AMERICAN FORK CITY PLANNING COMMISSION REGULAR SESSION
MAY 8, 2019

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on May 8, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review and action on a land use map amendment from the Residential Medium Density to the General Commercial designation located at 55 East 400 North

3. Hearing, review and action on a zone map amendment from the R-1-7,500 Residential to the GC-1 General Commercial zone located at 55 East 400 North

4. Hearing, review and action on a zone map amendment from the I-1 Industrial and M-1 Marina zones to the PI-1 Planned Industrial zone located in the area of 1500 South 100 East

5. Hearing, review and action on Dixie Farms Plat G Flexible Lot PUD project located in the area of 800 South 800 West in the PR 3.0 Planned Residential zone

6. Review and action on the final plat for Mitchell Farms Plat B, located in the area of 860 West 760 North, in the R-1-12,000 Residential zone

7. Hearing, review and action on the preliminary and final plat for Stonecreek Plat C located in the area of 700 South 290 West in the PR 3.0 Planned Residential zone

8. Hearing, review and action on the Olive Tree Enterprises District Framework Plan located in the area of 350 South 1000 West

9. Review and action on a final plat for AF Med Properties Plat B located in the area of 200 North 1150 West in the PO-1 Professional Office and R-1-15,000 Residential zones

10. Hearing, review and action on an amended site plan for AF Med Properties located in the area of 200 North 1150 West in the PO-1 Professional Office zone

11. Hearing, review and action on various amendments to Section 17.4 of the American Fork City Municipal Code relating to rear setbacks

12. Hearing, review and action on amendments to Section 17.8.403 – Water Mains of the American Fork City Municipal Code

13. Hearing, review and action on various amendments to Section 15.01 – Detailed Drawings of the American Fork City Municipal Code

14. Other Business

15. Review and action on the minutes of the April 17, 2019 Planning Commission Regular Session

John H. Woffinden, P.G.,
Planning Commission Chairman
The order of agenda items may change to accommodate the needs of the commission, city staff and the public.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: May 8, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Hearing, review and action on a land use map amendment from the Residential Medium Density to the General Commercial designation, located at 55 E. 400 N.

Hearing, review and action on a zone map amendment from the R1-7,500 Residential zone to the GC-1 (General Commercial) zone, located at 55 E. 400 N.

ACTION REQUESTED: Recommendations of approval for land use and zone map amendments.

BACKGROUND INFORMATION					
Location:		55 E. 400 N.			
Applicants:		International Foursquare Gospel Church, FurryTail Transfurmations			
Existing Land Use:		Church			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Public (Fitness Center)			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-7,500			
Proposed Zoning:		GC-1 (General Commercial)			
Surrounding Zoning:	North	PF (Public Facilities)			
	South	R1-7,500			
	East	R1-7,500			
	West	R1-7,500			
Land Use Plan Designation:		Residential Medium Density			
Zoning within Land Use Plan?		x	Yes (current zone)		No

Background

The International Foursquare Gospel Church is looking to sell its building and adjacent property. The building was originally used as a seminary building for the former American Fork High school, located where the Fitness Center now stands. It has served as a church for a number of years. A potential buyer wishes to convert the building and adjacent yard area into a pet grooming/pet day care business.

While the property is zoned residential, the Development Code allows certain types of businesses to operate in a residential zone, through a historic building conservation project (17.7.801). Some of the uses allowed within a historic building conservation project are as follows: professional office, art gallery, reception center, restaurant, bed and breakfast, craft shop, pre-school, and child care. A provision allows the Planning Commission to allow "other uses…determined…to be similar in character to those identified in this section, subject to such conditions as may be attached to ensure that the conduct of the use will be in harmony with the intent of the historic building conservation projects…" (17.7.801.C.11).

Planning staff cautions against land use and zone map amendment; as—if approved—will allow any use within the GC-1 zone. The GC-1 zone allows such uses as: manufacturing, retail yards, office-warehouse, and other semi-industrial uses. The Development Code allows for commercial uses within historic structures, not located in commercial zones, through the historic building conservation provisions. Should the Planning Commission find that a pet grooming/day care business is an acceptable use of an historic structure, and conditions have been set to adequately assure the use will not negatively impact surrounding neighbors, the use may be approved.

FINDING OF FACT

A finding of fact for denial of the land use and zone map amendments has been provided for consideration. This finding of fact is found under the "Denial" motion for both the land use and zone map amendments.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of a land use map amendment, at 55 E. 400 N. from the Residential Medium Density designation to the General Commercial designation.

DENIAL

Mr. Chairman, I move that we recommend denial of a land use map amendment, at 55 E. 400 N. from the Residential Medium Density designation to the General Commercial designation, with the following finding:

1. The Development Code, through Section 17.7.801, allows for commercial uses within historic structures located outside of commercial zones. The Planning Commission may recommend approval of uses, through 17.7.801.C.11 of the Code.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment.

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of a zone map amendment in the at 55 E. 400 N. from the R1-7,500 Residential zone to the GC-1 (General Commercial) zone.

DENIAL

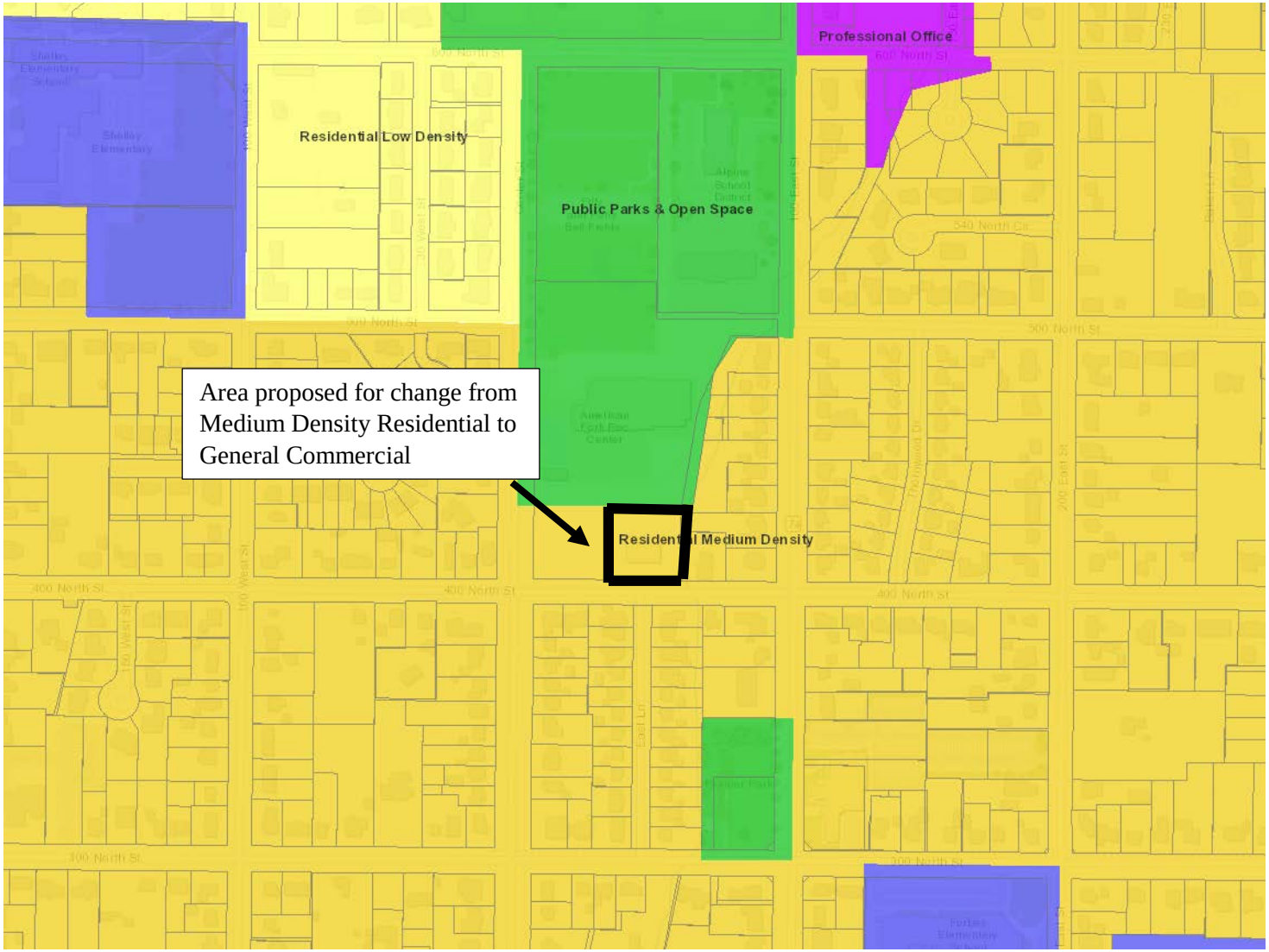
Mr. Chairman, I move that we recommend denial of a zone map amendment at 55 E. 400 N. from the R1-7,500 Residential zone to the GC-1 (General Commercial) zone with the following finding:

1. The Development Code, through Section 17.7.801, allows for commercial uses within historic structures located outside of commercial zones. The Planning Commission may recommend approval of uses, through 17.7.801.C.11 of the Code.

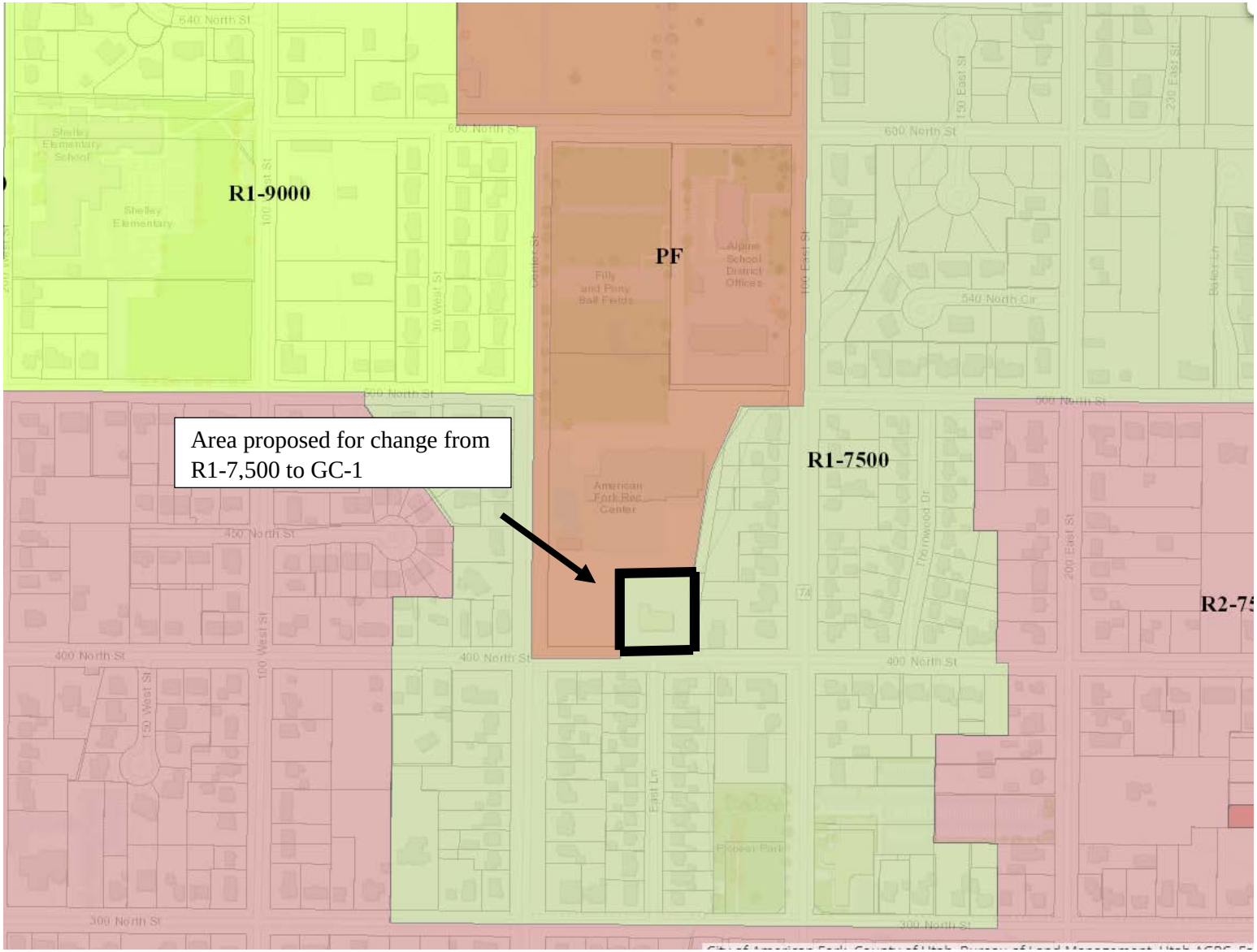
TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

Land Use Map


Professional Office
Residential Low Density
Public Parks & Open Space
Area proposed for change from Medium Density Residential to General Commercial
Residential Medium Density

Zone Map


R1-9000
PF
R1-7500
Area proposed for change from R1-7,500 to GC-1
640 North St
600 North St
540 North Cir
500 North St
450 North St
400 North St
300 North St
100 West St
150 West St
200 East St
Shelley Elementary School
Shelley Elementary
Fifty and Forty Ball Fields
Alpine School District Offices
American Fork Rec Center
Pioneer Park
East Ln
Ironwood Dr
Center St
Baker Ln

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Land Use Map Amendment

Project Address: 55 East 400 North

Developer / Applicant's Name: International Foursquare Gospel Church

Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed land use map amendment.

dotloop signature verification: dotloop.us/f/ZRH-ZHJH-AKFU

AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

GENERAL PLAN AMENDMENT (purple)

Technical Review Committee Submittal Form

Project Name: International Foursquare Gospel Church

Location: 55 E 400 N American Fork UT 84003

Reason/Description: Sale of Property / Best Use is Commercial GC1

Utah County Parcel No(s): 02-060-0015

Property Owner Name: International Foursquare Gospel Church

Property Owner Signature: Jodi VanRhee dotloop verified 04/11/19 5:36 PM MDT 074T-RHKQ-HPBG-PCSD

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Gary M Huntsman and Robert W Green / Huntsman + Realtors LLC

Address: 2079 E Creek Road Sandy UT 84093

Telephone: Gary 801-598-7022 ~~Fax:~~ Robert 801-647-0759

Email: huntsman3344@gmail.com rgreen@rtj-llc.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. Five paper submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. Electronic submittal on **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. Fee as determined at time of Site Plan Review Fee: $250.00

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (check to indicate items are included in submittal)

☑	Property Size (acres): .905066
☐	What changing conditions make the proposed amendment reasonably necessary to promote the purpose of the American Fork City Land Use Plan? (typewritten)
☑	What is the current land use classification of the area to be considered? R1-7500
☑	What land use classification are you proposing for the area to be considered? GC1
☑	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

April 13, 2019

International Foursquare Gospel Church
Adventure Church
50 E 400 N
American Fork, Utah 84003

The American Fork City Council
31 N. Church St.
American Fork, Utah 84003

Dear City Council Members,

I am writing this as an addendum to the land use change application. First, we would like to make it clear that we are not changing the existing structure on this property however it has been used as a church for the last 20 years and is zoned R1-7500 but there is no residential use for this property with the existing structure. We have had multiple discussions with various city leaders discussing finding an appropriate usage for this building but any use other than that of a church would require the zoning change to some type of light commercial usage such as GC-1.

There is a question on the application that asked for a typed response and that is below.

What changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Land Use Plan. There is no residential use for this property unless someone removes the existing structure and builds residential units. This property has been used as a church and prior to the church for other uses but requires the zoning change for any type of appropriate business usage.

We are asking for your assistance in adjusting the zoning to GC-1 (office, retail, etc.) or another type of zoning which would be appropriate for this location and structure.

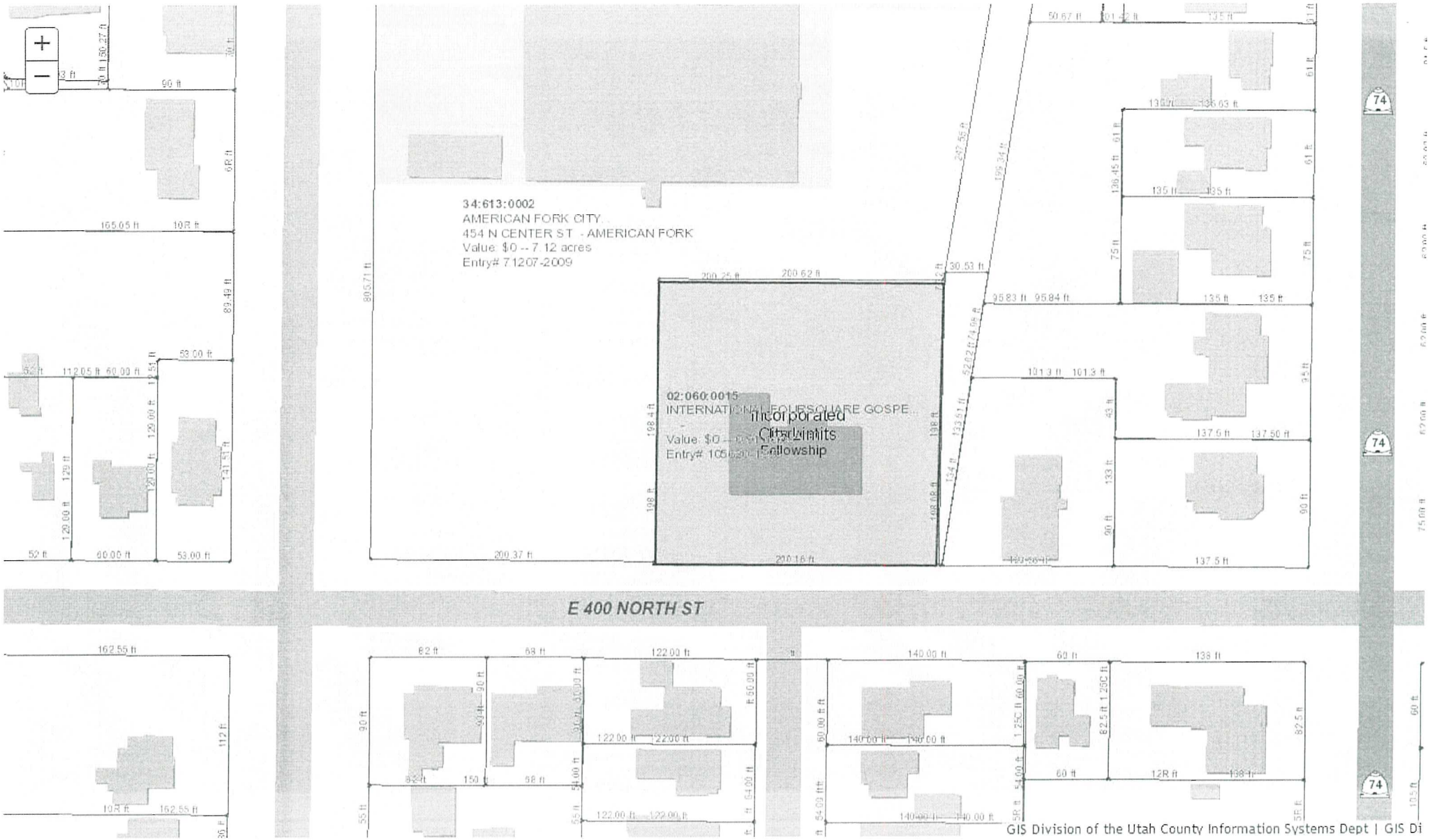
Thank you for your consideration.

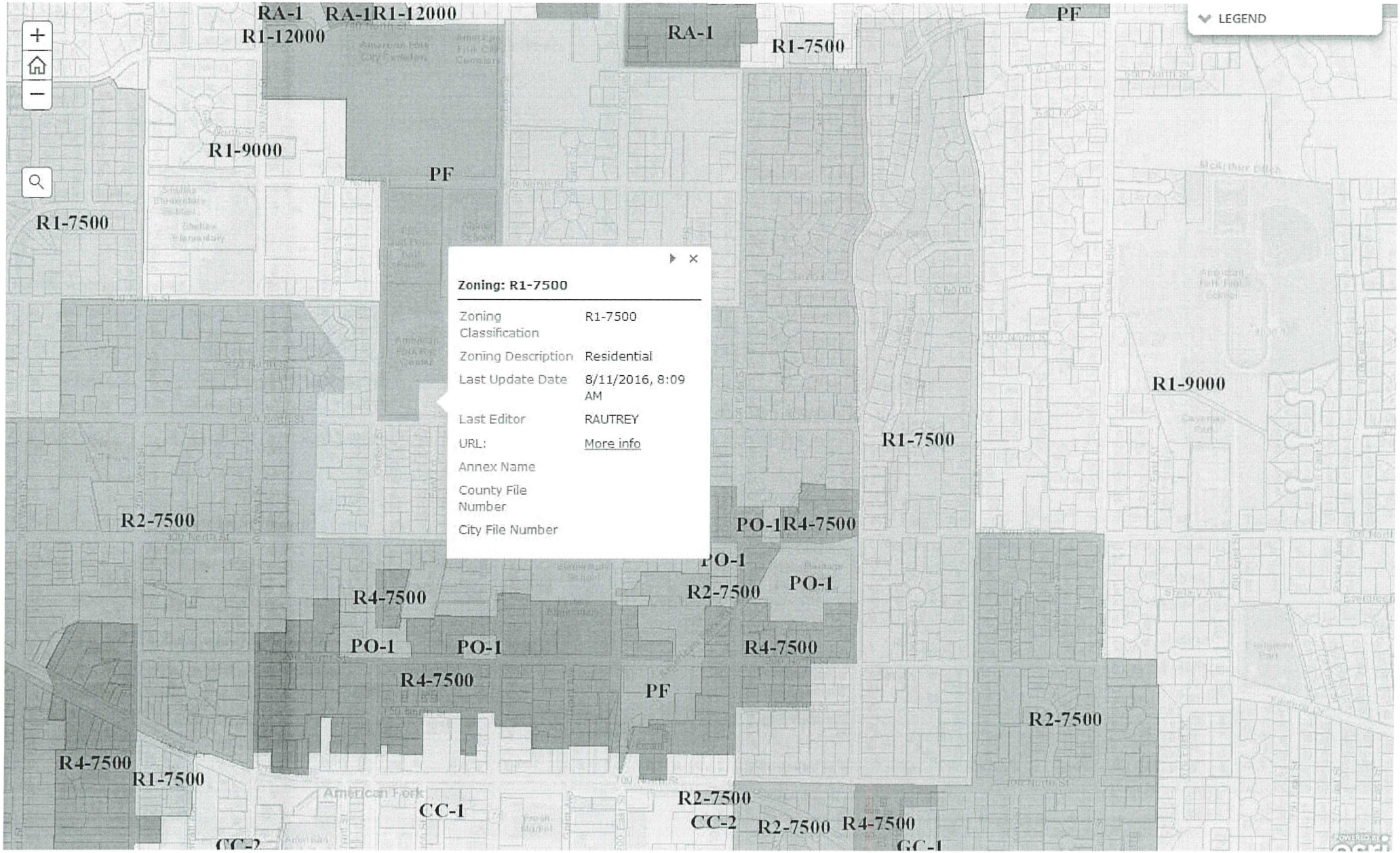
Sincerely,

Gary M Huntsman
Principle Broker / Owner
Huntsman & Realtors LLC
801-598-7022
huntsman3344@gmail.com

Robert W Green
Sales Manager
Huntsman & Realtors LLC
801-647-0759
rgreen@rtj-llc.com


Incorporated
City Limits
GIS Division of the Utah County Information Systems Dept | GIS Division | Utah County GIS | Utah County


34:613:0002
AMERICAN FORK CITY
454 N CENTER ST - AMERICAN FORK
Value: $0 -- 7.12 acres
Entry# 71207-2009
02:060:0015
INTERNATIONAL FOURSQUARE GOSPEL
Value: $0
Entry# 105
Incorporated City Limits
Fellowship
E 400 NORTH ST
74
74
74
GIS Division of the Utah County Information Systems Dept | GIS Di


RA-1
RA-1
R1-12000
R1-12000
RA-1
R1-7500
PF
R1-9000
PF
R1-7500
Zoning: R1-7500
Zoning Classification R1-7500
Zoning Description Residential
Last Update Date 8/11/2016, 8:09 AM
Last Editor RAUTREY
URL: More info
Annex Name
County File Number
City File Number
R1-9000
R1-7500
R2-7500
PO-1
R4-7500
PO-1
R2-7500
PO-1
R4-7500
PO-1
PO-1
R4-7500
PF
R2-7500
R4-7500
R1-7500
American Fork
CC-1
R2-7500
CC-2
R2-7500
R4-7500
GC-1
LEGEND

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Zone Map Amendment

Project Address: 55 East 400 North

Developer / Applicant's Name: International Foursquare Gospel Church

Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed zone map amendment.

dotloop signature verification: dtlp.us/eGDw-2cIJ-FHtk

AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: FurryTail Transfurmations

Location: 55 E 400 N, American Fork, UT 84003

Reason/Description: Change Zone from R1-7500 to a light Commercial Zoning

Utah County Parcel No(s): 02-060-0015

Property Owner Name: International Foursquare Gospel Church

Property Owner Signature: Jodi VanRhee dotloop verified 04/05/19 1:22 PM MDT MCXG-VECQ-GH1E-1VM2

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Gary M Huntsman and Robert Green / Huntsman & Realtors LLC

Address: 2079 E Creek Road, Sandy UT 84093

Telephone: Gary 801-598-7022 / Robert 801-647-0759

Email: huntsman3344@gmail.com / rgreen@rtj-llc.com

PAID $ 250
PLAN REVIEW DEPOSIT
4 / 9 / 19

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. **Fee** as determined at time of Site Plan Review Fee: $250.00

FOR DEPOSIT ONLY
AMERICAN FORK CITY
LAUREL ALLMAN, TREASURER
ACCT # 70-225-8

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☑	Property Size (acres): 0.905066 Current Zone Classification: R1-7500
☑	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☑	Does the proposed zone change conform to the Land Use Plan? ☑ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.

dotloop signature verification: dtlp.us/eGDw-2cIJ-FHtK

☑	What zone classification are you proposing for the area to be considered? __Light Commercial
☑	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

April 5, 2019

International Foursquare Gospel Church
Adventure Church
50 E 400 N
American Fork, Utah 84003

The American Fork City Council
31 N. Church St.
American Fork, Utah 84003

Dear City Council Members,

I am writing this as an addendum to the zoning change application. First, we would like to make it clear that we are not changing this property however it has been used as a church for the last 20 years and is zoned R1-7500 but there is no residential use for this property and the existing structure. We have had multiple discussions with various city leaders discussing finding an appropriate usage for this building but any use other than that of a church would require the zoning change to some type of light commercial usage.

There is a question on the application that asked for a typed response and that is below.

What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? There is no residential use for this property unless someone removes the existing structure and builds residential units. This property has been used as a church and prior to the church for other uses but requires the zoning change for any type of appropriate business usage.

We are asking for your assistance in adjusting the zoning to a light commercial (office, retail, etc.) type of zoning which would be appropriate for this location and structure.

Thank you for your consideration.

Sincerely,

Gary M Huntsman
Principle Broker / Owner
Huntsman & Realtors LLC
801-598-7022
huntsman3344@gmail.com

Robert W Green
Sales Manager
Huntsman & Realtors LLC
801-647-0759
rgreen@rtj-llc.com

April 4, 2019

Jessica Vosika
1496 E 450 N
Lehi, Utah 84043

The American Fork City Council
31 N. Church St.
American Fork, Utah 84003

Dear City Council Members,

I am writing to ask you to consider our business, FurryTail Transfurmations, for the location of 55 E 400 N American Fork, Utah 84003. FurryTail Transfurmations is a high end pet grooming salon in Lehi, Utah. We are looking to relocate to a new location where we can grow and create a positive impact on the community.

Our salon is family owned and run out of the basement of our home in Lehi. While our neighbors would love us to stay where we are, we need a place where we can better serve our growing clientele. Our business hours are Monday thru Friday, 8am to 5pm. To keep things quiet in our neighborhood we have staggered appointment times for pick up and drop offs. Our clients are in and out in just a few minutes, with their pets staying for three to four hours. This helps us limit the amount of parking spaces needed. Because dogs can bark, we keep the pups indoors and have sound proofed our walls. We have been open since September 2017 and as of today have yet to have a noise or traffic complaint.

While considering our salon for this new location, we would like to ensure you that the pets will be kept indoors. Only being outside for drop off, pick up and potty breaks as needed. For the safety of the pet they will be required to be on a leash at all times. Our plans also include sound proofing the walls so that barking dogs cannot be heard from the outside. We also strive to groom those dogs quickly with a prompt pick up. Boarding overnight is not part of our plans, but we would like to be considered for a doggie daycare which would also be indoors following the same rules for the pet grooming salon. For parking we would need shared use of the adjacent parking lot for our employees to park.

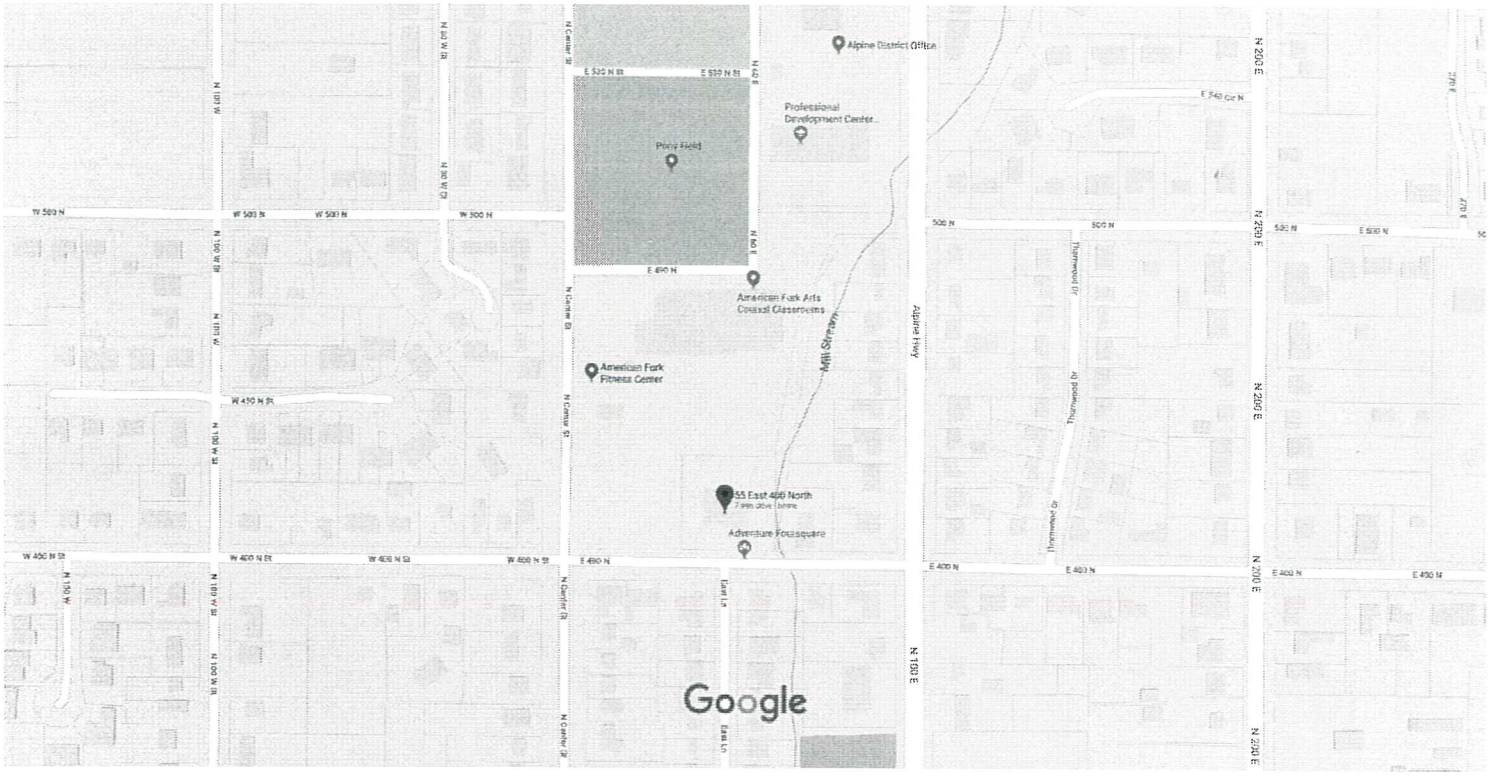
We know FurryTail Transfurmations can and will be a positive impact on the community where we can serve the pets of American Fork and surrounding areas. We kindly ask for your consideration to allow us to make this location our new home.

Thank you so much for your time.

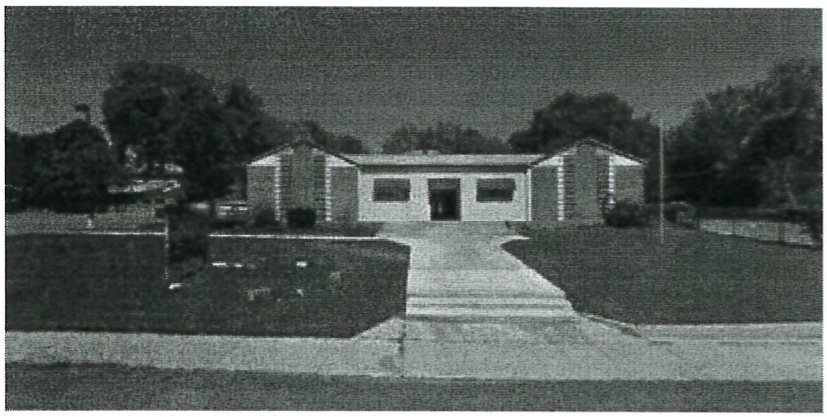
Sincerely,

Jessica and Jerimy Vosika
FurryTail Transfurmations
801-885-1962
360-936-9718 - Best to reach us

Google Maps 55 E 400 N



Map data ©2019 Google 100 ft



55 E 400 N

American Fork, UT 84003

Photos



At this location

Adventure Church
4.2 ★★★★☆ (5)
Foursquare Church · 55 E 400 N



Adventure Foursquare
3.0 ★★★☆☆ (2)
Church · 55 E 400 N



AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: May 8, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS: Hearing, review and action on a zone map amendment from the I-1 Industrial and M-1 Marina zones to the PI-1 Planned Industrial zone, located in the area of 1500 South 100 East.

ACTION REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION					
Location:		Approximately 1500 S. 100 E.			
Applicant:		Mike Roderick			
Existing Land Use:		Agriculture			
Proposed Land Use:		Office Warehouse			
Surrounding Land Use:	North	Agriculture			
	South	Agriculture			
	East	Agriculture			
	West	Agriculture/Storage			
Existing Zoning:		I-1 (Industrial), M-1 (Marina)			
Proposed Zoning:		PI-1 (Planned Industrial)			
Surrounding Zoning:	North	PI-1 (Planned Industrial)			
	South	M-1 (Marina)			
	East	PI-1 (Planned Industrial)			
	West	M-1 (Marina)			
Land Use Plan Designation:		Design Industrial			
Zoning within Land Use Plan?		X	Yes		No

Background

The property was annexed into the City in 2015 and given various zone designations: PI-1, I-1 and M-1. PI-1 was designated along the 1500 South corridor, and a large area adjacent to both 1500 South and 500 East. The I-1 zone was placed in the interior of the annexation area, and the M-1 zone was placed south of a future 1700 South.

Subsequent to the annexation and initial zone classifications, the City, at the request of the property owner, vacated a curved portion of the 1700 South alignment; opting to continue it directly west.

The applicant requests that the interior of the area be a consistent PI-1 zone. This complies with the underlying Land Use Plan designation of “Design Industrial”. The

applicant intends to develop the area as an office/warehouse development. Office/warehouse developments are allowed pursuant to the PI-1 zone.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of a zone map amendment to the PI-1 zone, in the area of 1500 S. 100 E.

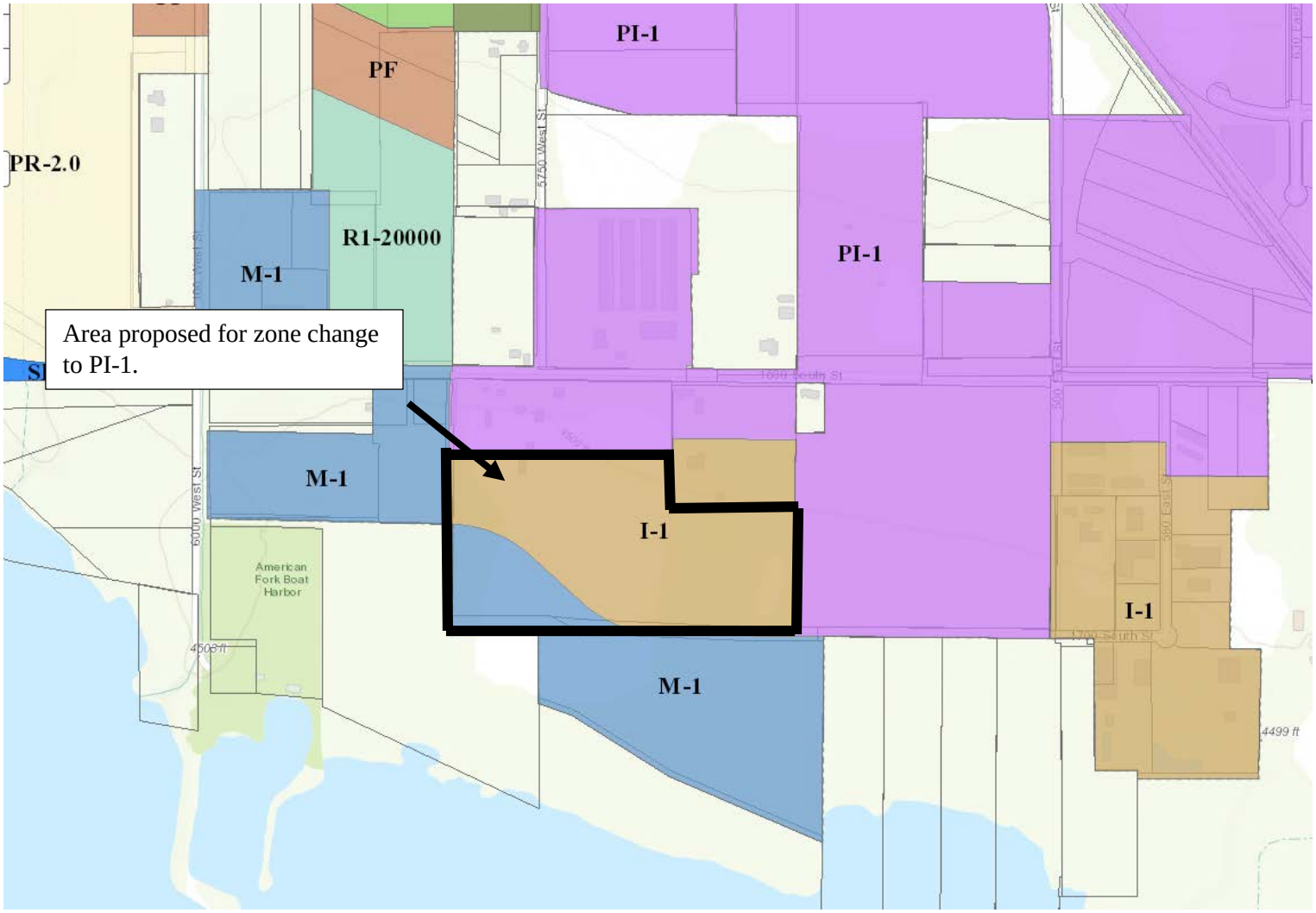
DENIAL

Mr. Chairman, I move that we recommend denial of a zone map amendment to the PI-1 zone, in the area of 1500 S. 100 E.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

Zone Map Amendment



AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Zone Map Amendment

Project Address: 1500 South 100 East

Developer / Applicant's Name: Mike Roderick

Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed zone map amendment.

AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: Catalyst Business Park

Location: Approximately 100 East 1500 South

Reason/Description: The parcel is currently zoned partially PI, I & M1. We are requesting it to be all zoned PI.

Utah County Parcel No(s): 13:076:0046

Property Owner Name: Roderick Enterprises

Property Owner Signature: [signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Roderick Enterprises

Address: P.O. Box 186 Midvale, Ut 84047

Telephone: 801-506-5005 Fax:

Email: mikeR@roderickrealty.com & benw@roderickrealty.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on **DISC**:
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PAID $ 250
PLAN REVIEW DEPOSIT
4/9/19

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☒	Property Size (acres): 41.67 Current Zone Classification: PI, I and M
☒	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☒	Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.

