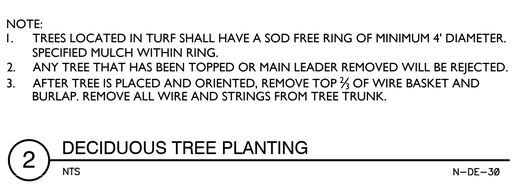
5 SURE-LOC ALUMINUM EDGING

1 1/2" = 1'-0" N-DE-01



6 CONCRETE MOWCURB 6" X 6"

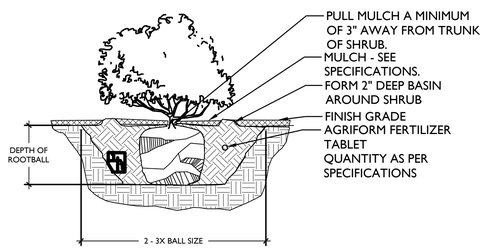
1/4" = 1'-0" N-DE-13



NOTE:
1. TREES LOCATED IN TURF SHALL HAVE A SOD FREE RING OF MINIMUM 4' DIAMETER. SPECIFIED MULCH WITHIN RING.
2. ANY TREE THAT HAS BEEN TOPPED OR MAIN LEADER REMOVED WILL BE REJECTED.
3. AFTER TREE IS PLACED AND ORIENTED, REMOVE TOP ⅓ OF WIRE BASKET AND BURLAP. REMOVE ALL WIRE AND STRINGS FROM TREE TRUNK.

2 DECIDUOUS TREE PLANTING

NTS N-DE-30



3 SHRUB PLANTING

1/2" = 1'-0" N-DE-29

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.).

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LAKESHORE LANDING - PARK
AMERICAN FORK, UTAH

CITY SUBMITTAL SET

L500

SECTION 1 - PLANT MATERIAL
PART 1 - GENERAL

1.01 SCOPE OF WORK

A. Work as evident on drawings and specified herein or required to complete all landscaping and shall include, but not necessarily limited to the following work:

1. Furnish imported topsoil from outside sources as needed.(see sub-section 2.01.)

2. Ensure all necessary permits are obtained prior to construction and staging.

3. Excavate tree/shrub pits.

4. Provide and plant all materials indicated on plan and plant list.

5. Stake and protect all trees and planted areas as specified and detailed.

6. Clean all areas prior to Acceptance of the Work, including debris, stains, and dirt from walks and other surfaces.

B. These specifications are complimentary to the drawings.

C. Related Sections:

SECTION 2 - Turf Sod and Soil Preparation

1.02 QUALITY ASSURANCE

A. Regulatory Requirements

1. Comply with applicable requirements of Federal, State and Local laws, regulations and codes having jurisdiction at the project site.

Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.

Reference Standards

1. "Standardized Plant Name" by the American Joint Committee of Horticultural Nomenclature.

2. "American Standard of Nursery Stock" by the American Association of Nurseryman.

3. American National Standards Institute (ANSI); Publication Z60.1.

C. Substitutions

1. Substitutions of plant material will not be permitted unless authorized in writing by the Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing to the Landscape Architect at least thirty (30) days prior to start of the work under this Section. These provisions shall not relieve Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

Source Quality Control

1. Plants shall be subject to inspection and approval by the Landscape Architect/Owner at place of growth and upon delivery for conformity to specifications. Such approvals shall not impair the right of inspection and rejection during progress of the Work. Submit written request for inspection of plant material at place of growth and quantity of plants to be inspected. The Landscape Architect reserves the right to refuse inspection at this time if, in his judgement, a sufficient quantity of plants is not available for inspection.

2. All plants may be inspected at the nursery by the Landscape Architect or Owner and shall be tagged with self-locking tags. Plants delivered to the site without these tags or with broken tags shall be sufficient reason for rejection.

Contractor's Qualifications

1. All bidders shall be required to present proof of their qualifications, contract sample, Utah state licensure, insurance coverage, experience, and ability to perform the scope of work set forth in these specifications according to the following construction deadlines pending unforeseen delays related to the weather or other conditions outside the contractors control.

1.03 PROJECT PERSONNEL AND SITE PROTECTION

ATTENTION:

The Contractor shall have a designated foreman in direct and personal charge of the work, and the foreman shall be on the job at least eighty-five (85) percent of the working hours. The Owner's Authorized Representative may "shut down" the work under contract if the supervision is not, in his opinion, adequate to protect the interests of the Owner. Such "shut down" time to be counted as working days and will not extend the time of the contract.

All existing site elements including but not limited to the following shall be protected: All existing utilities, existing hardscapes (drives/curbs/walks/patios), etc. shall be protected from impact damage of any sort, staining from leaky trucks or equipment, or other damage.

1.04 PACKAGING, DELIVERY, STORAGE AND HANDLING

A. Plants shall be properly marked for identification and for checking. Each block of plants and at least 25% of each variety of separate plants in any one shipment shall have legible labels securely attached upon delivery to the site.

Product Handling:

During hot weather and when practical, the contractor may be required to transport plant materials between sunset and sunrise if transported in an open trailer or un-refrigerated box.

Dug material should be maintained and watered as required at the nursery to guarantee their vitality and health until shipping.

Protect all trunks, stems, branches, and root balls during tree tying, wrapping and loading operations from damage.

Load balls or containers onto transport vehicle and secure in a manner that protects the structural integrity of the root balls.

The contractor shall be solely responsible for the safe transportation of plants to the site and their condition upon arrival. Trees damaged, dehydrated or abused during transit or storage will be rejected.

Plant materials shall not be stored on concrete or asphalt or left exposed to the sun.

Roots and balls of plants shall be adequately protected at all times from the sun and drying winds.

The Landscape Architect may inspect any phase of this operation and may reject any plant material improperly handled during any phase of this operation.

Nothing in this Section shall be interpreted as relieving the contractor of the responsibility of providing healthy, viable plants, nor shall it have any effect upon the terms of the warranty specified herein.

Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at the site.

Delivery and plantings, storage of dry bulk materials and other shall be coordinated with project General Contractor to ensure appropriate staging area. Protect dry bulk materials from inclement weather conditions such as wind and moisture.

1.06 SUBMITTALS

A. Furnish one (1) copy of manufacturer's literature, plans, samples, certifications, delivery tickets, or laboratory analytical data for approval by the Landscape Architect prior to commencement of all work under this contract for the following items:

1. Specified granular and tablet Fertilizers (certification, rate of application and number to tablets per plant pit)
2. Weed control, Pre-emergent and anti-desiccant (certification)
3. Tree guys (literature)
4. Sodded Turf (literature and Delivery Ticket)
5. Lawn Edging (literature) See plan.
6. Wood Mulch (sample)

Submit proposed plant placement schedule to owner, indicating dates for each type of landscape work during normal seasons for such work in area of site. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.

1.07 PROJECT WARRANTY

A. Warranty trees and other plant materials, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Installer's control.

B. Remove and replace trees or other plants found to be dead or in unhealthy condition during warranty period. Replace trees or other plants that are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

C. All replacements shall be plants of the same kind, size, and quality as originally specified and they shall be furnished, planted, guyed and maintained as specified at no additional cost.

D. Another inspection shall be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement (per tree or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 - PRODUCTS

2.01 SOIL, SOIL AMENDMENTS

A. Topsoil may or may not be stockpiled on site for contractor use. Site verify.

Contractor shall ensure the following amount of topsoil is found in all planter and lawn areas over a non-compacted sub-grade

- Lawn Areas: 6 inch depth.
- Planter Areas: 12 inch depth.

Contractor shall amend top soil on site based on the results of soil test with the following amounts:
2.4 lbs. Nitrogen/1000 sq ft.
2.8 lbs. P2O5/1000 sq ft.
3.6 lbs. k20/1000 sq ft.

Contractor shall have agronomy soils test performed or provide a soil certificate for any proposed imported soil. Test results shall be submitted to Landscape Architect for approval prior to delivery of the topsoil to jobsite. Imported topsoil shall be obtained from well-drained arable land and shall be free from sub-soil, refuse, roots, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. Amend soil as needed to meet the agronomic parameters in the chart below:

Soil Parameter	Acceptable	Ideal	Non Ideal - Possibly Toxic	Notes
pH	5.5-8.4	6.0-7.5	$<5.5^1$ and $>8.5^2$	low pH corrected by addition of lime (lab can give amount needed); high pH difficult to correct--instead solve sodium problems if any and deal with fertility issues caused by high pH
EC, dS/m	<2.5	< 1.0-1.5	> 4.0-6.0	lower salt content by leaching with good quality water (solve sodium problems if any prior to leaching)
$CaCO_3$ (calcareousness), %	<50	<1	>10-80	difficult to correct; generally requires more phosphorus and some micronutrient fertilizers
SAR[3] (ESP)	< 8 (< 10)	<4 (< 5)	> 11 (>14)	lower by addition of gypsum or similar (lab can give amounts needed)
OM, %	> 1.0	> 3.0	N/A	
Sand %[4]	< 85%	< 75%	N/A	
Silt/Clay ratio	< 2 if total of two is 25-35% (ratio is not critical if outside this range)			
CEC^5,	>10	15-25	N/A	
color	all	red, brown, black (avoid gray & yellow)	N/A	
aggregate (5-20 mm) stability, not dispersed (clouds)	> 1 hour	> 2 hours	N/A	
Saturated infiltration Rate (as measured after 1 full irrigations)	> 0.2 inch/hour	> 0.6 inch/hour	>0.1 inch/hour	difficult to correct; select different soil
Subsoil dissolve rate	> 0.04 inch/hour	> 0.1 inch/hour	>0.01 inch/hour	difficult to correct; select different soil
Bulk Density, g/cm^3	1.3-1.6	1.3-1.5	> 1.7-1.8	correct with tillage, but does not always correct problem permanently
NO_3-N^6, ppm	any	any	see EC	add fertilizer to meet plant needs
P - Bicarbonate, ppm	any	10-60 ppm	N/A	add fertilizer to meet plant needs; if P is high + environmental problems
P - Bray P1, ppm (only noncalcareous)	any	20-80 ppm	N/A	add fertilizer to meet plant needs; if P is high + environmental problems
P - Mehlich 1, ppm (only noncalcareous)	any	22-90 ppm	N/A	add fertilizer to meet plant needs; if P is high + environmental problems
K, ppm	150-300	> 300	N/A	add fertilizer to meet plant needs
Ca, ppm	> 300	> 500	N/A	add fertilizer to meet plant needs
Mg, ppm	> 50	100-800	N/A	add fertilizer to meet plant needs
Na	see SAR (ESP)			
S^{-2}, ppm	any	<200	see EC	add fertilizer to meet plant needs
Zn, ppm	>1.0	< 1.0-5.0	> 1007	add fertilizer to meet plant needs if value is low; if too high then reject soil
Fe, ppm	>4	> 6 (and pH < 7.2 or tolerant species)	Unlikely	
Mn, ppm	> 6	> 8	> 907	add fertilizer to meet plant needs if value is low; if too high then reject soil
Cu, ppm	0.2-2.0	0.4-2.0	> 207	add fertilizer to meet plant needs if value is low; if too high then reject soil
B, ppm	0.6-2.0	1-2	>2-4	add fertilizer to meet plant needs if value is low; if too high leach Cl from soil
Cl, ppm	any	12-175	> 175-700	add fertilizer to meet plant needs if value is low; if too high leach Cl from soil
*Al, ppm	1.0-10	0	> 10-20	if high, raise soil pH to greater than 5.5 with lime (see pH)

2.02 PLANT MATERIALS

A. Plants shall be typical of their species and variety, have normal growth habits, well developed branches, dense foliage, vigorous, fibrous root systems.

Plants shall be free from defects and injuries. All shipments of plant stock shall comply with existing State and Federal laws and regulations governing plant disease and infection and interstate movement of nursery stock.

Quality and size of plants, spread of roots, and size of balls shall be in accordance with USA-Z60.1-1973, "American Standard for Nursery Stock" as published by the American Association of Nurserymen. The caliper of trees shall be measured six (6) inches above the surface of the ground. Plant lists indicate minimum size requirements only. Plant materials shall be equal to or greater in size than those specified.

Plants shall not be pruned before planting.

All trees must have straight trunks with single leader intact, except in the case of specimen plants or otherwise indicated by the plan. Bark shall be free of abrasion, all cuts over 1-1/4" shall have callused over.

Trees shall not be accepted which have had their leaders cut or which have leaders damaged so that cutting is necessary.

Trees and shrubs shall be true to name.

Upon request, Contractor shall furnish the landscape architect a list indicating the source of each of the different plants to be supplied.

All Plants shall be ball and burlap or container grown unless otherwise indicated on the Plant Material List.

All plants shall be even in growth with balanced root and top growth and shall be No.1 in grade or type conforming to the latest edition of American Standard for Nursery Stock.

Plant material shall be nursery grown and shall have received the proper fertilizing, watering, root pruning and such other care as is normally given for a particular plant under nursery conditions. All plants shall be hardy under climate conditions similar to those in the locality of the project.

All material shall be freshly dug according to American Standard for Nursery Stock. All ball and burlap material shall be of firm earth from the original soil in which the plant grew. The ball shall be wrapped with burlap and tightly tied or enclosed in a tight fitting wire basket to hold it firm and intact. Any plants with broken or loose balls or manufactured balls will be rejected.

All plant material in containers shall have been established in that container. Any newly potted material will be rejected.

2.03 FERTILIZER FOR PLANT MATERIAL

A. Fertilize trees and shrubs with a fertilizer tablet having a slow release nitrogen, phosphorus and potash (20-10-5) plus sulphur and iron formulation. 21 gram tablets manufactured by Agriform or equal. Jobe Tree Spikes are acceptable.
Execution: Position plant in hole and backfill by➔the ball root height. Place tablet(s) beside the root ball about 1 inch from root tips. Do not place tablets in the bottom of the plant hole. Complete backfill, tamp and water.

- 1-2 Gallon Size: 1 Tablet
- 3-5 Gallon Size: 3 Tablets
- 15 Gallon Size: 7 Tablets
- 1.5" Caliper Trees: 6 Tablets
- 2" Caliper Trees: 8 Tablets
- 3" Caliper Trees: 12 Tablets

Any fertilizer that becomes caked or otherwise damaged, making it unsuitable for use will not be accepted.

2.04 ORGANIC/INORGANIC MULCH

Provide and place minimum three inch depth of medium shredded wood mulch. color shall be dark brown in color. No weed barrier fabric shall be installed under organic mulch. Submit sample to owner for approval prior to bulk delivery.

2.05 WEED CONTROL / PRE-EMERGENT

During construction, landscape contractor shall ensure all installed landscaped areas remain weed free. All spray applicated weed control shall be applied by a certified chemical applicator and shall adhere to all local and state governing codes and manufacturer's recommended application rates and processes. Contractor shall be aware of high wind conditions and shall in no case apply weed control during a wind event that may carry product beyond it's desired location.

Pre-Emergent weed killer shall be granulated and shall be "Trefian" or "Dacthal", or approved 12 month weed preventer.Product shall be delivered to the site in its original container, bearing the manufacturer's label and instructions for handling and application.
Pre-Emergent shall be applied by landscape contractor following final topsoil grade and plant placement and prior to organic mulch placement. Care shall be taken to avoid spreading of Pre-Emergent on adjacent hardscapes and lawn areas. Ensure proper coverage as per manufacturer's recommendation.

PART 3 - EXECUTION

3.01 GENERAL

A. Before commencing Contractor shall become familiar with and obtain any necessary permits required for staging and performing work on the property according to American Fork City or Utah County or other governing ordinances.

B Proceed with and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.

C. Plant or install materials during normal planting seasons for each type of landscape work required. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion for that portion of the work. Actual planting shall be performed only when weather and soil conditions are suitable and in accordance with locally accepted practice and as approved by the landscape architect.

D. Contractor shall be responsible to determine location of all underground utilities and perform work in a manner which will in all cases avoid possible damage. Hand excavate, as required. Low voltage and line voltage electrical lines may exist throughout the site as well as drain lines and sumps. Very all locations with General Contractor.

E. The Contractor is responsible for all damage to these utilities. In the event that damage to existing utilities is found, the owner shall coordinate the repair and labor to fix the work and shall back charge the contractor for these services.

F. Contractor shall only layout quantity of plantings that can be installed same day. Following layout of plantings as per plans and prior to planting, landscape architect shall inspect layout for approval and may adjust as necessary prior to installation. Landscape contractor shall notify landscape architect 48 hours in advance of plants being placed.

G. If underground construction, obstructions, or large rocks are encountered in excavation of planting areas, other locations for the planting may be selected by the landscape architect.

H. Plant totals are for convenience only and are not guaranteed. Verify amounts shown on drawings. All planting indicated on drawings is required unless indicated otherwise.

3.02 PREPARATION OF PLANTING BEDS

A. The Contractor shall furnish and spread topsoil on planting bed areas as required to meet lines, grades and elevations as needed, after light rolling and natural settlement. Finish grade of all planting bed areas shall be minimum of 4 inch below grade of any adjacent hardscape to allow for 3" depth of organic mulch.

B. Where possible, light equipment shall be utilized to deliver and spread topsoil to planter areas. Sub-grade or topsoil shall not be driven on, placed or spread when ground is muddy from precipitation. Allow ground to adequately dry to avoid compaction of sub-grade and topsoil.

C. Fine grade planting bed areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag planting bed areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

D. Beds shall be raked smooth and put in first class condition before final acceptance and placement of pre-emergent weed control and organic mulch.

3.03 EXCAVATION FOR PLANTING

Obstruction Below Ground: Do not plant any plant with a large obstruction directly below the root ball. In the event that rock or obstructions are encountered in any plant pit excavation, alternate locations may be selected by the Landscape Architect.

Drainage: In the event that impervious rock or hardpan is encountered during digging operations, in tree pits or shrub pits, it shall be the responsibility of the Landscape Contractor to ensure proper drainage in all pits. Minimum drainage requirements shall be the loss of water at the rate of 6" drop in water level per hour. All rock or hardpan encountered shall be disposed of from the site.

Holes for trees and shrubs shall be three times (3x) the ball diameter for trees and two to three times (2-3x) the ball diameter for shrubs as per planting details where possible. Subsoil excavated from tree and shrub pits may be used as backfill material for planting if it is free from sub-soil, refuse, roots, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances.. Mix excavated soil by 50% volume with imported topsoil prior to backfilling.

Tree rings in lawn areas, if any, shall be circular in outline, with a diameter at least two (2) feet greater than the diameter of the ball of each plant to be planted and edged with specified edging.

Where turf areas are damaged by planting operations, they shall be replaced by equal quality turf by the Landscape Contractor at no cost to the Owner.

Remove debris, rock, and other deleterious material excavated from plants pits from the site.

3.04 SETTING AND BACKFILLING PLANTS

Placing Plants: Plants shall be set with the root ball at the same natural relationship as it had in the nursery. The top of the root ball should be 1-2" above the finished grade. Plants shall be handled by the root ball, not by the trunk or by the stems. Balls must be handled carefully and the trees must be skidded (not dropped) into the hole.

Place specified fertilizer tablets as specified.

Backfill shall be worked around the ball and tamped to eliminate air pockets. Water plants when the hole is two-thirds (2/3) full of backfill.

At this point, any tie wire, twine, burlap, grow bags, etc., tied or wrapped around the stem or plant ball shall be loosened and pulled away from the plant. The burlap on the ball shall be laid back from the top of the ball and any excess burlap and ties shall be cutoff and removed from the planting except where wire cage prohibits removal of burlap. Wire cage shall not be removed.

Soil treatment: A pre-emergent herbicide such as "Dacthal" or "Treflan", or an approved equal shall be delivered to the site in its original container, bearing the manufacturer's label and instructions for handling and application. All trees and shrubs are to receive pre-emergent.

All plants shall be watered and straightened the same day as planted. No holes will be left open over night.

Contained grown plants shall have containers cut open and the plants carefully removed so that the earth around roots of plant remain unbroken. Plants shall then be planted in the same manner as ball plants.

Plant trees after final grades are established and prior to planting/placement of lawns, unless otherwise acceptable to landscape architect. If planting of trees occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

All plant material must be watered the same day it is planted in order to comply with these specifications. Any plant not watered at the time of planting may be rejected at the option of the landscape architect.

As needed, the Contractor shall hand water newly planted trees twice a week for eight weeks with a minimum of five (5) gallons per tree per watering unless irrigation system is in place and provides adequate water.

All plant material shall be staked and guyed as shown on detail. The stakes will be driven after the tree has been set-in, but before backfilling begins so as to avoid damage to the roots. Any deviation will not be accepted.

3.05 PROTECTION AND CLEAN-UP

A. The Contractor shall remove at the end of each day excess soil or other litter from roads or other hardscape surfaces (curbs/gutters, walks, driveways, stone patios, steps, walls, decks etc.) and other waste material. All planting sites shall be left in a condition acceptable to the landscape architect. If any remedial action is necessary by the landscape architect, the cost of such action ($50.00 minimum) shall be withheld from payment due the Contractor. Delays in clean-up caused by weather conditions are to be reported to the landscape architect on the day such delays occur, together with and estimate of when clean-up can be affected..

3.06 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, landscape architect may, upon request, make an inspection to determine acceptability.

B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site.

C. Final acceptance shall require that the site be clean and free of any signs of construction in progress. All hardscape areas shall be in like new condition including public streets adjacent to the property that were affected by the construction process.

SECTION 2 - TURF SOD AND SOIL PREPARATION
PART 1 - GENERAL

1.01 SCOPE OF WORK

The Work under this Section shall consist of furnishing all labor, materials and incidentals needed to install topsoil and turf grass in accordance with these Specifications.

1.02 QUALITY ASSURANCE

A. Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment and be delivered to the Construction Project Representative.

Personnel: Employ only qualified personnel familiar with required work.

1.03 SUBMITTALS

Product Data: The Contractor shall submit as part of the project submittal package, two (2) complete sets of the supplier's guaranteed statement of:

1. Composition, mixture, percentage of purity and germination for variety of sod, specified herein for approval by the landscape architect.
2. Certificate of lawn fertilizer.
3. Laboratory analytical data of imported topsoil (if required)

PART 2 - PRODUCTS

2.01 TOPSOIL

A. Contractor will be responsible for placement and amendment of topsoil. Contractor shall use existing on-site topsoil and shall provide imported topsoil as needed.

Contractor shall ensure the following amount of topsoil is found in all lawn areas over a non-compacted sub-grade

- Lawn Areas: 6 inch depth.

Contractor shall have agronomy soils test performed on any proposed imported soil. Test results shall be submitted to Landscape Architect for approval prior to delivery of the topsoil to jobsite. Imported topsoil shall be obtained from well-drained arable land and shall be free from sub-soil, refuse, roots, heavy or stiff clay, stones◆ inch and larger, in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. *See soil requirements in Section 1, Part 2.01.*

2.02 LAWN

Contractor to recommend a drought tolerant bluegrass blend to landscape architect for approval prior to commencement of all work under this contract. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own height when suspended vertically with a firm grasp on upper 10% of pad will be rejected.