Roderick Enterprises

1214 East Vine Street
Salt Lake City, Utah 84121

EST. 1967

(801) 506-5005
Fax (801 506-0755

March 28, 2019

Ben Hunter
Project Engineer
275 East 200 North
American Fork City, Utah

RE: Highland Place II, Cottonwood Heights, Utah

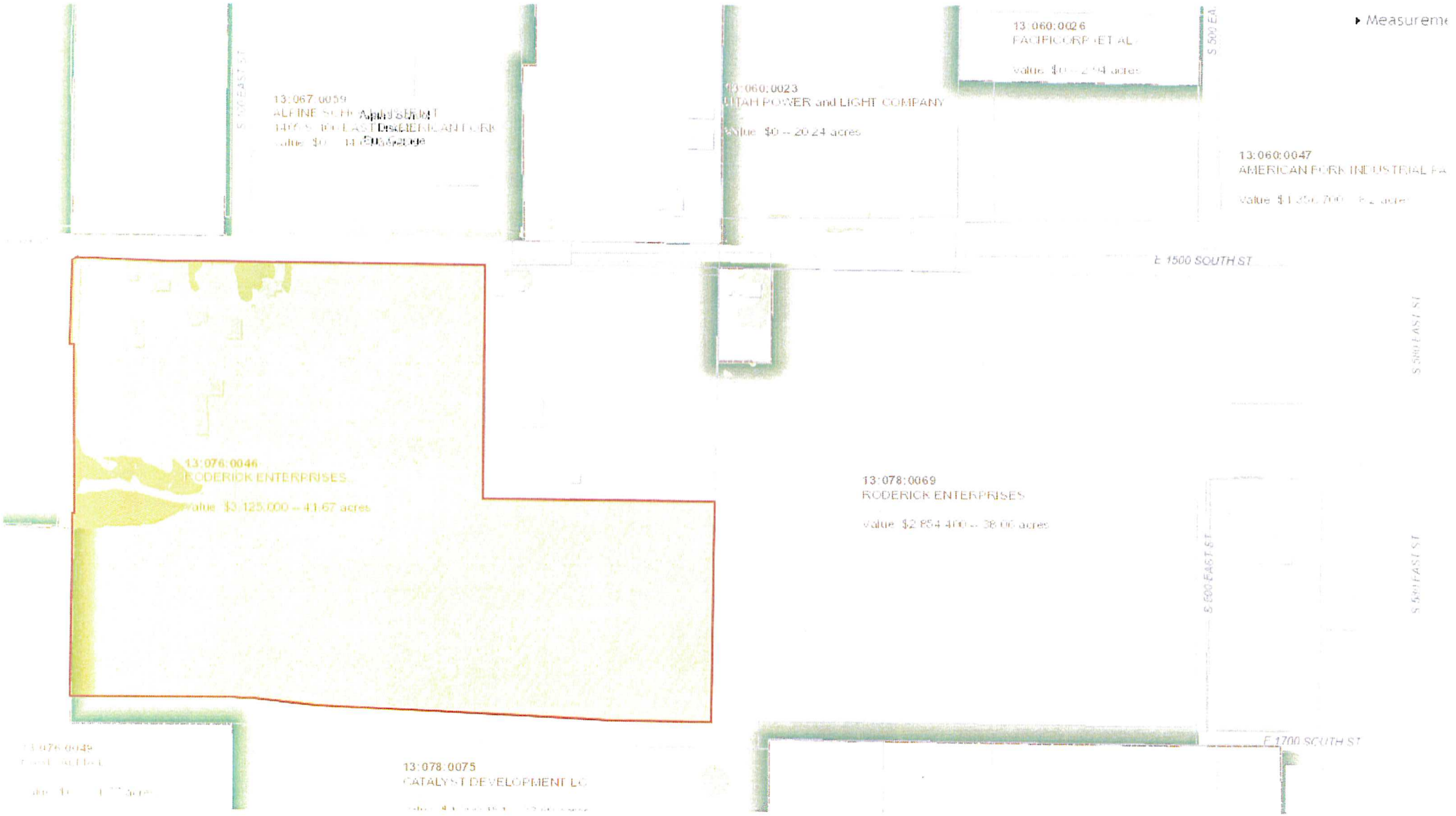
Dear Mr. Hunter:

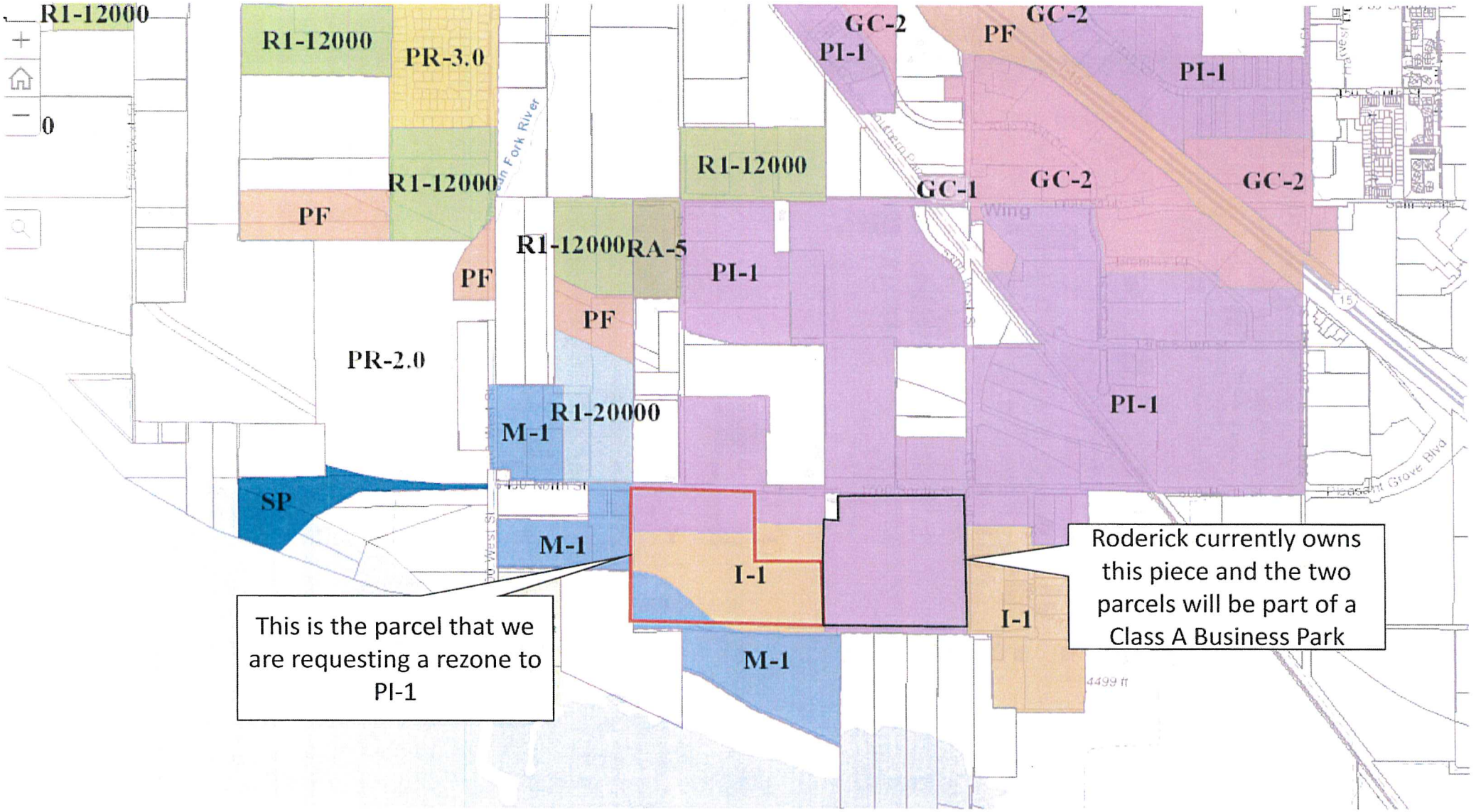
This request is for a zone change for the parcel 13:076: 0046 located at approximately 100 East 1500 South in American Fork. We are currently submitted to the city for master plan approvals to build a Class A Business Park on this 41.67 acres along with the adjacent 38.06 acres to the east. We have also included a proposed site plan for the business park to illustrate our intentions for the property. When this parcel was originally annexed into American Fork the current zoning was a result of the previous owners desire to subdivide and sell off the lots to less than desirable uses. Roderick ended up purchasing the parcel to protect our initial investment of the adjacent parcel to the East.

We are requesting that the parcel be zoned entirely PI. The planned industrial zone requires higher design standards and eliminated the opportunity for more obnoxious uses then the current partial zoning. We feel that this zone change promotes the current vision of American Fork City and the surrounding areas.

Sincerely,

Ben Wheat
VP Leasing and Development
Roderick Enterprises


13:067:0059
13:060:0023
UTAH POWER and LIGHT COMPANY
Value $0 -- 20.24 acres
13:060:0026
PACIFICORP ET AL
13:060:0047
E 1500 SOUTH ST
13:076:0046
RODERICK ENTERPRISES
Value $3,125,000 -- 41.67 acres
13:078:0069
RODERICK ENTERPRISES
Value $2,854,400 -- 38.06 acres
S 600 EAST ST
S 580 EAST ST
E 1700 SOUTH ST
13:078:0075
CATALYST DEVELOPMENT LC


R1-12000
R1-12000
PR-3.0
R1-12000
PF
R1-12000
RA-5
PF
PF
PR-2.0
R1-20000
M-1
SP
M-1
M-1
I-1
I-1
GC-2
PI-1
PF
GC-2
PI-1
R1-12000
GC-1
GC-2
GC-2
PI-1
PI-1
This is the parcel that we are requesting a rezone to PI-1
Roderick currently owns this piece and the two parcels will be part of a Class A Business Park



aeurbia
architects and engineers

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: May 8, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the Dixie Farms Plat G Flexible Lot PUD located in the area of 800 South 800 West, in the PR-3.0 (Planned Residential) zone.

ACTION REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		800 South 800 West			
Applicants:		Berg Engineering/Ascent Development			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential/Agriculture			
	South	Agriculture			
	East	Agriculture			
	West	Agriculture			
Existing Zoning:		PR-3.0			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	Residential Agriculture 5 (Utah County)			
	South	PF (Public Facilities)			
	East	Residential Agriculture 5 (Utah County)			
	West	PR-3.0			
Land Use Plan Designation:		Residential Low Density (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

The property consisting of “Plat G” was recently annexed in order to close a gap in the larger Dixie Farms development. The area was zoned PR-3.0, to match surrounding zoning of annexed areas.

Plat G consist of 6 lots. The Development Code outlines provisions for developing under a Flexible Lot scenario. Throughout the entire development, the applicant has provided a range of lot sizes; between 7,500 sq. ft. and 16,000 sq. ft. Trail corridors meander through the subdivision, providing access from the linear park to the north, to the Utah Lake Shoreline Trail/open space shoreline area to the south.

The applicants received Planning Commission approval for modification of lot sizes within the Flexible Lot PUD in order to harmonize development within the project. The proposal increased the number of medium sized lots (7,500 to 9,000 sf), and decreased the number of two-family lots that would be allowed per the Development Code.

Section 17.7.502.D of the Development Code:

The Planning Commission may recommend approval upon finding that:

1. All plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

   All plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

2. The plan conforms in all respects to the design standards and criteria for the project.

   Design standards and criteria for the project have been met.

3. The site is suitable for development as a flexible lot project and will be consistent with existing development in the vicinity and compatible with the general plan for the area.

   The site is suitable for development as a Flexible Lot project. The Land Use Plan designates this area as “Low Density Residential”. Plat G is compatible with the Land Use Plan designations for the area.

4. The arrangement of the buildings, roadways, open space and other project elements will result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

   The arrangement of buildings, roadways, open space and other project elements will result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

5. The project, if developed, will accomplish the objectives for residential conservation projects as stated under “paragraph A” above.

   Subsection A, is found under the “Intent” heading of Section 17.7.502 and states:

   To provide an alternative form of development for residential housing projects within the City which permits increased flexibility and encourages ingenuity in design while preserving a quality of residential amenities equal or superior to that possible under conventional subdivision requirements. In order to qualify

for approval as a flexible lot project, it must be demonstrated that the proposed project will:

a. Adequately recognize and incorporate areas on the site having natural constraints to development
b. Efficiently utilize the land resources
c. Provide increased economy to the public in the delivery of municipal services and utilities
d. Provide increased variety in the style and quality of residential dwellings available within the City
e. Preserve open space to meet the recreational, scenic, and public service needs of current and future residents in the area, and
f. Do all of the above in a manner which is consistent with the objectives of the underlying zone and under conditions which will result in the creation of residential environments of sustained desirability.

It is Staff's opinion that the objectives as stated in paragraph A, "Intent" of Section 17.7.502 have been met through the design of the subdivision.

Section 17.7.211 of the Development Code

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

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

   The final plat conforms to a preliminary plan (processed concurrently) and to terms of a preliminary plan approval.

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

   This criterion has been met.

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

   Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

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

   Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

e. The water rights conveyance documents have been provided.

Water rights conveyance, if not satisfied previously, shall be satisfied prior to plat recordation.

FINDING OF FACT/CONDITION OF APPROVAL:

After reviewing the final plat for Dixie Farms Plat G, the following finding of fact and condition of approval are offered for consideration:

1. The final plat complies with the criteria listed in Sections 17.7.502.D and 17.7.211 of the Development Code.

2. Water rights conveyance shall be satisfied prior to plat recordation.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of Dixie Farms Plat G with the finding and condition listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of Dixie Farms Plat G.

TABLE

Mr. Chairman, I move that we table action on Dixie Farms Plat G.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Dixie Farms Plat G

Project Address: 800 South 800 West

Developer / Applicant's Name: Berg Engineering/Ascent Development

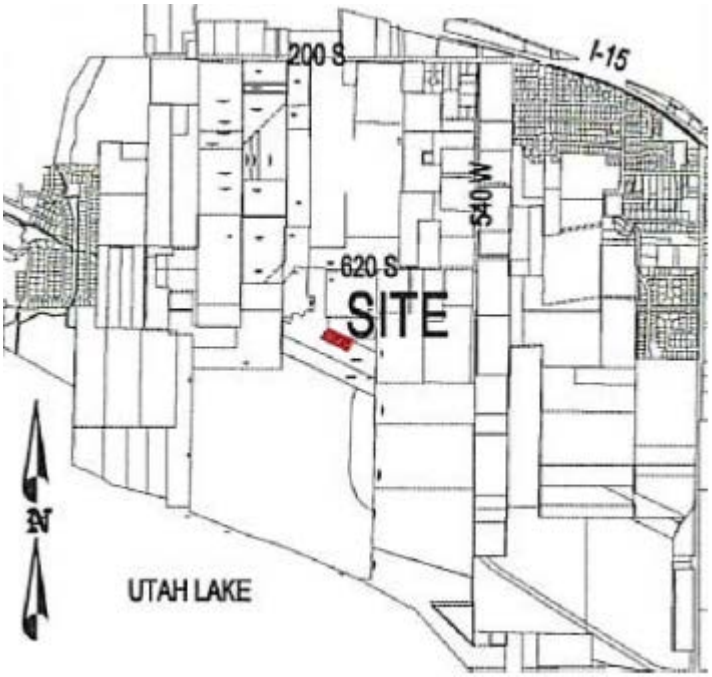
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 5/8/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

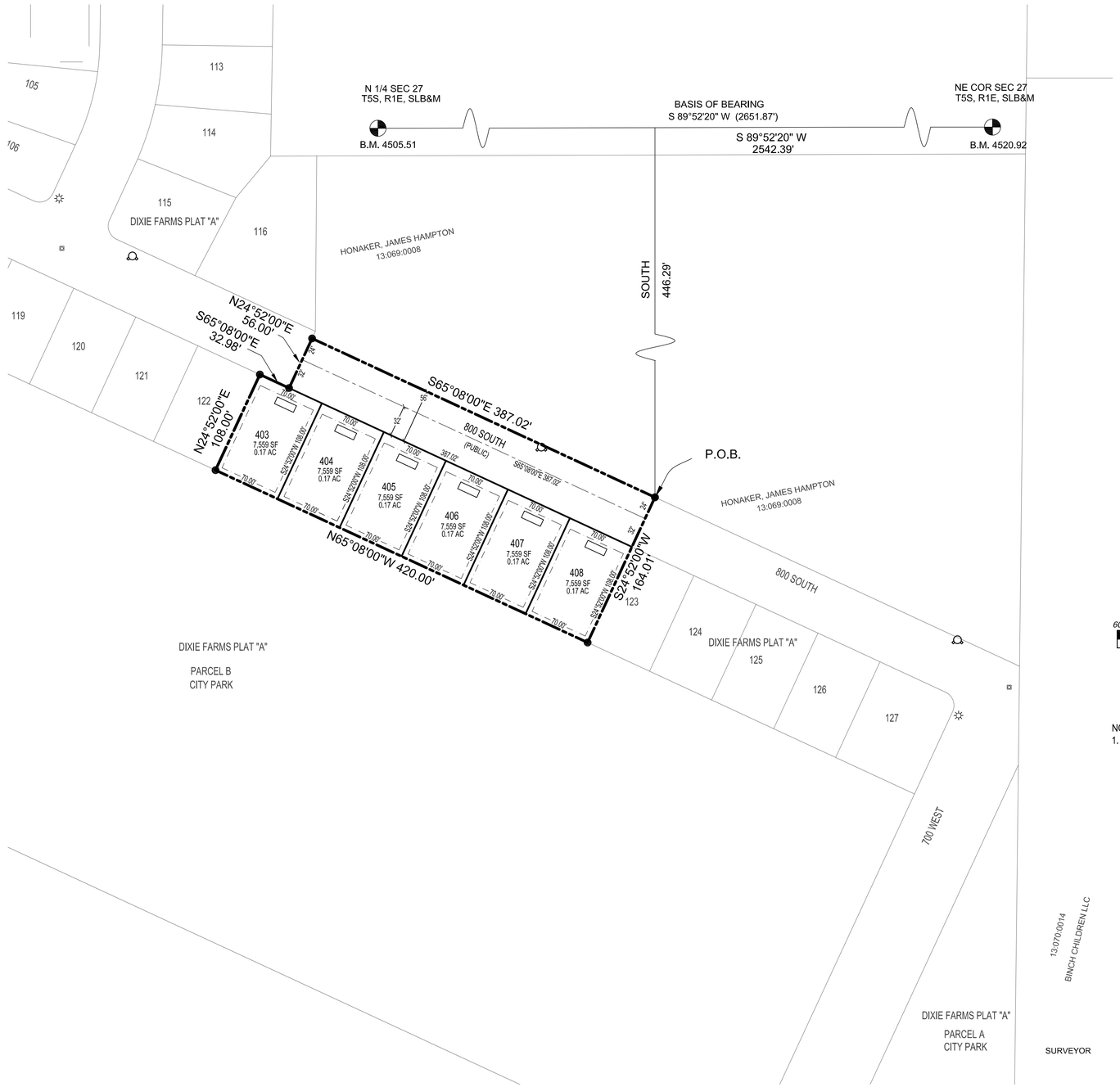
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
7. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
8. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
9. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
10. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
11. **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).

Plan Modifications Required:

1.

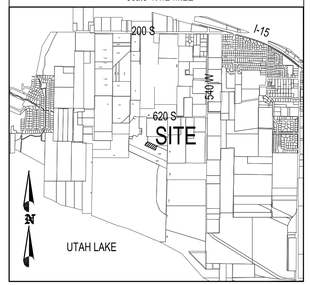
DIXIE FARMS
PLAT "G"

LOCATED IN THE NORTHWESTQUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



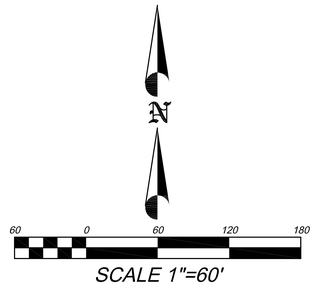
VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.54 AC
EXISTING ZONING	PR 3.0
FLOOD ZONE DESIGNATION:	A / X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



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

LEGEND

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

13:070:0014
BINCH CHILDREN LLC

REFERENCE DOCUMENTS:

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

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

SURVEYOR

ENGINEER

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

SEWER AUTHORITY APPROVAL

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

_____
SEWER AUTHORITY

WATER AUTHORITY APPROVAL

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

_____
WATER AUTHORITY

4/8/2019 I:\My Drive\Berg Civil\2018\Hoj\DF-Final GDF_Final_PLAT G.dwg

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY 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.

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S89°52'20"W 2542.39 FEET AND SOUTH 446.29 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 24°52'00" WEST 164.01 FEET; THENCE NORTH 65°08'00" WEST 420.00 FEET; THENCE NORTH 24°52'00" EAST 108.00 FEET; THENCE SOUTH 65°08'00" EAST 32.98 FEET; THENCE NORTH 24°52'00" EAST 56.00 FEET; THENCE SOUTH 65°08'00" EAST 387.02 FEET TO THE POINT OF BEGINNING.

AREA = 67,036 SF OR 1.54 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 22. (NAD 27)

NUMBER OF LOTS 6

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

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 (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

_____ PLANNER _____ CHAIRMAN, PLANNING COMMISSION

DIXIE FARMS
PLAT "G"

LOCATED IN NORTHWESTQUARTER OF SECTION 27
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: May 8, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on the final plat for Mitchell Farms Plat B, located in the area of 860 West 760 North, in the R1-12,000 Residential zone.

ACTION REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		Approximately 860 West 760 North			
Applicants:		Ken Berg			
Existing Land Use:		Agriculture/Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Agriculture			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-12,000			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R1-12,000			
	South	R1-12,000			
	East	R1-12,000			
	West	R1-12,000			
Land Use Plan Designation:		Low Density Residential (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

The preliminary plan for Mitchel Farms Subdivision was approved by the Planning Commission on October 4, 2017. The final plat of Plat B has been submitted for review and action. Plat B consists of 12 lots.

The area was annexed into the City under the "Mitchell Farms Plat A Annexation". At the time of annexation, the property was given the R1-12,000 zone designation.

All lots have been sized in accordance with the requirements of the R1-12,000 zone. Lot sizes in Plat B range from .28 acres to .32 acres.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Low Density Residential” (3 du/ac). The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

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

   Plat B conforms to the preliminary plan and will conform to any terms of the preliminary plan approval.

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

   This criterion has been met.

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

   Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

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

   Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

e. The water rights conveyance documents have been provided.

   Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

2. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

3. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat of Mitchell Farms Plat B, with the findings and condition listed in the staff report, and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of Mitchell Farms Plat B.

TABLE

Mr. Chairman, I move that we table action on the final plat of Mitchell Farms Plat B.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Mitchell Farms Plat B

Project Address: 860 West 760 North

Developer / Applicant's Name: Ken Berg

Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 5/8/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
6. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
7. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
8. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
9. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
10. **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).

Plan Modifications Required:

1.

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

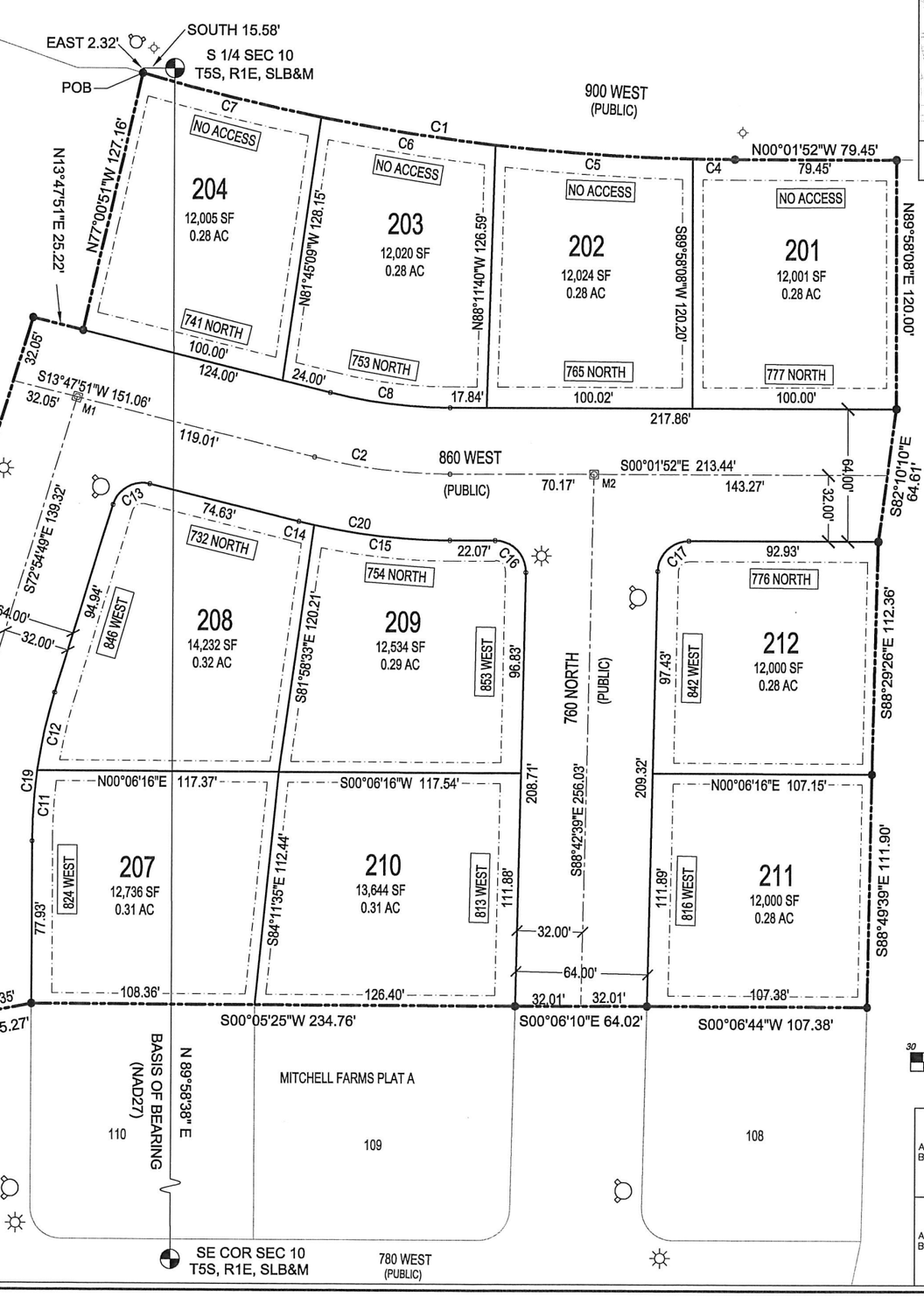
MITCHELL FARMS
PLAT "B"

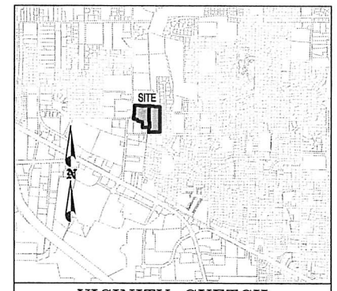
LOCATED IN SOUTHEAST QUARTER SECTION 10 & NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1044.27	292.06	16°01'27"	291.11	N07°58'51"E
C2	275.00	66.37	13°49'43"	66.21	S06°53'00"W
C3	275.00	82.05	17°05'41"	81.75	S81°27'40"E
C4	1044.27	20.56	01°07'40"	20.56	S00°31'58"W
C5	1044.27	96.20	05°16'42"	96.17	S03°44'09"W
C6	1044.27	85.86	04°42'39"	85.84	S08°43'50"W
C7	1044.27	89.44	04°54'25"	89.41	S13°32'22"W
C8	243.00	58.65	13°49'43"	58.51	S06°53'00"W
C9	307.00	82.36	15°22'13"	82.11	S80°35'56"E
C10	307.00	9.24	01°43'28"	9.24	S89°08'46"E
C11	243.00	34.09	08°02'17"	34.06	N85°59'22"W
C12	243.00	38.41	09°03'24"	38.37	N77°26'32"W
C13	15.00	22.70	86°42'40"	20.60	N29°33'29"W
C14	307.00	7.72	01°26'30"	7.72	N13°04'36"E
C15	307.00	66.37	12°23'13"	66.24	N06°09'45"E
C16	15.00	23.91	91°19'13"	21.46	N45°37'44"E
C17	15.00	23.22	88°40'47"	20.97	N44°22'16"W
C18	307.00	91.60	17°05'41"	91.26	S81°27'40"E
C19	243.00	72.50	17°05'41"	72.23	N81°27'40"W
C20	307.00	74.10	13°49'43"	73.92	N06°53'00"E

SUNSET MOUNTAIN PROPERTIES
12:056:0130





VICINITY SKETCH
SCALE 1"=1/4 MILE

TABULATIONS

DEVELOPMENT AREA	4.91 AC
EXISTING ZONING	R-1-12000
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

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

SCALE 1"=30'

SUNSET MOUNTAIN PROPERTIES
12:056:0136

SURVEYOR
AZTEC ENGINEERING
491 NORTH 450 WEST
OREM, UT 84057
(801) 224-7308

ENGINEER
berg
CIVIL ENGINEERING
11035 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1877

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

SEWER AUTHORITY

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

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

_____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED SOUTH 87.99 FEET AND EAST 450.43 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 00°35'29" EAST 234.78 FEET; THENCE NORTH 00°06'16" WEST 84.02 FEET; THENCE NORTH 00°06'44" EAST 107.38 FEET; THENCE SOUTH 88°31'16" EAST 112.34 FEET; THENCE SOUTH 77°40'20" EAST 85.51 FEET; THENCE EAST 127.80 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF MITCHELL SPRINGS THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 227.04, AND 2) SOUTH 0°01'01" EAST 471.95 FEET; THENCE SOUTH 89°40'59" WEST 301.46 FEET; THENCE SOUTH 82°33'12" WEST 10.28 FEET; THENCE NORTH 00°00'30" WEST 126.87 FEET; THENCE EAST 20.01 FEET; THENCE NORTH 00°00'30" WEST 121.85 FEET; THENCE NORTH 11°20'47" WEST 65.27 FEET TO THE POINT OF BEGINNING.

AREA = 4.91 ACRES

BASIS OF BEARING IS SOUTH 89°58'38" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 10. (NAD 27)

NUMBER OF LOTS 12

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

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 (SEE SEAL BELOW)

ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

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

_____ PLANNER

_____ CHAIRMAN, PLANNING COMMISSION

MITCHELL FARMS
PLAT "B"
LOCATED IN SOUTHEAST QUARTER SECTION 10 & NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

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

04/08/2019 I:\My Drive\Berg Civil\2017\PAT - Mitchell\Plat B\MF-B_Final_PLAT B.dwg

TABULATIONS

PROJECT ZONE	R-1-12,000
TOTAL PROJECT AREA	4.82 AC
NUMBER OF TOTAL LOTS	12
DENSITY	2.49 D.U./GROSS AC
AREA OF NEW ROADS	1.37 AC
AREA OF LOTS	3.45 AC
AVERAGE LOT SIZE	12,524 SF
TYPE OF OCCUPANCY	R-3
TYPE OF CONSTRUCTION	V

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 15.58 FEET AND EAST 2.32 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE ARC OF A

THENCE NORTH 00°01'52" WEST 79.45 FEET; THENCE SOUTH 82°10'10" EAST 64.61 FEET; THENCE SOUTH 88°29'26" EAST 112.36 FEET; THENCE SOUTH 88°49'39" EAST 111.90 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF MITCHELL FARMS PLAT "A" THE FOLLOWING SIX COURSE AND DISTANCES: 1) SOUTH 00°06'44" WEST 107.38 FEET, 2) SOUTH 00°06'10" EAST 64.02 FEET, 3) SOUTH 00°05'25" WEST 234.76 FEET, 4) SOUTH 11°20'47" EAST 65.27 FEET, 5) SOUTH 00°00'30" WEST 121.85 FEET, AND 6) WEST 200.02 FEET; THENCE NORTH 141.23 FEET; THENCE NORTH 72°54'49" WEST 149.86 FEET; THENCE NORTH 13°47'51" EAST 25.22 FEET; THENCE NORTH 77°00'51" WEST 127.16 FEET TO THE POINT OF BEGINNING.

AREA = 4.82 ACRES OR 209,849 SF

BASIS OF BEARING IS SOUTH 89°58'38" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 10. (NAD 27)

NOTES

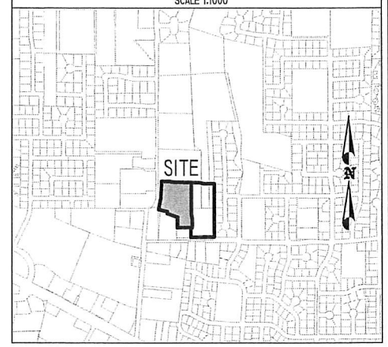
1. PROJECT ADDRESS IS 800 NORTH 780 WEST
2. ELEVATION BENCHMARK IS THE S QUARTER CORNER OF SEC 10 T 5 S; R 1 E; SLB&M ELEV = 4606.10
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" 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 1) 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 49557 0110 B, EFFECTIVE DATE: JULY 17, 2002.

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

VICINITY SKETCH

SCALE 1:1000



CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3	GRADING AND STORM DRAINAGE PLAN
C4	780 WEST PLAN & PROFILE
C5	730 NORTH PLAN & PROFILE
C6	760 NORTH PLAN & PROFILE
C7	SWPPP
DI-D4	CONSTRUCTION DETAILS
GN1	GENERAL NOTES



DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

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			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL CD	4/8/2019

PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

PLAT B FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

PROFESSIONAL ENGINEER 5343209 Kenneth Ray Berg 4.17.19 STATE OF UTAH

MITCHELL FARMS PLAT A

108 | 109 | 110 | 111 | 112

700 NORTH (PUBLIC)

N 89°58'38" E BASIS OF BEARING (NAD27)

S00°06'44"W 107.38' | S00°06'10"E 64.02' | S00°05'25"W 234.76' | S11°20'47"E 65.27' | S00°00'30"E 121.85'

SUNSET MOUNTAIN PROPERTIES
12:056:0136

S88°49'39"E 111.90'

S88°29'26"E 112.36'

S82°10'10"E 64.61'

N89°58'08"E 120.00'

N00°01'52"W 79.45'

N72°54'49"W 149.66'

N77°00'51"W 127.16'

N13°47'51"E 25.22'

SOUTH 15.58'

EAST 2.32'

POB

S 1/4 SEC 10
T5S, R1E, SLB&M

C1

900 WEST
(PUBLIC)

860 WEST
(PUBLIC)

760 NORTH (PUBLIC)

730 NORTH (PUBLIC)

WEST 200.02'

NORTH 141.23'

MITCHELL
13:003:0029

BUILDING TO BE REMOVED

SUNSET MOUNTAIN PROPERTIES
12:056:0130
BUILDING - TO BE REMOVED

211	12,000 SF	0.28 AC	816 WEST
212	12,000 SF	0.28 AC	842 WEST
210	13,644 SF	0.31 AC	813 WEST
209	12,534 SF	0.29 AC	853 WEST
208	14,232 SF	0.32 AC	846 WEST
207	12,736 SF	0.31 AC	824 WEST
206	12,186 SF	0.31 AC	801 WEST
205	12,900 SF	0.31 AC	825 WEST
201	12,001 SF	0.28 AC	NO ACCESS
202	12,024 SF	0.28 AC	NO ACCESS
203	12,020 SF	0.28 AC	NO ACCESS
204	12,005 SF	0.28 AC	NO ACCESS

776 NORTH | 754 NORTH | 732 NORTH | 777 NORTH | 765 NORTH | 753 NORTH | 741 NORTH

DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

0 15 30 60 90
SCALE: 1"= 30'

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

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ACTION	DATE
FINAL CD	4/8/2019

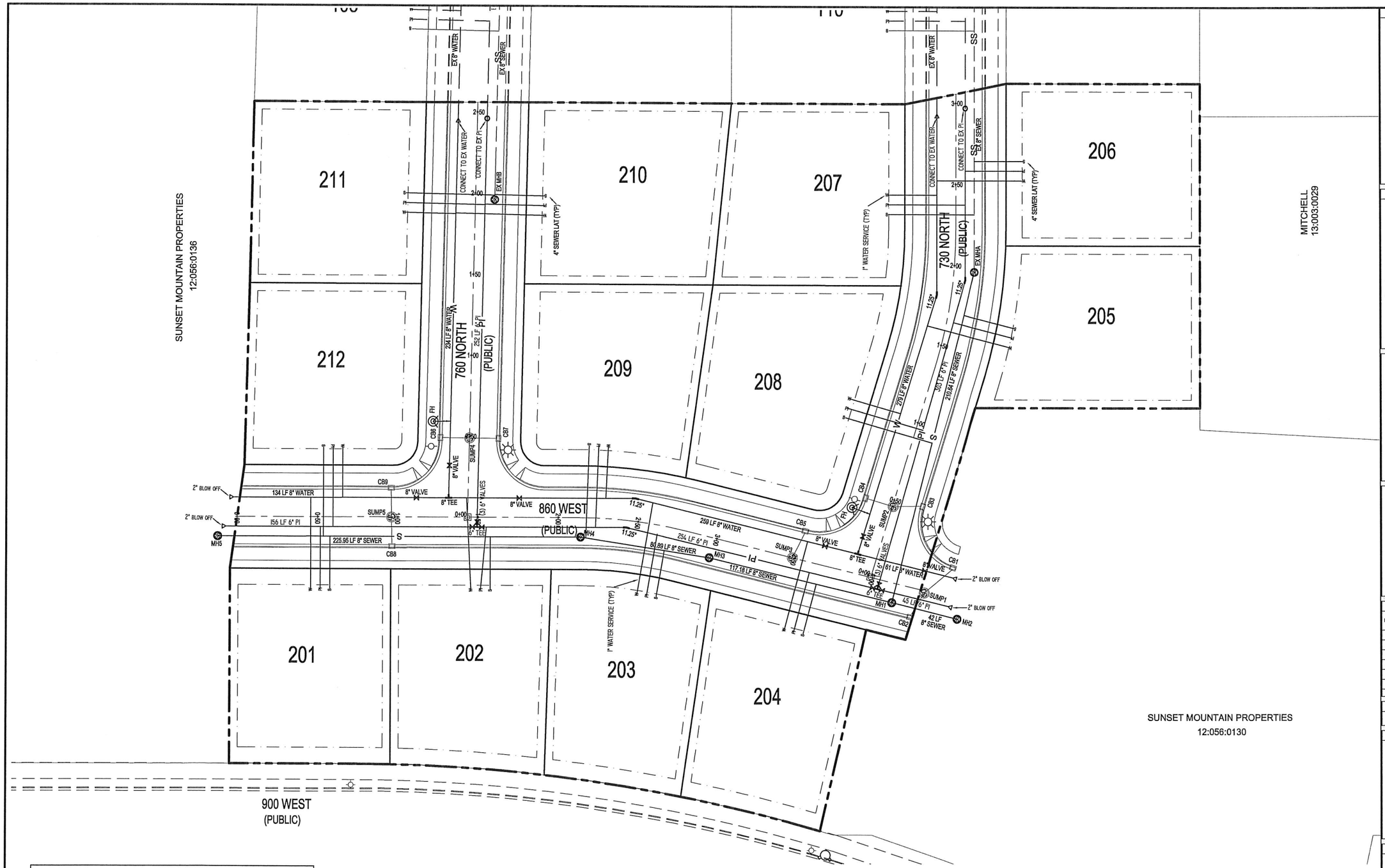
PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

PLAT B FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1



SUNSET MOUNTAIN PROPERTIES
12:056:0130

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- 8" CULINARY WATER
- 6" PRESSURIZED IRRIG.
- 8" SANITARY SEWER
- 15" STORM DRAIN
- FIRE HYDRANT

AVOID CUTTING UNDERGROUND UTILITIES
Call BEFORE YOU Dig
1-800-662-4111

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

SEWER NOTES

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.

DEVELOPER

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www.phutah.com
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DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

0 15 30 60 90
SCALE: 1"= 30'

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

REVISIONS			SEAL
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ACTION	DATE
FINAL CD	4/8/2019

PROJECT

MITCHELL FARMS SUBDIVISION

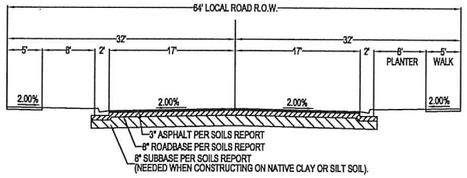
DESCRIPTION

PLAT B FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2

LOCAL ROAD R.O.W.

NOT TO SCALE



AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU DIG 1-800-662-4111

NOTICE!