A full and healthy stand of grass shall be actively growing.

Each grass type shall only come from one (1) farm location. If additional sources for each grass type is needed due to availability from original source, contractor shall submit proof (soils analysis) that the farm has similar soil type for growing sod).

Sod shall be farm-grown on a sand base soil type. (No Clay loam soil sources shall mix with sandy loam soil sources).

If the sod for each grass type comes from more than one location, during the submittal phase, the contractor shall submit a map or diagram of the project site to the Landscape Architect proposing where the sod sources will be installed on site; grouping the same sod sources together.

2.03 FERTILIZER

A Fertilizer shall be a complete mixture, analyzing sixteen (16)% Nitrogen; sixteen (16)% Phosphoric Acid; and eight (8)% Pot Ash, of commercial type and applied at a rate of six (6) pounds per thousand (1000) square feet of area.

PART 3 - EXECUTION

3.01 PREPARATION OF SOILS

Report any unusual subsoil condition (ie. roadbase, rocks, etc.) that will require special treatment to the landscape architect.

Where possible, light equipment shall be utilized to deliver and spread topsoil to lawn areas. Sub-grade or topsoil shall not be driven on, placed or spread when ground is muddy from precipitation. Allow ground to adequately dry to avoid compaction of sub-grade and topsoil.

Limit preparation to areas that will be planted promptly after preparation.

Surface drainage shall be ensured and, if shown, shall be directed in the manner indicated on the drawings. Fill low spots and pockets with topsoil and grade to drain properly.

The Contractor shall ensure 6 inches of topsoil in sodded areas or as required to meet lines, grades and elevations shown, after light rolling and natural settlement.

Finish grading shall consist of loosening sub-grade and placing soil, as specified. Bring areas to uniform grade by floating or hand raking. Make minor adjustments of finish grades at the direction of Landscape Architect.

All rocks half inch and larger and non-conforming foreign matter such as building rubble,concrete, wire, cans, sticks, etc., shall be removed from topsoil during finish grading.

Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

Allow for sod root mass and blade height thickness in areas to be sodded.

Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawn. Do not create a muddy soil condition.

Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

The topsoil shall be placed, water settled, re-graded, and brought to finish grades at a compaction rate of 80% to 85% optimum moisture content. Add additional topsoil as needed to insure minimum depth requirement.

3.02 SOD INSTALLATION

Sod shall be laid within 24 hours from the time of stripping. Dormant sod shall not be used nor shall sod be laid if ground is frozen.

Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or lightly roll to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess material from sodden areas to prevent smothering.

Thoroughly water sod with a spray immediately after planting to saturate the sodden area to a depth of four inches.

No sodding shall be done immediately after a rain storm or if a prepared surface has been compacted without first loosening the surface to a smooth, loose, uniformly fine texture just prior to sodding.

3.03 CARE AFTER SOD INSTALLATION

After application, the Contractor shall not operate equipment or walk over the covered area.

The Contractor shall determine routine watering schedules according to soil conditions. Contractor shall physically inspect soil moisture for the first week to ensure proper water is being applied. Baseline irrigation controller and moisture sensors shall be utilized to ensure ongoing, long term water management. (See irrigation plans, specs and details).

Keep all areas moist. During the first 10 days, it may be necessary to irrigate several times per day to prevent dry-out. Evenly water, but prevent runoff.

Neatly trim all edges and hand clip where necessary.

Application of herbicides for weed control in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides.

Immediately replace sod in areas which show deterioration, brown or bare spots.

3.04 INSPECTION

A. Pre-Inspection Walk-Through

1. Notify landscape architect 48 hours in advance to schedule pre-inspection.
2. Work of this section shall be completely installed prior to scheduling of walk-through.
3. Generate a "punch list" of items to be corrected, prior to Final Inspection for Substantial Completion.
4. Furnish all required material and equipment and perform all work required to correct deficiencies.

B. Inspection For Substantial Completion

1. Contact landscape architect 48 hours in advance to schedule inspection.
2. Items deemed not acceptable by landscape architect shall be re-worked to the complete satisfaction of the landscape architect.

3.05 TURF WARRANTY AND MAINTENANCE

The Contractor shall warrant that the turf grasses installed under the work of this section, shall be in a healthy and flourishing condition at Substantial Completion and specified maintenance period for sod.

Sodden turf areas shall exhibit a vibrant green color with no bare spots. Turf grass area(s) shall be free of dead or dying patches associated with disease, and free of weeds, rock or other debris.

The Contractor shall replace any dead or dying materials that are not in a vigorous, thriving condition, weather permitting, upon notification of the landscape architect. The Contractor shall replace material with the same species, variety, color and size as originally installed at no cost to owner. Contractor will not be held responsible to replace any dead or dying turf grass associated with improper maintenance of irrigation system by owner, vandalism or unusual weather phenomena after maintenance period.

3.06 EROSION CONTROL PROTECTION

Temporary erosion control Best Management Practices (BMP'S) shall be utilized where the potential for erosion may occur. BMP's may include but are not limited to the following: silt fencing, fiber rolls or wattles, erosion control blankets or other means may be needed to ensure proper soil stability during and after construction and until the slopes have been established by the re-vegetation process. Installation of erosion control materials shall be installed as per the manufacturer's recommendation for the existing site conditions.

Landscape specifications

CALL BEFORE YOU DIG — BLUE STAKES 1 800 662 4111

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (lf and sf) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

northland
Landscape Architecture + Land Planning
801.763.0179 www.northland-design.com

LAKESHORE LANDING - PARK
AMERICAN FORK, UTAH

CITY SUBMITTAL SET

L600

REVISIONS | DATE BY | DRAWN BY | REVIEWED BY | PROJECT NO. 20220353 | DATE: 06 Jun 2023 | SCALE AS SHOWN

Planning Commission Staff Report
Meeting Date: June 21st, 2023

Agenda Topic

Review and action on an application for a Final Plat, 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 submitted a Final Plat application to develop an eleven (11) lot subdivision for single-family homes. The project will be located within the R1-9000 zone and adheres to all the regulations found in that Residential zone.

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.

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, 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, 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, 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

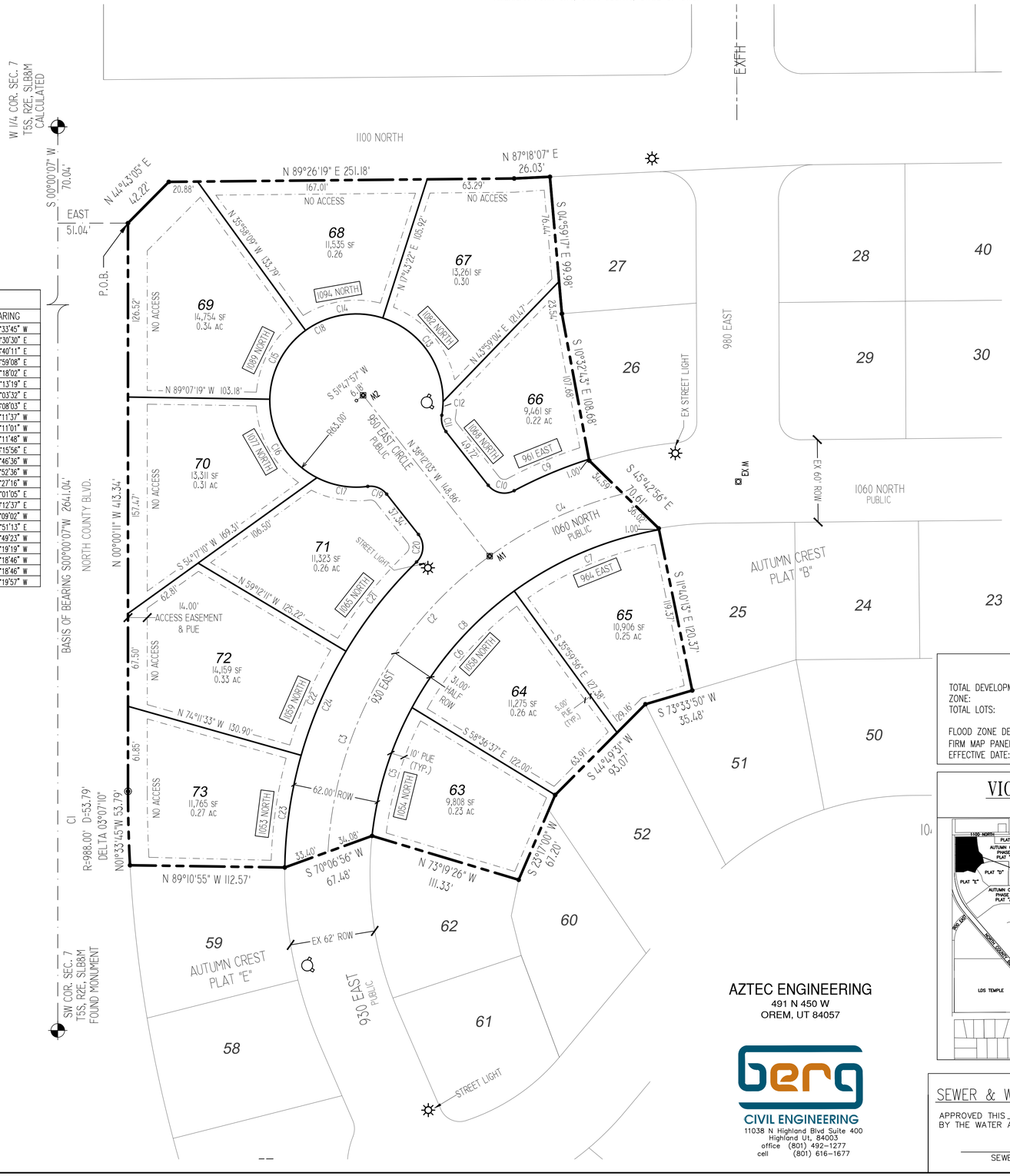
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

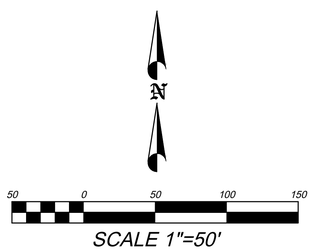
NOTES:

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

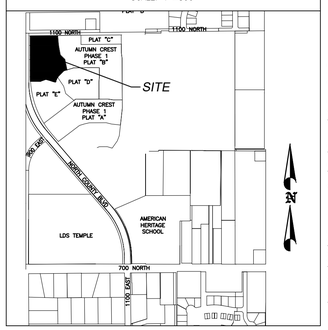
TOTAL DEVELOPMENT: 3.91 ACRES
ZONE: R-1-9000
TOTAL LOTS: 11

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

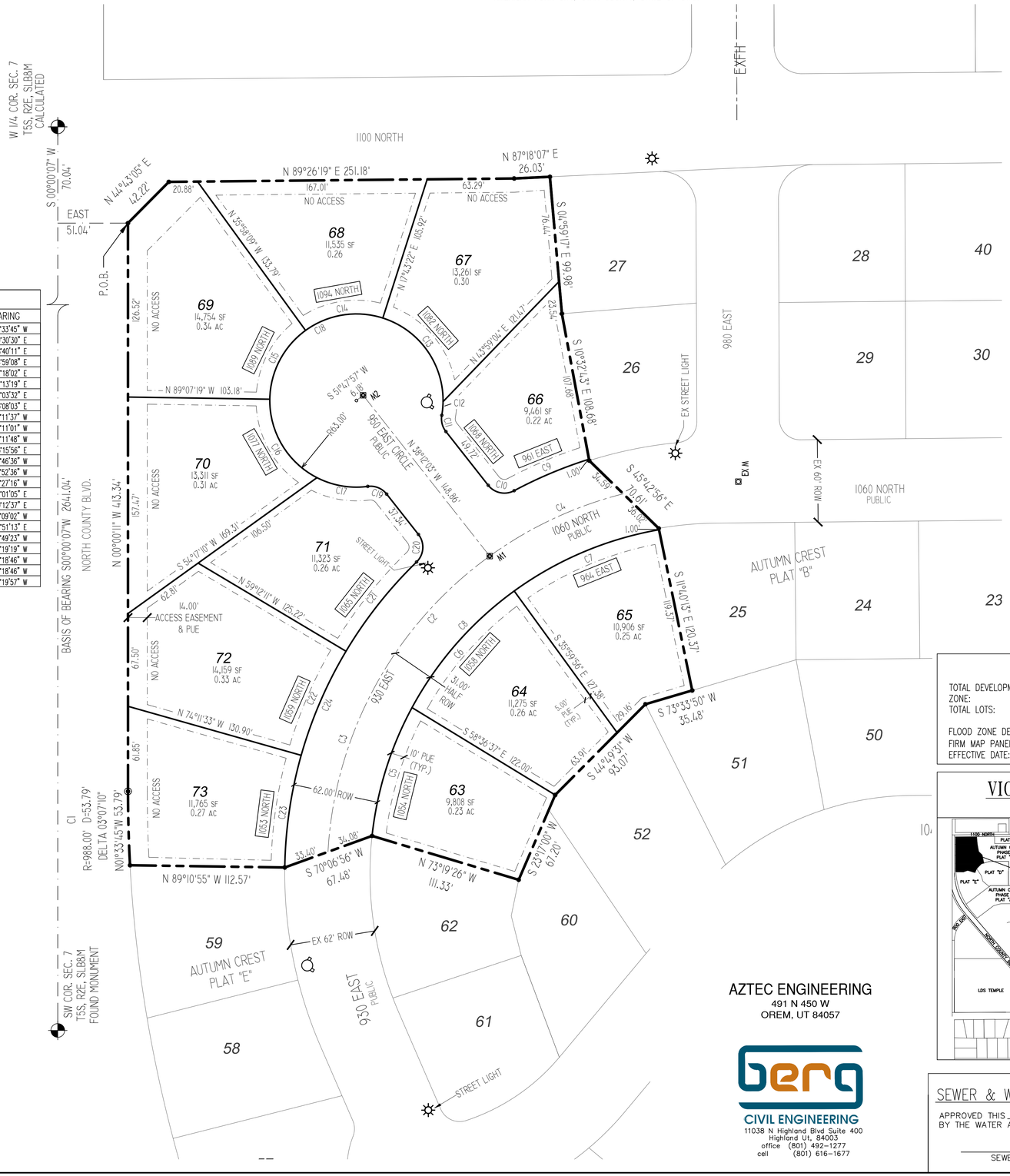
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

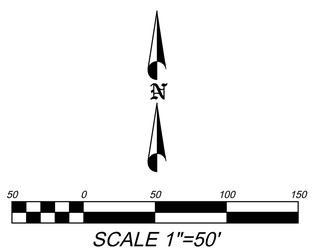
NOTES:

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

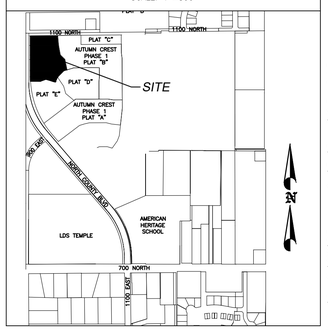
TOTAL DEVELOPMENT: 3.91 ACRES
ZONE: R-1-9000
TOTAL LOTS: 11

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_____ 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
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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

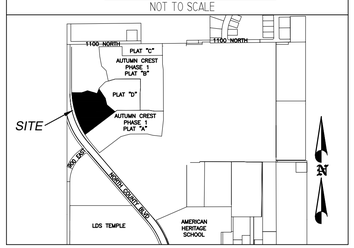
OF LOTS = 11

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

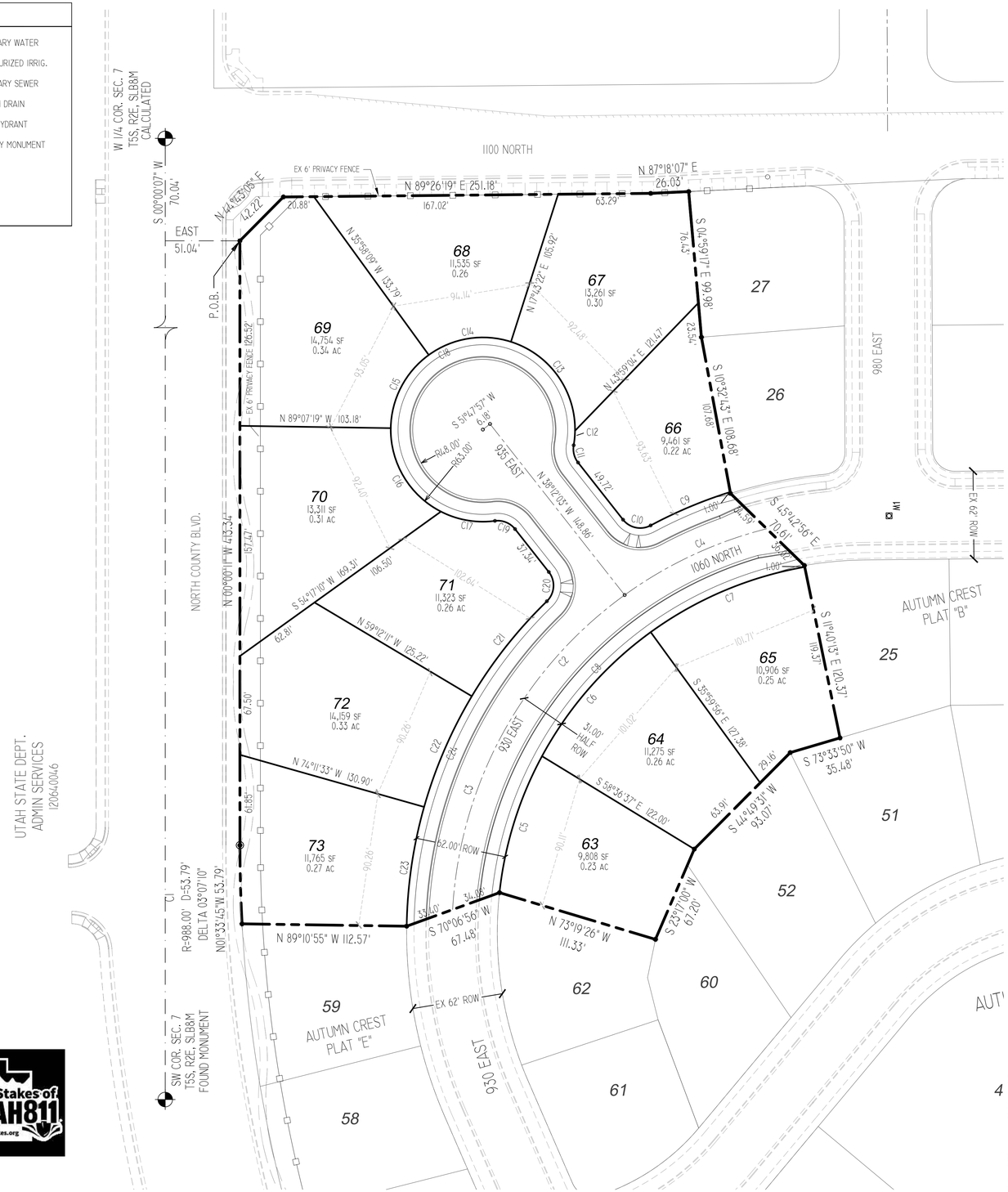
NOT TO SCALE



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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			
5			
6			
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



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DEVELOPER

PATTERSON HOMES
www.phutah.com

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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

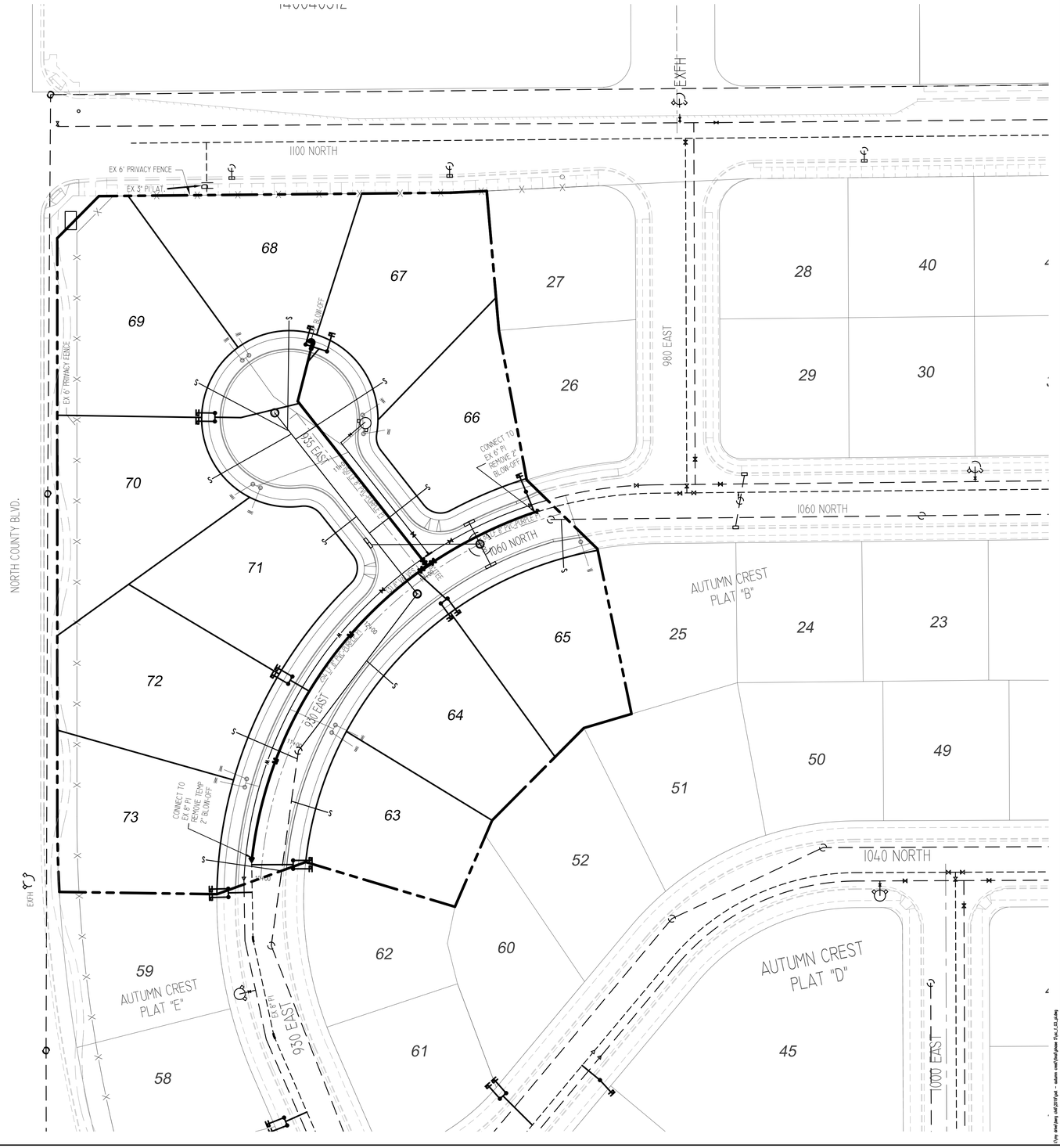
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LEGEND

- 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.