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

MITCHELL FARMS PLAT A

109 | 110 | 111 | 112

211 12,000 SF 0.28 AC
210 13,644 SF 0.31 AC
207 12,736 SF 0.31 AC
206 12,186 SF 0.31 AC
205 12,900 SF 0.31 AC

212 12,000 SF 0.28 AC
209 12,534 SF 0.29 AC
208 14,232 SF 0.32 AC

201 12,001 SF 0.28 AC
202 12,024 SF 0.28 AC
203 12,020 SF 0.28 AC
204 12,005 SF 0.28 AC

730 NORTH (PUBLIC)
760 NORTH (PUBLIC)
860 WEST (PUBLIC)
900 WEST (PUBLIC)

SUNSET MOUNTAIN PRO 12:056:0136

MITCHELL 13:003:0029

SUNSET MOUNTAIN PROPERTIES
12:056:0130
BUILDING - TO BE REMOVED

BUILDING TO BE REMOVED

4625 4620 4615 4610 4605 4600

MATCH EX TBC 4615.46
MATCH EX TBC 4615.46
MATCH EX TBC 4608.13
MATCH EX TBC 4608.13
TBC 4615.39
TBC 4619.24
TBC 4619.65
TBC 4619.75
TBC 4615.10
LP TBC 4614.37
TBC 4614.37
TBC 4613.52
TBC 4613.19
TBC 4612.42
TBC 4607.21
LP TBC 4606.81
LP TBC 4606.81
HP TBC 4606.52
TBC 4606.77
TBC 4606.77
CB9 CB8 CB7 CB6 CB5 CB4 CB3 CB2 CB1
SUMP5 SUMP4 SUMP3 SUMP2 SUMP1
5.00% 5.47% 0.95% 0.95% 0.95%

DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

0 25 50 100 150
SCALE: 1"= 50'

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

REVISIONS			SEAL
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ACTION	DATE
FINAL CD	4/8/2019

PROJECT

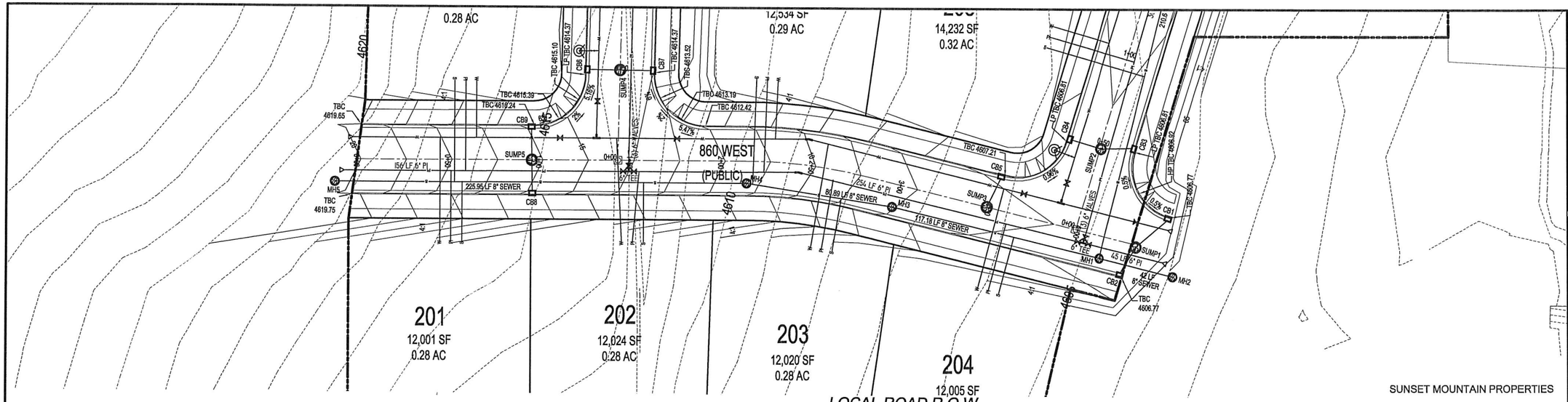
MITCHELL FARMS SUBDIVISION

DESCRIPTION

PLAT B FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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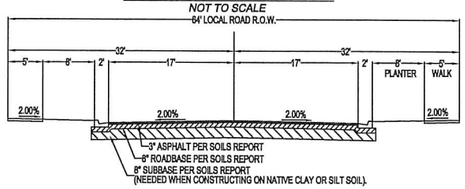


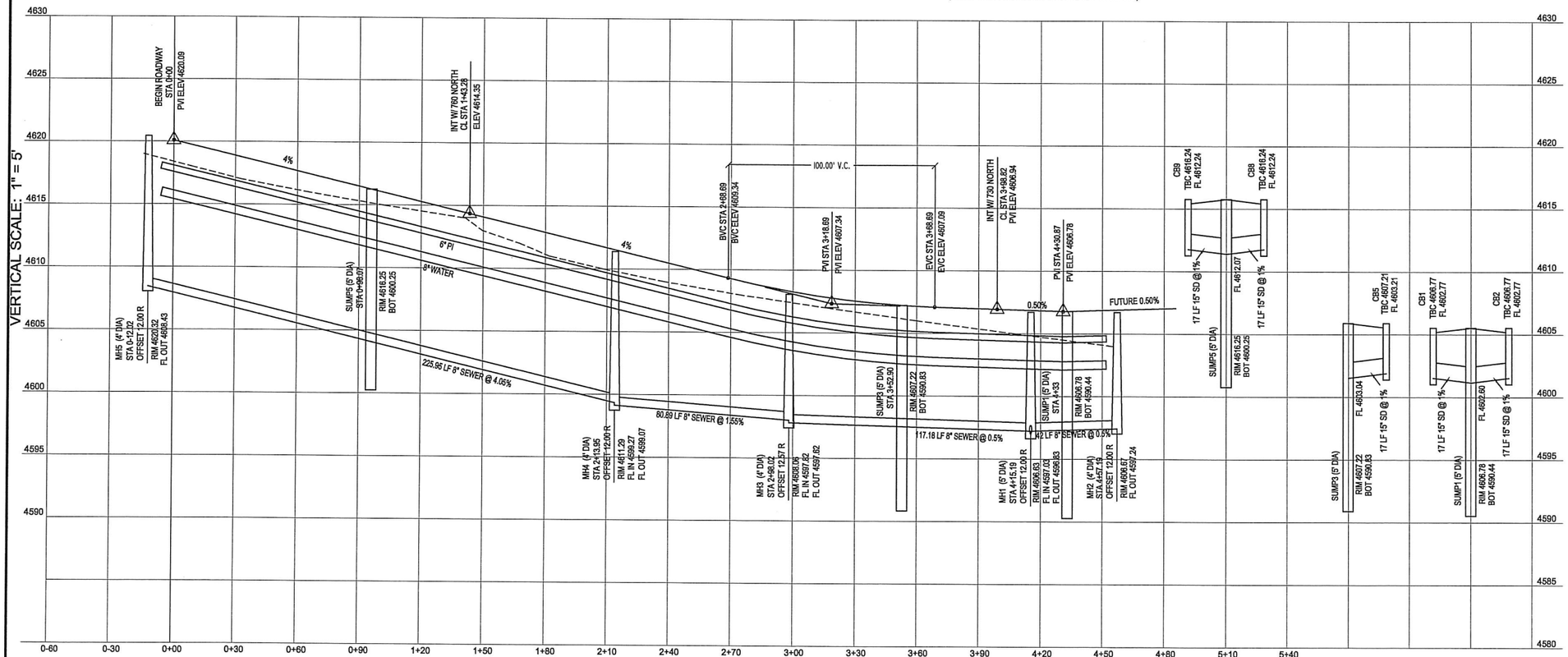
AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU DIG 1-800-662-4111

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

LOCAL ROAD R.O.W.

NOT TO SCALE





DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
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DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

0 25 50 100 150
SCALE: 1"= 50'

gerg
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL CD	4/8/2019

PROJECT

MITCHELL FARMS SUBDIVISION

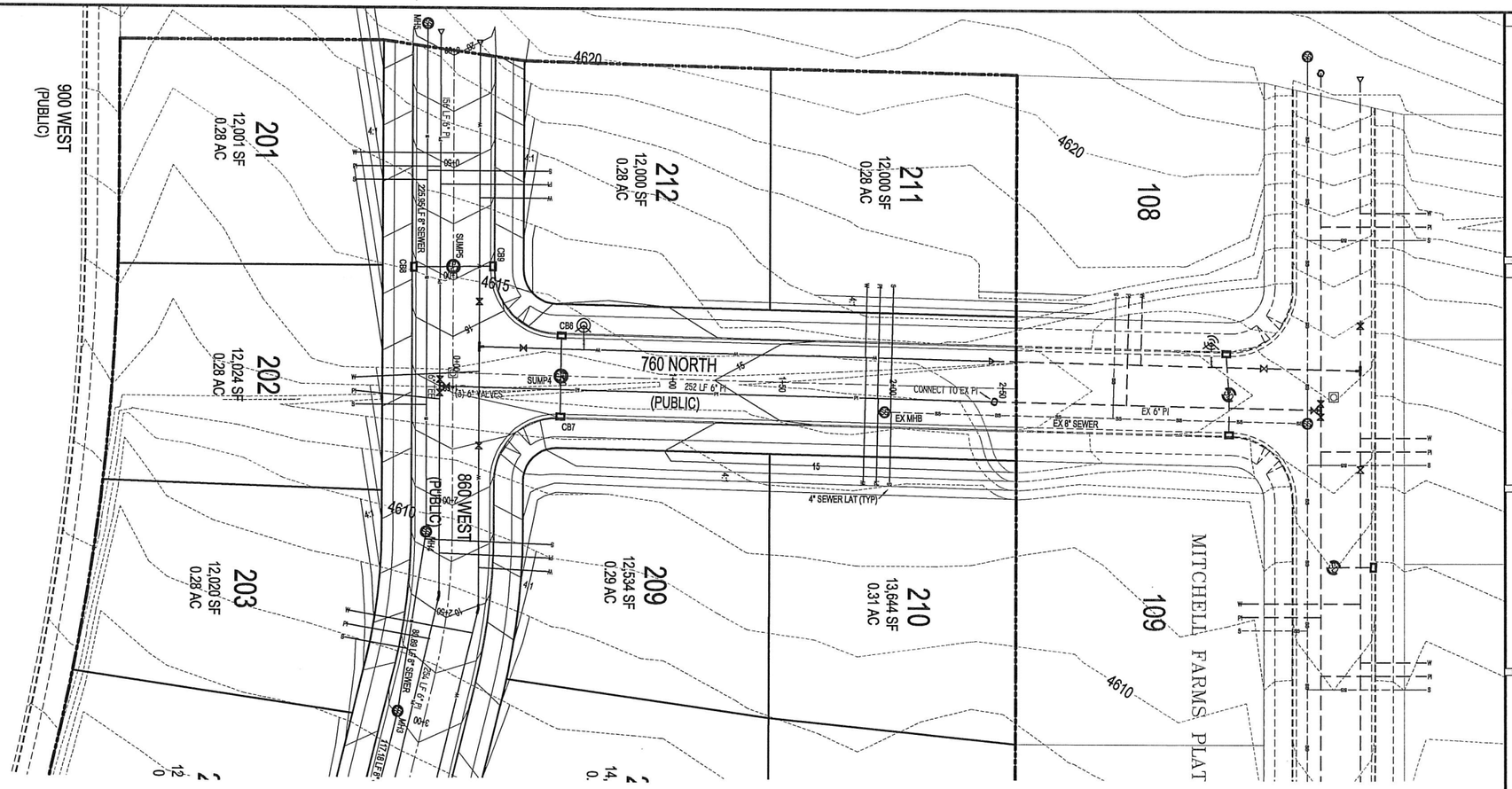
DESCRIPTION

PLAT B FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
860 W PROFILE	C4

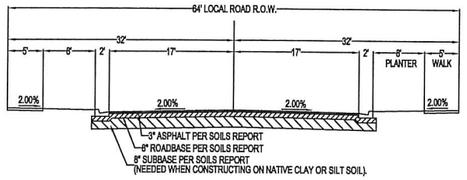
AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

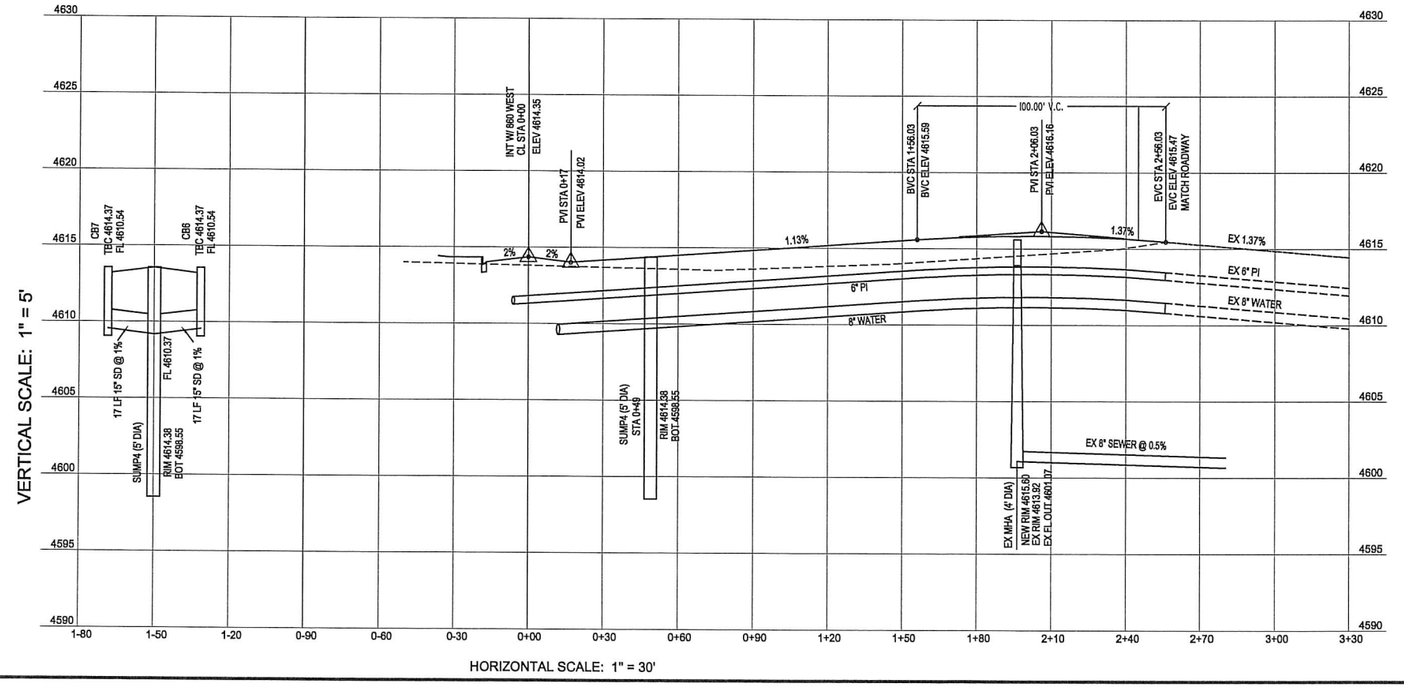
NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



LOCAL ROAD R.O.W.

NOT TO SCALE





DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

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			SEAL
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ACTION	DATE
FINAL CD	4/8/2019

PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

PLAT B FINAL CONSTRUCTION PLANS

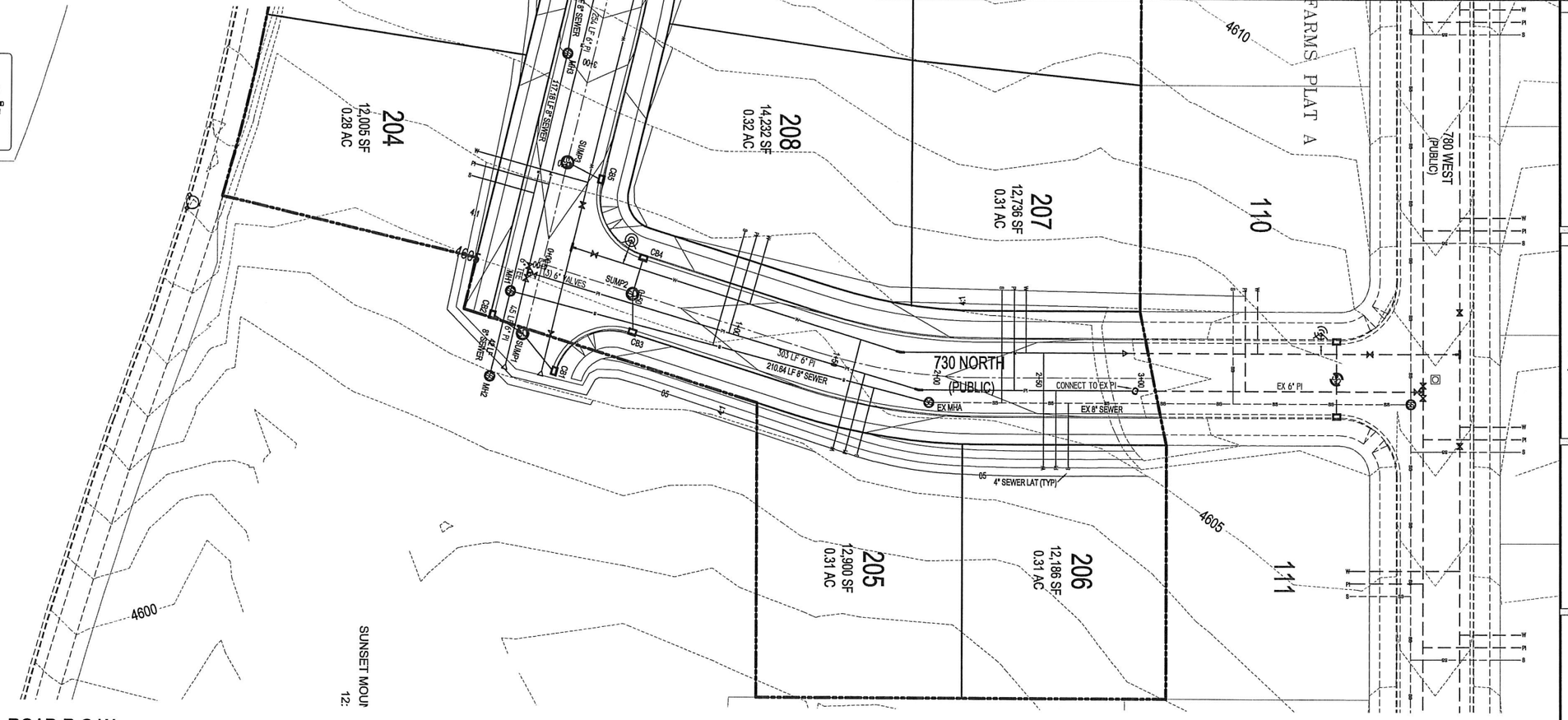
SHEET NAME	SHEET NUMBER
760 N PROFILE	C5

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AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

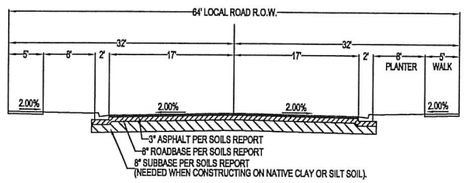
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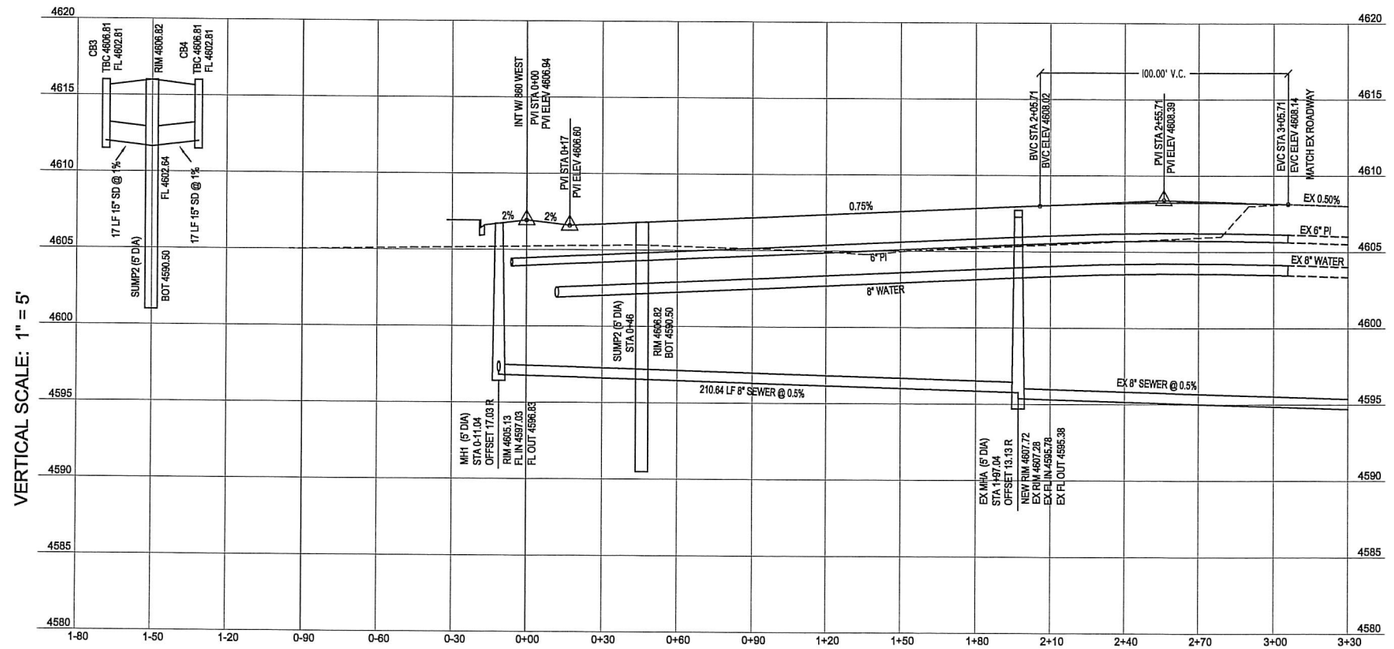
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CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 816-1677

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PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

PLAT B FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
730 N PROFILE	C6

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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."

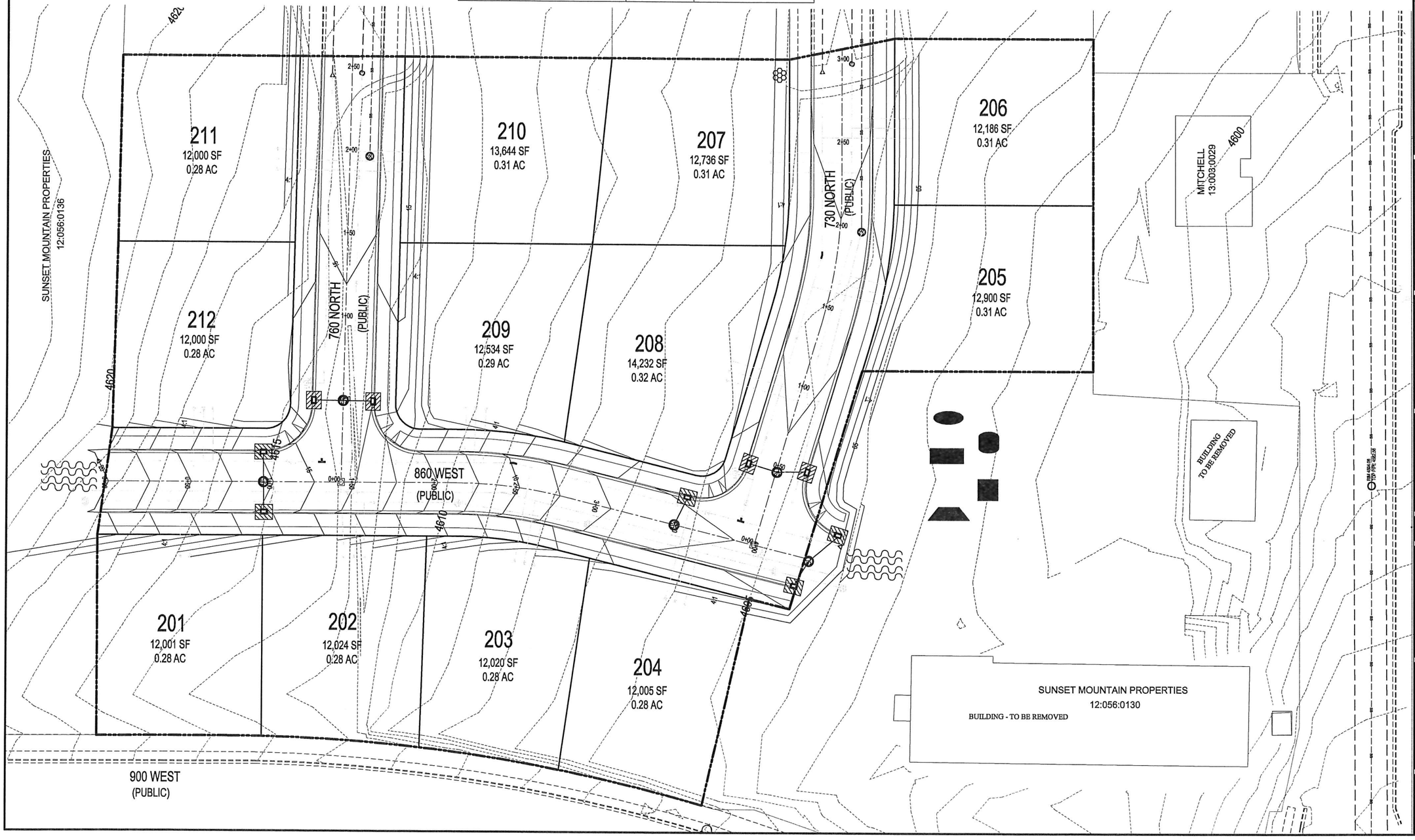
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KENNETH R. BERG, PE

MAPPING LEGEND

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

AVOID CUTTING UNDERGROUND UTILITIES. Call BEFORE YOU Dig 1-800-662-4111

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ACTION	DATE
FINAL CD	4/8/2019

PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

PLAT B FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SWPPP	C7

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GENERAL NOTES

1. This project is located within the sensitive lands area of the city. Therefore a detailed engineering soils report has been prepared for the site. This soils report filed with american fork city, gives specific recommendations that shall be followed concerning: Site Grading, Foundations, Concrete Slab on Grade, Subsurface Drains, Pavement, Backfill, and Utility Trenching.
2. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
3. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
4. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
5. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
6. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
7. 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.
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.

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

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
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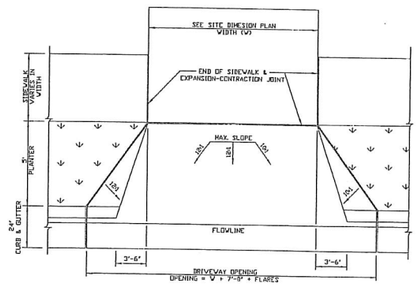
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DESCRIPTION

PLAT B
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PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

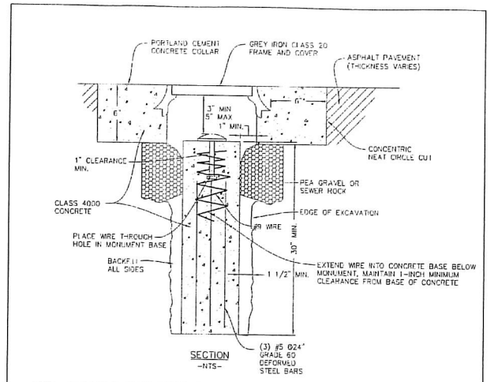
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

UPGRADE FLARE AND SIDE WALK TO THE CONCRETE PAVEMENT CROSS-SECTION

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern RICHARDSON ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 1604 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9

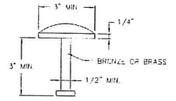


SECTION
-NTS-

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



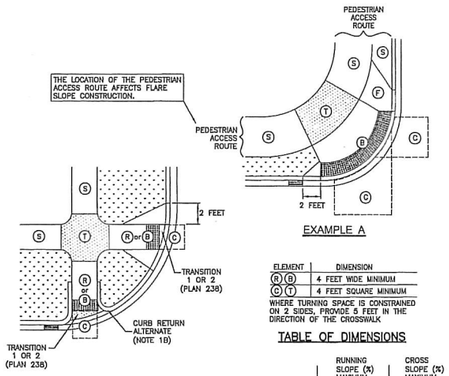
CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern RICHARDSON ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS 1604 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28

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

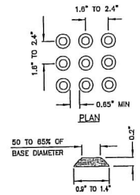


MATERIALS

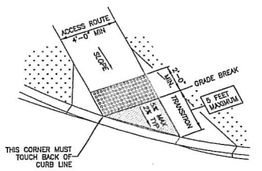
		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.

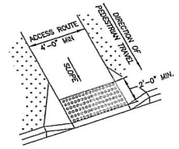
SLOPE TABLE



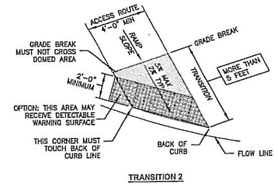
TRUNCATED DOME DETAIL



TRANSITION 1

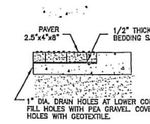


PERPENDICULAR ASSEMBLY

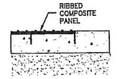


TRANSITION 2

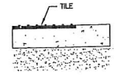
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R



STYLE T

DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

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

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ACTION	DATE
FINAL CD	4/8/2019

PROJECT

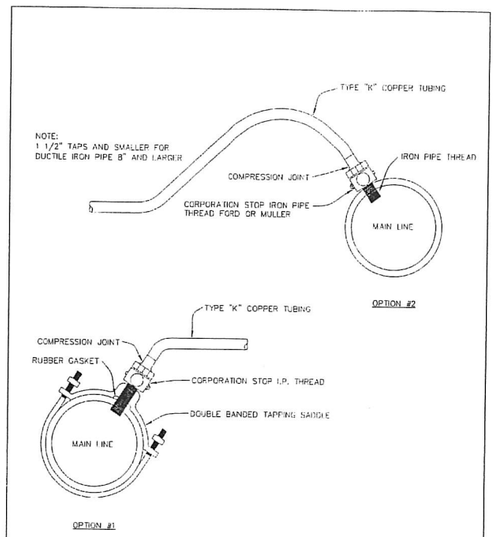
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DESCRIPTION

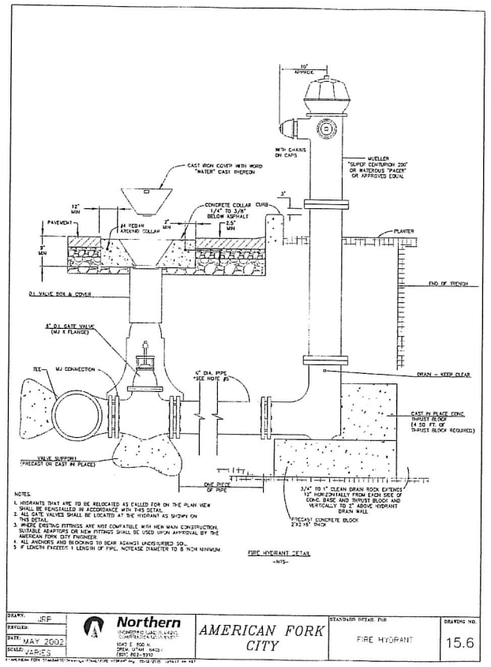
PLAT B
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

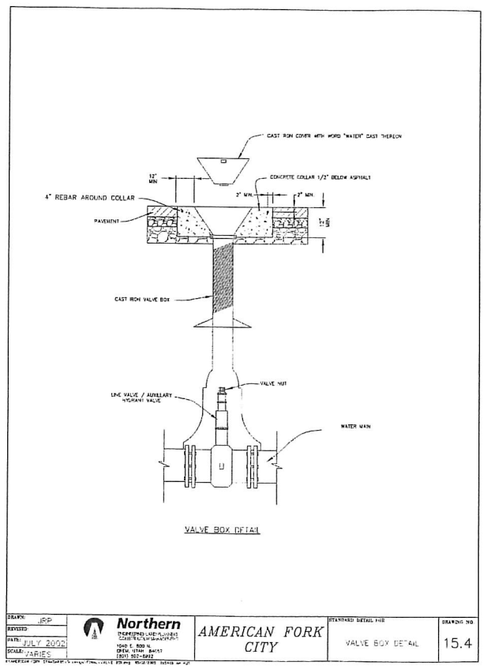
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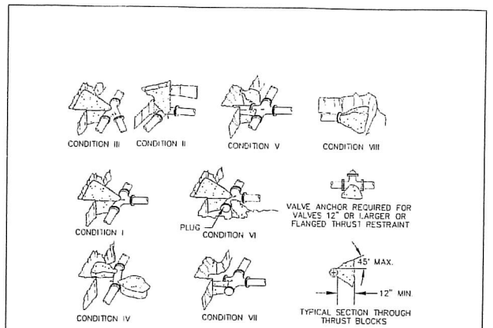
DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAIN TAPS	DRAWING NO: 15.3
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO: 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO: 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



NOTES:

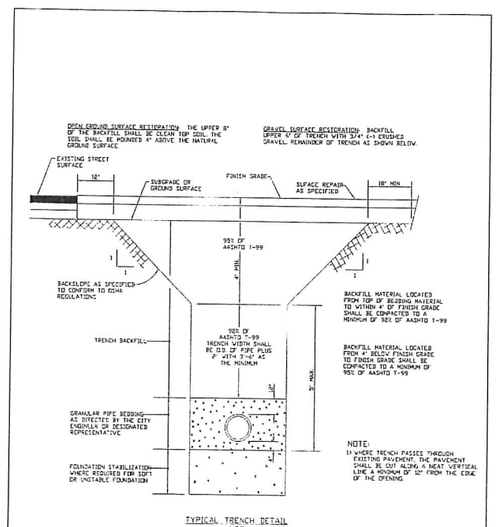
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE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

THRUST BLOCK BEARING AREA IN SQ. FEET

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

WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO: 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO: 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL CD	4/8/2019

PROJECT

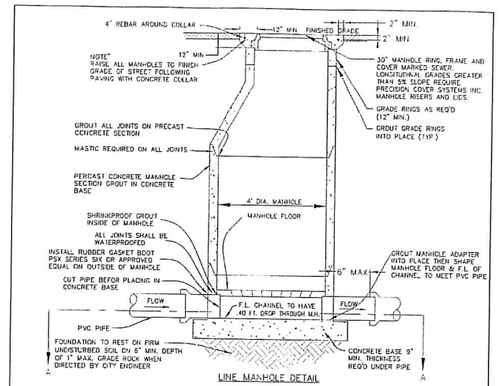
MITCHELL FARMS SUBDIVISION

DESCRIPTION

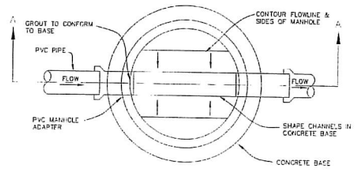
PLAT B
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

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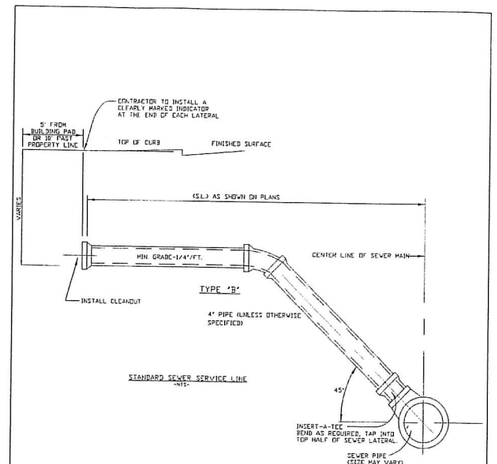


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

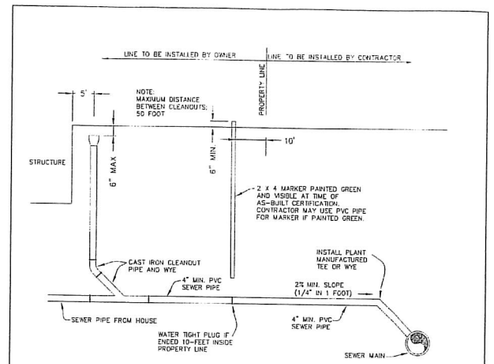
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8942	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12



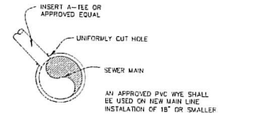
STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO 15.23

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8942	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19



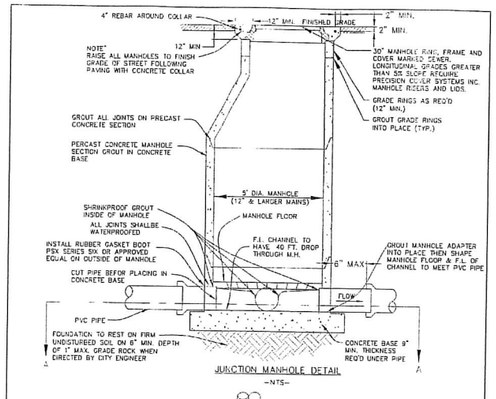
SEWER LATERAL DETAIL
-NTS-



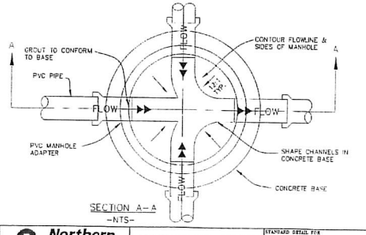
SEWER SURVICE LATERAL SADDLE
-NTS-

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: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8942	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23

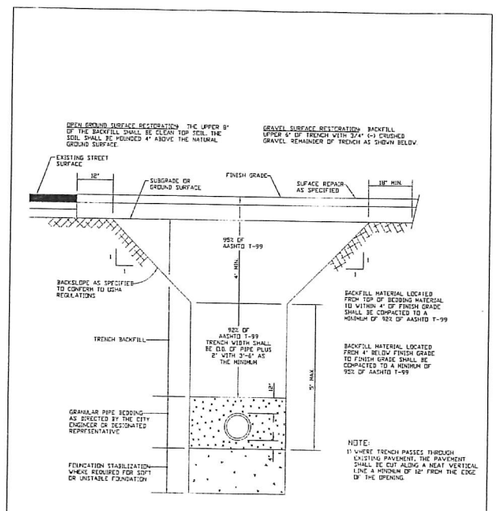


JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

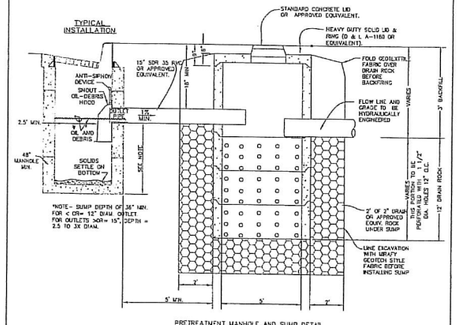
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8942	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8942	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22

NOTES:
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO OUTFLOW ALIGNMENT
5) THE SUMP LID SHALL MAY BE LOCATED IN THE SIDEWALK SECTION.
6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL



PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8942	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14

DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

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

REVISIONS			SEAL
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ACTION	DATE
FINAL CD	4/8/2019

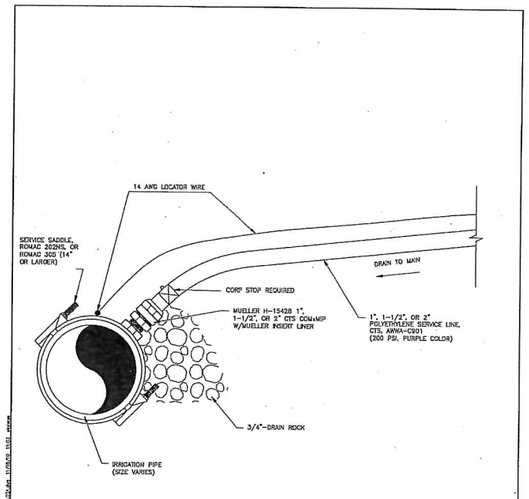
PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

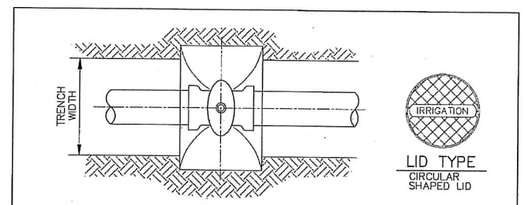
PLAT B FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3



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

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS 50 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A
DATE:				
SCALE:				

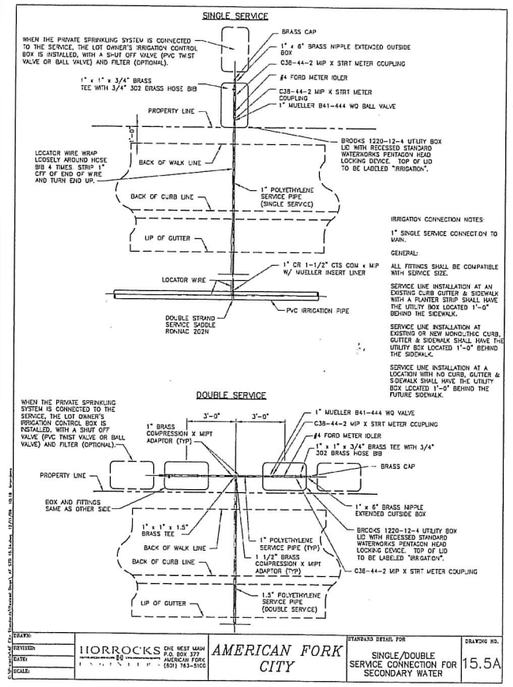


NOTES:

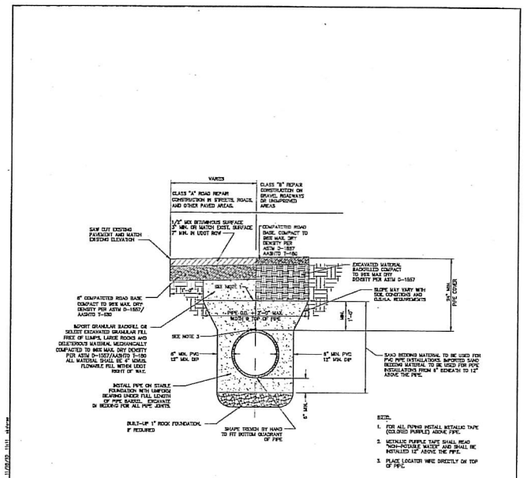
1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS 50 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
DATE:				
SCALE: NONE				

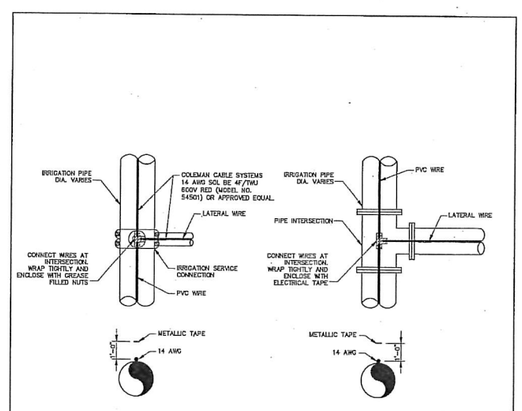


DRAWN:				
REVISED:	HORROCKS ENGINEERS 50 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A
DATE:				
SCALE:				



TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS 50 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL	DRAWING NO. 15.22A
DATE:				
SCALE:				



14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS 50 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LOCATOR WIRE DETAIL	DRAWING NO. 15.33
DATE:				
SCALE:				

DEVELOPER

PATTERSON HOMES
www.phutah.com
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

MITCHELL FARMS SUBDIVISION
850 WEST 700 NORTH

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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ACTION	DATE
FINAL CD	4/8/2019

PROJECT

MITCHELL FARMS SUBDIVISION

DESCRIPTION

PLAT B
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

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AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: May 7, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary and final plat for Stonecreek Plat C, located in the area of 700 South 290 West, in the PR-3.0 (Planned Residential) zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		290 West 700 South			
Applicants:		Trane Engineering/Woodside Homes			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential/Agriculture			
	South	Agriculture			
	East	Residential			
	West	Residential/Agriculture			
Existing Zoning:		PR-3.0			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	RA-5			
	South	R1-12,000			
	East	PR-3.0			
	West	PR-3.0			
Land Use Plan Designation:		Low Density Residential (3 du/ac)			
Zoning within density range?		x	Yes		No

Background

Stonecreek Plat C is a 72-lot phase of an overall 143-acre development. The preliminary plan is being processed concurrently with the final plat, and there will be one motion to recommend approval of the final plat, should the Planning Commission recommend approval. The final plat is consistent with terms of a preliminary plan approval.

Plat C is located directly west of the Harbor Village Subdivision. 700 South will be constructed and continued to the west of where it currently ends in Harbor Village. Plat C is located largely south of 700 South; a few lots located north of 700 South. Access to Plat C will be off of the 700 South extension, as well as off of 840 South, which will be extended to the west, from Stonecreek Plat A. A small, interior park area will be present.

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

As with plats A and B, the applicants request Planning Commission consideration and allowance for modification of building site requirements; allowing the ability to average lot sizes in order for greater overall consistency. This modification is allowed pursuant to Sections 17.7.401; allowing the "harmonizing (of) development within a project". The Planning Commission may, but is not required, to make this finding. A finding allowing the modification is offered below.

Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area provides for 26% open space upon buildout. Plats A and B proposed dedication of land to the City upon approval. However, this dedication has not yet occurred. A condition of approval is proposed, providing for the dedication of land as approved in previous plats. Ultimately, the City will have area for a larger, regional type park upon completion of the Stonecreek development.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Low Density Residential". The proposed subdivision is consistent with the Land Use Plan.

Section 17.7.211 of the Development Code

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

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

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

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

   This criterion has been met.

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

   Engineering will address any concerns at the time of the Planning Commission meeting.

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

Engineering will determine whether the cost estimates of constructing the required improvements are realistic.

e. The water rights conveyance documents have been provided.

   The water rights conveyance shall be satisfied prior to “Plat C” recordation.

FINDINGS OF FACT/CONDITIONS OF APPROVAL

After reviewing the applications for final plat approval, the following findings are offered for consideration:

1. The final plat is consistent with the preliminary plan.

2. The final plat is consistent with the Land Use Plan designation of “Low Density Residential”.

3. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

4. Water rights conveyance shall be satisfied prior to “Plat B” recordation.

5. The Planning Commission grants the request for modification of building site requirements, allowing for averaging of lot sizes for “harmonizing development within a project” (17.7.401); finding that such modification provides greater overall consistency.

6. Park dedication for areas approved as part of Plats A and B shall occur prior to/concurrently with Plat C.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of Stonecreek Plat C, with the findings and conditions as listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat of Stonecreek Plat C.

TABLE

Mr. Chairman, I move that we table action on the final plat of Stonecreek Plat C.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Stonecreek Plat C

Project Address: 290 West 700 South

Developer / Applicant's Name: Trane Engineering/Woodside Homes

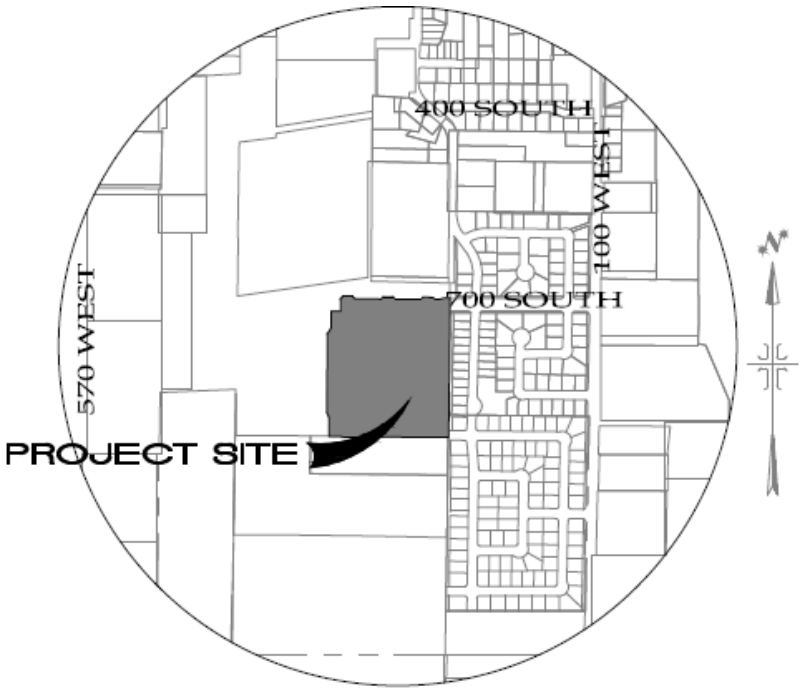
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 5/8/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
9. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
10. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
11. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
12. **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).

Land Dedication Requirements:

1. Prior to commencing construction, all previously committed land dedications as part of Stonecreek Plats A, B and C shall be dedicated to American Fork City.

STONECREEK PLAT "C"
CONSTRUCTION PLANS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

AMERICAN FORK, UTAH

PROJECT LOCATION: 900 SOUTH 100 WEST

prepared for:

WOODSIDE HOMES

460 WEST 50 NORTH
SUITE #200
SALT LAKE CITY, UT 84101
PHONE: (801) 758-7086

prepared by:

TRANE ENGINEERING

27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE AS PER THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO ENSURE ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
3. ONE COLOR ELECTRONIC COPY OF AS BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.
4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
6. TYPE OF CONSTRUCTION IS RESIDENTIAL AND BUILDINGS WILL NOT INCLUDE FIRE SPRINKLERS.

BENCHMARK

NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5S, RANGE 1E
ELEVATION = 4520.92

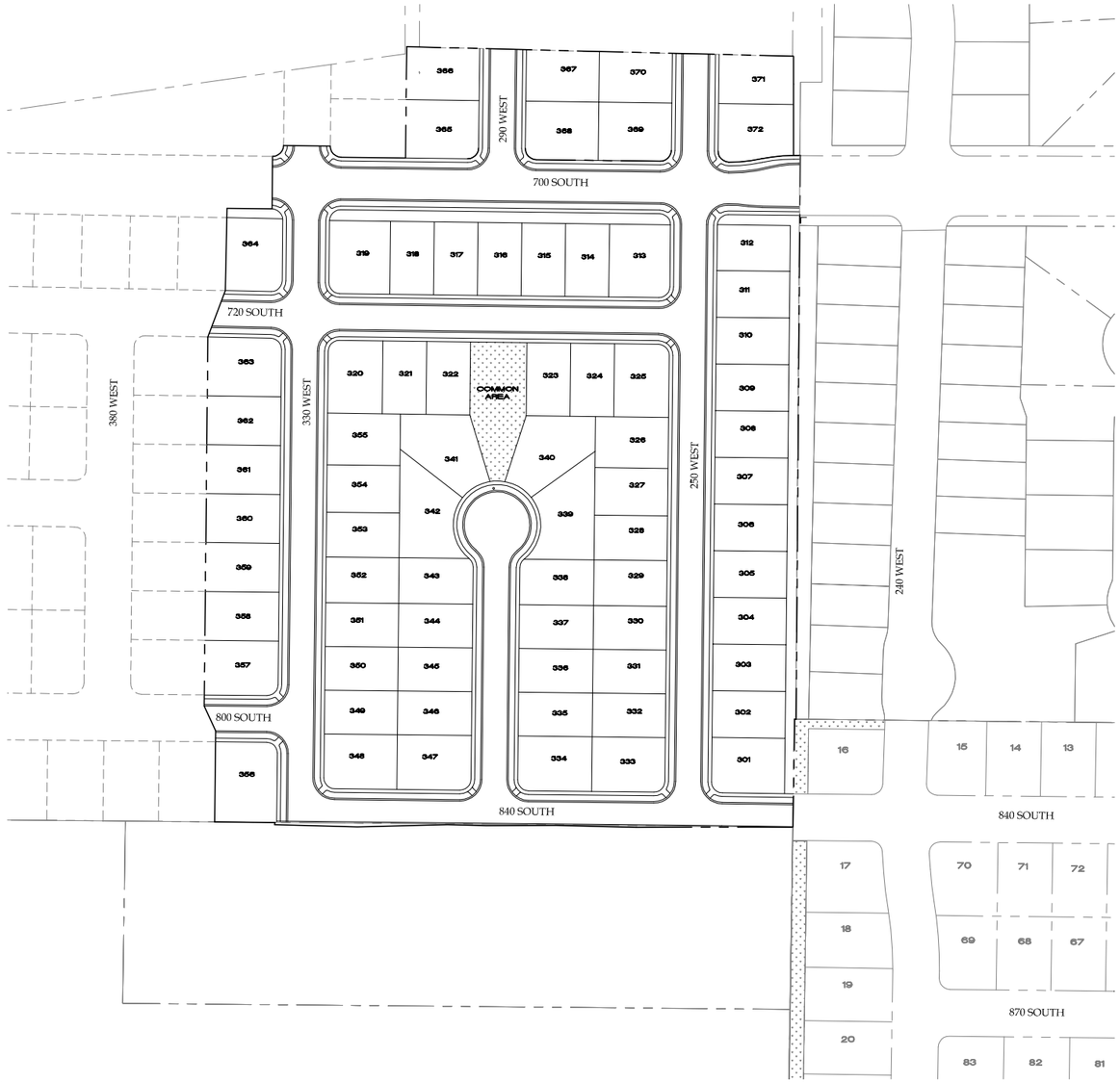
AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT

COMPANY	CONTACT	NUMBER
AF City Culinary Water	Jay Brems	(801)763-3060
AF Pressure Irrigation	Jay Brems	(801)763-3060
AF Sanitary Sewer	Ashton Hardy	(801)763-3060
AF Storm Drain	Ashton Hardy	(801)763-3060
AF Fire Marshall	Mat Sacco	(801)763-3040
AF City Inspector	Dee Howard	(801)763-3060
AF SWPPP Inspector	Harlan Nielson	(801)404-6361
AF Fiber	Will Davis	(801)897-9826
AF Irrigation Company	Ernie John	(801)471-6576
Rocky Mountain Power	Teria Walker	(801)756-1310
Comcast	Elysin Valdez	(801)401-3017
T.S.S.D.	David Barlow	(801)756-5231
Century Link	Ryan Allred	(85)223-0084
Questar	Wendy Edwards	(801)853-8513

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UTILITIES AND SERVICES

NATURAL GAS	QUESTAR GAS
ELECTRIC	ROCKY MOUNTAIN POWER
TELEPHONE	QWEST COMMUNICATIONS
CABLE TELEVISION	COMCAST

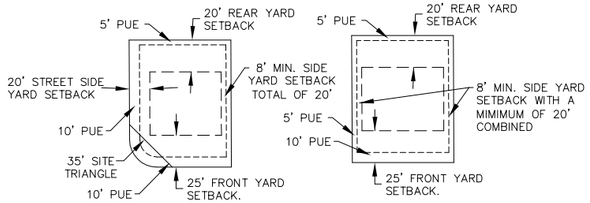


SITE MAP

SHEET INDEX

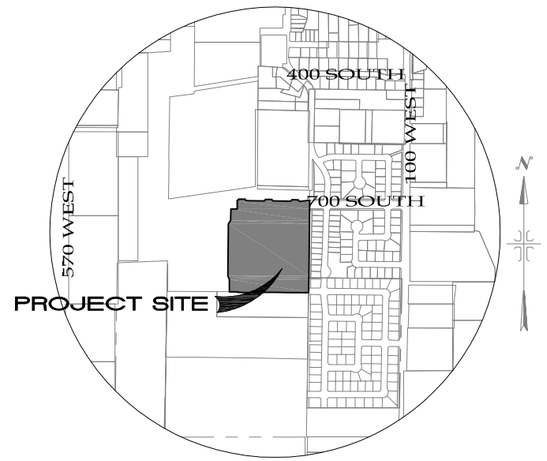
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1	COVER SHEET / INDEX SHEET
2	UTILITY PLAN
3	GRADING PLAN
4	840 SOUTH & 700 SOUTH PLAN & PROFILE SHEET
5	250 WEST PLAN & PROFILE SHEET
6	330 WEST PLAN & PROFILE SHEET
7	290 WEST PLAN & PROFILE SHEET
8	OFFSITE SEWER PLAN & PROFILE SHEET
9	IRRIGATION PLAN & PROFILE SHEET
10	STORM WATER POLLUTION PREVENTION PLAN
11	DETAIL SHEET 1
12	DETAIL SHEET 2
13	STREET TREE EXHIBIT

LAND USE:	
PLAT 'C' AREA=	18.58 ACRES
ZONING=	PR-3.0
TOTAL LOTS=	72 LOTS
OVERALL DENSITY=	3.0 LOTS PER ACRE



TYPICAL CORNER LOT TYPICAL INTERIOR LOT

SETBACK AND EASEMENT DETAIL



VICINITY MAP

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
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2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	03/04/19
				COGO FILE:	

J:\GARRETT\AmericanFork\dwg\PLAT A\01 COVER.dwg

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

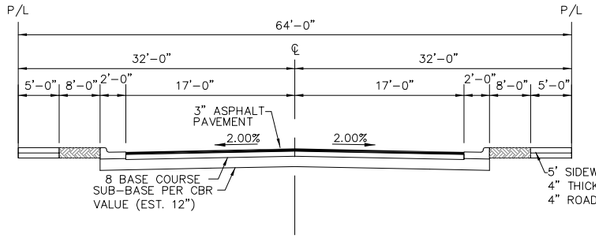
AMERICAN FORK, UTAH

STONECREEK PLAT "C"
A RESIDENTIAL SUBDIVISION

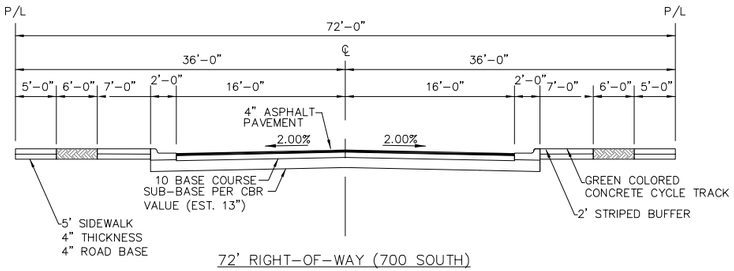
COVER

JOB WS-AF

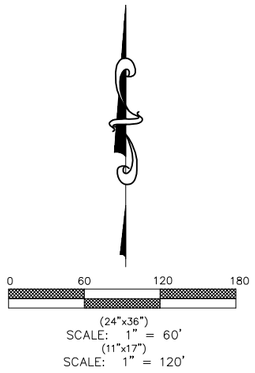
SHEET NO. 1



64' RIGHT-OF-WAY (TYPICAL STREET SECTION)
-NTS-



72' RIGHT-OF-WAY (700 SOUTH)
-NTS-



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

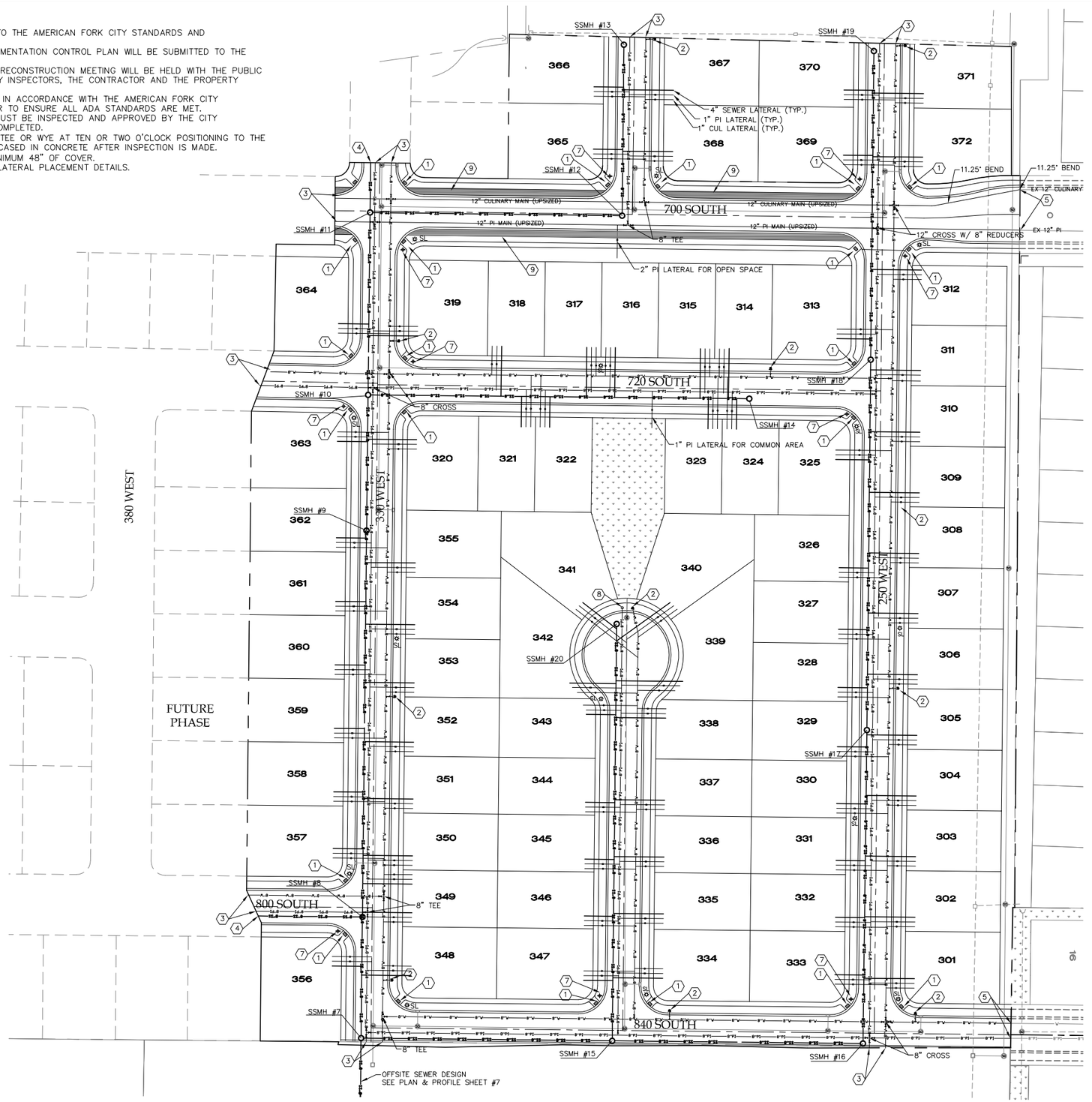
GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
6. ALL LATERAL CONNECTIONS SHALL INSERT-A-TEE OR WYE AT TEN OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
7. ALL CULINARY WATER LINES MUST HAVE A MINIMUM 48" OF COVER.
8. SEE STANDARD DRAWING #15.43 FOR UTILITY LATERAL PLACEMENT DETAILS.

LEGEND

- PROPERTY BOUNDARY LINE
- X X — EXISTING FENCE LINE
- EOP — EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT LINE
- 8"W — PROPOSED 8" DUCTILE IRON CULINARY WATERLINE
- SD — PROPOSED RCP STORM DRAIN W/ MH
- 8"SS — PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- 8"W — EXISTING 8" DUCTILE IRON PIPE WATERLINE
- 8"PI — EXISTING 8" C-900 PVC PIPE WATERLINE
- FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- STREET SIGN/STOP SIGN

1. CONST. ADA PEDESTRIAN RAMP AS PER AMERICAN FORK CITY STANDARDS (TYP)
2. CONST. FIRE HYDRANT ASSEMBLY AS PER AMERICAN FORK CITY STANDARDS
3. STUB AND CAP WATER LINES FOR FUTURE CONNECTION
4. STUB AND CAP SEWER LINES FOR FUTURE CONNECTION
5. CONNECT INTO EXISTING WATER LINES. CONTRACTOR TO VERIFY SIZE & LOCATION.
6. CONST. BLOW OFF AS PER AMERICAN FORK CITY STANDARDS
7. INTALL STOP/STREET SIGN PER AMERICAN FORK CITY STANDARDS
8. INSTALL 2" BLOW-OFF AT END OF UTILITY LINES
9. GREEN CONCRETE CYCLE TRACK WITH 2' STRIPED BUFFER. TAPER TRACK AT INTERSECTION TO RAMP DOWN TO ASPHALT GRADE.



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2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	04/11/2019
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UTILITY

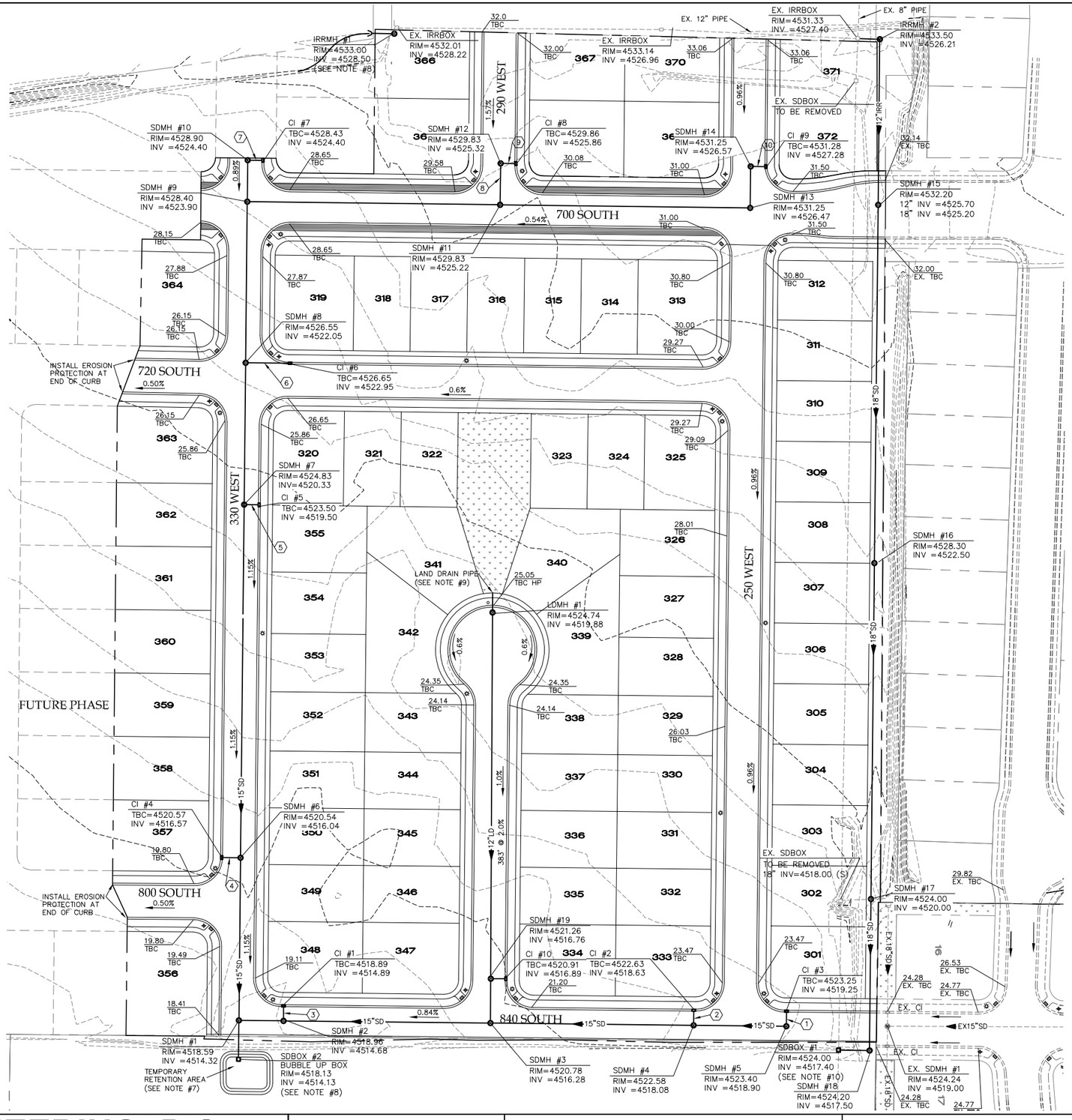
JOB WS-AF

SHEET NO. 2

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. ALL STORM DRAIN TO BE 15" RCP UNLESS OTHERWISE NOTED.
6. ALL CURB INLET BOXES TO BE 3.5' DEEP UNLESS OTHERWISE NOTED.
7. THE STORM WATER FROM THIS AREA IS DIRECTED TO THE SOUTHWEST CORNER OF THE DEVELOPMENT AND WILL BE RETAINED ON THE PROPERTY TO THE SOUTH UNTIL FUTURE DEVELOPMENT, CONTRACTOR TO INSTALL A TEMPORARY RETENTION BASIN WITH A 4" PERFORATED PIPE WITH SOCK AND GRAVEL BED FOR 20' TO THE SOUTH OF THE BUBBLE UP BOX TO ALLOW BOX TO DRAIN AFTER STORM WATER HAS BEEN RETAINED.
8. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING 12" IRRIGATION PIPE TO THE NORTH WITH ENGINEER.
9. CONTRACTOR TO COORDINATE EXPLORATION OF WATER IN THIS AREA DURING CONSTRUCTION WITH ENGINEER AND INSTALL COLLECTION SYSTEM ONCE FLOW IS DETERMINED.
10. CONNECT TO EXISTING 18" SD PIPE WITH TEMPORARY CLEAN OUT BOX. VERIFY FLOW LINE PRIOR TO CONNECTION.

(1) CONST. 12.2' OF 15" SD PIPE @ 2.86%
(2) CONST. 12.2' OF 15" SD PIPE @ 4.5%
(3) CONST. 12.2' OF 15" SD PIPE @ 1.72%
(4) CONST. 16.5' OF 15" SD PIPE @ 3.21%
(5) CONST. 12.2' OF 15" SD PIPE @ 4.34%
(6) CONST. 42.4' OF 15" SD PIPE @ 1.39%
(7) CONST. 12.4' OF 15" SD PIPE @ 0.25%
(8) CONST. 38.8' OF 15" SD PIPE @ 0.25%
(9) CONST. 12.3' OF 15" SD PIPE @ 4.39%
(10) CONST. 12.3' OF 15" SD PIPE @ 5.77%





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REVISIONS					
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3				CHECK BY:	TGT
4				DATE:	03/04/2019
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GRADING AND DRAINAGE

JOB WS-AF

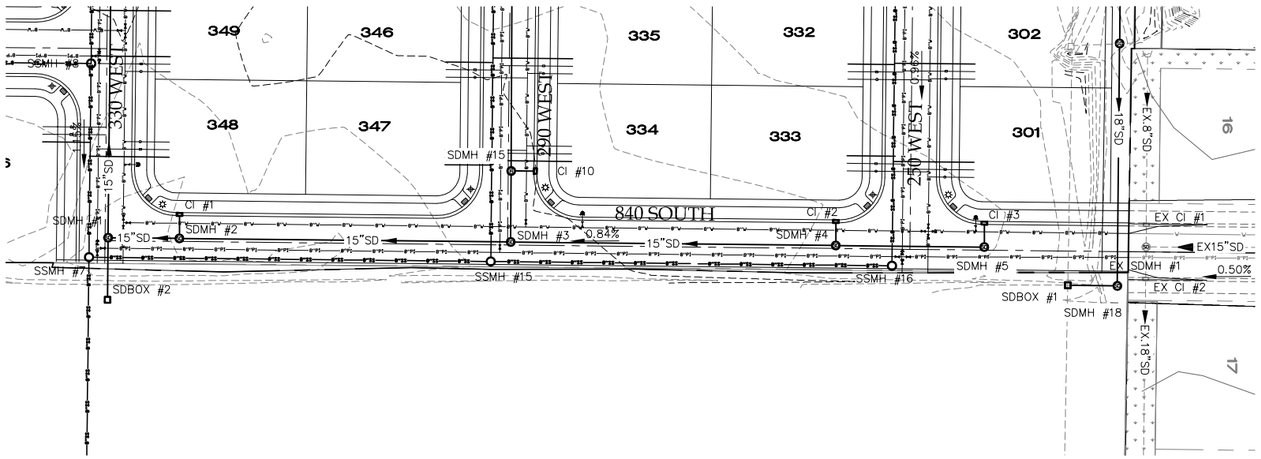
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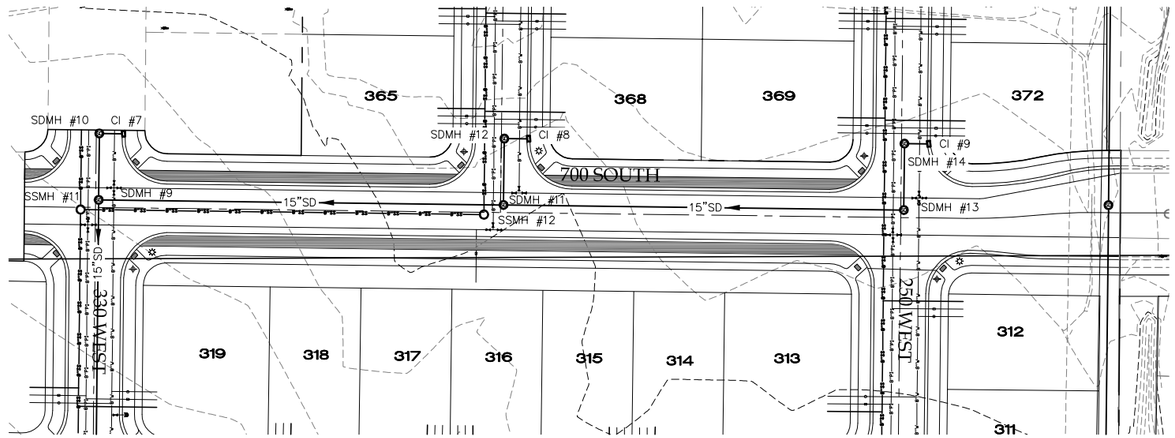
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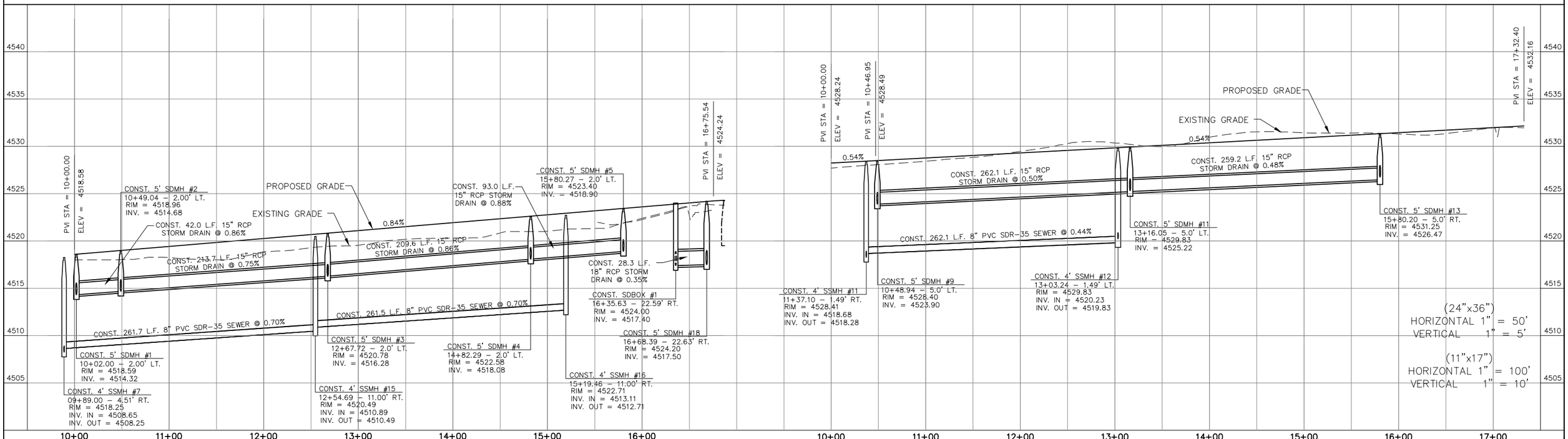
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0 50 100 150

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







(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS					
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2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	03/11/2019
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840 SOUTH PLAN & PROFILE
10+00 – 16+75

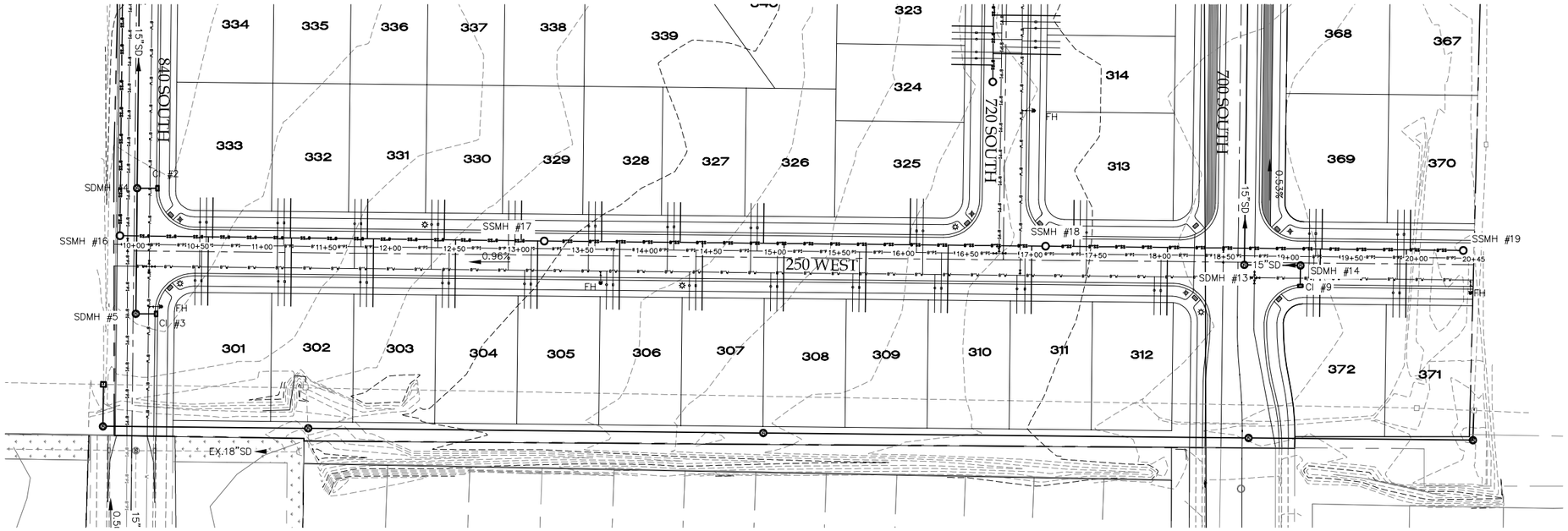
700 SOUTH PLAN & PROFILE
10+00 – 16+85

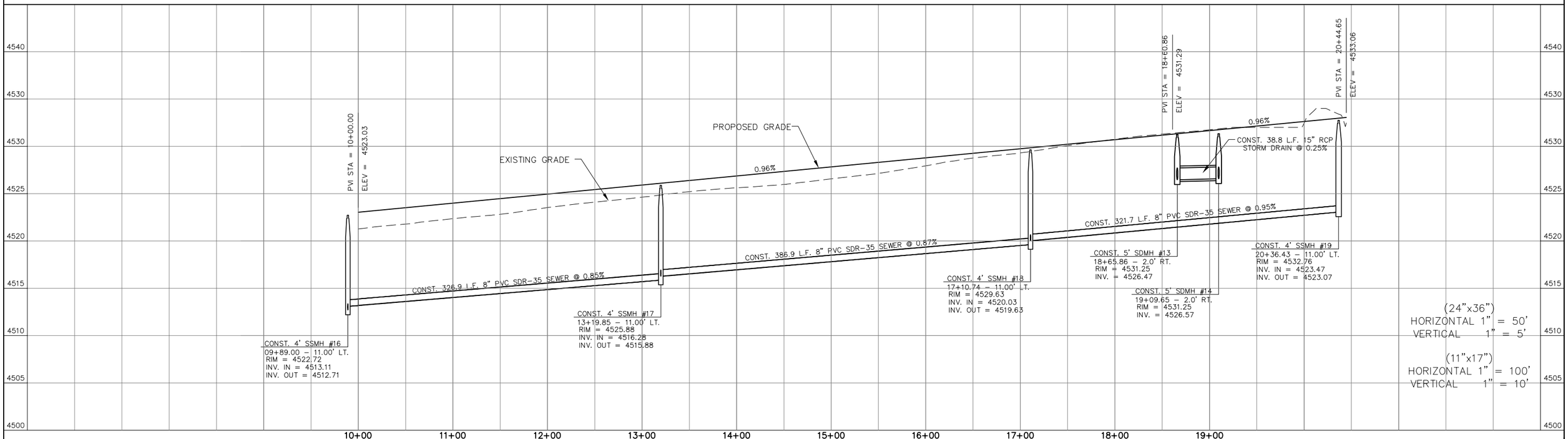
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WS-AF

SHEET NO.
4

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SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'





(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS					
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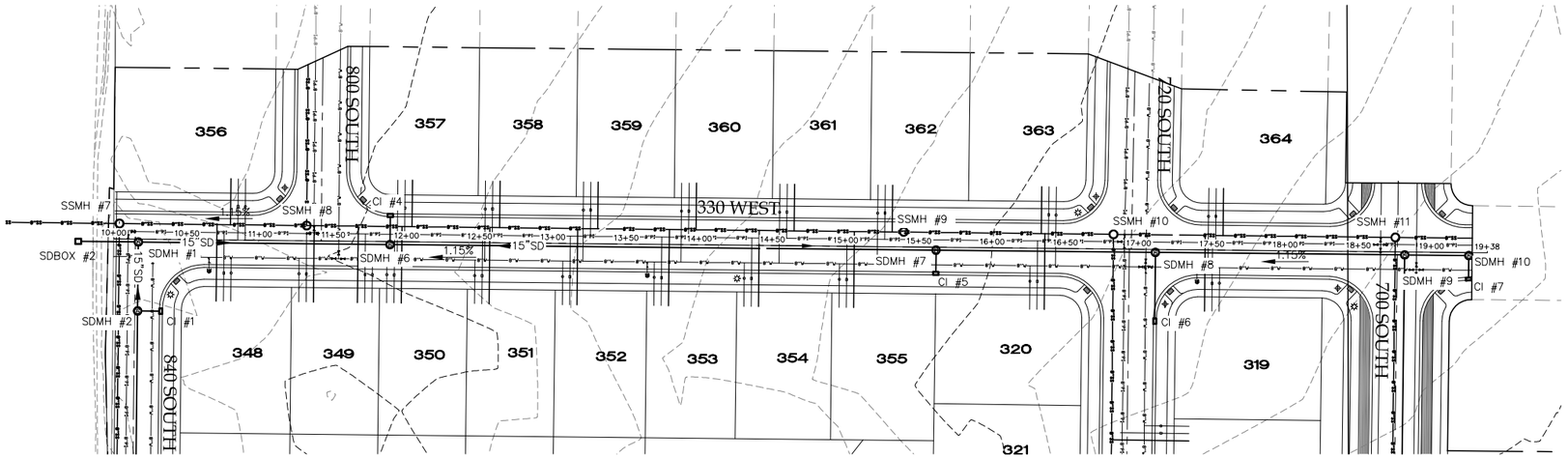
AMERICAN FORK, UTAH

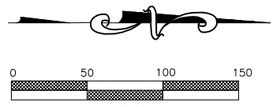
STONECREEK PLAT "C"
A RESIDENTIAL SUBDIVISION

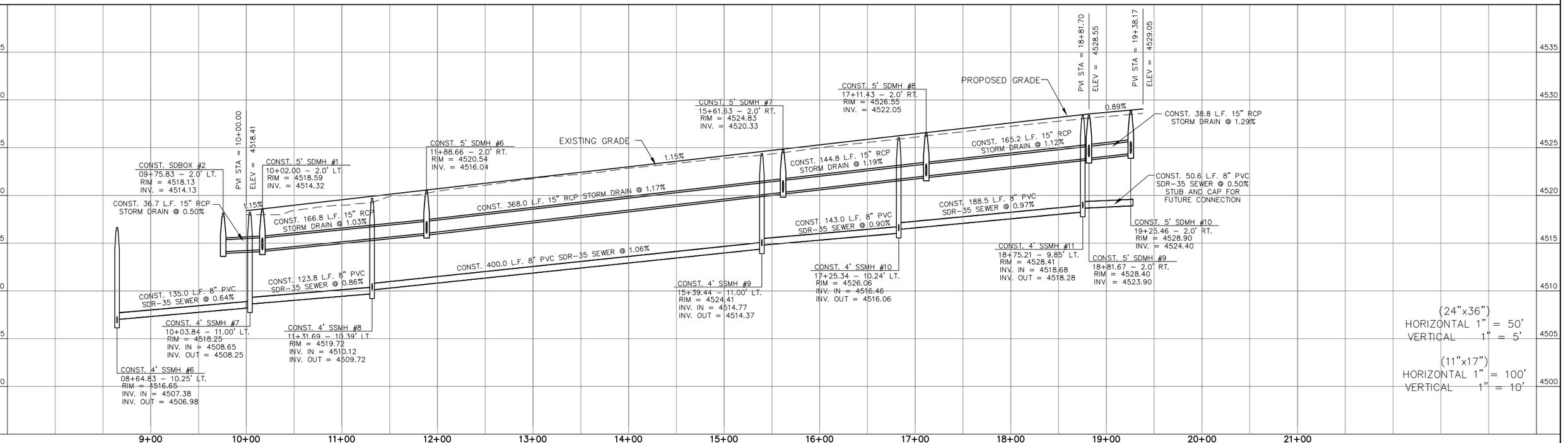
250 WEST PLAN & PROFILE
10+00 – 20+45

JOB WS-AF
SHEET NO. 5

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(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS					
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2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	03/11/2019
				COGO FILE:	