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DEVELOPER

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DEVELOPMENT

AUTUMN CREST

N

0 20 40 80 120

SCALE: 1"= 40'

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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
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7			

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"



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DEVELOPER

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DEVELOPMENT

AUTUMN CREST

N

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

berg
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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			
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ACTION	DATE
FINAL PLAN	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "F"

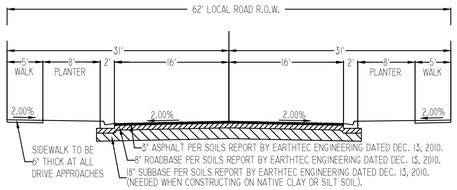
DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
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:

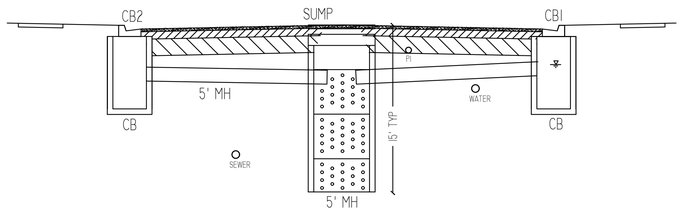
1. BENCHMARK:
   SW CORNER SEC 7, T5S, R2E, SLB&M
   ELEV = 4757.024
2. REAR YARD ELEVATIONS HAVE BEEN SET AS 9' ABOVE THE CENTER OF LOT TBC ELEVATION AS SHOWN. THIS MINIMUM REAR YARD ELEVATION PROVIDES A MINIMUM OF 0.63% SLOPE FROM THE REAR OF THE LOT TO THE STREET.

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
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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			
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4			
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6			
7			

ACTION	DATE
FINAL PLAN	3/28/2022

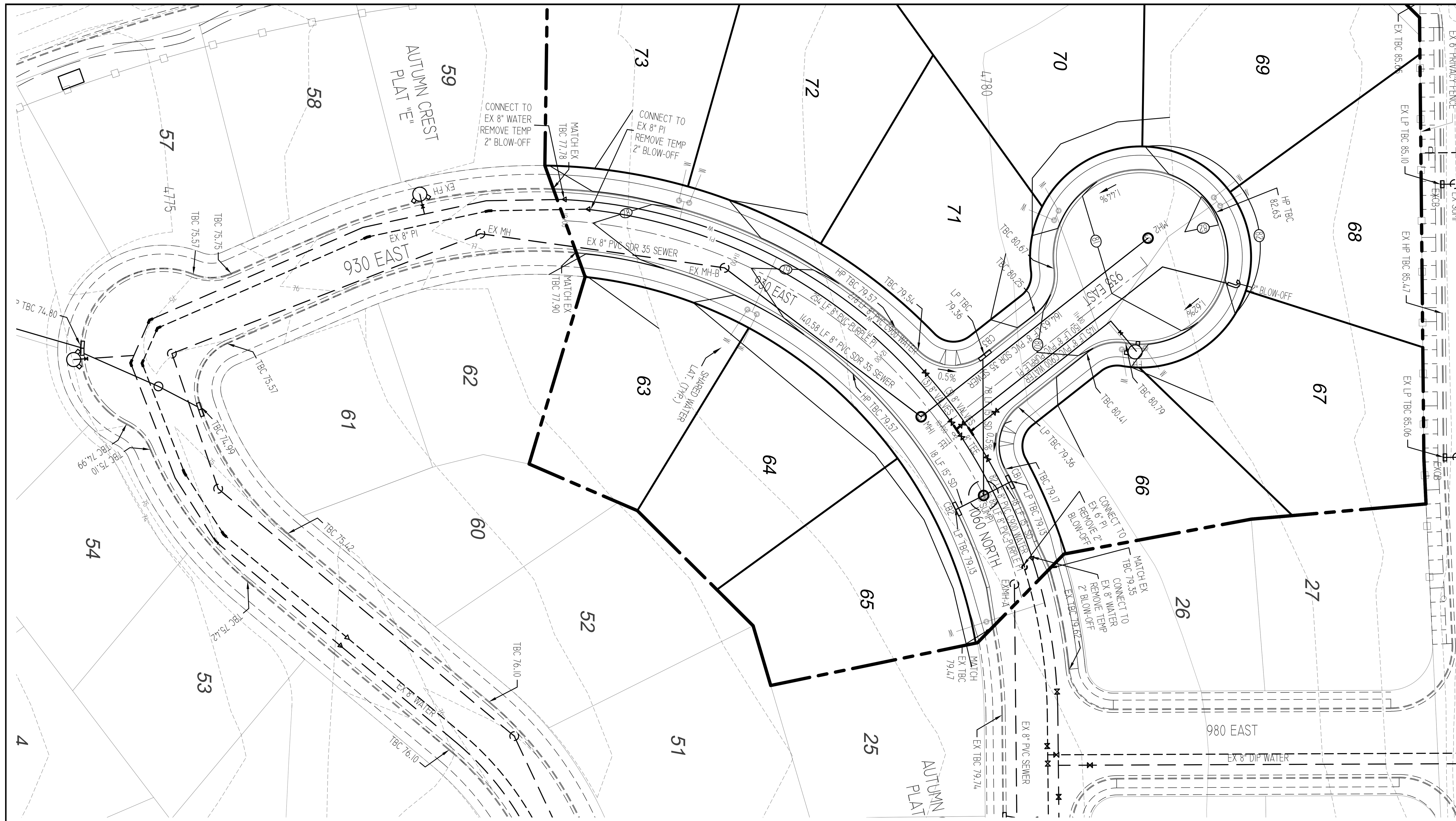
PROJECT

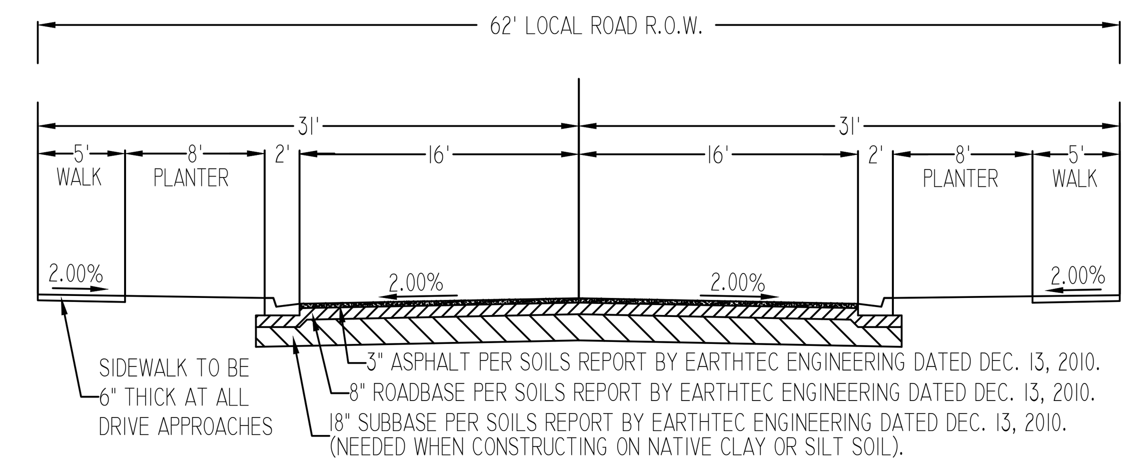
PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION

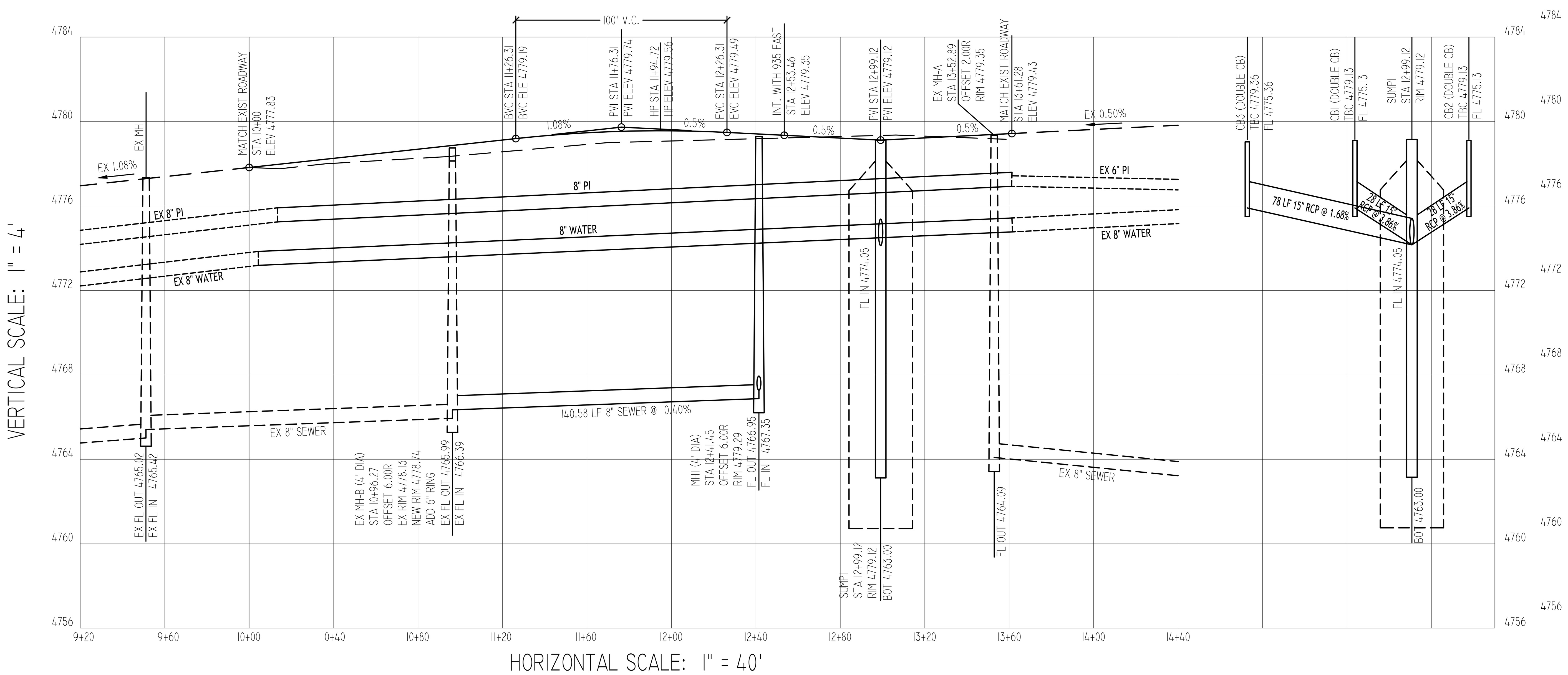
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C5R