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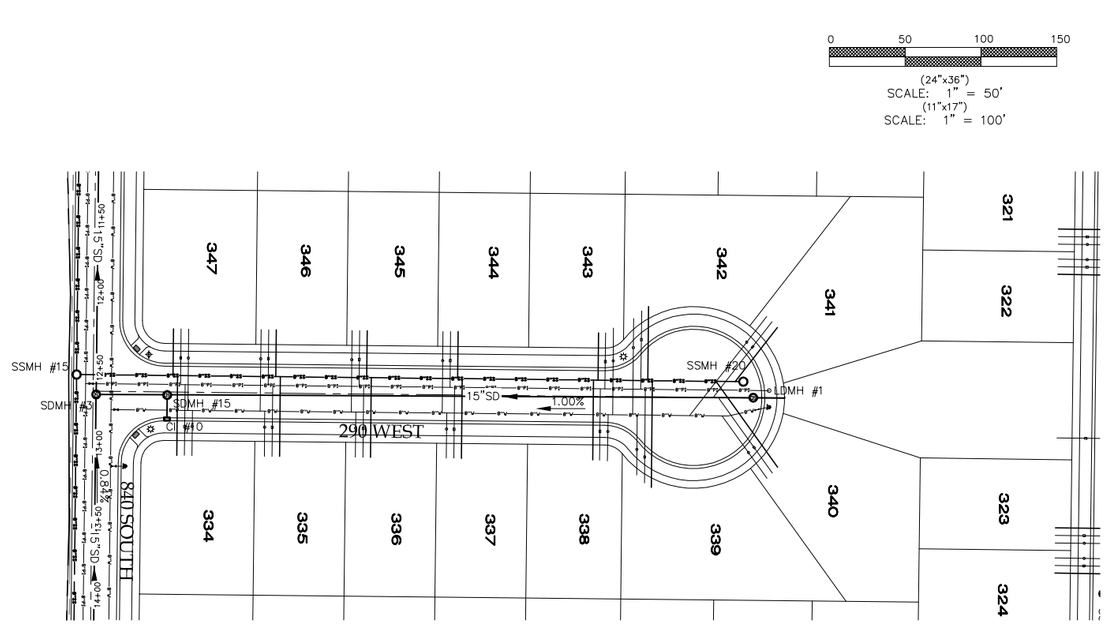
AMERICAN FORK, UTAH

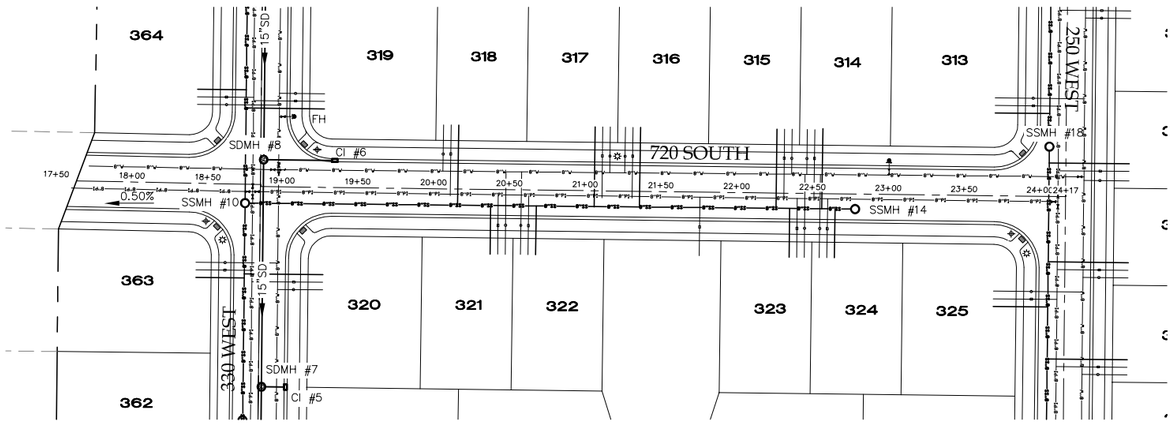
STONECREEK PLAT "C"
A RESIDENTIAL SUBDIVISION

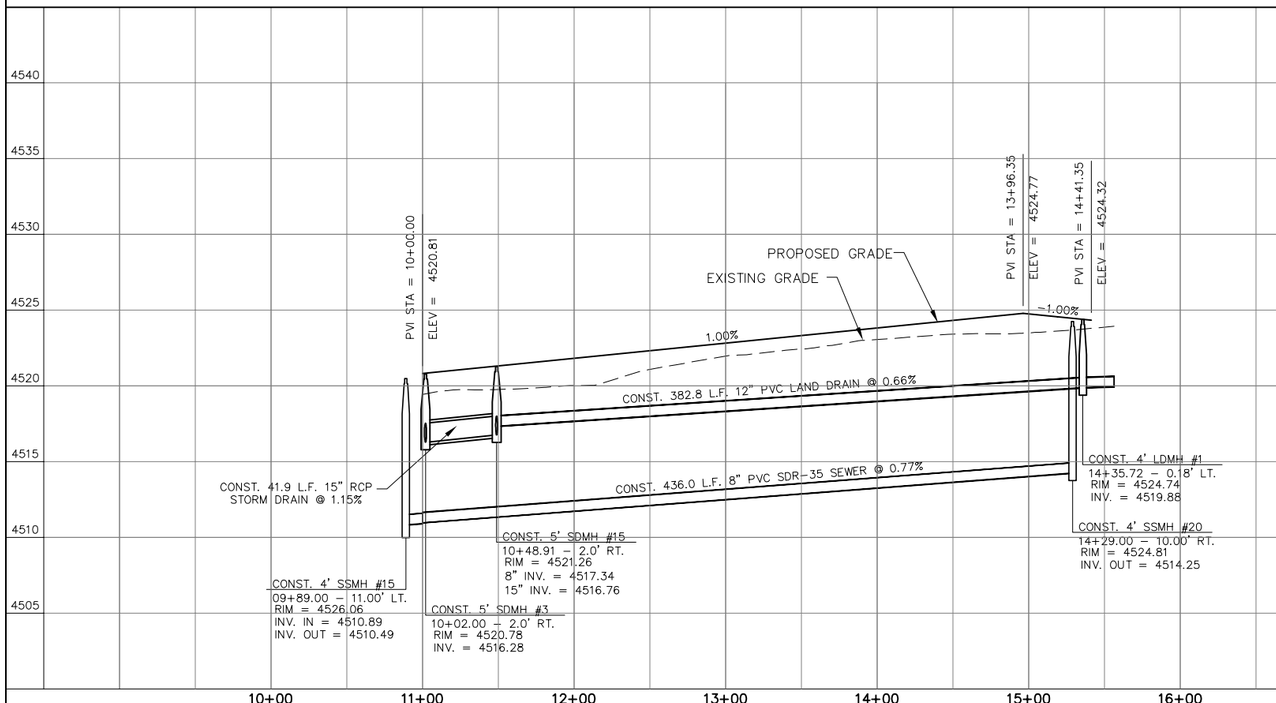
330 WEST PLAN & PROFILE
10+00 – 19+35

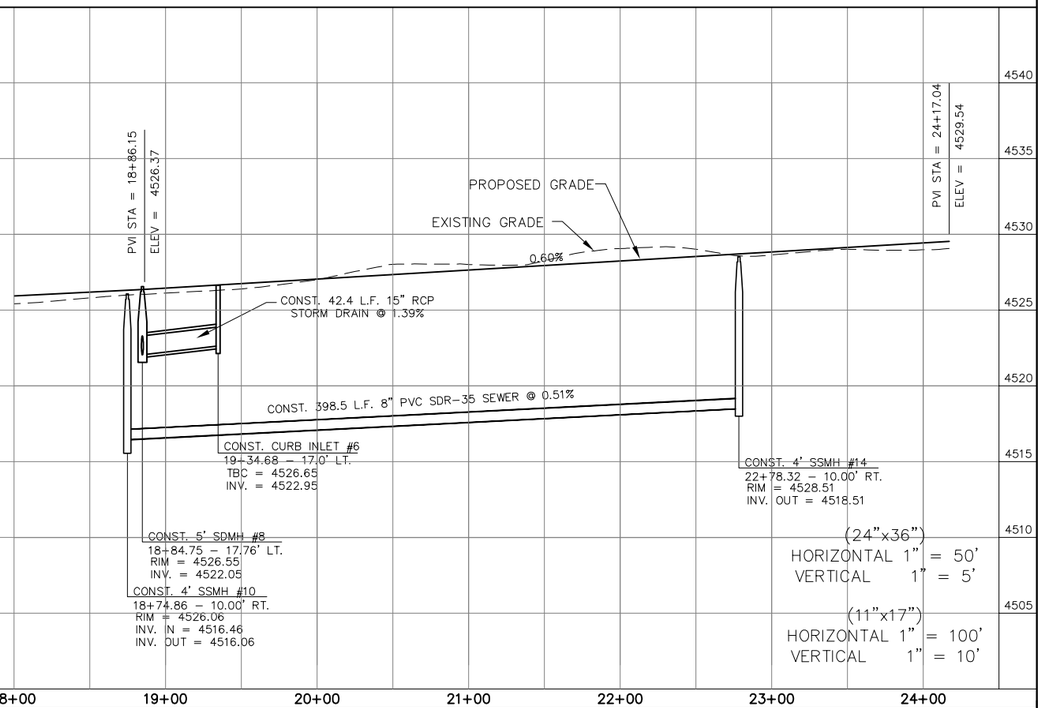
JOB WS-AF

SHEET NO. 6









REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	03/12/2019
				CDGD FILE:	

J:\GARRETT\AMERICAN FORK\dwg\Plat B\03 PP 240 WEST.dwg

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

AMERICAN FORK, UTAH

STONECREEK PLAT "C"
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290 WEST PLAN & PROFILE
10+00 – 14+41

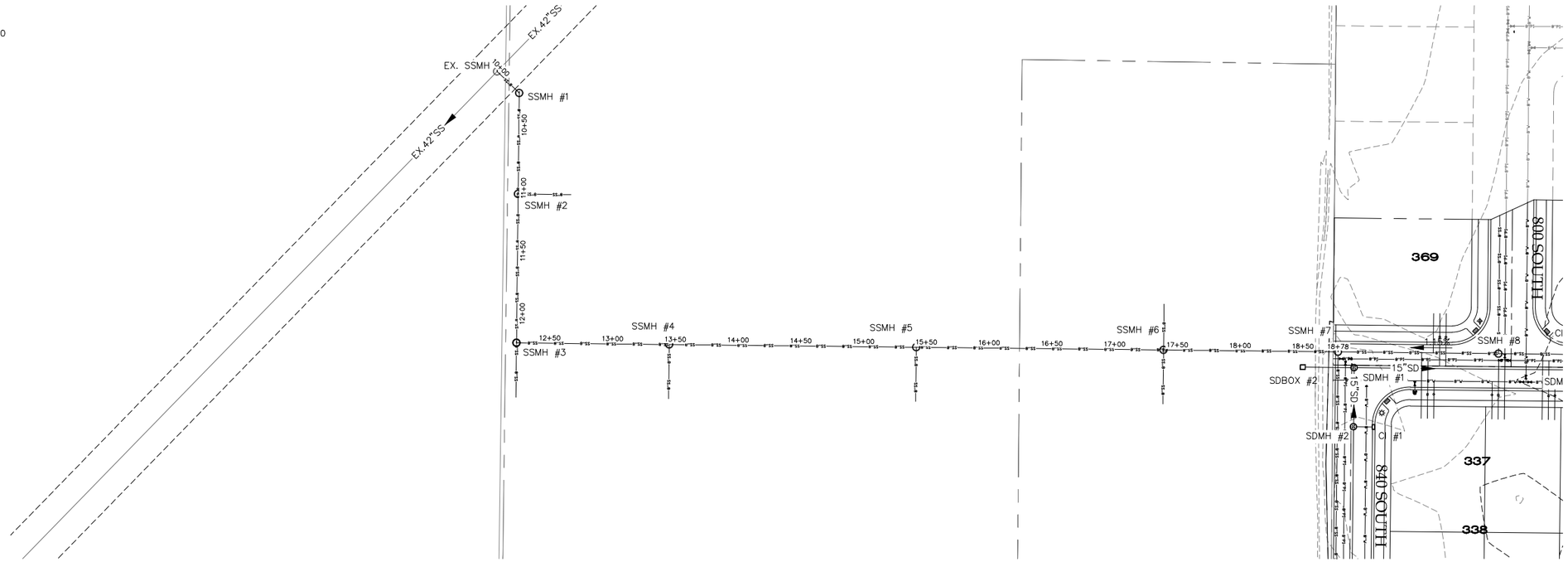
720 SOUTH PLAN & PROFILE
17+50 – 24+17

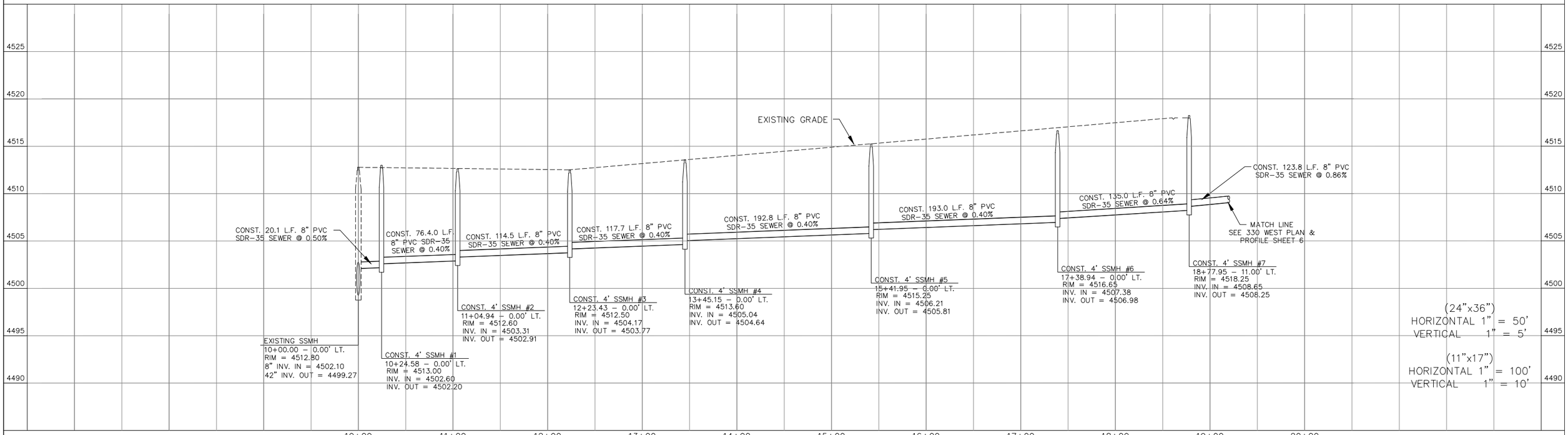
JOB WS-AF

SHEET NO. 7

0 50 100 150

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





(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	03/11/2019
				COGO FILE:	

J:\GARRETT\AMERICAN FORK\dwg\Plat C\07 PP Offsite Sewer.dwg

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AMERICAN FORK, UTAH

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OFFSITE SEWER PLAN & PROFILE
10+00 – 18+78

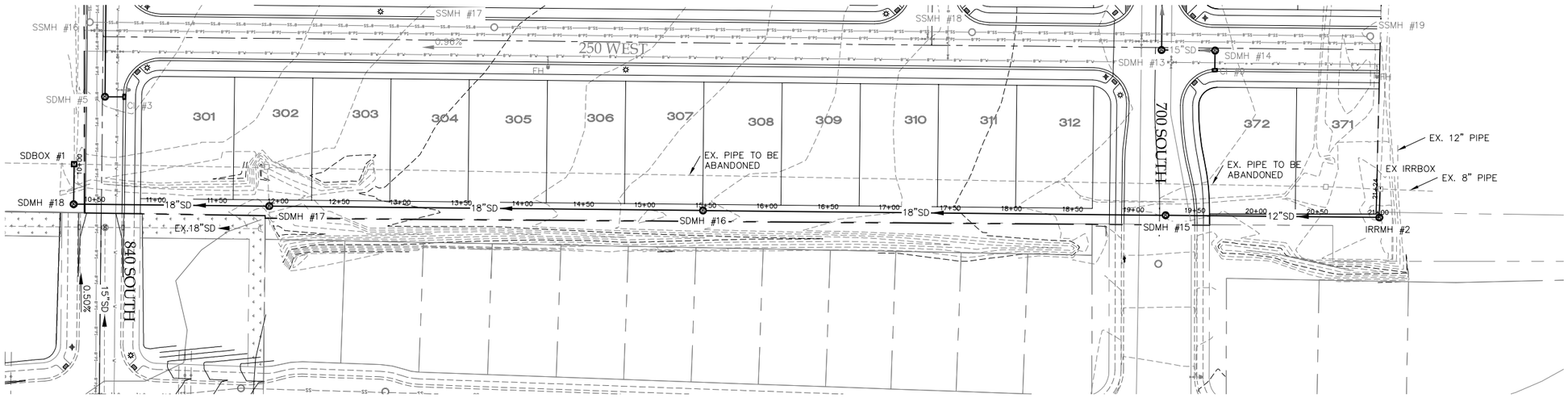
JOB WS-AF

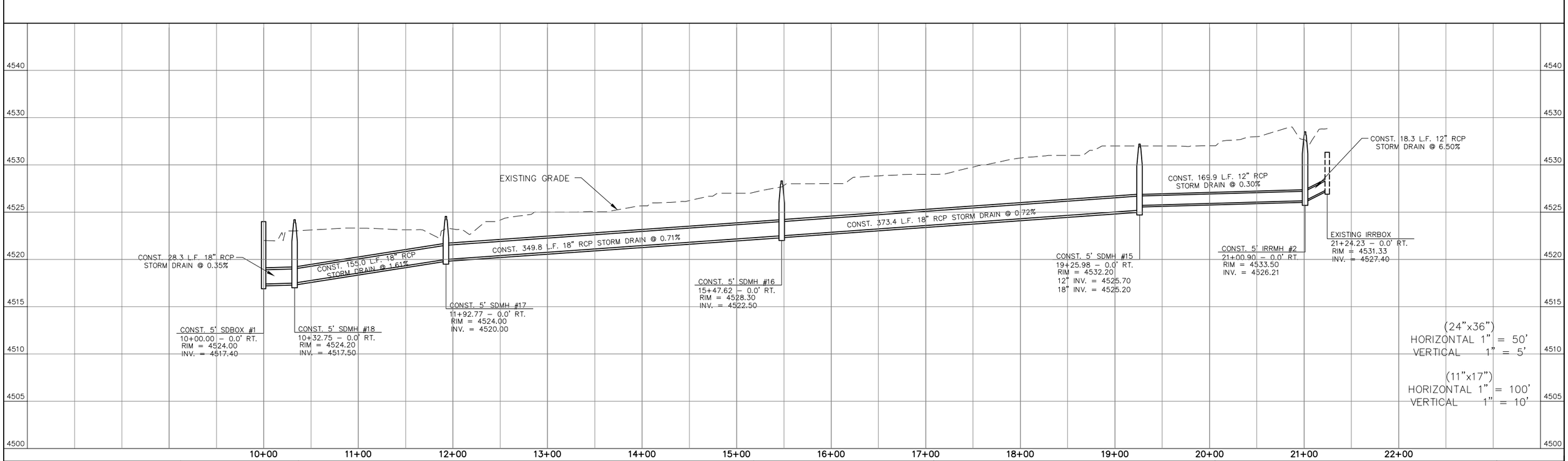
SHEET NO. 8

0 50 100 150

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

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





(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY: TGT
DRAWN BY: TT
CHECK BY: TGT
DATE: 03/13/2019
CODD FILE:
J:\GARRETT\AMERICAN FORK\dwg\Plat A\03 PP 240 WEST.dwg

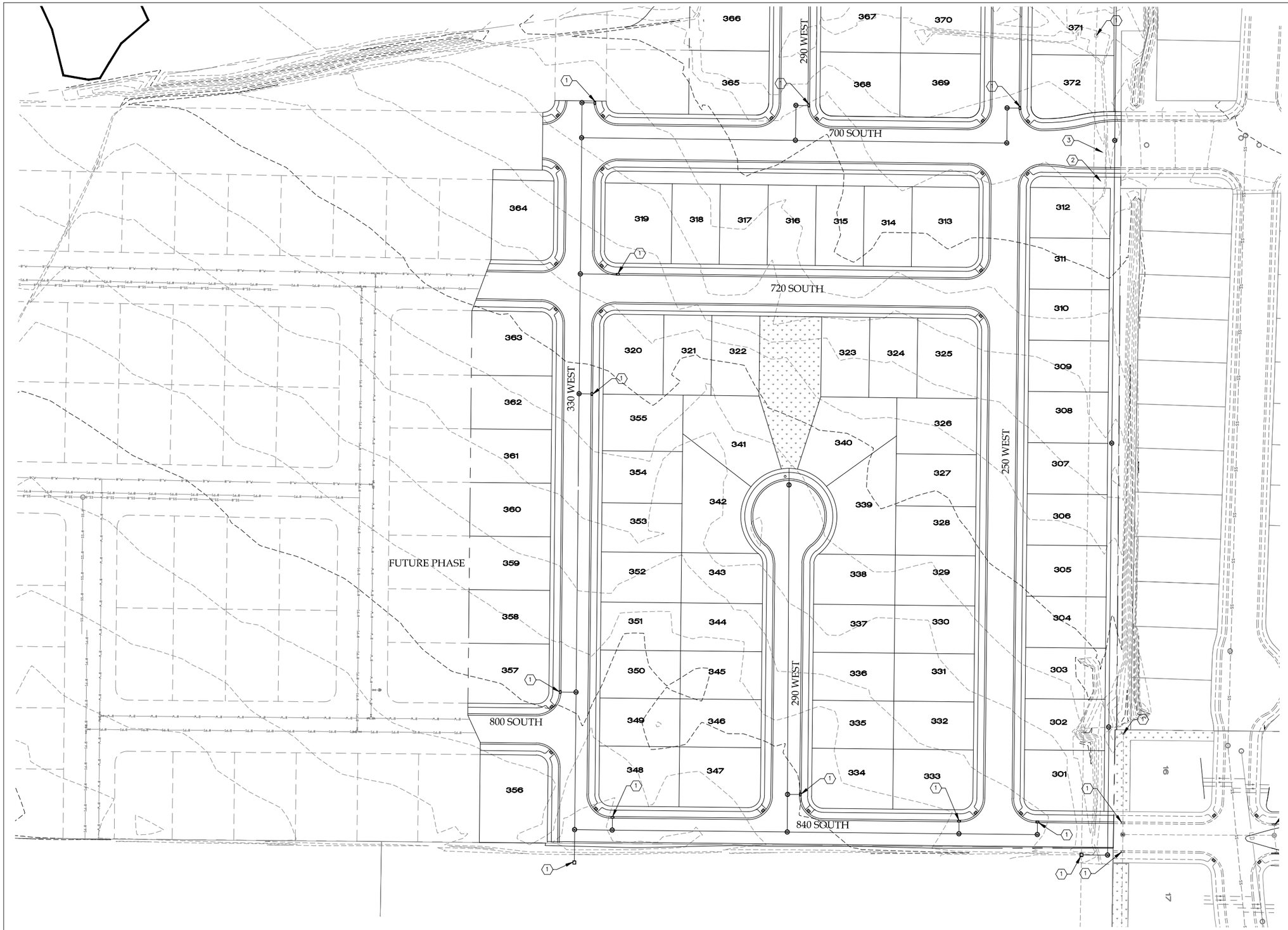
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AMERICAN FORK, UTAH

STONECREEK PLAT "C"
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IRRIGATION PLAN & PROFILE
10+00 – 21+25

JOB WS-AF
SHEET NO. 9



0 60 120 180

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

INLET PROTECTION

1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER OR EQUIVILANT MEASURE AROUND STORM DRAIN INLETS.
2. INSPECT INLET PROTECTION AFTER STORM EVENT.
3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

STORAGE AREA

1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

STORM WATER MANAGEMENT PLAN

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO AMERICAN FORK CITY STANDARDS.
3. CONTRACTOR SHALL TAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
4. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

□EYED NOTES

1. INSTALL PROTECTION ACCORDING TO AMERICAN FORK CITY STANDARDS
2. INSTALL CONTRACTOR ENTRANCE SIGN ACCORDING TO AMERICAN FORK CITY STANDARDS
3. TRAP ROC□ TO □E INSTALLED AS PER CITY STANDARDS TO AID IN THE REMOVAL OF MUD AND SEDIMENT FROM TIRES AT THE ENTRANCE OF THE E□CAVATION AREA

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	03/11/19
				COGO FILE:	

J:\GARRETT\AmericanFork\dwg\PLAT A\10 SWPPP.dwg

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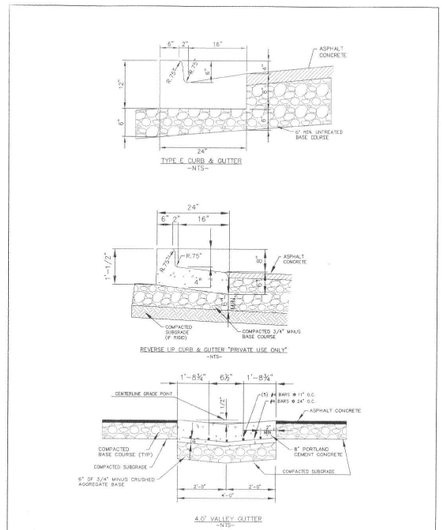
AMERICAN FORK, UTAH

STONECREEK PLAT "C"
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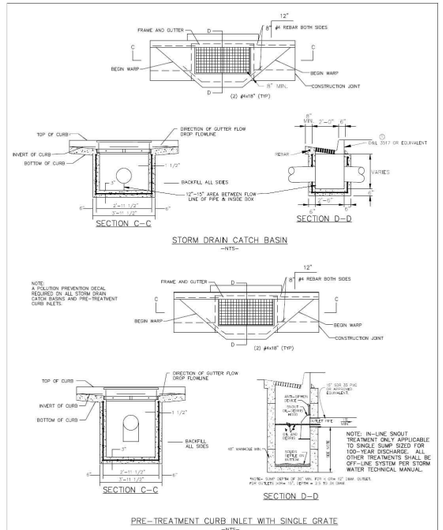
SWPPP

JOB WS-AF

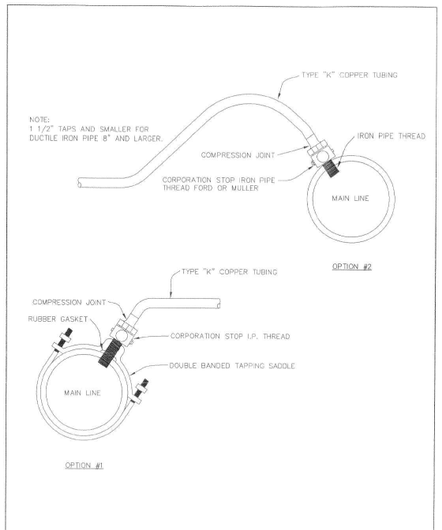
SHEET NO. 10



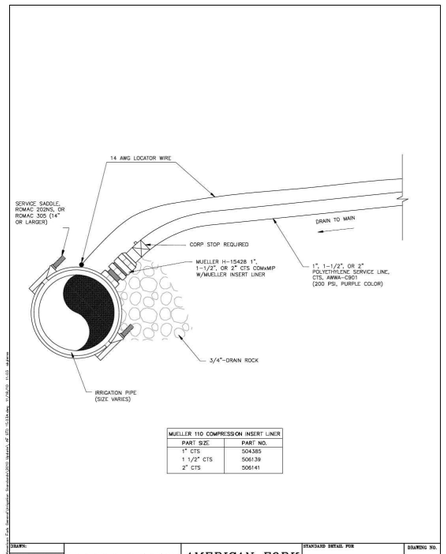
DRAWN: JRP	Northern ENGINEERING & SURVEYING, CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ENGINEERING & SURVEYING, CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2
REVISED: AJS				
DATE: APRIL 2012				
SCALE: VARIES				

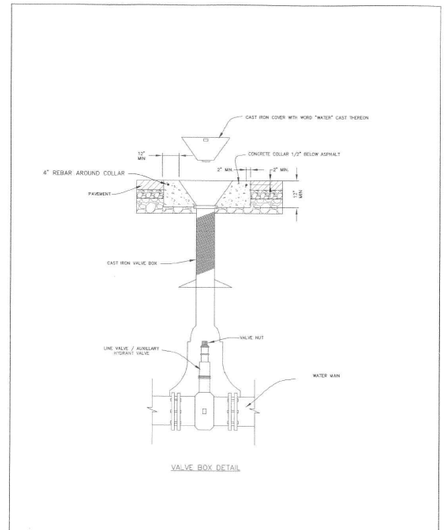


DRAWN: JRP	Northern ENGINEERING & SURVEYING, CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

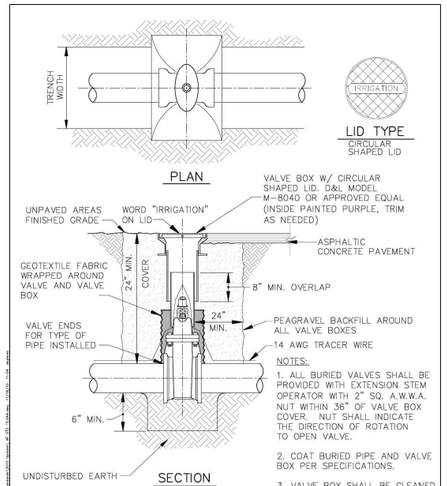


MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	508141

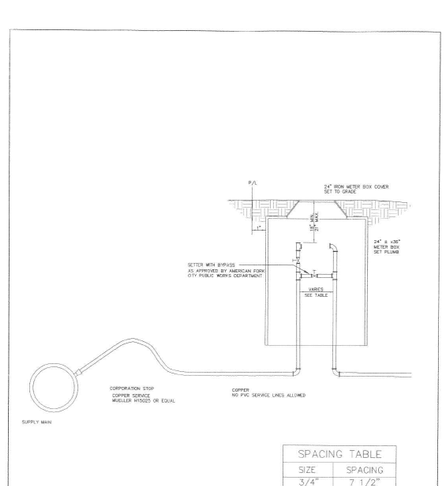
DRAWN:	HORROCKS ENGINEERS 216 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A
REVISED: 11/2010				
DATE:				
SCALE:				



DRAWN: JRP	Northern ENGINEERING & SURVEYING, CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

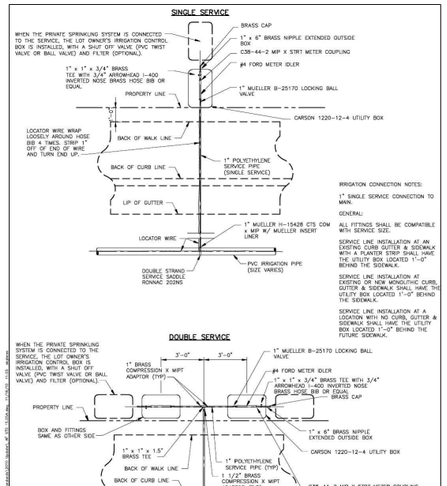


DRAWN:	HORROCKS ENGINEERS 216 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
REVISED: 11/2010				
DATE:				
SCALE: NONE				

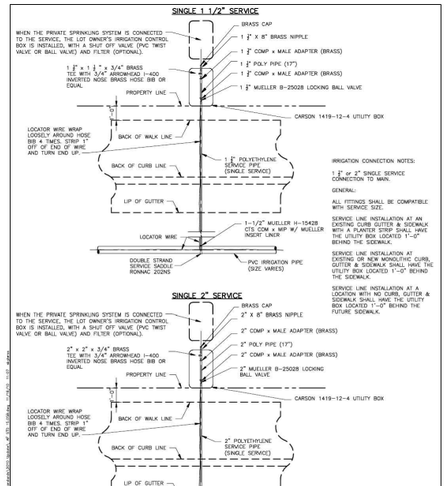


SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

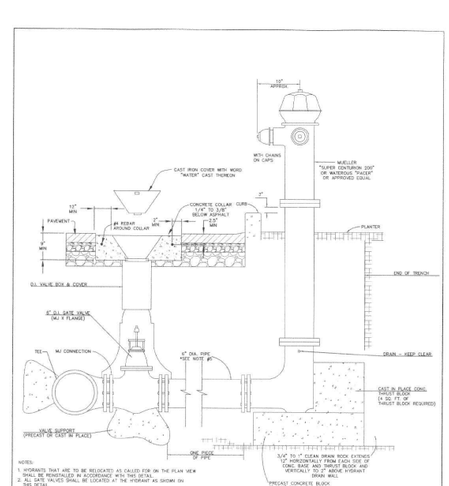
DRAWN: JRP	Northern ENGINEERING & SURVEYING, CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN:	HORROCKS ENGINEERS 216 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A
REVISED: 11/2010				
DATE:				
SCALE:				



DRAWN:	HORROCKS ENGINEERS 216 WEST MAIN P.O. BOX 277 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010				
DATE:				
SCALE:				



DRAWN: JRP	Northern ENGINEERING & SURVEYING, CONSTRUCTION MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	03/11/2019
				COGO FILE:	

J:\GARRETT\AmericanFork\dwg\PLAT A\11 DETAIL.dwg

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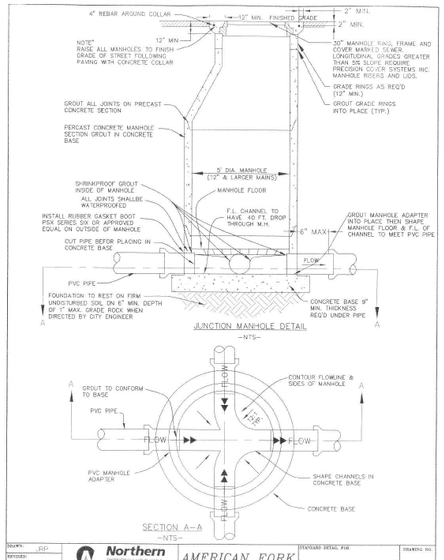
AMERICAN FORK, UTAH

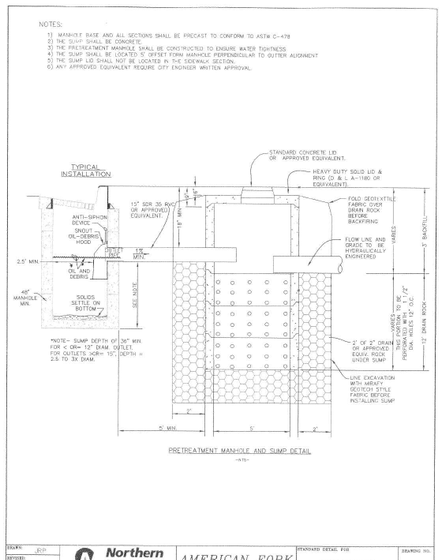
STONECREEK PLAT "C"
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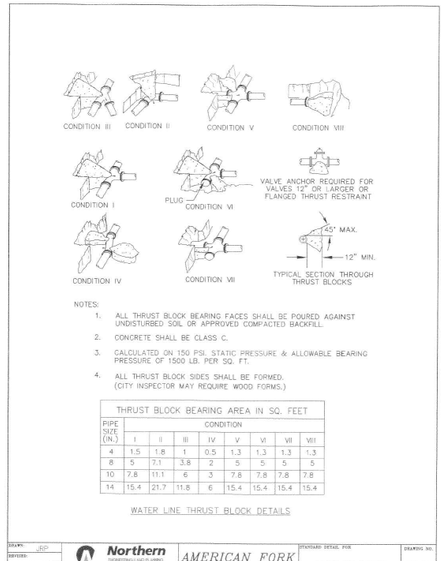
DETAIL SHEET 1

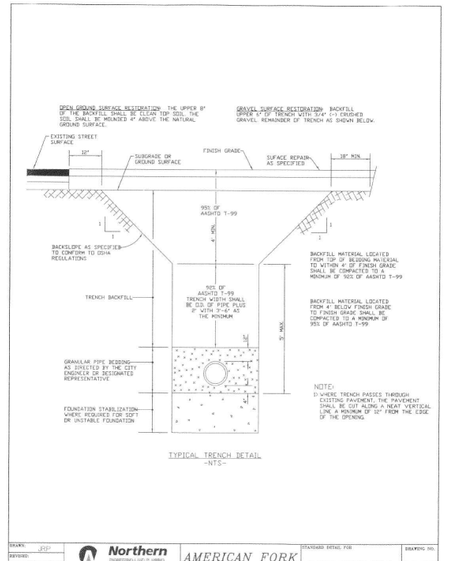
JOB WS-AF

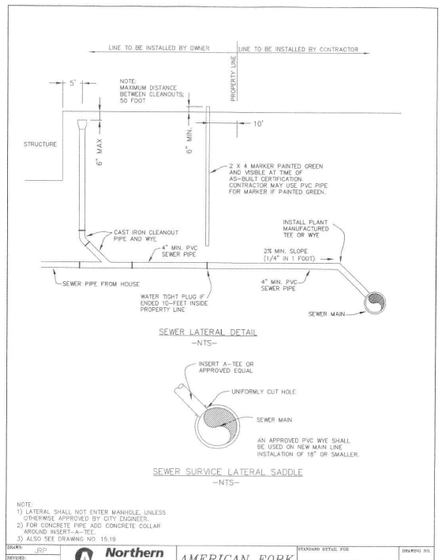
SHEET NO. 11

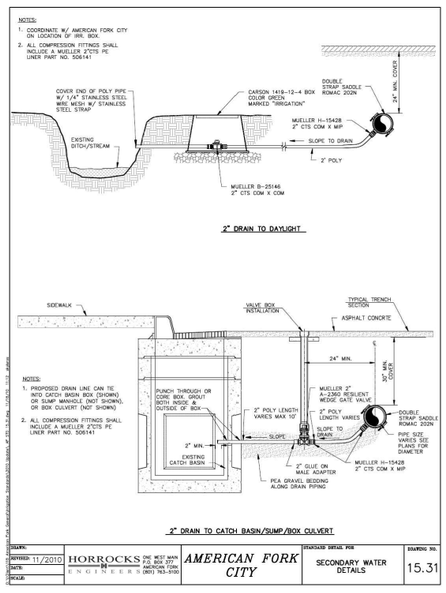


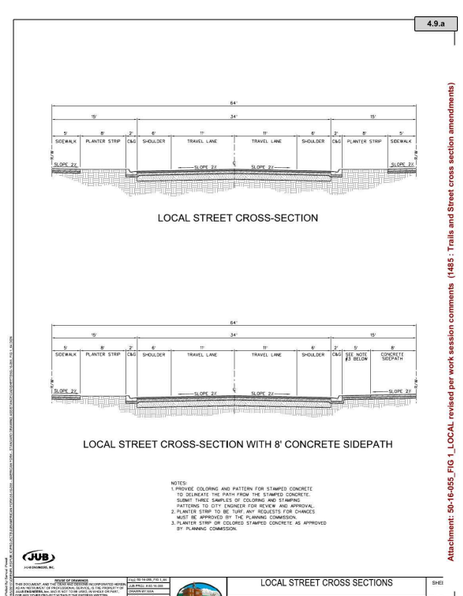


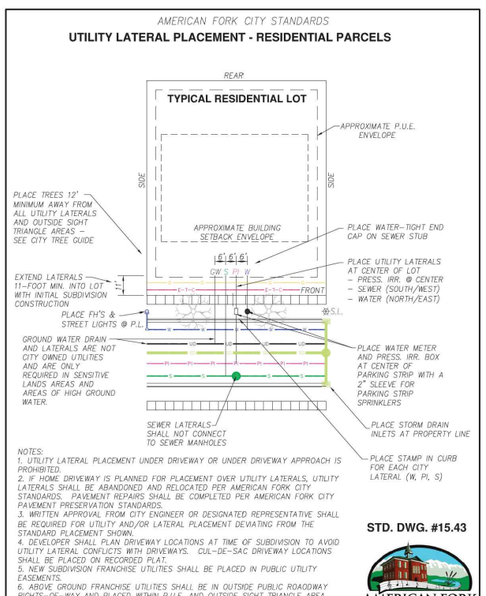












REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	03/11/2019
				COGO FILE:	

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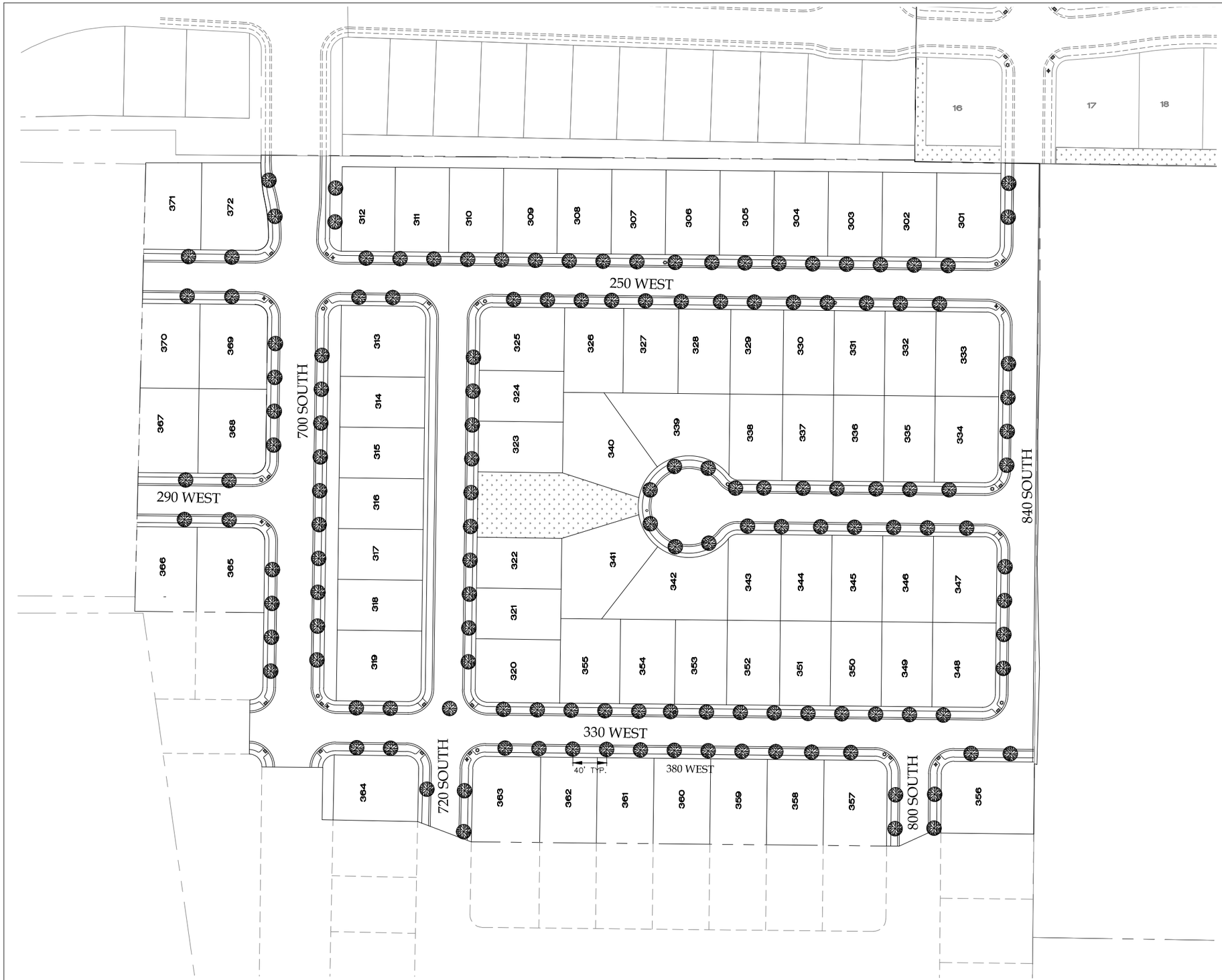
AMERICAN FORK, UTAH

STONECREEK PLAT "C"
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DETAIL SHEET 2

JOB WS-AF

SHEET NO. 12



Know what's below. Call before you dig.