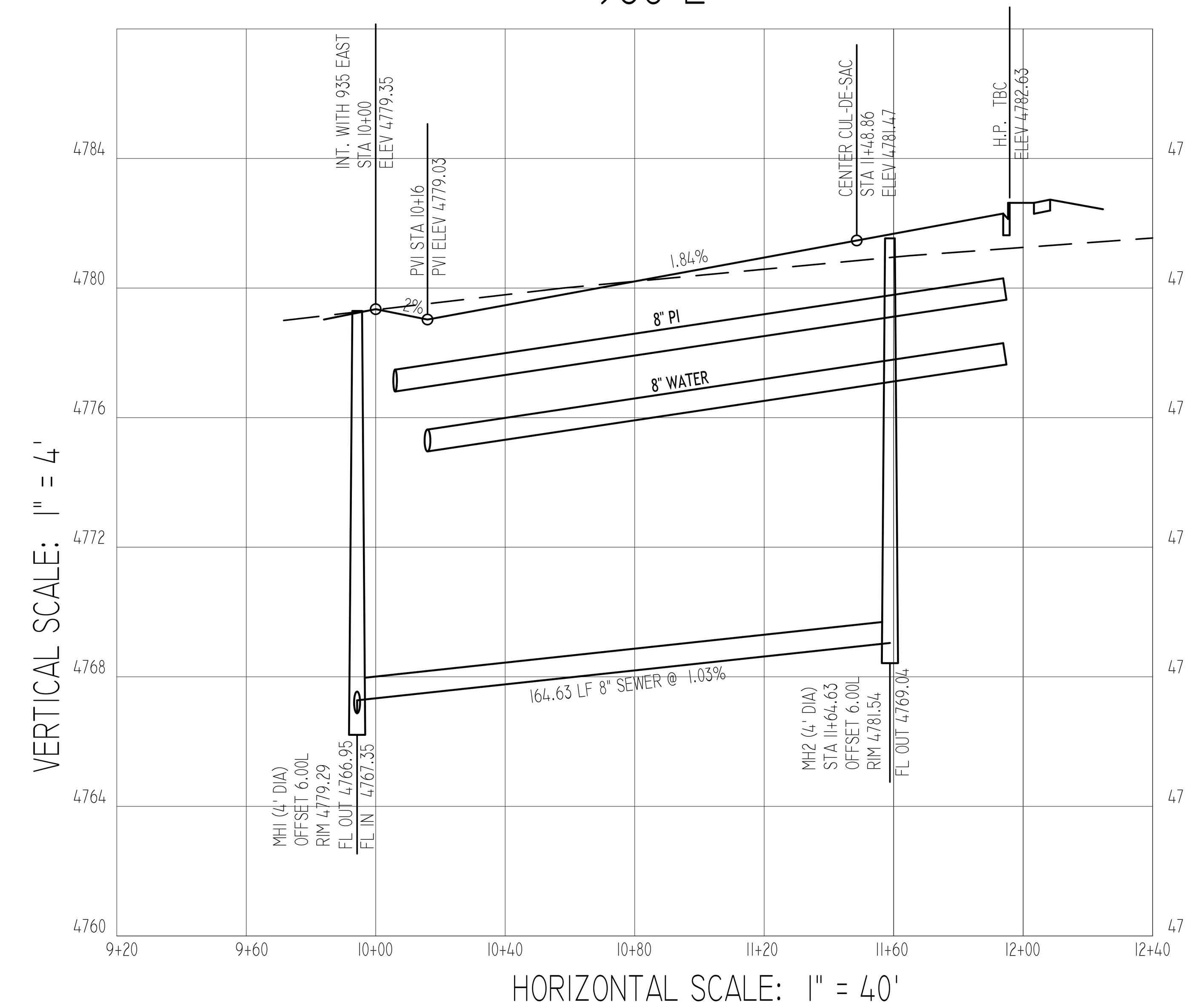




930 E / 1060 N PROFILE



935 E



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DEVELOPMENT

AUTUMN CREST

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

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REVISIONS		
NO.	DATE	DESCRIPTION
1	5/27/2021	RAISE NORTH END 1'
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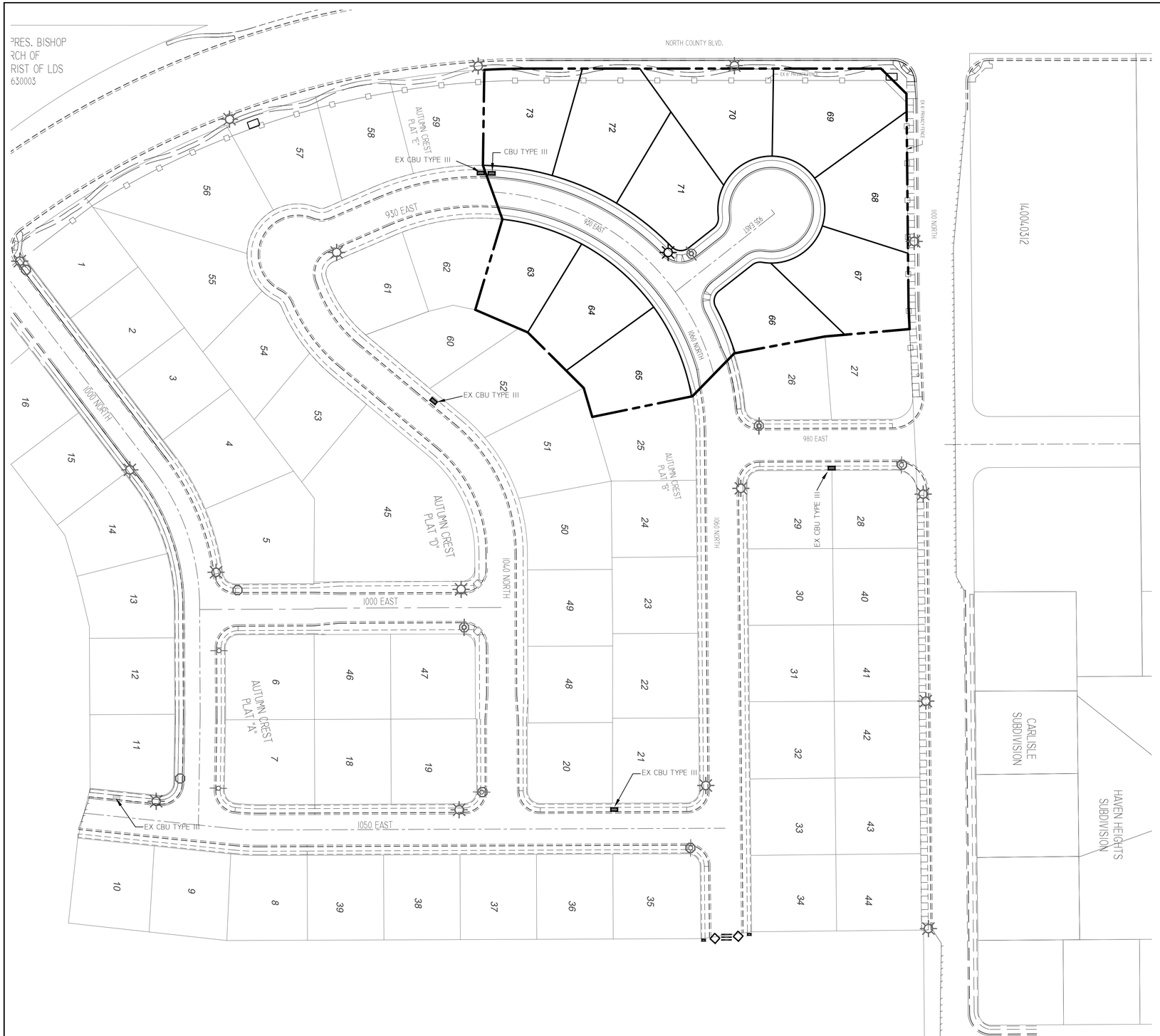
SEAL: STATE OF UTAH, KENNETH R. BERG, 343602, 3/28/2022, PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	3/28/2022

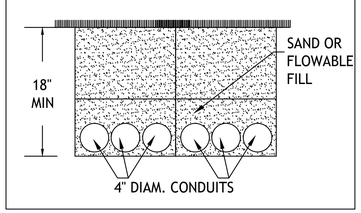
PROJECT
PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
930 E & 1000 N PROFILE	C6



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.

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DEVELOPER

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DEVELOPMENT

AUTUMN CREST

0 30 60 120 180
SCALE: 1"= 60'

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Highland Ut, 84003
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cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL: STATE OF UTAH — R. BUTLER BERG — 343602 — 3/28/2022 — PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	3/28/2022

PROJECT

PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION

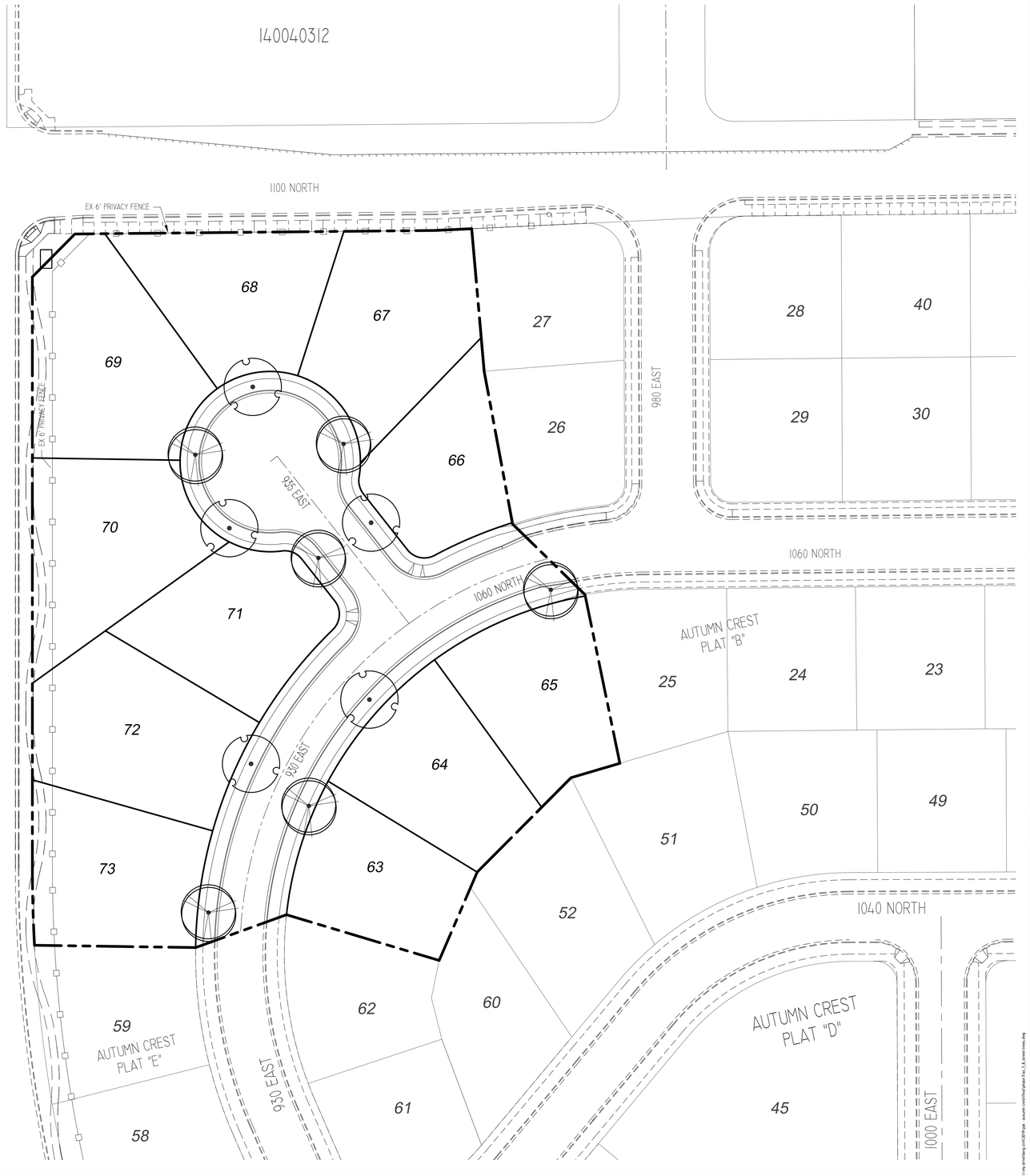
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SIGNAGE	C7

Brad Mellor 801.377.7744 C:\Users\Brad\Documents\Projects\Patterson Homes\Autumn Crest Plat F\Plat\Autumn Crest Plat F.dwg 3/28/2022 8:43:01 AM

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



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DEVELOPMENT

AUTUMN CREST

N

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

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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH R-Berg 343602 3/28/2022 REGISTERED PROFESSIONAL ENGINEER

ACTION	DATE
FINAL PLAN	3/28/2022

PROJECT

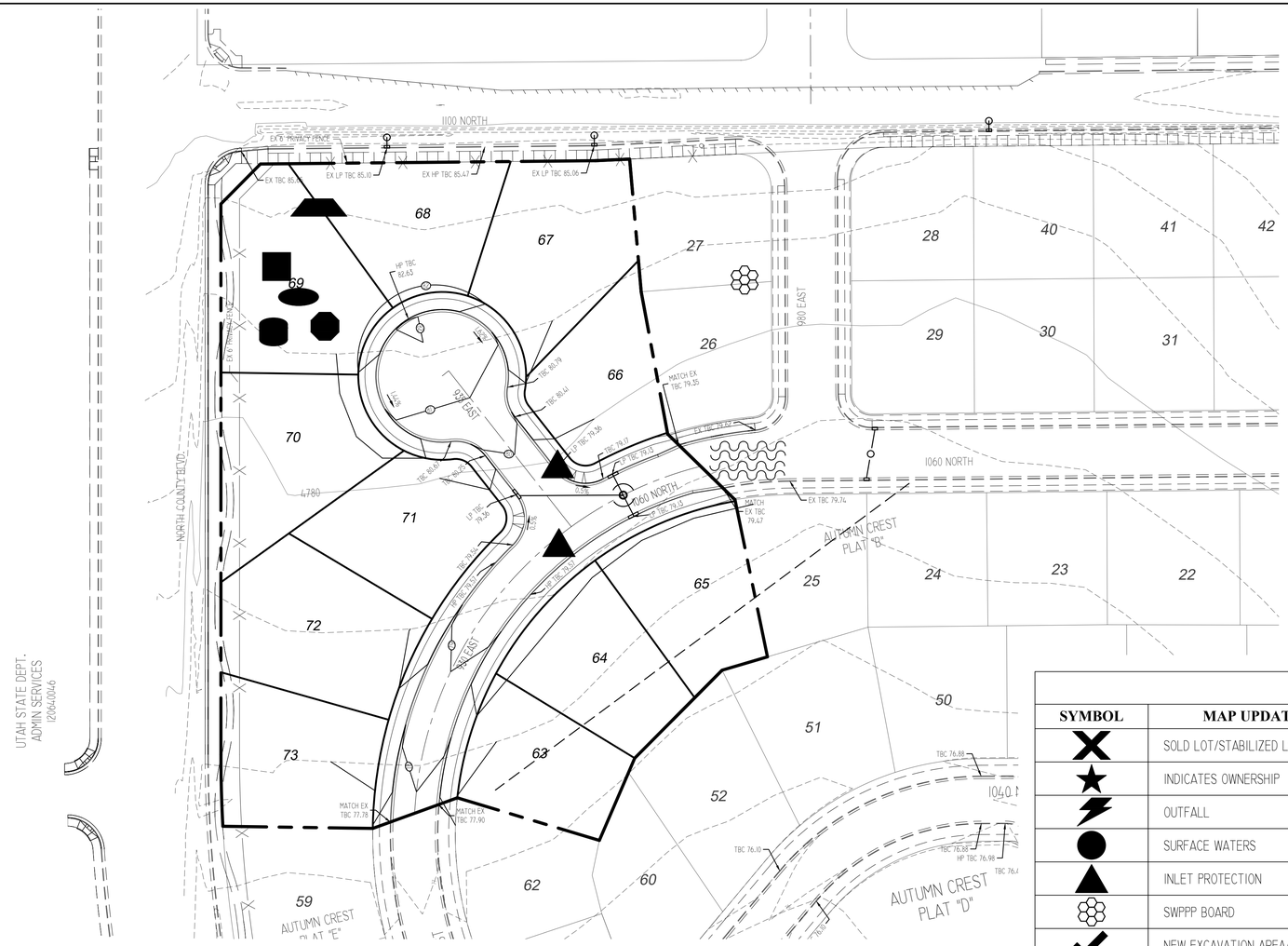
PATTERSON HOMES
AUTUMN CREST PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

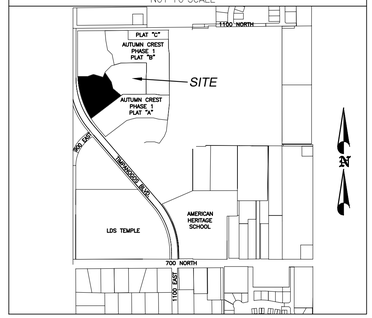
SHEET NAME	SHEET NUMBER
STREET TREES	C8

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VICINITY SKETCH

NOT TO SCALE



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
1		
2		
3		
4		
5		
6		
7		

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.

DEVELOPER

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Highland, UT 84003
(801) 642-0119

DEVELOPMENT

AUTUMN CREST

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			
2			
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STATE OF UTAH — R. BERG — 343602 — 4/26/2022 — PROFESSIONAL ENGINEER

ACTION	DATE
	4/26/2022

PROJECT

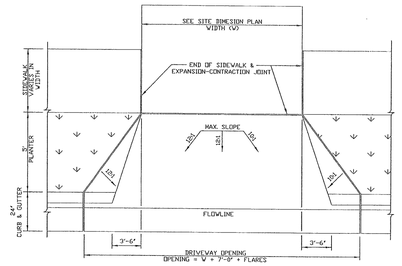
PATTERSON HOMES
AUTUMN CREST
PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

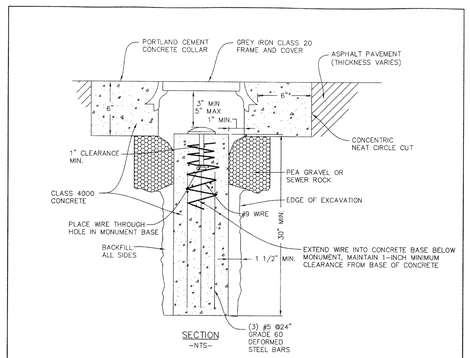
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



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				

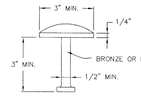


SECTION
-NTS-

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.



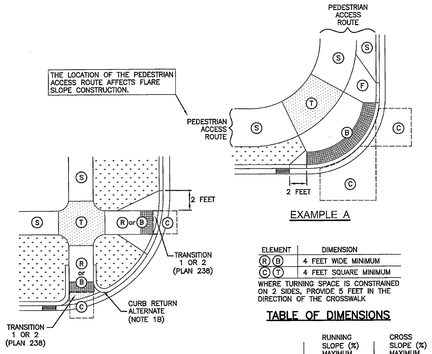
CAP PLAN
-NTS-



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

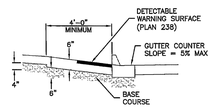
ELEMENT	DIMENSION
(R)(B)	4 FEET WIDE MINIMUM
(C)(T)	4 FEET SQUARE MINIMUM

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

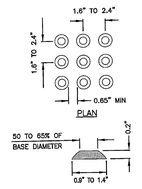
SLOPE TABLE

Corner curb cut assembly

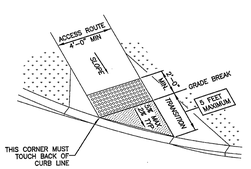
September 2011

63

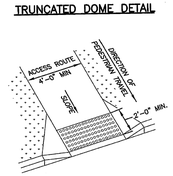
Plan 235 Sheet 1 of 4



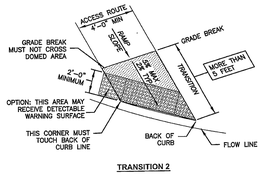
TRUNCATED DOME DETAIL



TRANSITION 1

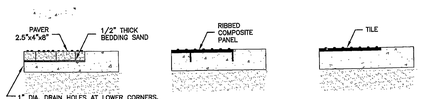


PERPENDICULAR ASSEMBLY



TRANSITION 2

NON-PERPENDICULAR ASSEMBLY



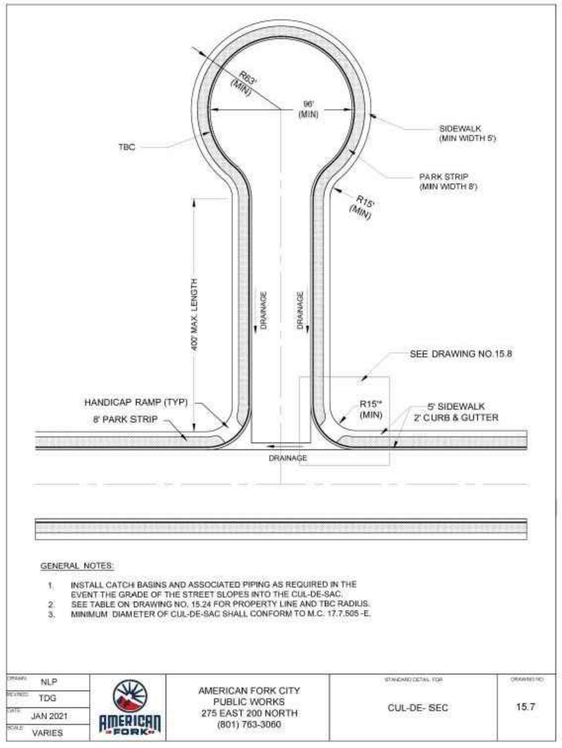
STYLE P STYLE R STYLE T

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				

DEVELOPER

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DEVELOPMENT

AUTUMN CREST

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH R. BUM KENNETH BERG 343602 3/28/2022 PROFESSIONAL ENGINEER
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ACTION	DATE
FINAL CD	3/28/2022

PROJECT

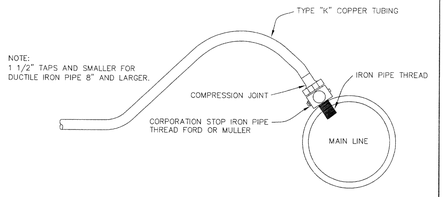
PATTERSON HOMES
AUTUMN CREST
PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

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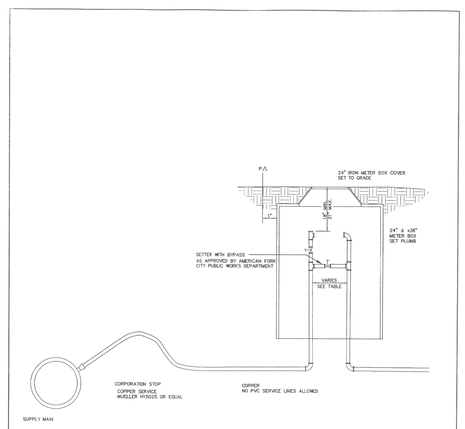
DRAWN: JRP | REVISED: | DATE: JULY 2002 | SCALE: VARIES

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"