0 60 120 180

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

LEGEND

PROPERTY BOUNDARY LINE

DECIDUOUS TREE – 2" CAL.

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO INSTALL STREET TREES ALONG STREET AT A SPACING OF 40' APART. COORDINATE WITH CITY ARBORIST TO DETERMINE TYPE OF TREES.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	03/11/19
COGO FILE:	

J:\GARRETT\AmericanFork\dwg\PLAT B\10 TREE EXHIBIT.dwg

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STONECREEK PLAT "C"
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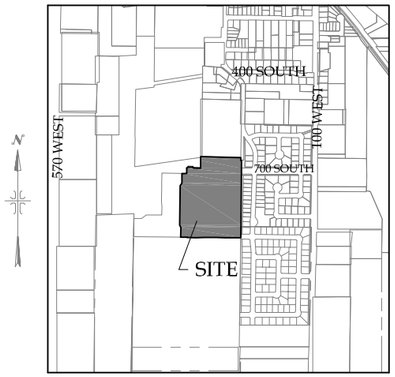
TREE EXHIBIT

JOB WS–AF

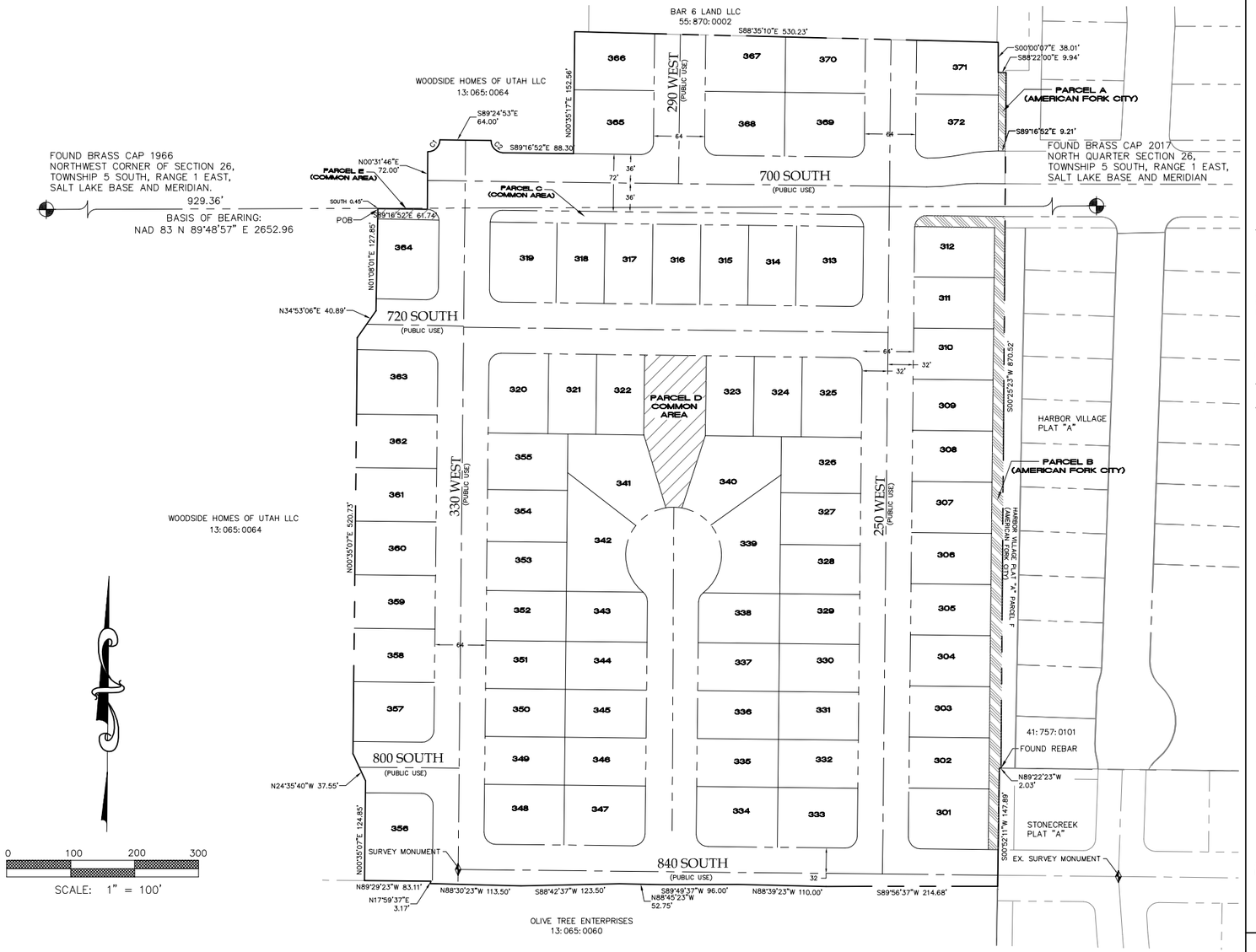
SHEET NO. 13

STONECREEK PLAT 'C'

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



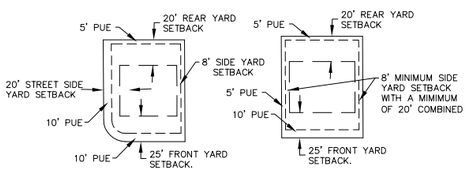
VICINITY MAP



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.57	15.07	89°36'04"	21.24	N45°39'08"E
C2	23.75	15.00	90°41'02"	21.34	S43°55'42"E
C22	21.84	15.00	83°25'53"	19.96	N47°05'55"W
C23	1.56	15.00	5°58'05"	1.56	N02°23'56"W
C30	23.53	15.00	89°52'08"	21.19	S44°20'47"E
C31	44.52	200.02	12°45'11"	44.43	N84°15'26"E
C32	44.82	200.00	12°50'19"	44.72	S84°17'59"W
C33	23.58	15.00	90°03'20"	21.22	N44°26'33"W
C34	23.55	15.00	89°56'40"	21.20	N45°33'27"E
C35	23.55	15.00	89°58'17"	21.21	S44°24'02"E
C36	23.57	15.00	90°01'34"	21.22	N45°36'02"E
C37	23.56	15.00	89°58'26"	21.21	S44°23'58"E
C38	23.60	15.00	90°07'53"	21.24	S45°39'12"W
C39	23.53	15.00	89°52'07"	21.19	N44°20'48"W
C40	23.60	15.00	90°07'52"	21.24	N45°39'13"E
C41	23.53	15.00	89°52'08"	21.19	S44°20'47"E
C42	23.60	15.00	90°07'52"	21.24	N45°39'13"E
C43	23.60	15.00	90°08'02"	21.24	S45°39'08"W
C44	23.71	15.00	90°32'54"	21.31	N45°51'34"E
C45	23.42	15.00	89°27'06"	21.11	N44°08'26"W
C46	37.57	236.00	9°07'13"	37.53	N86°09'32"E
C47	25.49	160.00	9°07'41"	25.46	S86°09'46"W
C48	23.53	15.00	89°51'59"	21.19	S44°20'52"E
C49	23.60	15.00	90°07'52"	21.24	N45°39'13"E
C50	23.60	15.00	90°08'01"	21.24	S45°39'08"W
C51	23.53	15.00	89°52'08"	21.19	N44°20'47"W
C52	13.39	15.00	51°09'50"	12.95	N24°59'41"W
C53	295.72	60.00	282°23'27"	75.20	N89°22'52"W
C54	13.41	15.00	51°13'36"	12.97	S26°12'03"W
C55	90.81	60.72	85°41'25"	82.58	S06°40'03"E
C56	46.58	60.00	44°28'41"	45.42	S58°43'24"W
C57	20.09	60.00	19°11'17"	20.00	N89°26'37"W
C58	46.63	60.00	44°31'32"	45.46	N57°35'13"W
C59	91.25	60.00	87°08'18"	82.71	N08°14'42"E

0 100 200 300

SCALE: 1" = 100'



SETBACK AND EASEMENT DETAIL
-NTS-

FLOOD ZONE DESIGNATION: X
COMINITY PANEL #: 4955170120B
EFFECTIVE DATE: JULY 17, 2002

NOTES:
1. OFFSET NAILS TO BE PLACED IN THE CURB AND 5/8" BY 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL ALL ASPHALT PAVING IS INSTALLED AND THE FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGE WITH CULINARY WATER.
3. ALL PUBLIC STREETS TO BE DEDICATED TO AMERICAN FORK CITY.
4. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON. NO BASEMENTS TO BE CONSTRUCTED WITHIN THIS PLAT.

DEVELOPER
WOODSIDE HOMES
460 WEST 50 NORTH
SUITE #200 SLC, UT 84101
PHONE (801) 372-2077

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

LAND USE:	
PLAT "C" =	18.58 ACRES
ZONING=	PR-3.0
TOTAL LOTS=	72 LOTS
DENSITY OVERALL =	3.0 LOTS/ACRE
OPEN SPACE =	0.77 ACRE

NOTE: THIS PLAT IS BASED ON THE PLANNED UNIT DEVELOPMENT-CONSERVATION SUBDIVISION PROJECT

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. 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 heron, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as STONECREEK PLAT "C" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°48'57" East 926.36 feet and south 0.45 feet from the Northwest Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°16'52" East 61.74 feet; thence North 00°31'46" East 72.00 feet; thence Northeasterly 23.57 feet along the arc of a 15.00 foot radius curve the the left (chord bears: North 45°39'08" East 21.24 feet); thence South 89°24'53" East 64.00 feet; thence Southeasterly 23.75 feet along the arc of a 15.00 foot radius curve the the left (chord bears: South 43°55'42" East 21.34 feet); thence South 89°16'52" East 88.30 feet; thence North 00°35'17" East 152.58 feet; thence South 88°35'10" East 530.23 feet; thence South 00°00'07" East 38.01 feet; thence South 88°22'00" East 9.94 feet; thence South 00°25'23" West 870.52 feet; thence North 89°22'23" West 2.03 feet; thence South 00°52'11" West 147.89 feet; thence South 89°56'37" West 214.68 feet; thence North 88°39'23" West 110.00 feet; thence South 89°49'37" West 96.00 feet; thence North 88°45'23" West 52.75 feet; thence South 88°42'37" West 123.50 feet; thence North 88°30'23" West 113.50 feet; thence North 17°59'37" East 3.17 feet; thence North 89°29'23" West 83.11 feet; thence North 00°35'07" East 124.85 feet; thence North 24°35'40" West 37.55 feet; thence North 00°35'07" East 520.73 feet; thence North 34°53'06" East 40.89 feet; thence North 01°08'01" East 127.85 feet to the point of beginning.
Parcel contains: 18.58 acres more or less.
Number of lots = 77

Basis of bearing: The line between the Northwest Corner and the North Quarter Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and meridian which bears North 89°48'57" East.

DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into lots, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF_____, 20___

ACKNOWLEDGEMENT

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

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

NOTARY _____ NOTARY PUBLIC SIGNATURE

COMMISSION # _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED: _____ CITY ENGINEER (See Seal Below)

ATTEST: _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___
BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

SHEET 1 OF 2

PLAT 'C'

STONECREEK

A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION

AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1"= 100 FEET

SEWER AUTHORITY APPROVAL

APPROVED BY THE SEWER AUTHORITY
ON THIS DAY OF_____, A.D., 20_____

SEWER AUTHORITY

WATER AUTHORITY APPROVAL

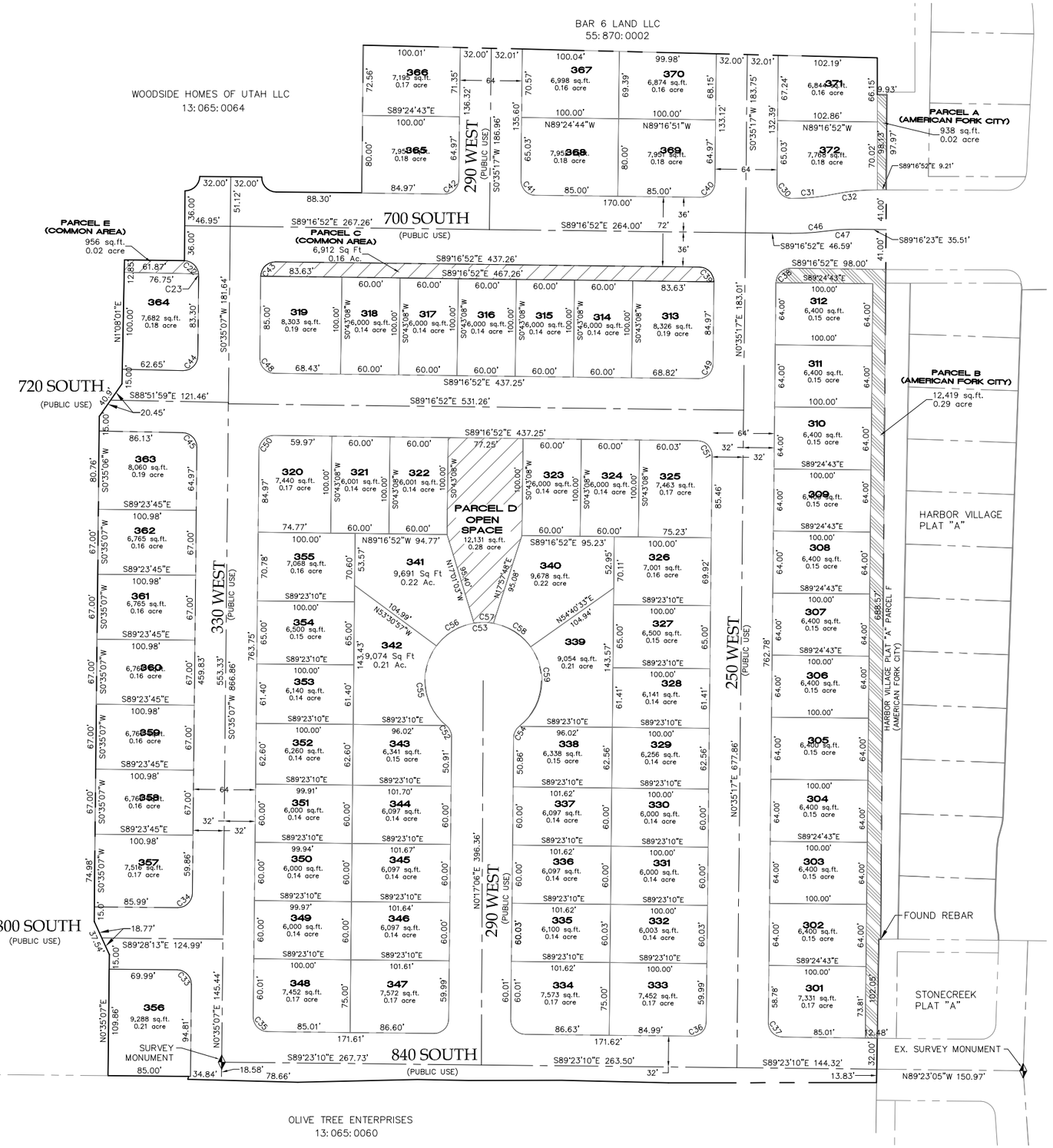
APPROVED BY THE WATER AUTHORITY
ON THIS DAY OF_____, A.D., 20 _____

WATER AUTHORITY

SURVEYOR SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	23.57	15.07	89°36'04"	21.24	N45°39'08"E
C2	23.75	15.00	90°41'02"	21.34	S43°55'42"E
C22	21.84	15.00	83°25'53"	19.96	N47°05'55"W
C23	1.56	15.00	5°58'05"	1.56	N02°23'56"W
C30	23.53	15.00	89°52'08"	21.19	S44°20'47"E
C31	44.52	200.02	12°45'11"	44.43	N84°15'26"E
C32	44.82	200.00	12°50'19"	44.72	S84°17'59"W
C33	23.58	15.00	90°03'20"	21.22	N44°26'33"W
C34	23.55	15.00	89°56'40"	21.20	N45°33'27"E
C35	23.55	15.00	89°58'17"	21.21	S44°24'02"E
C36	23.57	15.00	90°01'34"	21.22	N45°36'02"E
C37	23.56	15.00	89°58'26"	21.21	S44°23'58"E
C38	23.60	15.00	90°07'53"	21.24	S45°39'12"W
C39	23.53	15.00	89°52'07"	21.19	N44°20'48"W
C40	23.60	15.00	90°07'52"	21.24	N45°39'13"E
C41	23.53	15.00	89°52'08"	21.19	S44°20'47"E
C42	23.60	15.00	90°07'52"	21.24	N45°39'13"E
C43	23.60	15.00	90°08'02"	21.24	S45°39'08"W
C44	23.71	15.00	90°32'54"	21.31	N45°51'34"E
C45	23.42	15.00	89°27'06"	21.11	N44°08'26"W
C46	37.57	236.00	9°07'13"	37.53	N86°09'32"E
C47	25.49	160.00	9°07'41"	25.46	S86°09'46"W
C48	23.53	15.00	89°51'59"	21.19	S44°20'52"E
C49	23.60	15.00	90°07'52"	21.24	N45°39'13"E
C50	23.60	15.00	90°08'01"	21.24	S45°39'08"W
C51	23.53	15.00	89°52'08"	21.19	N44°20'47"W
C52	13.39	15.00	51°09'50"	12.95	N24°59'41"W
C53	295.72	60.00	282°23'27"	75.20	N89°22'52"W
C54	13.41	15.00	51°13'36"	12.97	S26°12'03"W
C55	90.81	60.72	85°41'25"	82.58	S06°40'03"E
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C57	20.09	60.00	19°11'17"	20.00	N89°26'37"W
C58	46.63	60.00	44°31'32"	45.46	N57°35'13"W
C59	91.25	60.00	87°08'18"	82.71	N08°14'42"E

LEGEND

- FOUND SECTION CORNER
- TRAIL CORRIDOR– DEDICATED TO AMERICAN FORK CITY
- COMMON AREA (PUE)
- BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE

0 60 120 180

SCALE: 1" = 60'

SHEET 2 OF 2

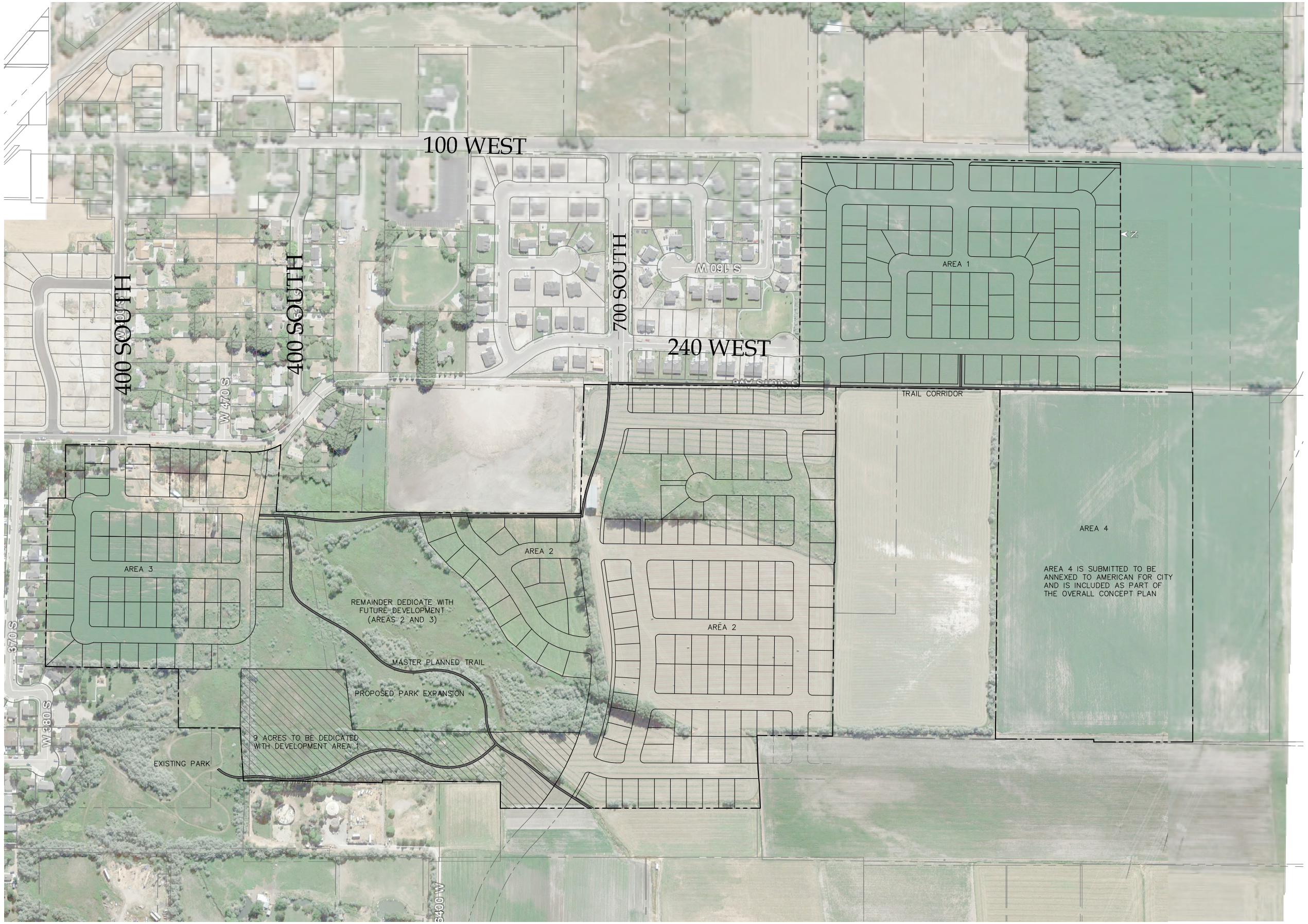
PLAT "C"

STONECREEK

A RESIDENTIAL SUBDIVISION

AMERICAN FORK CITY — UTAH COUNTY, UTAH

SCALE: 1"= 60 FEET



NOTES:

THIS DRAWING IS FOR A PROPOSED CONCEPT OF 142 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH AND 300 WEST. THE OVERALL PROJECT IS PROPOSE TO INCLUDE A LARGE OPEN SPACE ADJACENT TO THE MOUNTAIN MEADOW CITY PARK. AREAS 1, 2 AND 3 ARE SUBMITTED WITH THIS CONCEPT AS A ZONE CHANGE REQUEST FOR THE PR-3.0 ZONE. AREA 4 IS SUBMITTED TO THE CITY AS AN ANNEXATION PLAT WITH THE REQUEST FOR THE PR-3.0 ZONING.

LAND USE:

PROJECT AREA=	142.2 ACRES
ZONING REQUEST=	PR-3.0
SINGLE FAMILY LOTS=	382 LOTS
CLUSTER LOTS=	44 LOTS
TOTAL LOTS=	426 LOTS
OVERALL DENSITY=	3.0 LOTS PER ACRE
OPEN SPACE AREA=	36.7 ACRES (26%)

AREA BREAKDOWN:

AREA #1 = 92 SINGLE FAMILY UNITS (7500-12000 SF)
AREA #2 = 147 SINGLE FAMILY UNITS (6500-12000 SF)
AREA #3 = 76 SINGLE FAMILY UNITS (6500-12000 SF)
AREA #4 = 111 SINGLE FAMILY / CLUSTER UNITS

0 200 400 600

(24"x36")
SCALE: 1" = 200'
(11"x17")
SCALE: 1" = 400'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TGT
CHECK BY:	TGT
DATE:	8/20/16
COGO FILE:	

J:\Allen Thompson\Hurley's Ridge\dwg\CONCEPT.dwg

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

AMERICAN FORK, UTAH

STONECREEK
A RESIDENTIAL DEVELOPMENT

OVERALL CONCEPT

JOB WSAF

SHEET NO. 1

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: May 8, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the Olive Tree Enterprises District Framework Plan, located in the area of 350 South 1000 West, in the TOD Transit Oriented Development zone.

BACKGROUND INFORMATION					
Location:		Approximately 350 South 1000 West			
Applicants:		Keystone Construction			
Existing Land Use:		Agriculture			
Proposed Land Use:		Mixed Use Commercial & Residential			
Surrounding Land Use:	North	Agriculture			
	South	Agriculture			
	East	Agriculture			
	West	Agriculture			
Existing Zoning:		TOD (Transit Oriented Development)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	Residential Agriculture 5 (Utah County)			
	South	TOD			
	East	Residential Agriculture 5 (Utah County)			
	West	TOD			
Land Use Plan Designation:		TOD (Transit Oriented Development)			
Zoning within density range?		x	Yes		No

Background

The area comprising of this District Framework Plan consists of approximately 22.4 acres. It is located in the area of 350 South 1000 West, and runs from north to south. The northern half lies within the Transit Core District, and the southern half lies within the Garden District. Within those districts, the Mixed-Use Core and General Mixed-Use sub-districts are present.

District Framework Plans are covered in Section 4 of the recently adopted TOD Code. A District Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District Framework Plans proceed through Planning Commission and ultimately City Council. Following approval of a District Framework Plan, subsequent development submittals are reviewed and either approved or denied by staff; the exception being formal subdivision plats, which still proceed through Planning Commission and City Council. Per Section 4.01.3 of the Code, District Framework Plans

expire 24 months after approval “if not acted upon further through the submittal of a block plan”. Extensions may be granted by the Council, if requested and deemed appropriate.

Section 4.02 of the TOD Code outlines submittal requirements for a District Framework Plan. Those requirements, as well as submission materials particular to this District Framework Plan, are detailed below.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Transit Oriented Development”. The District Framework Plan is consistent with the Land Use Plan designation.

Section 4.02 of the TOD Code, “Submission Requirements”

A District Framework Plan submittal must include the following exhibits:

a. Exhibit 1: Legal Description.

   A legal description of the area comprising the District Framework Plan has been submitted and labeled as Exhibit 1.

b. Exhibit 2: Boundary Survey.

   A boundary survey, highlighting the parcels included in the District Framework Plan, has been submitted and labeled as Exhibit 2.

c. Exhibit 3: Development Area Plan.

   The underlying Development Area Plan, adopted at the time of TOD Code approval, is provided and labeled as Exhibit 3. The area comprising the District Framework Plan is highlighted within the overall Development Area Plan; illustrating the districts (Transit Core and Garden District). The sub-districts (Mixed Use Core and General Mixed Use) are illustrated and labeled on Exhibit 6.

d. Exhibit 4: Boundary Map.

   Similar to the boundary survey provided in Exhibit 2, a boundary map has been submitted and labeled as Exhibit 4. Included in the boundary map is the following, as required:

   i. Name and ownership of the properties.
   ii. Acreage of the properties.
   iii. Boundaries of the properties.
   iv. Existing land use of all properties within 500 feet. Existing land use is currently agriculture.

e. Exhibit 5: Constraints Map.

A constraints map is intended to identify areas such as flood plain, wetlands, water bodies, or other sensitive lands. A constraints map has been submitted and labeled as Exhibit 5. This map identifies the following constraints within the area: a 20' wide TSSD easement, and a 30' wide Central Utah Water Conservancy District easement. All future submittals must work within the parameters of these constraints, and the plans reflective of such.

f. Exhibit 6: District Framework Plan

A district framework plan has been submitted and labeled as Exhibit 6. Included in the exhibit is the following, as required:

i. Block type boundaries and IDs and a data table including block type assignment, net acreage and gross acreage of each block type. This has been illustrated in the exhibit. The area of this District Framework Plan falls within block types 4 and 5. Block type locations have been identified, as have net and gross acreage of each block type.
ii. Civic district boundaries, and a data table including types, acreages, and any assigned uses. Civic spaces, such as open space, is identified as a percentage of required open space: 10-20% for Block Type 4, and 5-10% for Block Type 5, as required by the TOD Code. It is too early in the process to define where, exactly, this open space will lie. Open space requirements will be met utilizing the allowable types of open space as identified in the TOD Code (Section 7). Staff will ensure open space types and percentages are met, as future plans such as block and lot plans, are submitted.
iii. A data table including gross acreage and net acreage of the district, net acres of developable land and total acreage assigned to thoroughfares. This information is presented within the exhibit.
iv. A data table indicating the total aggregated gross acreage of each block type and civic district and percentage of the gross character district acreage.

g. Exhibit 7: Transportation Network Plan

A transportation network plan has been submitted and labeled as Exhibit 7. Included in the exhibit is the following, as required:

i. A key showing the thoroughfare network of the governing development area plan and the transportation master plan. The thoroughfare network of the underlying development area plan is illustrated, along with the corresponding street types (Neighborhood and Core Collectors) as identified in the City's Transportation Master Plan.

ii. Existing, new, and modified thoroughfares. Applicants are requesting modifications of local roads within the underlying operational overlay. They have worked with Engineering to propose relocations of future local roads, while preserving the integrity of the underlying operational overlay; as well as providing connections to adjacent properties. Engineering will be discussing this in greater detail.
iii. New and modified intersections. Intersection assemblies are identified and provided for in Exhibit 13.
iv. Existing, new, and relocated major utility easements. Existing utility easements, as identified in Exhibit 5 (Constraints Map), are identified and will remain as located.
v. A data table including all thoroughfares within the character district, indicating ownership, right-of-way widths, number of vehicular lanes, thoroughfare type, and transportation provisions.

h. Exhibit 8: Thoroughfare Naming Plan

A thoroughfare naming plan has been submitted and labeled as Exhibit 8. Included in the exhibit is the following, as required:

i. Names for each thoroughfare within the character district in accordance with the City's street naming ordinance. Exhibit 8 indicates the names of thoroughfares provided. These names are in accordance with the City's street naming system.

i. Exhibit 9: Bicycle Network Plan

A bicycle network plan has been submitted and labeled as Exhibit 9. Included in the exhibit is the following, as required:

i. Existing and new bicycle networks. The exhibit notes that there will be bicycle tracks and cycle tracks on each side of collector roads. 1100 West and 350 South will have colored concrete cycle tracks.

j. Exhibit 10: Traffic Study

Preliminary projected traffic counts for the TOD area, as a whole, have been provided and labeled as Exhibit 10.

k. Exhibit 11: Civic District Plan

An exhibit, noting the types of allowable open space for Block Types 4 and 5 has been presented. Exact locations and networks of open space will be identified in future reviews. Staff will ensure compliance to open space types, locations, and percentages in future reviews; pursuant to the applicable sections of the TOD Code.

l. Exhibit 12: Thoroughfare Assemblies

A thoroughfare assembly is provided and labeled as Exhibit 12. Three cross-sections and assembly types are labeled: Core Collector, Neighborhood Collector, and Neighborhood Street. Engineering will likely discuss in their report, and at the Planning Commission meeting, as the Applicants request modifications of some of the streets as identified in the Operational Overlay.

m. Exhibit 13: Intersection Assemblies

An intersection assembly exhibit has been provided and labeled as Exhibit 13. Types of proposed intersections are identified (4-way intersections).

n. Exhibit 14: Phasing Plan

A phasing plan, indicating phase boundaries and sequence of each phase, has been provided and labeled as Exhibit 14. The area will be developed in two phases, as indicated in the exhibit.

o. Exhibit 15: Detailed Architectural Standards

Conceptual architectural themes are provided and labeled as Exhibit 15. Refining of architectural standards and themes will be reviewed at future submittals. Themes are provided to give an idea of what may occur within the area constituting the District Framework Plan; however, approval of such standards is not part of a District Framework Plan approval.

p. Exhibit 16: Special Requirements.

Applicants request modifications of underlying operational overlay as it relates to some of the streets found within the District Framework Plan. Connectivity will be ensured to adjacent properties; as will provision of major streets as identified on the City's Master Transportation Plan. These roadways are requested to be adjusted to largely coincide with parcel boundaries. Realignment of 1000 West and 500 South, to coincide with block adjustments and property boundaries, is proposed. Realignment of certain streets may provide for alternate development unit allowances, as identified in Exhibit 16.

FINDING OF FACT

After reviewing the application for District Framework Plan approval, the following finding of fact is offered for consideration:

1. The District Framework Plan complies with the applicable requirements set forth in Section 4 of the TOD Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the District Framework Plan, with the finding as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the District Framework Plan.

Findings of denial may be attached to a recommendation of denial.

TABLE

Mr. Chairman, I move that we table action on the District Framework Plan.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Olive Tree District Framework Plan

Project Address: 350 South 1000 West

Developer / Applicant's Name: Keystone Construction/Commun1ty.One

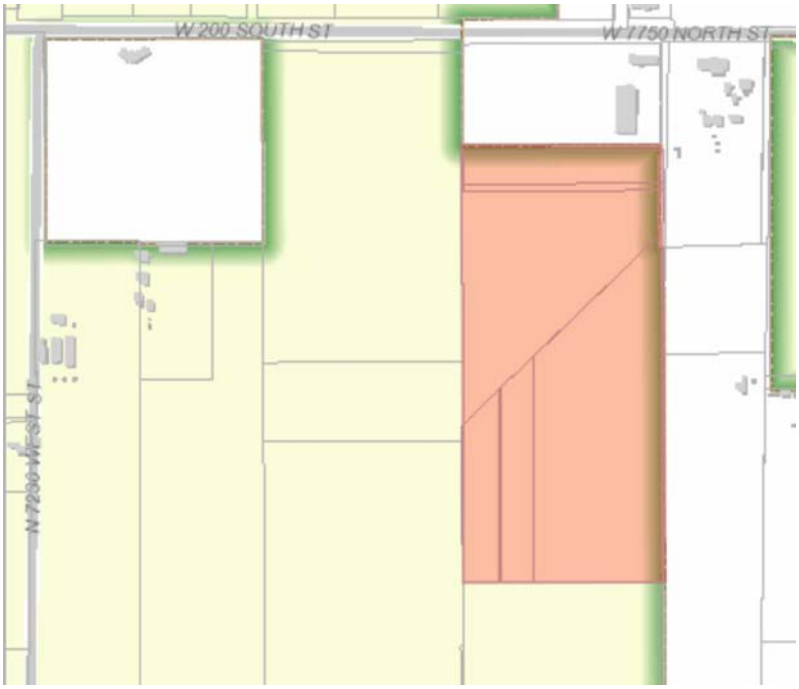
Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☒ District Framework Plan

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 5/8/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

1.

AMERICAN FORK

1853

District Framework Plan – Application Exhibits

March 6, 2019

AMENDED: March 8, 2019

AMENDED: April 22, 2019

KEYSTONE CONSTRUCTION

CommunityY.one

Approval Requests

1. Palette of civic open space types for use with BT-4 & BT-5 (EXHIBIT 11)
2. Use of Neighborhood Street cross section outside of subject property (EXHIBIT 12)
3. Use of four-way intersections outside of subject property (EXHIBIT 13)
4. Block boundary adjustments to coincide with actual parcel boundaries (EXHIBIT 16)
5. Realignment of 1000 West and 500 South to coincide with requested block adjustments and subject property boundaries (EXHIBIT 16)
6. Development unit "allowances" based upon block boundary adjustments (EXHIBIT 16)

EXHIBIT 1: Legal Description

A parcel of land situates in the West half of Section 22, Township 5 South, Range 1 East Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point, said point being South 89°53'31" East 1099.51 feet along the Section line and South 1945.25 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East Salt Lake Base & Meridian, and running;

thence South 89°42'31" East 663.92 feet to and along existing fence to the centerline of ditch;

thence South 00°17'05" East 829.61 feet along centerline of existing ditch;

thence South 00°46'16" East 622.59 feet along centerline of existing ditch;

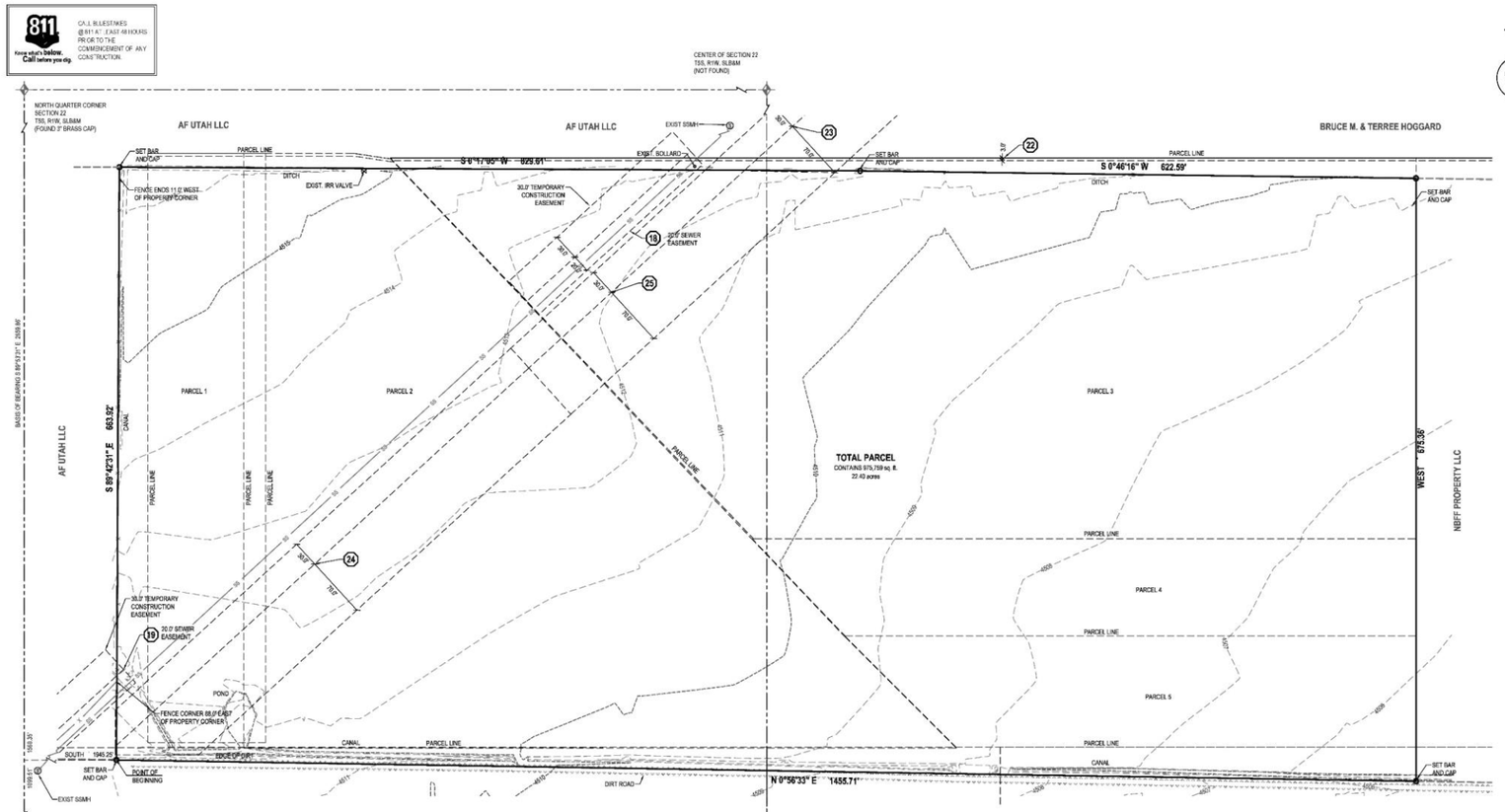
thence West 675.36 feet;

thence North 00°56'33" East 1455.71 feet to the point of beginning;

Parcel contains 975,759 SqFt or 22.4 acres

EXHIBIT 2: Boundary Survey

*** Click to download PDF**



SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the Northwest Corner and the North Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, measuring South 89°53'31" East 2659.86 feet.

COMMITMENT DESCRIPTIONS

PARCEL 1:

Commencing 13.25 chains West and 8.50 chains North of the Southeast corner of the Northwest quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Meridian; thence North 2 chains; thence West 10 chains; thence South 2 chains; thence East 10 chains to the point of beginning.

PARCEL 2:

Commencing West 13.25 chains and North 7 chains from the center of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 123.42 feet; thence West 666.104 feet; thence South 797.993 feet; thence North 45°00'00" East 178.409 feet; thence North 46°25'24" East 150.321 feet; thence North 46°27'17" East 588.222 feet; thence North 08°39'17" East 41.427 feet to the point of beginning.

PARCEL 3:

Commencing 20.54 chains East of the Northwest corner of the Southwest quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Meridian; thence South 14.20 chains East 8.46 chains; thence North 20.59 chains; thence South 46°21' West 8.89 chains to the point of beginning.

PARCEL 4:

Commencing 18.89 chains East and 14.20 chains South from the Northwest corner of the Southwest quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Meridian; thence East 1.65 chains; thence North 14.40 chains; thence South 46°21' West 2.39 chains; thence South 12.88 chains to the point of beginning.

PARCEL 5:

Commencing 17 chains East and 14.20 South from the Northwest corner of the Southwest quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Meridian; thence East 1.89 chains; thence North 12.88 chains; thence South 49 West 2.74 chains; thence South 11.05 chains to the point of beginning.

The above five Parcels are subject to the effects of that certain Boundary Line Agreement recorded August 16, 2011 as Entry No. 57833:2011 and Parcels 3, 4 and 5 are subject to the effects of that certain Boundary Line Agreement recorded May 19, 2015 as Entry No. 62923:2015 of official records. The above five Parcels are all together with a perpetual easement and right-of-way for vehicular and pedestrian traffic as disclosed by that certain instrument recorded June 10, 1992 as Entry No. 26578 in Book 2948 at Page 189 and also a perpetual easement and right-of-way for vehicular and pedestrian traffic for agricultural purposes only as disclosed by that certain instrument recorded July 15, 1992 as Entry No. 33376 in Book 2966 at Page 437 of official records.

AS SURVEYED DESCRIPTION

A parcel of land situates in the West half of Section 22, Township 5 South, Range 1 East Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point, said point being South 89°53'31" East 1099.51 feet along the Section line and South 1945.25 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East Salt Lake Base & Meridian, and running;

thence South 89°42'31" East 663.92 feet to and along existing fence to the centerline of ditch;
thence South 00°17'05" East 829.91 feet along centerline of existing ditch;
thence South 00°46'16" East 622.59 feet along centerline of existing ditch;
thence West 675.36 feet;
thence North 00°56'33" East 1455.71 feet to the point of beginning:

Parcel contains 975,759 sq.ft. or 22.4 acres

To: (i) Keystone Construction, LLC, a Utah limited liability company; (ii) Olive Tree Enterprises, (iii) Cottonwood Title Insurance Agency, Inc. and (iv)First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 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, 5, 8, 11, 13 and 19 of Table A hereof.

The field work was completed on February 5, 2019.

Date of Plat or Map: February 5, 2019.

2/13/19
Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Agency, Inc., of Salt Lake City, Utah under Commitment No. 109519-OMP, dated effective January 9, 2019.

Schedule B-2 Exceptions

1. The Lien of Real Estate Taxes or assessments, imposed on the title by a governmental authority, that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records.

2. Any facts, rights, interests, or claims which are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.

3. Easements, claims of easement or encumbrances which are not shown in the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.

7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and in the date on which all of the Schedule B, Part I-Requirements are met.

8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.

14. The herein described Land is located within the boundaries of American Fork City, Utah County, American
Fork Metropolitan Water District, North Utah County Water Conservancy District, Central Utah Water Conservancy District, Wasatch Mental Health Special Service District, North Utah Valley Animal Shelter Special Service District, Santaquin Special Service District and the Utah Valley Dispatch Special Service District, and is subject to any and all charges and assessments levied thereunder.

15. Ordinance No. 2015-10-B Amending Section 1.12.2010 of the Revised Ordinances of American Fork City 1985, as Amended, Annexing Certain Land to American Fork City and Establishing Zoning Classification
for said Land, recorded January 6, 2016 as Entry No. 1080:2016.

16. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

17. Claim, right, title or interest to water or water rights whether or not shown by the public records.

18. Easement in favor of Timpanogos Special Service District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded November 4, 1977 as Entry No. 37078 in Book 1596 at Page 17.
(Shown on survey)

19. Easement in favor of Timpanogos Special Service District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded November 4, 1977 as Entry No. 37081 in Book 1596 at Page 29.
(Shown on survey)

20. Grant of Easement in favor of Mikel M. Boley, E. Harry Boley, Colleen Boley Hunt and Louise Boley Clark,
their heirs and assigns for a perpetual easement of right of way for vehicular and pedestrian traffic and incidental purposes, by instrument dated May 26, 1992 and recorded June 10, 1992, as Entry No. 26578, in Book 2948, at Page 186. (Blanket in nature)

21. Grant of Easement in favor of Mikel M. Boley, E. Harry Boley, Colleen Boley Hunt and Louise Boley Clark,
their heirs and assigns for a perpetual easement of right of way for vehicular and pedestrian traffic for agricultural purposes only eighteen feet in width and incidental purposes, by instrument dated June 30, 1992 and recorded July 15, 1992, as Entry No. 33376, in Book 2966, at Page 437. (Blanket in nature)

22. Easement Agreement by and between Melvin V. Frandsen and Max Hoggard, Inez Hoggard, Bruce Hoggard and Terree Hoggard, dated March 10, 1994 and recorded March 18, 1994 as Entry No. 21621 in Book 3392 at Page 850. (Shown on survey)

23. Grant of Easement in favor of Central Utah Water Conservancy District, a political subdivision of the State of Utah, and its successors and assigns for a nonexclusive and perpetual easement and right-of-way, together with the right of ingress and egress, for the ownership, location, survey, installation, construction, reconstruction, operation, inspection, maintenance, repair, renewal and replacement of underground water pipelines and all equipment and facilities related thereto and for a temporary construction easement and right-of-way, together with the right of ingress and egress, for the initial construction and installation of the water facilities and incidental purposes, by instrument dated August 26, 2011 and recorded September 19, 2011, as Entry No. 65829:2011. (Shown on survey)

24. Grant of Easement in favor of Central Utah Water Conservancy District, a political subdivision of the State of Utah, and its successors and assigns for a nonexclusive and perpetual easement and right-of-way, together with the right of ingress and egress, for the ownership, location, survey, installation, construction, reconstruction, operation, inspection, maintenance, repair, renewal and replacement of underground water pipelines and all equipment and facilities related thereto and for a temporary construction easement and right-of-way, together with the right of ingress and egress, for the initial construction and installation of the water facilities and incidental purposes, by instrument dated August 28, 2011 and recorded September 19, 2011, as Entry No. 65829:2011. (Shown on survey)

25. Grant of Easement in favor of Central Utah Water Conservancy District, a political subdivision of the State of Utah, and its successors and assigns for a nonexclusive and perpetual easement and right-of-way, together with the right of ingress and egress, for the ownership, location, survey, installation, construction, reconstruction, operation, inspection, maintenance, repair, renewal and replacement of underground water pipelines and all equipment and facilities related thereto and for a temporary construction easement and right-of-way, together with the right of ingress and egress, for the initial construction and installation of the water facilities and incidental purposes, by instrument dated August 29, 2011 and recorded September 19, 2011, as Entry No. 65837:2011. (Shown on survey)

26. Irrigation ditches and/or facilities running through said Land, as evidenced by a visual inspection.

27. Boundary Line Agreement by and between Mary Mai Land and Livestock LLC and Melvin V. and Mary C. Frandsen Family, L.L.C., dated August 16, 2011 and recorded August 16, 2011 as Entry No. 57833:2011. 28. Boundary Line Agreement by and between Melvin V. and Mary C. Frandsen Family, L.L.C. and Melvin V. and Mary C. Frandsen Family, L.L.C., dated April 29, 2015 and recorded May 19, 2015 as Entry No. 42923:2015.

29. The fact that the descriptions for Parcels 3, 4 and 5 described herein do not affect mathematical closures.

30. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

31. Rights of tenants in possession, as tenants only, under unrecorded leases.

32. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded November 19, 1996 as Entry No. 93745, in Book 4122, at Page 789.

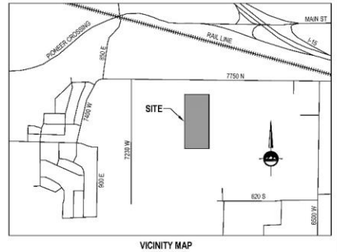
33. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded November 19, 1996 as Entry No. 93746, in Book 4123, at Page 771.

34. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded August 26, 2004 as Entry No. 98243:2004.

35. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 17, 2015 as Entry No. 11570:2015.

36. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded November 19, 2015 as Entry No. 104722:2015.

TABLE A
1) All monuments used and set are shown on survey.
2) Address is 7750 North Street American Fork, Utah.
3) Property located in Feme Flood Map "Zone/s", area No. 49057C0120D, effective on07/17/2002
4) Subject parcel contains 975,759 sq.ft. or 22.40 acres.
5) Vertical Relief is shown on survey.
8) Substantial features are shown on survey.
11) Shown on survey.
13) Adjoining owners are shown on survey.
19) All plottable easements are shown on survey.



VICINITY MAP
(NOT TO SCALE)

LOCATED IN THE EAST HALF OF SECTION 22 TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN AMERICAN FORK, UTAH COUNTY,

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

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:
RED PINE CONSTRUCTION
520 SOUTH, 850 EAST, SUITE A4
LEHI, UTAH 84043
CONTACT:
MICHAEL HORAN
PHONE: 801-362-8420

OLIVE TREE ENETRPRISES
ALTA / NSPS LAND TITLE & TOPOGRAPHY SURVEY
7750 NORTH STREET
AMERICAN FORK, UTAH

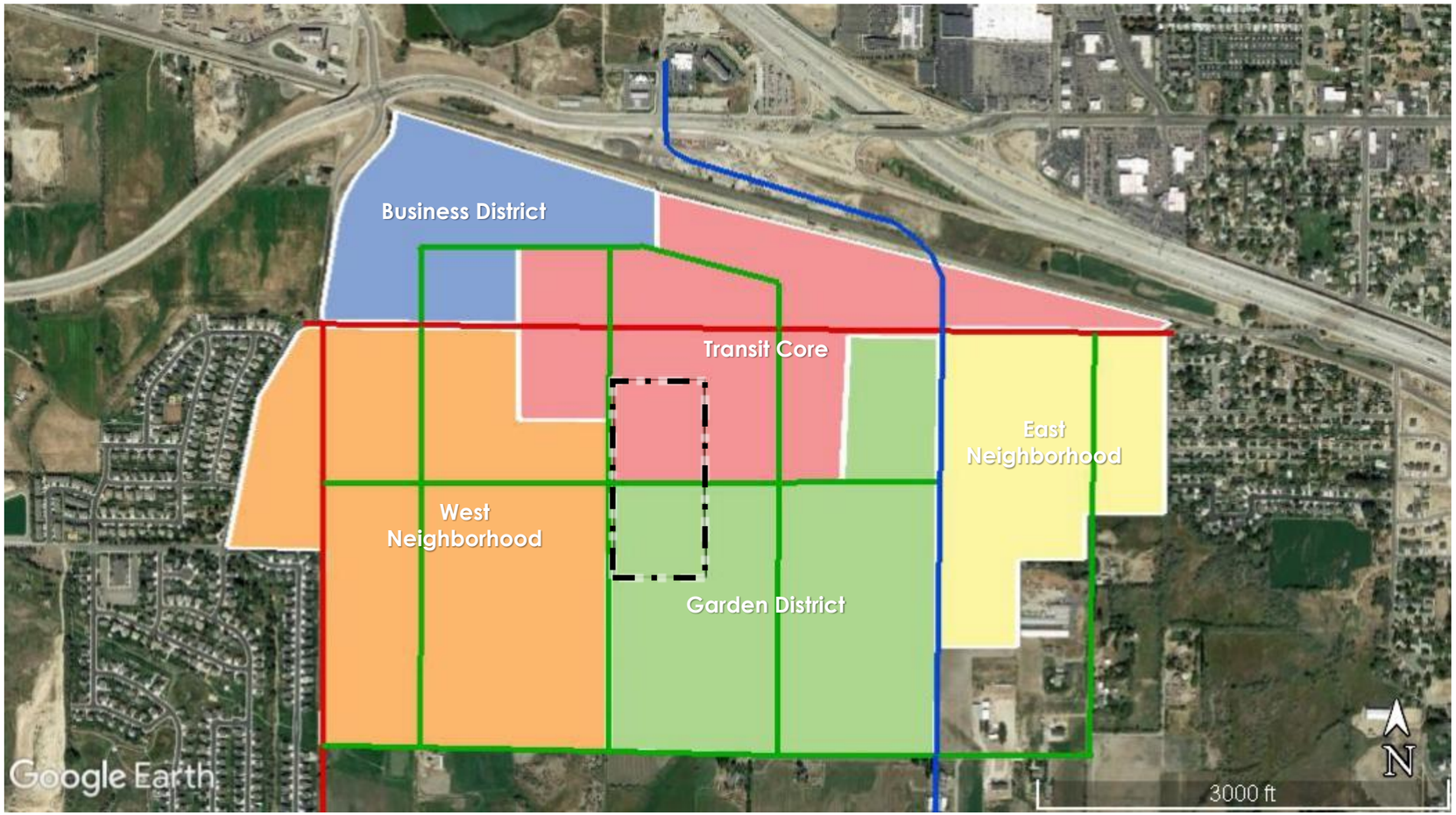
PROFESSIONAL LAND SURVEYOR
2/13/19
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

ALTA / NSPS LAND TITLE & TOPOGRAPHY SURVEY

PROJECT NUMBER: 6759	PROJECT DATE: 2/13/19
DRAWN BY: B. HAWS.	CHECKED BY: P. HARRIS
PROJECT MANAGER: P. HARRIS	

1 OF 1

EXHIBIT 3: Development Area Plan



Subject Property

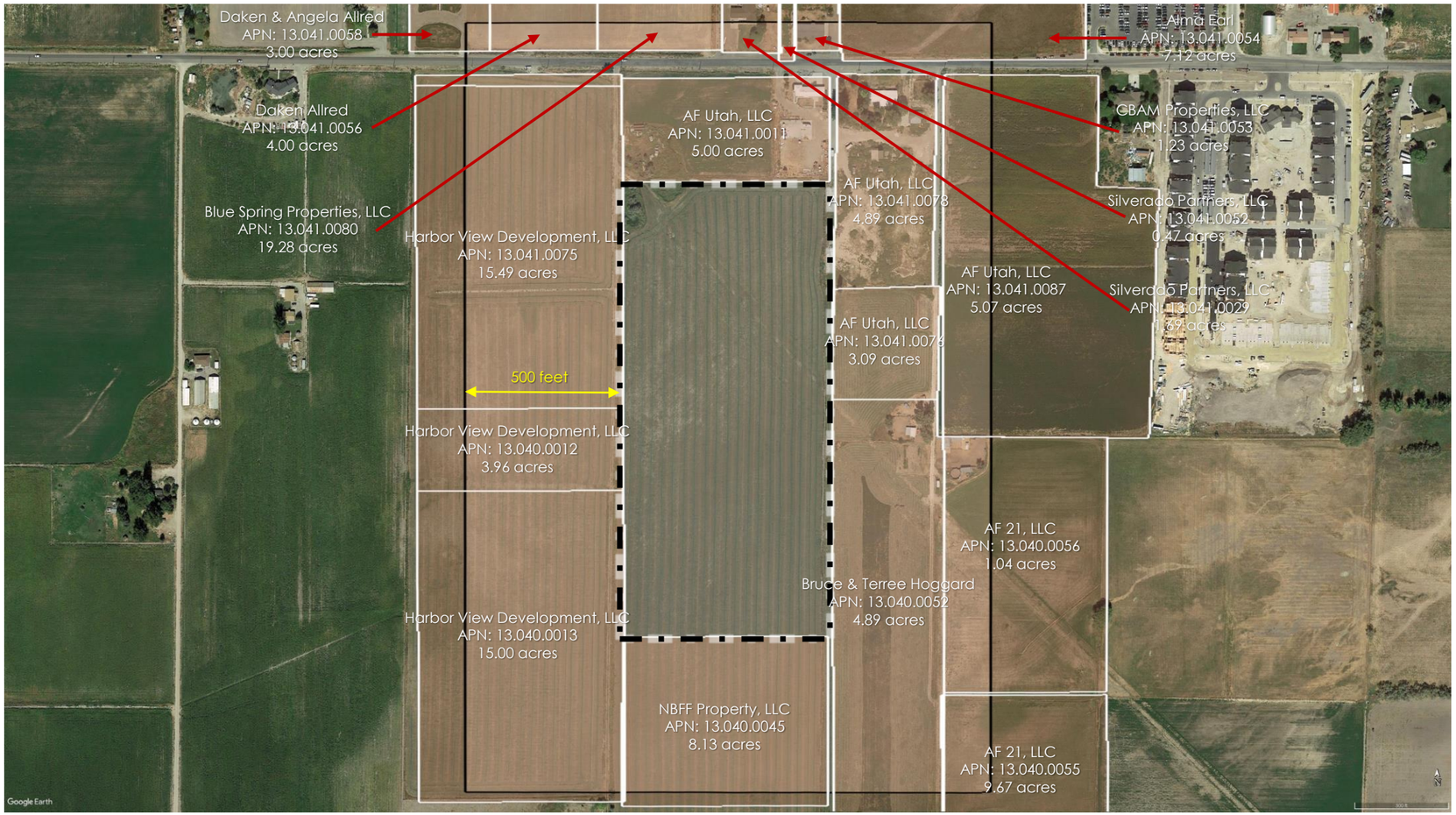
EXHIBIT 4: Boundary Map



Subject Property

EXHIBIT 4: Boundary Map

NOTE: All property within 500 feet of the subject property is presently zoned TOD.

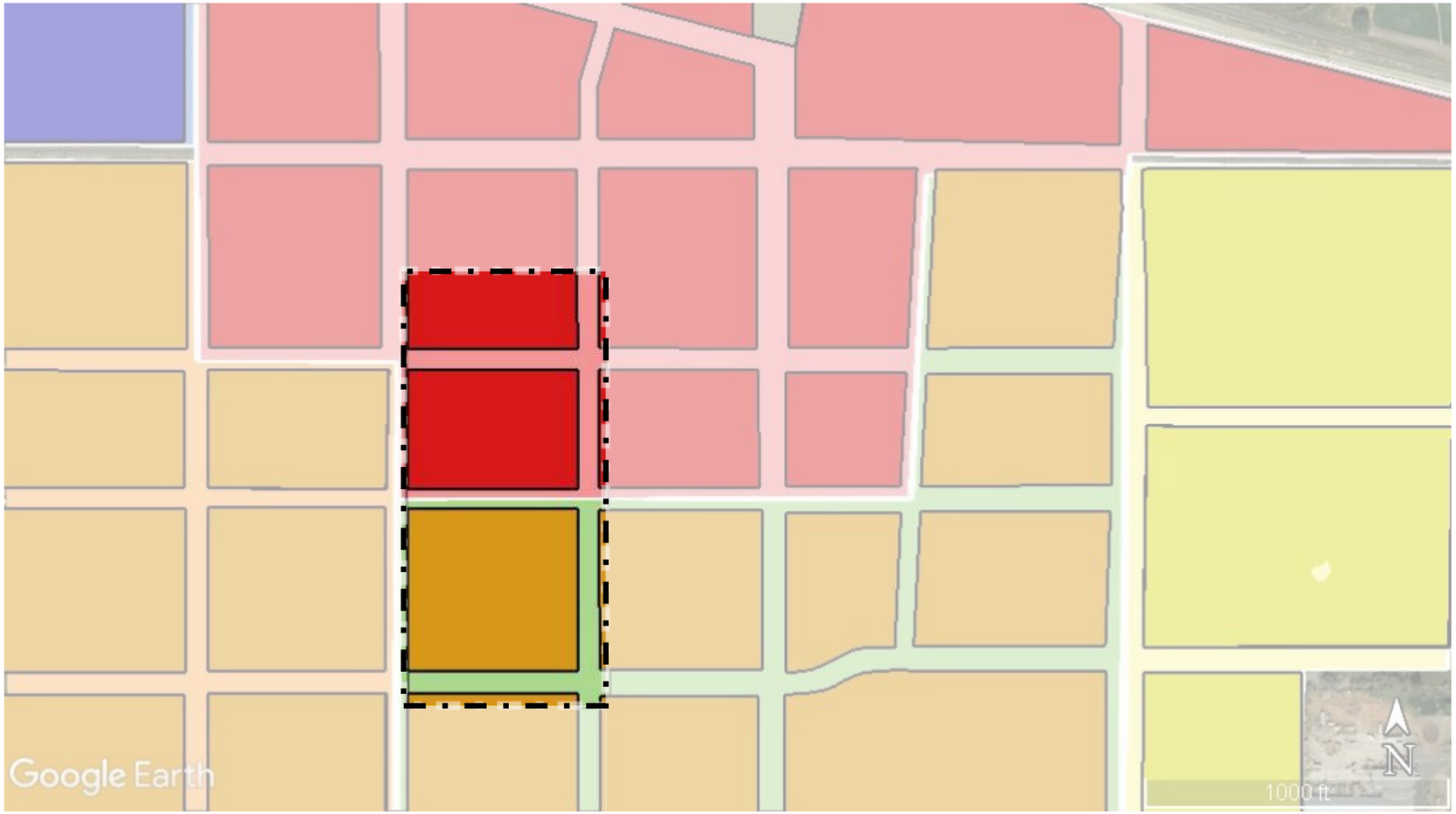


Subject Property

EXHIBIT 5: Constraints Map



EXHIBIT 6: District Framework Plan



Sub-Districts

- Office Core
- Mixed-Use Core
- General Mixed-Use
- Neighborhood Edge

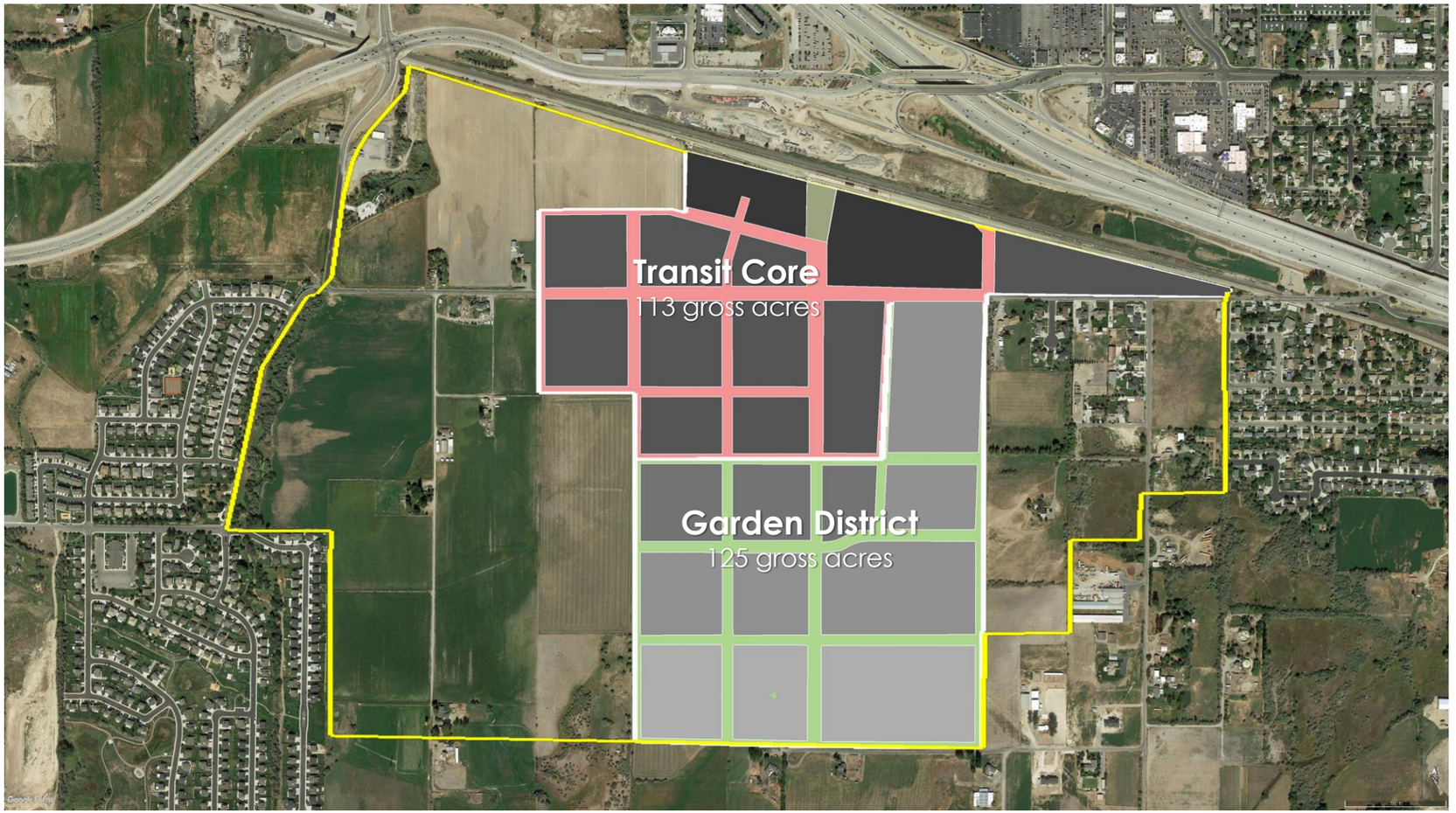
- Subject Property

EXHIBIT 6: District Framework Plan

PERMITTED USES	SUB-DISTRICT			
	ED-R	MU-G	OF-C	MU-C
A. Residential				
Mixed-Use		X		X
Multi-Family		X		X
Single Family: Attached	X	X		X
Single Family: Detached	X			
Senior Housing	X	X		X
Work/Live Unit		X		X
Accessory Dwelling Unit	X	X		
Dormitory		X		X
B. Lodging				
Hotel (no room limit)			X	X
Inn (up to 12 rooms)		X		X
Bed & Breakfast (up to 5 rooms)	X			
AirBnB	X	X		X
C. Business				
Office Building			X	X
Home Occupation	X	X		
D. Retail				
Open Market		X		X
Neighborhood Retail		X	X	X
Display Gallery		X		X
Restaurant		X	X	X
Food Truck	X	X	X	X
Drive-through		X		X
Kiosk		X	X	X
Push Cart		X	X	X

PERMITTED USES	SUB-DISTRICT			
	ED-R	MU-G	OF-C	MU-C
E. Automotive				
Gas Station		X		
Automobile Service				
Drive-through		X		
F. Civil Support				
Assembly	X	X	X	X
Cemetery	X	X		
Funeral Home		X		X
Hospital		X	X	X
Medical Clinic		X	X	X
Library		X		X
Museum		X	X	X
Post Office		X	X	X
Public Safety	X	X	X	X
Laboratory			X	
Transit Stop/Station	X	X	X	X
G. Education				
College			X	X
Trade School		X	X	X
High School	X	X		X
Junior High School	X	X		X
Elementary School	X	X		X
Childcare Center		X		X
Charter School	X	X		X
H. Infrastructure				
Parking Lot		X	X	
Parking Structure		X	X	X
Utility & Infrastructure	X	X	X	X
Open Space	X	X	X	X

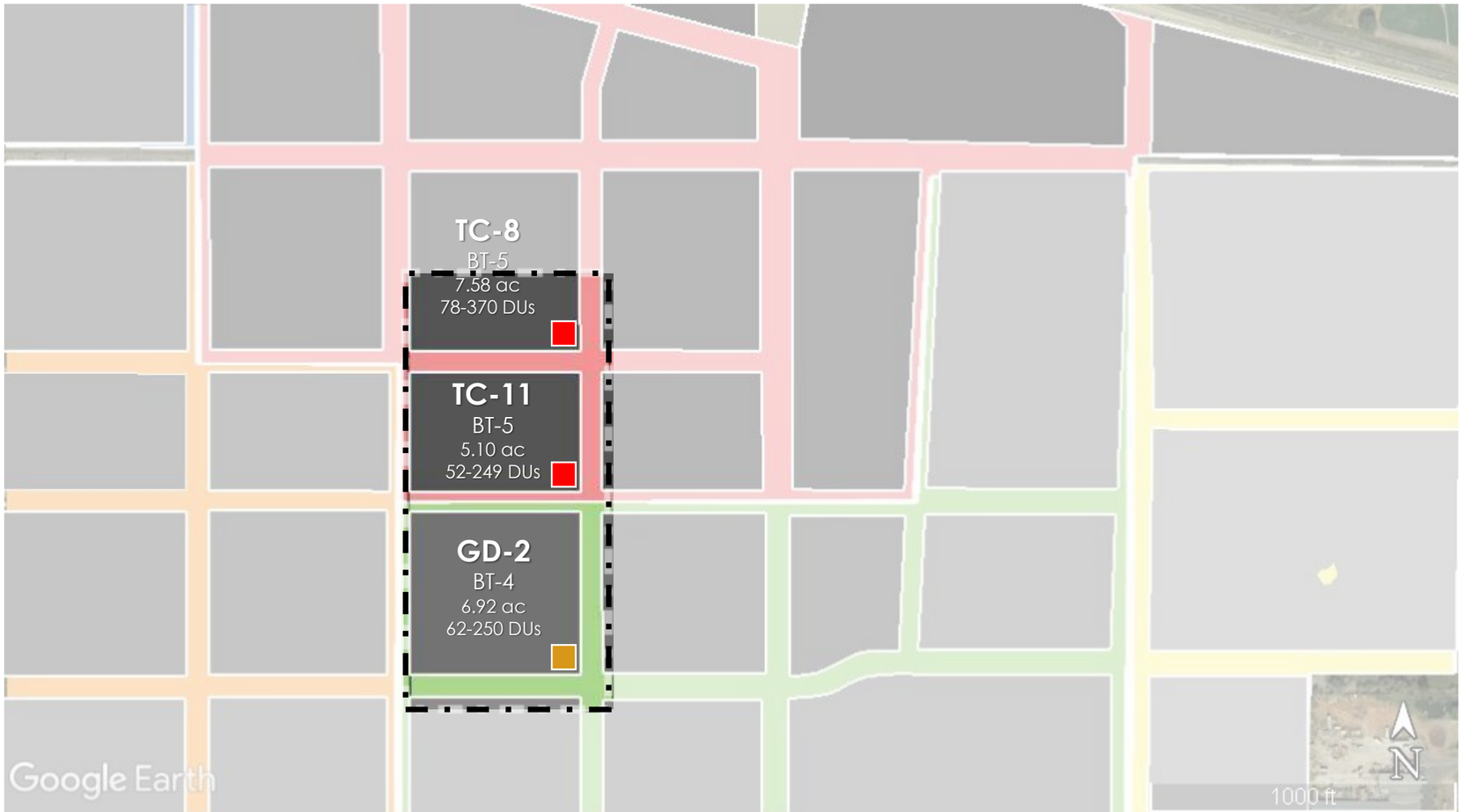
EXHIBIT 6: District Framework Plan



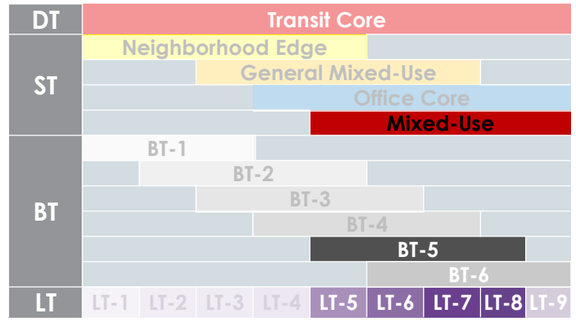
DT		Transit Core		
		Acres	Required	TOTAL
BT	BT-5	21.68		21.68
	BT-6	20.19		20.19
O/S	5-10%	1.49	5.7 to 11.3	1.49
Streets		69.64		69.64
			TOTAL	113.00

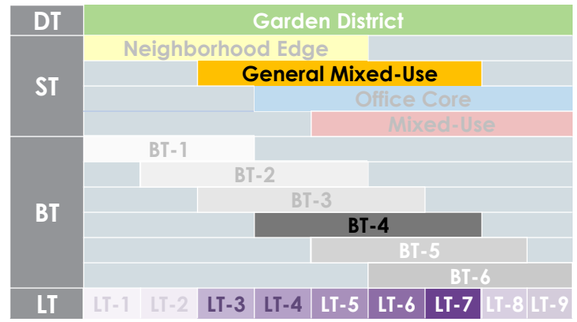
DT		Garden District		
		Acres	Required	TOTAL
BT	BT-2	32.01		32.01
	BT-3	29.40		29.40
	BT-4	17.51		17.51
O/S	10-20%		12.5 to 25.0	0
Streets		46.08		46.08
			TOTAL	125.00

EXHIBIT 6: District Framework Plan



Current Boundary Conditions





Block Types

- Block Type 2 (BT-2)
- Block Type 3 (BT-3)
- Block Type 4 (BT-4)
- Block Type 5 (BT-5)
- Block Type 6 (BT-6)

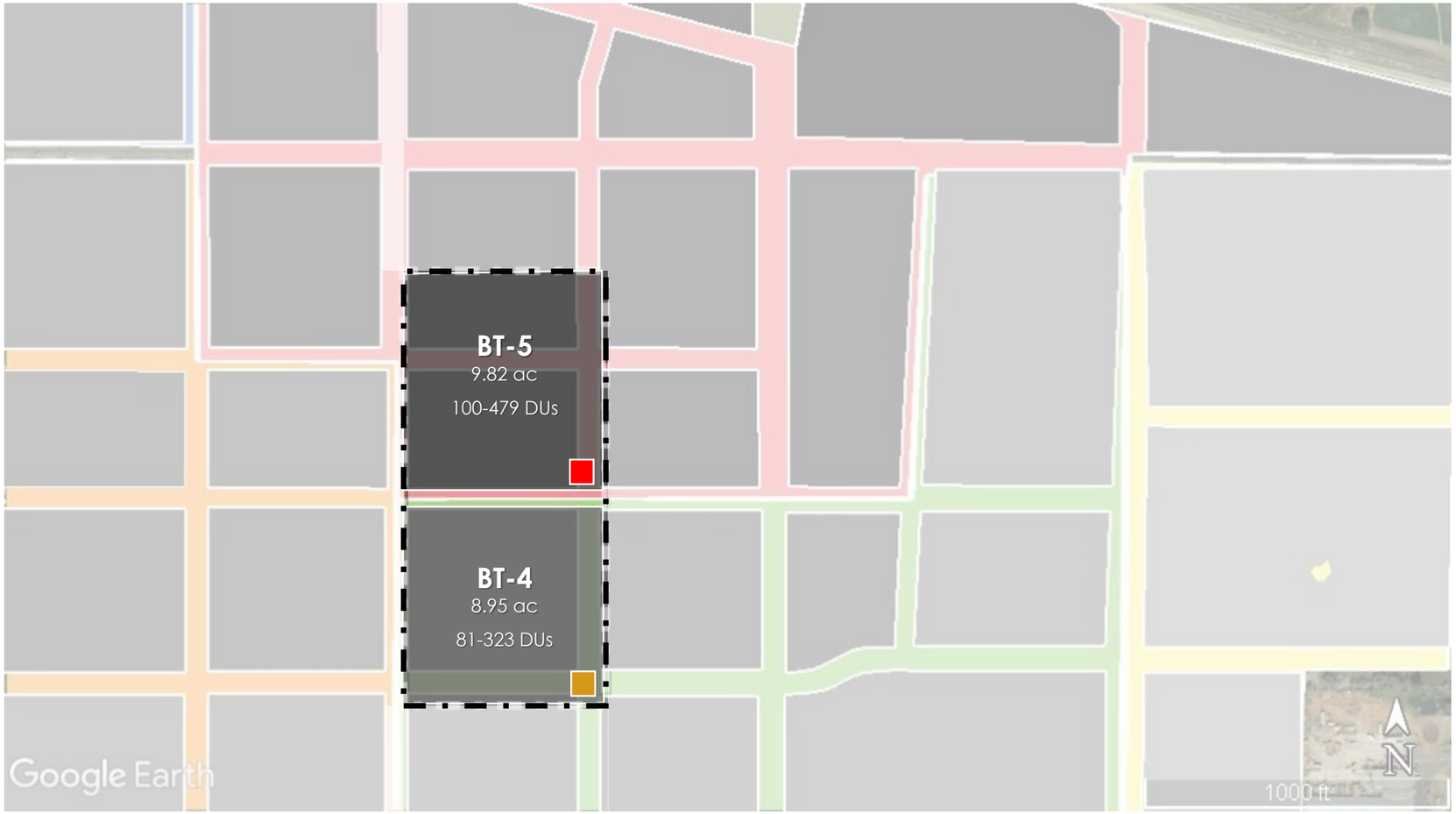
Sub-Districts

- Office Core
- Mixed-Use Core
- General Mixed-Use
- Neighborhood Edge

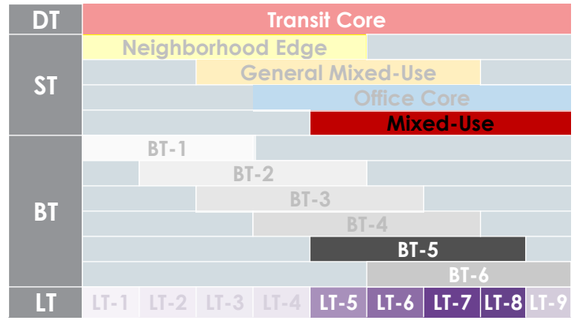
Subject Property

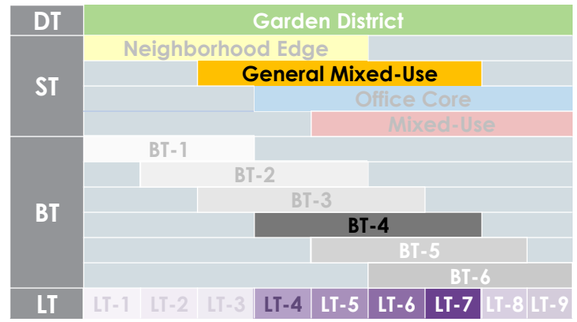
EXHIBIT 6: District Framework Plan

NOTE: BT-5 will be subdivided into blocks < 8 acres in size at the Block Plan stage of approval (as per block size requirement identified in Table 4E of TOD Code).