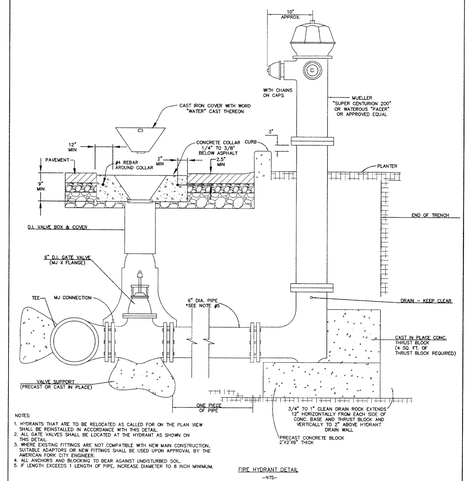
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

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-

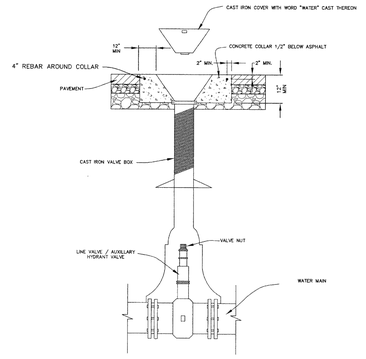
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

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

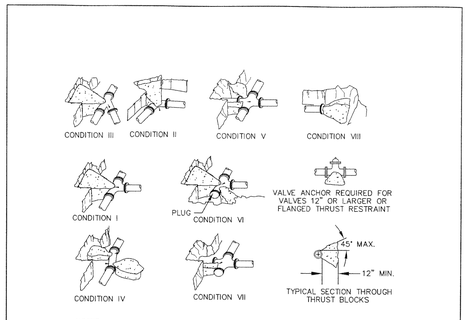
DRAWN: JRP | REVISED: | DATE: JULY 2002 | SCALE: VARIES

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

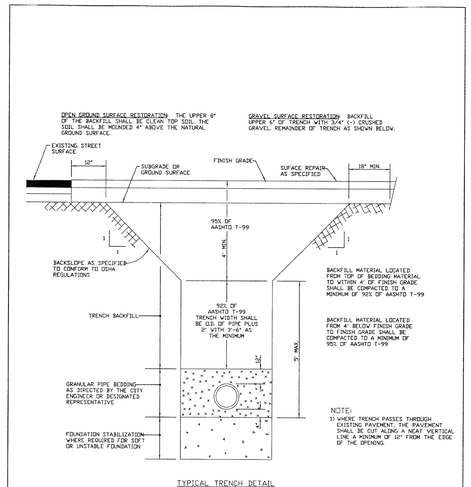
DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES

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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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
R. BUD ENGLAND
343602
3/28/2022
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL CD	3/28/2022

PROJECT

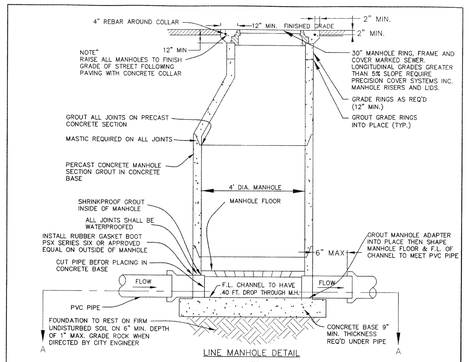
PATTERSON HOMES
AUTUMN CREST
PLAT "F"

DESCRIPTION

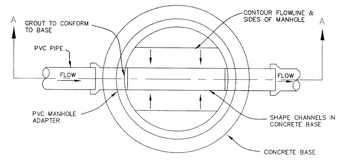
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

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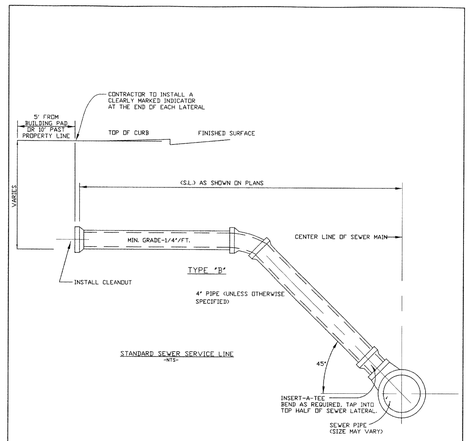


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

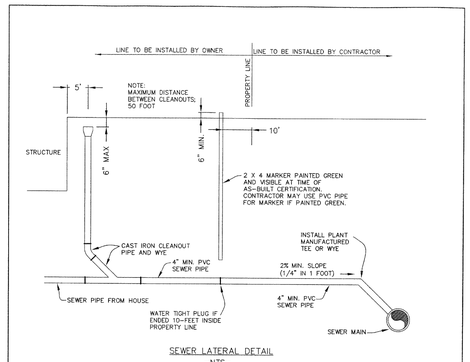
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12



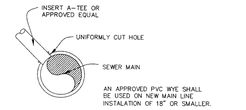
STANDARD SEWER SERVICE LINE
-NTS-

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



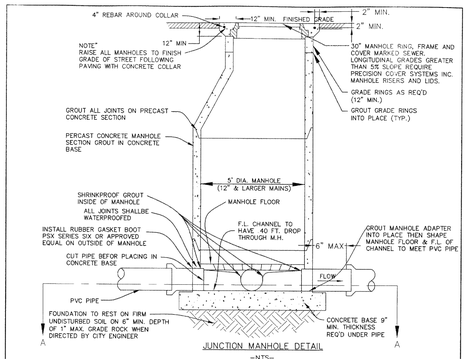
SEWER LATERAL DETAIL
-NTS-



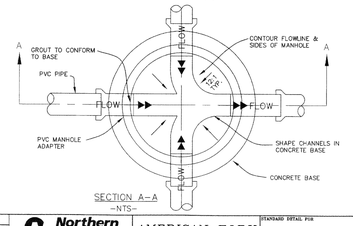
SEWER SURVICE LATERAL SADDLE
-NTS-

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

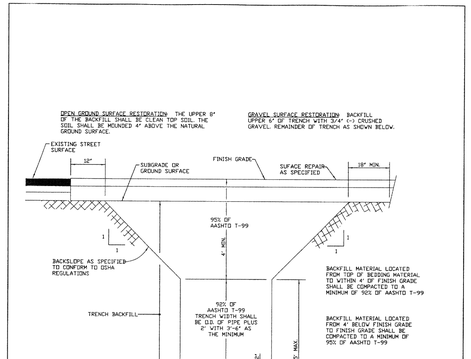


JUNCTION MANHOLE DETAIL
-NTS-



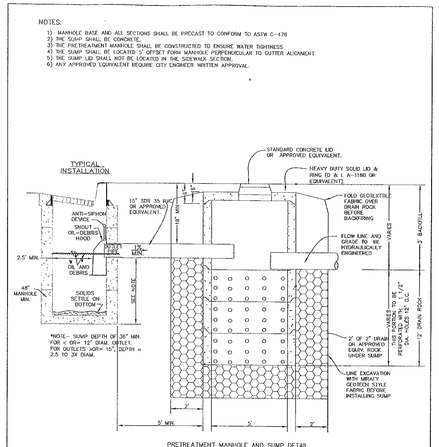
SECTION A-A
-NTS-

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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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH, R. BUM, KENT H. BERG, 343602, 3/28/2022, PROFESSIONAL ENGINEER
1			
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ACTION	DATE
FINAL CD	3/28/2022

PROJECT

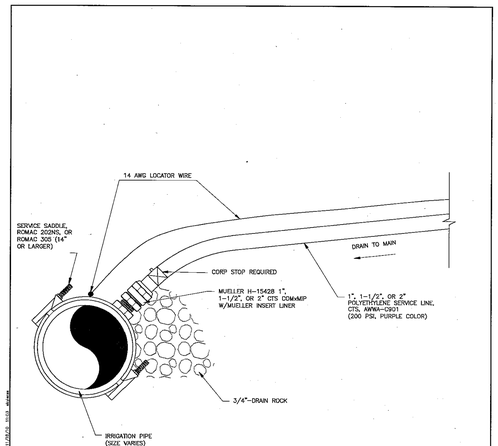
PATTERSON HOMES
AUTUMN CREST
PLAT "F"

DESCRIPTION

FINAL CONSTRUCTION PLANS

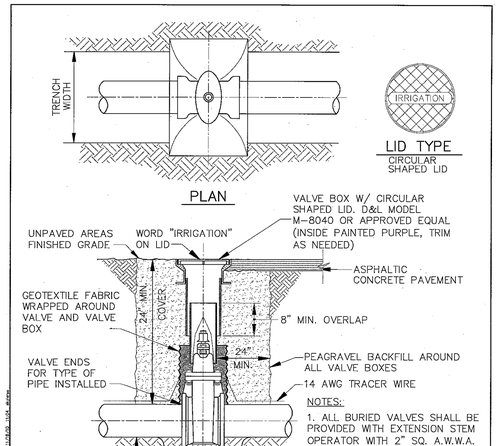
SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3

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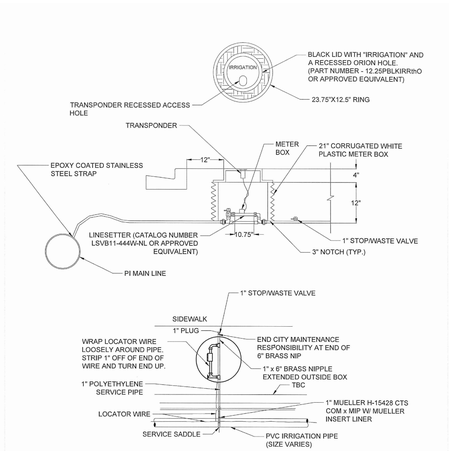
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504365
1 1/2" CTS	506139
2" CTS	506141

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

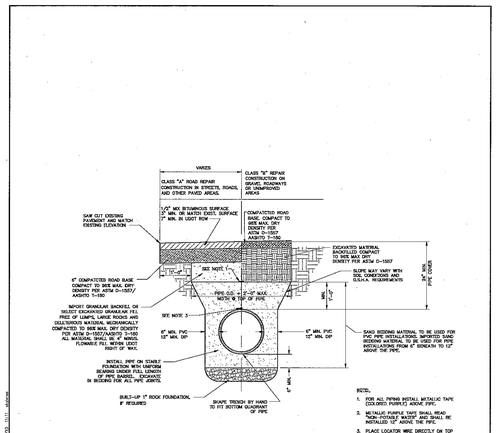
DRAWN:		STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-9100	AMERICAN FORK CITY	SECONDARY WATER VALVE BOX DETAIL	15.4A
DATE:			
SCALE: NONE			



1" PLAN VIEW
NTS

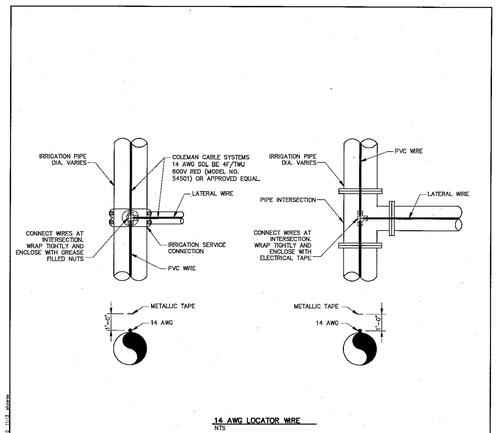
NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.5 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

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:			

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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			
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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
SECONDARY WATER DETAILS	D4

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cell (801) 616-1677
ken@bergcivil.com

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.