Requested Block Boundary Adjustments





Block Types

- Block Type 2 (BT-2)
- Block Type 3 (BT-3)
- Block Type 4 (BT-4)
- Block Type 5 (BT-5)
- Block Type 6 (BT-6)

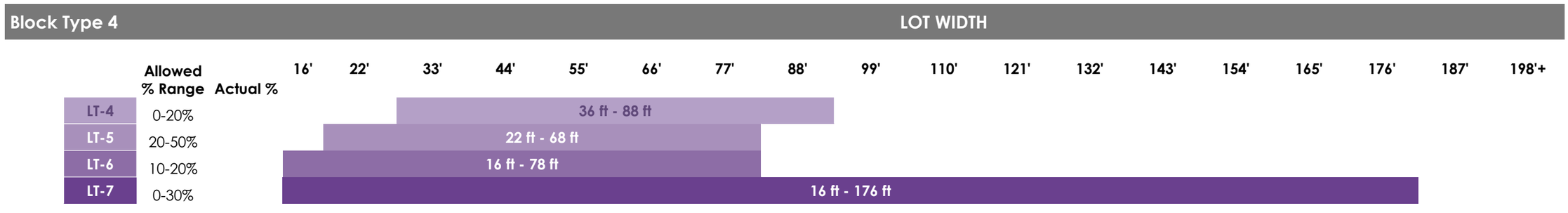
Sub-Districts

- Office Core
- Mixed-Use Core
- General Mixed-Use
- Neighborhood Edge

- Subject Property

EXHIBIT 6: District Framework Plan

Lot Type Assignments									
Block Type	Lot Type Percentages								
	LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9
BT-1	40 - 80%	0-30%	10 - 30%	n/a	n/a	n/a	n/a	n/a	n/a
BT-2	n/a	40 - 60%	20 - 50%	0-20%	0-10%	n/a	n/a	n/a	n/a
BT-3	n/a	n/a	0-40%	10 - 40%	30 - 50%	0-5%	n/a	n/a	n/a
BT-4	n/a	n/a	n/a	0-20%	20 - 50%	10 - 20%	0-30%	n/a	n/a
BT-5	n/a	n/a	n/a	n/a	n/a	0-40%	20 - 40%	10 - 40%	n/a
BT-6	n/a	n/a	n/a	n/a	n/a	n/a	0-30%	20 - 40%	0-40%



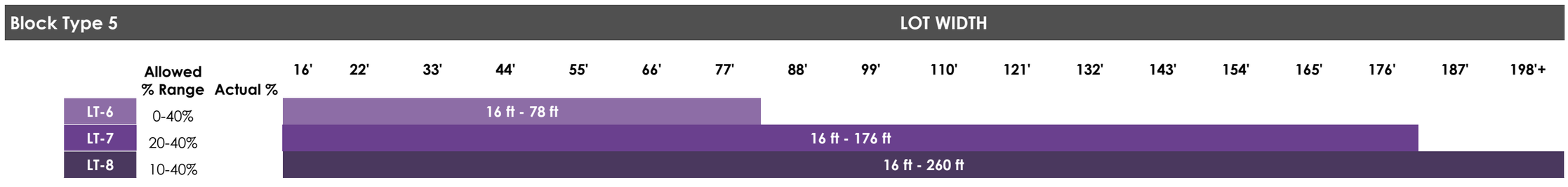
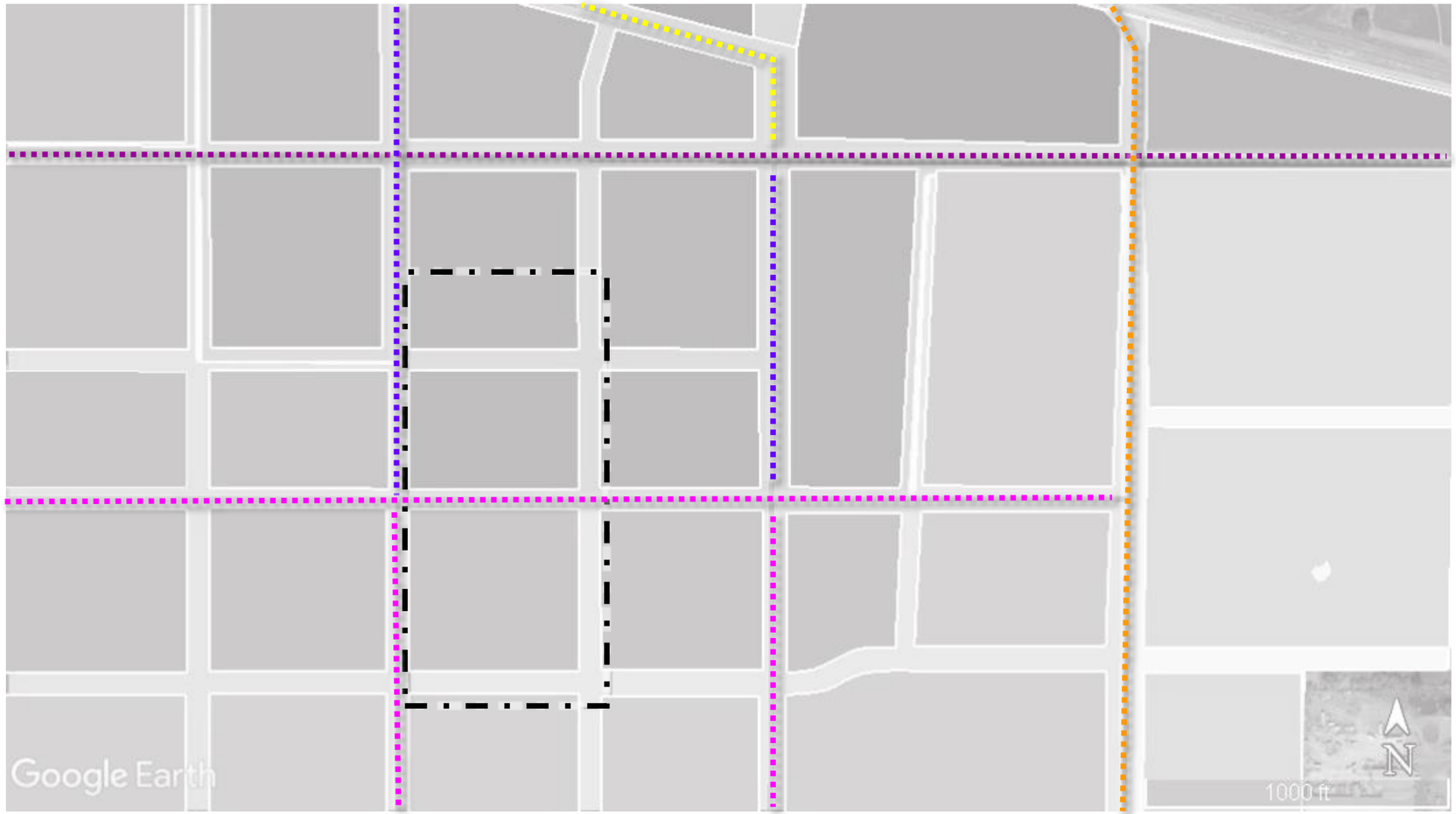


EXHIBIT 7: Transportation Network Plan



Major Arterial
84' ROW | 4 Travel Lanes

Business Arterial (200 South)
112.5' ROW | 4 Travel Lanes

Core Collector
92' ROW | 2 Travel Lanes

Neighborhood Collector
92' ROW | 2 Travel Lanes

Business – Core Loop
98' ROW | 2 Travel Lanes

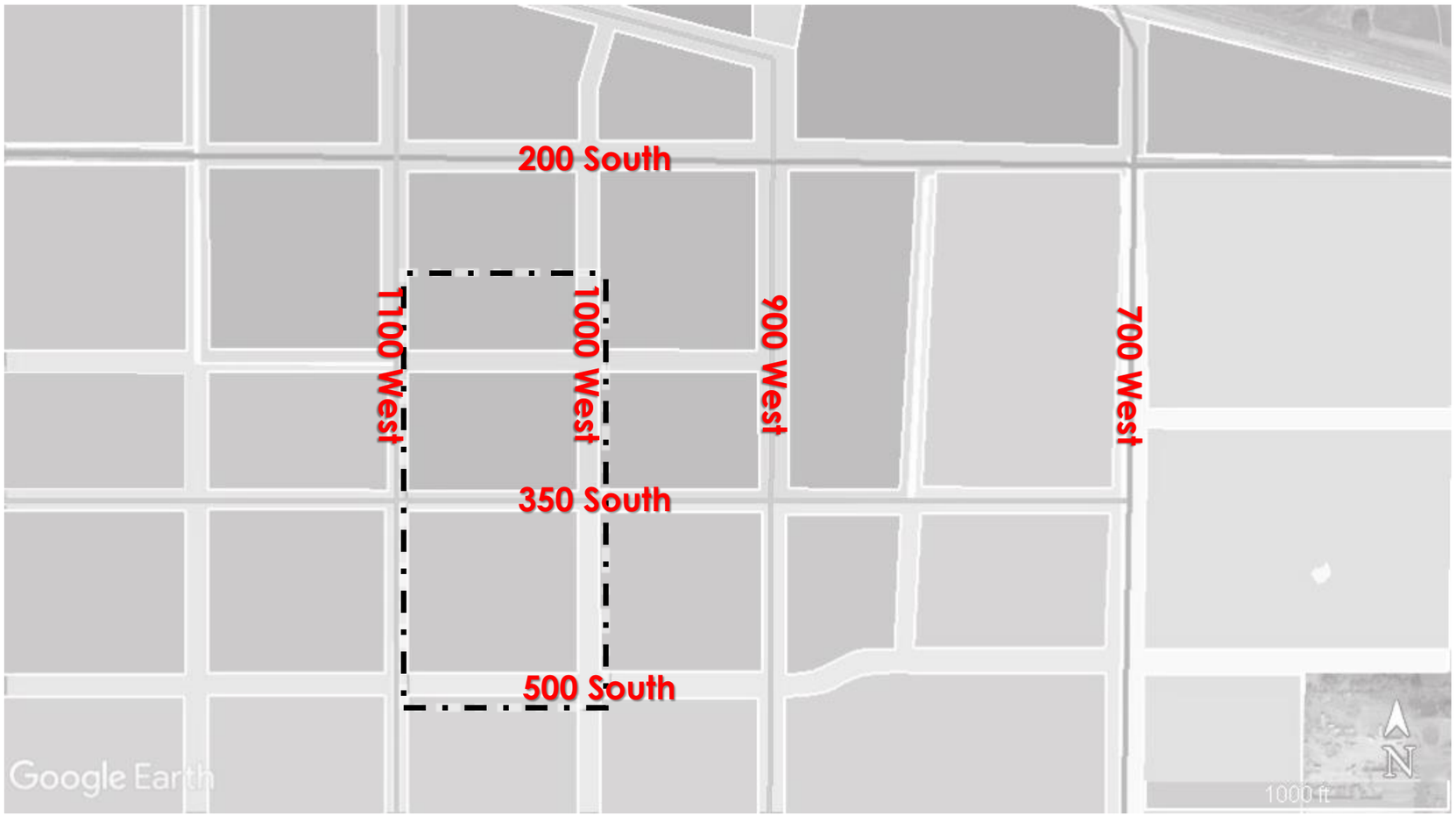
Subject Property

EXHIBIT 7: Transportation Network Plan

Transit Oriented Development Cross-Sections			
Roadway Classification	**ROW Length (ft)**	**Roadway Width (ft)**	**# of Lanes**
Major Arterial	84	64	4
Business Arterial	112.5	74.5	4
Core Collector	92	35	2
Neighborhood Collector	92	49	2
District Connector	96	49	2
Business - Core Loop	98	47	2
Neighborhood Street	53	25	2
One-sided (residential)	61	25	2
Rear Lane (residential)	20	20	2
Rear Alley (non-residential)	26	26	2

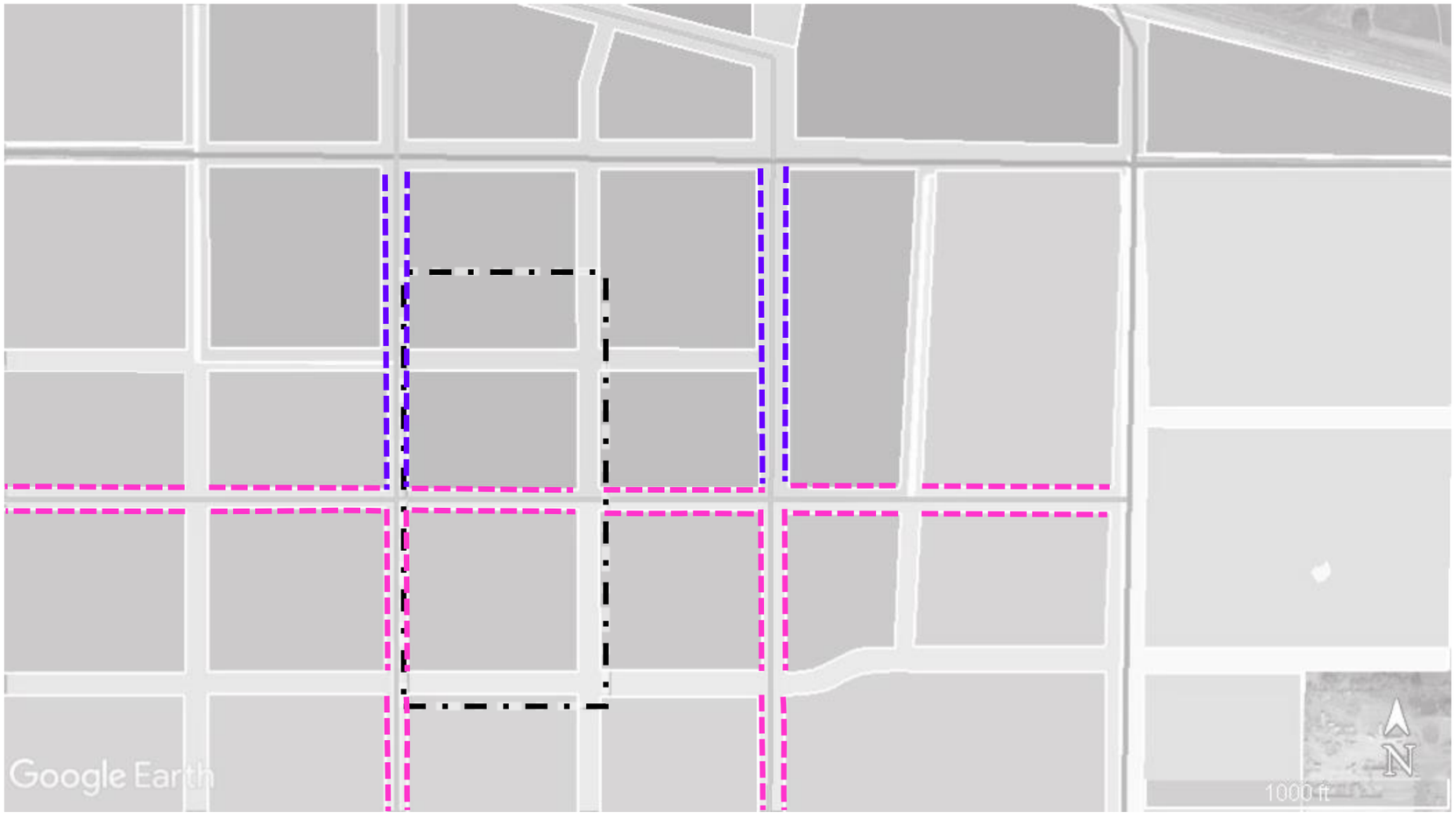
Source: American Fork City – Transportation Element of the General Plan (Page 28)

EXHIBIT 8: Thoroughfare Naming Plan



Subject Property

Exhibit 9: Bicycle Network Plan



6'6" colored concrete cycle track with a 2' buffer in each direction
(Core Collector)

5' colored concrete cycle track with a 2' buffer in each direction
(Neighborhood Collector)

Subject Property

EXHIBIT 10: Traffic Study



Source: American Fork TOD Trip Generation Study (Page 5)

EXHIBIT 10: Traffic Study

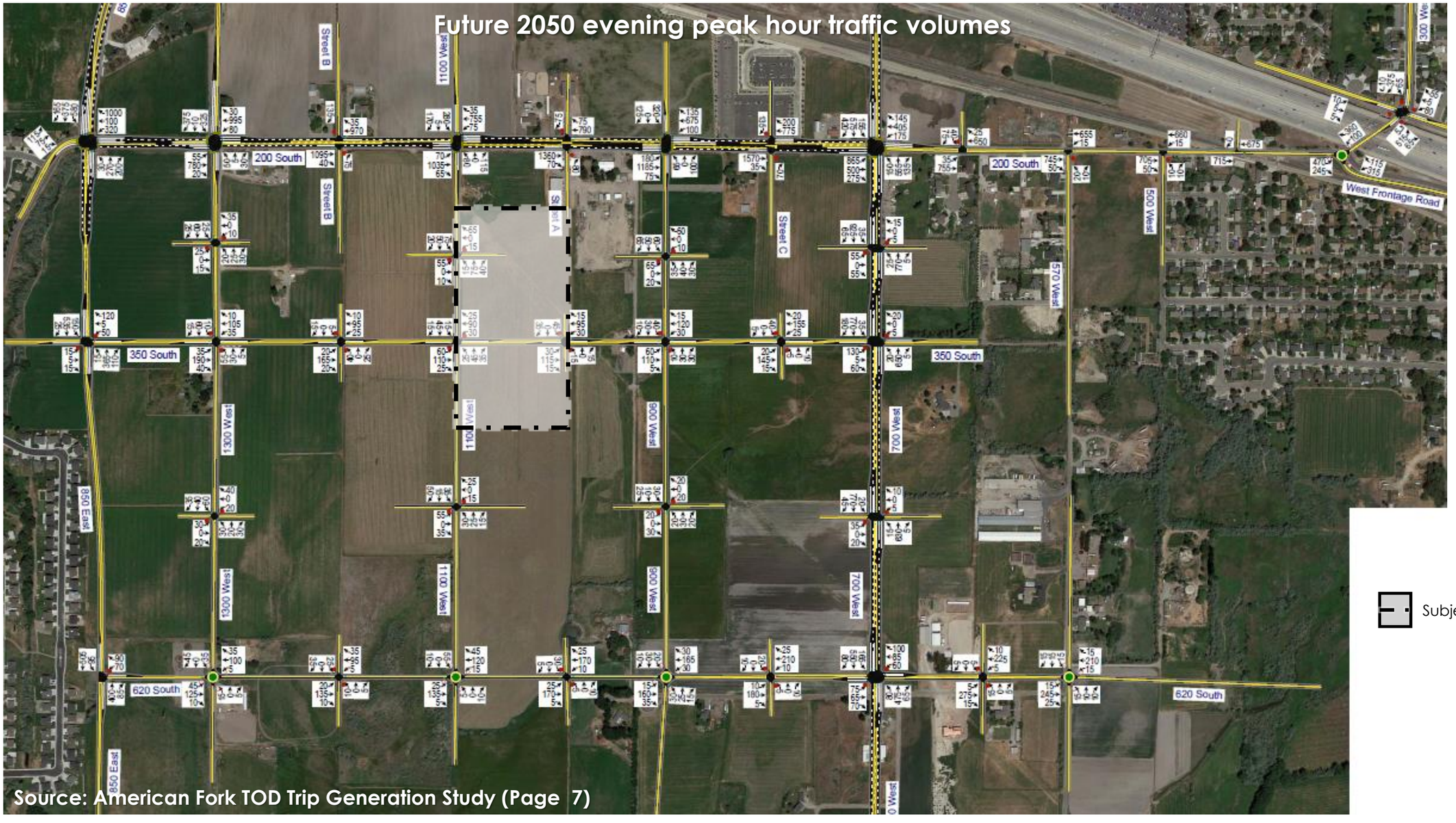


EXHIBIT 11: Civic District Plan

NOTE: Palette of civic open space types as identified for future consideration and use with BT-4 & BT-5 as reflected in this submittal.

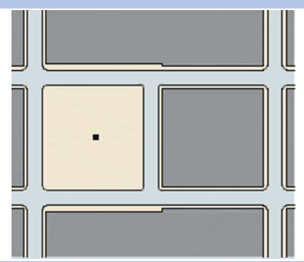
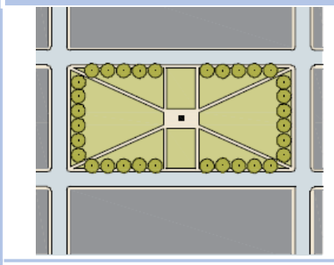
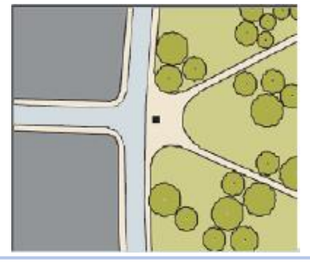
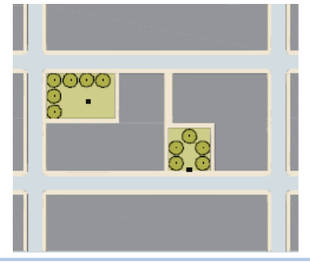
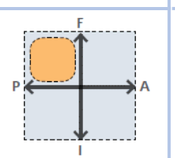
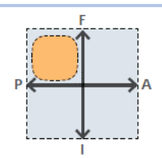
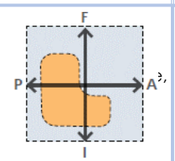
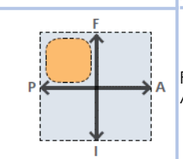
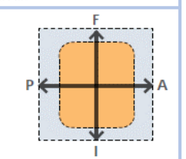
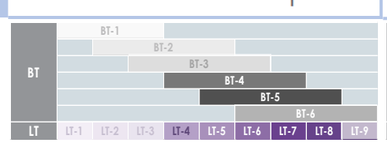
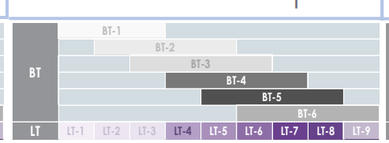
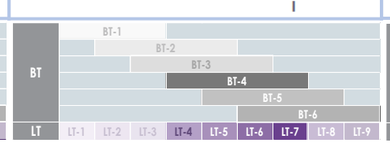
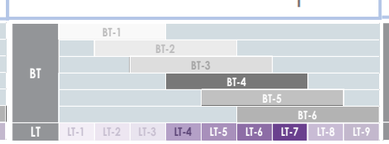
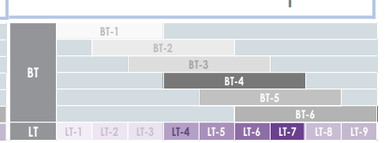
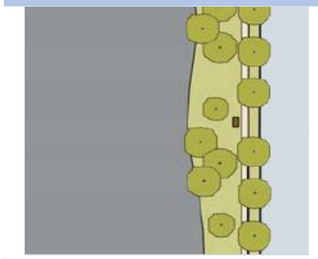
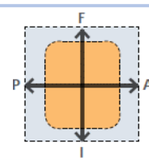
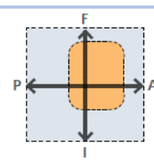
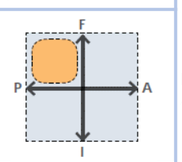
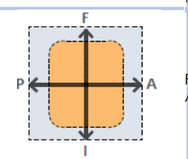
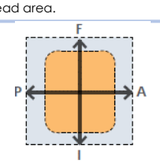
CIVIC OPEN SPACE TYPE	PLAZA (PL)	SQUARE (SQ)	GREEN (GR)	ENTRANCE PARK (EP)	POCKET PARK (PP)
DIAGRAM					
DESCRIPTION	Available for civic purposes and commercial activities. Spatially defined by building frontages. Design consists primarily of hardscape elements with optional trees. Typically located at intersections of important streets. Programmed with passive uses and serves as a point of respite.	A public space, seldom larger than a block, at the intersection of important streets, and circumscribed spatially by building frontages. Its landscape consisting of paths, lawns, trees, and civic buildings all formally disposed, and requiring substantial maintenance. Often understood as the heart or center of a neighborhood or district.	A green is a public space similar to a square but more informal and with more green space. It often functions as a central gathering place within campuses or regional parks. While most recreation in greens is passive, they typically include enough open area to support smaller scale active recreation.	Formal delineation of a residential community entrance through landscaping and monumentation. It provides passive uses and creates neighborhood identity	Small and frequent, generally with passive recreation that ensures walkable green space access for everyone. May contain specialized facilities that serve a concentrated or limited population or group such as tots, pets, or senior citizens.
SERVICE AREA	1/4 to 1/2 mile radius	1/8 to /4 mile radius	1/2 mile radius	1/4 to 1/2 mile radius	1/4 mile radius
SIZE	Up to 2 acres	0.5 to 2 acres	2 to 5 acres	Up to 2 acres	2,500 sqft to 1 acre
FRONTAGE	Building	Building	Building	Building	Building
TYPICAL FACILITIES	Recreation, accessory structures, water fountains, paths and trails	Paths, seating, lawns	Paths, pet facilities, lawns	Recreation, accessory structures, water fountains, paths and trails	Tot lots, formal and informal seating, gazebos, barbecue equipment, picnic benches, crochet lawns, water features, small play areas, gardens.
DISPOSITION AND USAGE	Formal, Passive 	Formal, Passive 	Formal, Informal, or Passive 	Formal, Passive 	Formal, Informal, Active, or Passive 
					

EXHIBIT 11: Civic District Plan

NOTE: Palette of civic open space types as identified for future consideration and use with BT-4 & BT-5 as reflected in this submittal.

CIVIC OPEN SPACE TYPE	LINEAR PARK (LP)	NEIGHBORHOOD PARK (NP)	GREENWAY (GW)	PARKWAY/BOULEVARD (PB)	CONNECTOR TRAIL (CT)
DIAGRAM					
DESCRIPTION	As the name suggests, a linear park is substantially longer than it is wide, and is typically used to activate underutilized corridors such as disused railroad beds, canals, streams, extended defensive walls, highways, or power lines.	The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.	The space is located around or within a natural resource area (stream; wetlands) but is user based in function. Uses include nature viewing and study, modal sport recreation, and also function as connections within the larger park system allowing uninterrupted pedestrian movement. Corridor width 25-200 feet with 50 feet a standard minimum.	Urban streets that provide comfortable and safe pedestrian and cyclist connections. May include landscaped center median, large shade trees, on or offstreet bikeways and seating.	A connector trail is a linear public open space type that accommodates two or more users on the same, undivided trail providing primary and/or secondary public connections. Trail users could include pedestrians, bicyclists, skaters, etc. A connector trail frequently provides an important place for active recreation and creates a connection to regional paths and biking trails. Connector trails within greenways or neighborhood parks shall be naturally disposed with low impact paving materials so there is minimal impact to the existing natural environment and/or landscaping.
SERVICE AREA	1/8 to 1/4 mile radius	1/4 to 1/2 mile radius	Varies	Varies	Varies
SIZE	Varies	3 to 10 acres	Varies	Varies	Varies
FRONTAGE	Varies	Building	Varies	Building	Varies
TYPICAL FACILITIES	Paths, pet facilities, seating, green infrastructure	Recreation, accessory structure, water fountains, paths and trails	Recreation, accessory structure, water fountains, paths and trails	Recreation, accessory structure, water fountains, paths and trails	These include drinking fountains, scenic view posts, fitness stations, and directional signs, and may be spread along the trail or grouped in a trailhead area.
DISPOSITION AND USAGE	Formal, Informal, or Passive 	Formal, Active 	Formal, Passive 	Formal, Informal, Active, or Passive 	Formal, Informal, Active, or Passive 

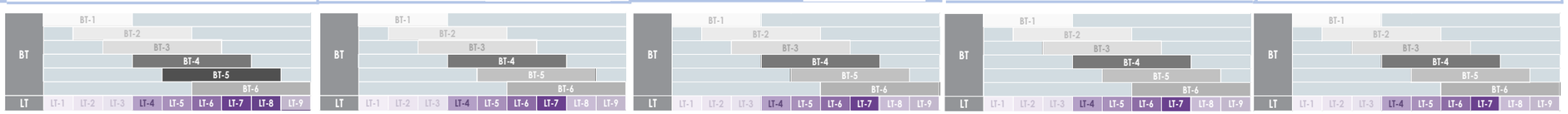


EXHIBIT 11: Civic District Plan

NOTE: Palette of civic open space types as identified for future consideration and use with BT-4 & BT-5 as reflected in this submittal.

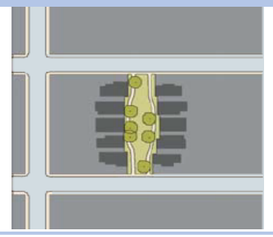
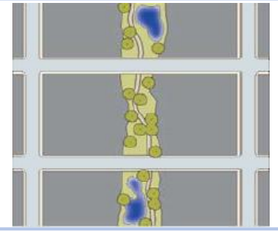
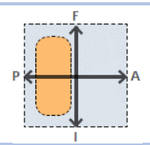
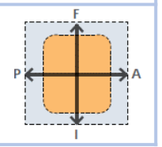
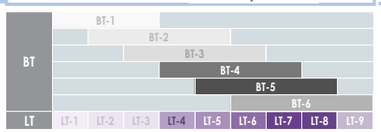
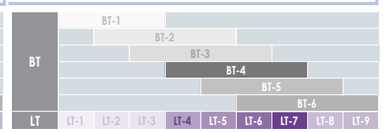
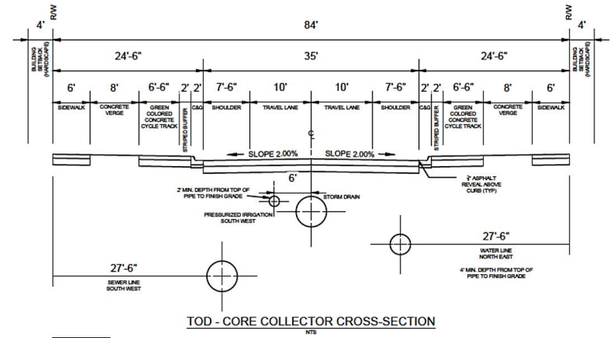
CIVIC OPEN SPACE TYPE	PASEO (PS)	SPECIAL USE (SU)
DIAGRAM		
DESCRIPTION	Linear pedestrian corridor that is defined by homes fronting the space. Often includes passive activities as well as tot lots, community gardens, and neighborhood games.	Covers a broad range of parks and recreation facilities oriented toward single purpose use. Special uses generally fall into three categories: Historic/Cultural/Social Sites (ex: historic downtown areas, performing arts parks, arboretums, ornamental gardens, indoor theaters, churches, public buildings and amphitheaters). Recreation facilities (i.e. either specialized or single-purpose facilities) fall into this category; for example, community centers, senior centers, hockey arenas, marinas, golf courses and aquatic parks. Frequently community buildings and recreational facilities are located within neighborhood parks and community parks.
SERVICE AREA	Varies	Varies
SIZE	Varies	Varies
FRONTAGE	Varies	Varies
TYPICAL FACILITIES	Recreation, accessory structure, water fountains, paths and trails	Tot lots, formal and informal seating, gazebos, barbecue equipment, picnic benches, crochet lawns, water features, small play areas, and gardens.
DISPOSITION AND USAGE	Formal, Informal, Passive 	Formal, Informal, Active, or Passive 
		

EXHIBIT 12: Thoroughfare Assemblies

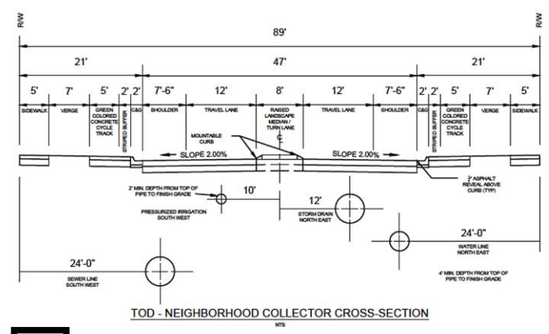
NOTE: All minor thoroughfares require a minimum of 32 feet of asphalt (Section 4.05.6.a).
All thoroughfares on subject property boundary shall be designed and constructed at half-width.





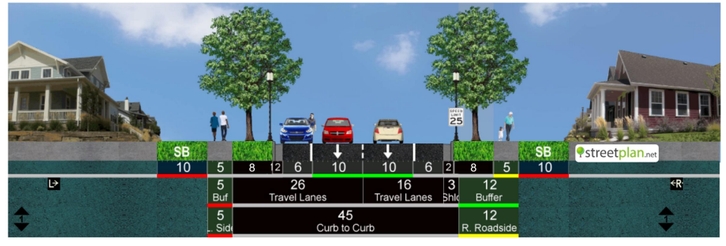
TOD - CORE COLLECTOR CROSS-SECTION

Core Collector



TOD - NEIGHBORHOOD COLLECTOR CROSS-SECTION

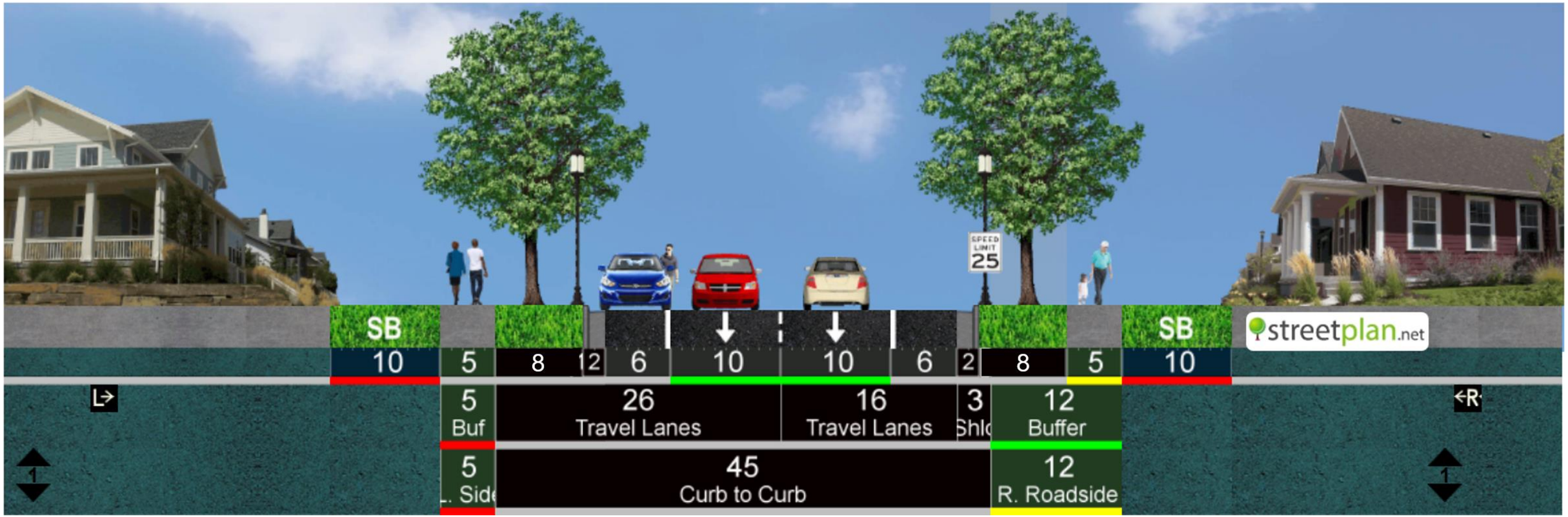
Neighborhood Collector



Neighborhood Street

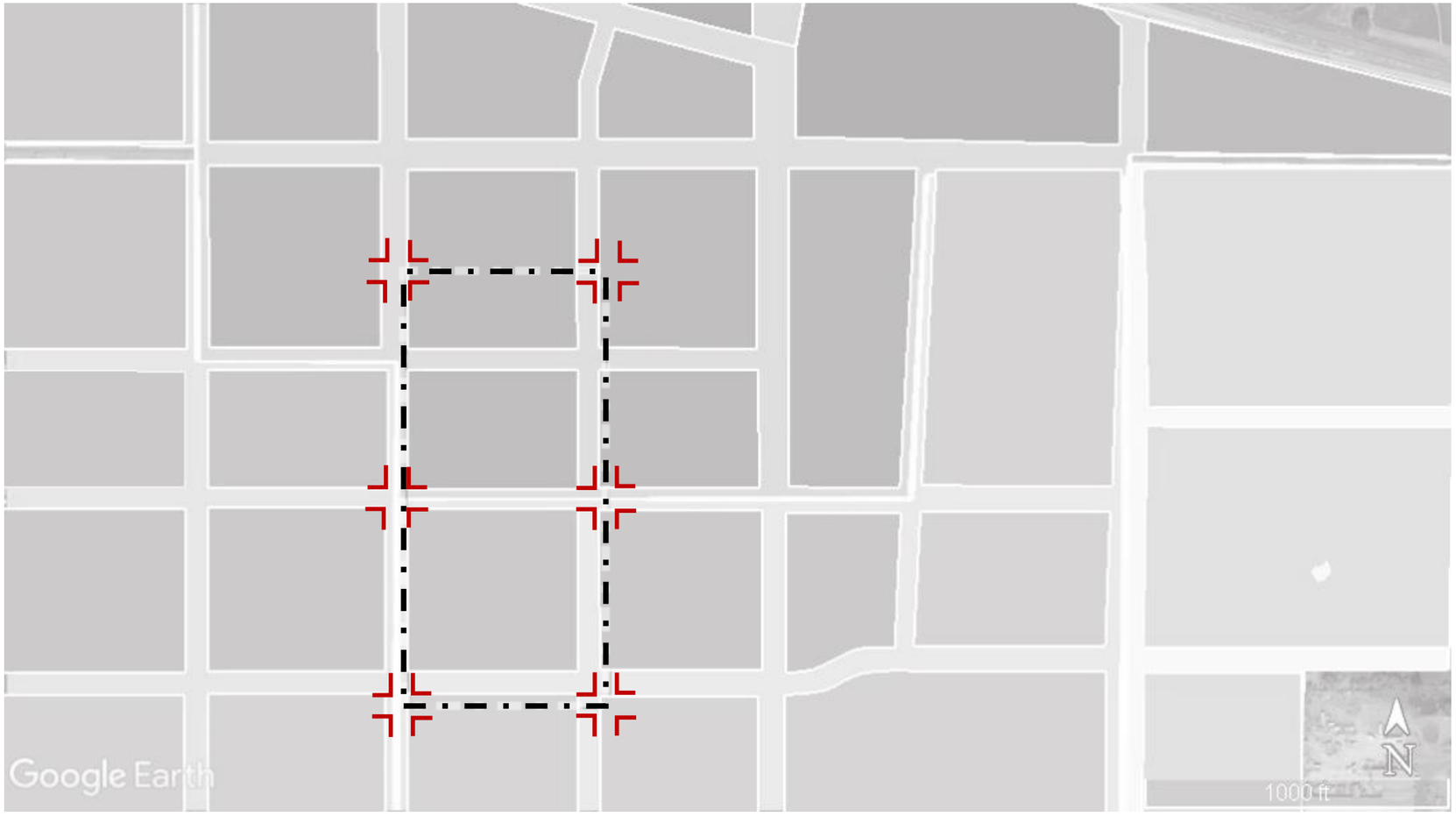
EXHIBIT 12: Thoroughfare Assemblies

NOTE: All minor thoroughfares require a minimum of 32 feet of asphalt (Section 4.05.6.a).



Neighborhood Street

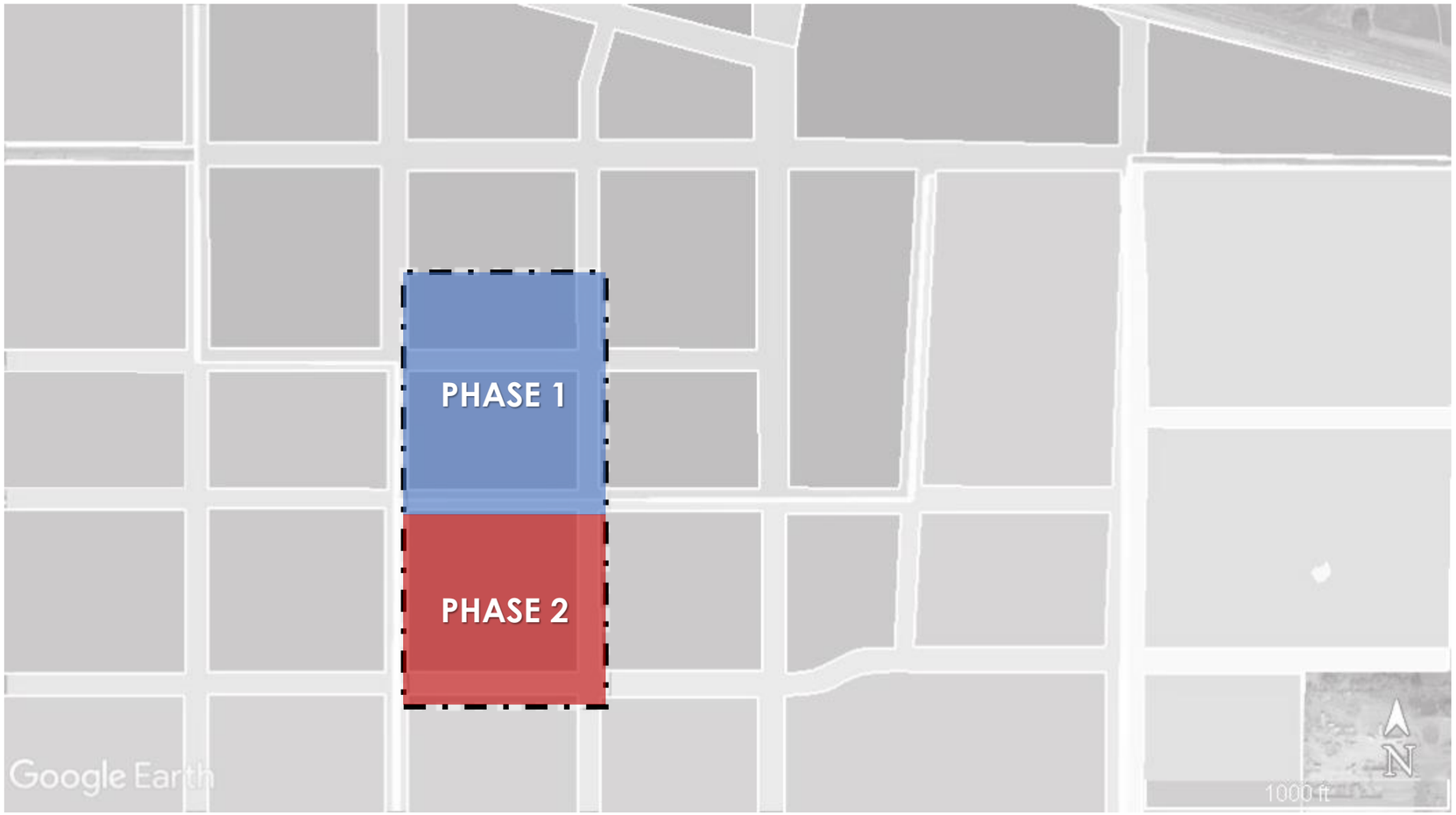
EXHIBIT 13: Intersection Assemblies



INTERSECTION TYPE	ST / BT / LT	DESCRIPTION	ILLUSTRATION
4-WAY INTERSECTION (4W)	x x x x x x x x x	A standard intersection between two continuous thoroughfares at or near right angles.	

4-WAY INTERSECTION

EXHIBIT 14: Phasing Plan



- As per Section 5.09.3 of the TOD zoning code future submissions, at the Block Plan level will identify sub-phases.
  "Phase numbers must be formatted as sub-phase numbers of the district framework plan in the format - district framework plan phase - block plan phase. (i.e. Phase 4-1, 4-2, 4-3, etc.)"

EXHIBIT 15: Conceptual Architectural Standards

LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9
2 DUs per gross acre	4 DUs per gross acre	8 DUs per gross acre	14 DUs per gross acre	20 DUs per gross acre	30 DUs per gross acre	42 DUs per gross acre	50 DUs per gross acre	65 DUs per gross acre

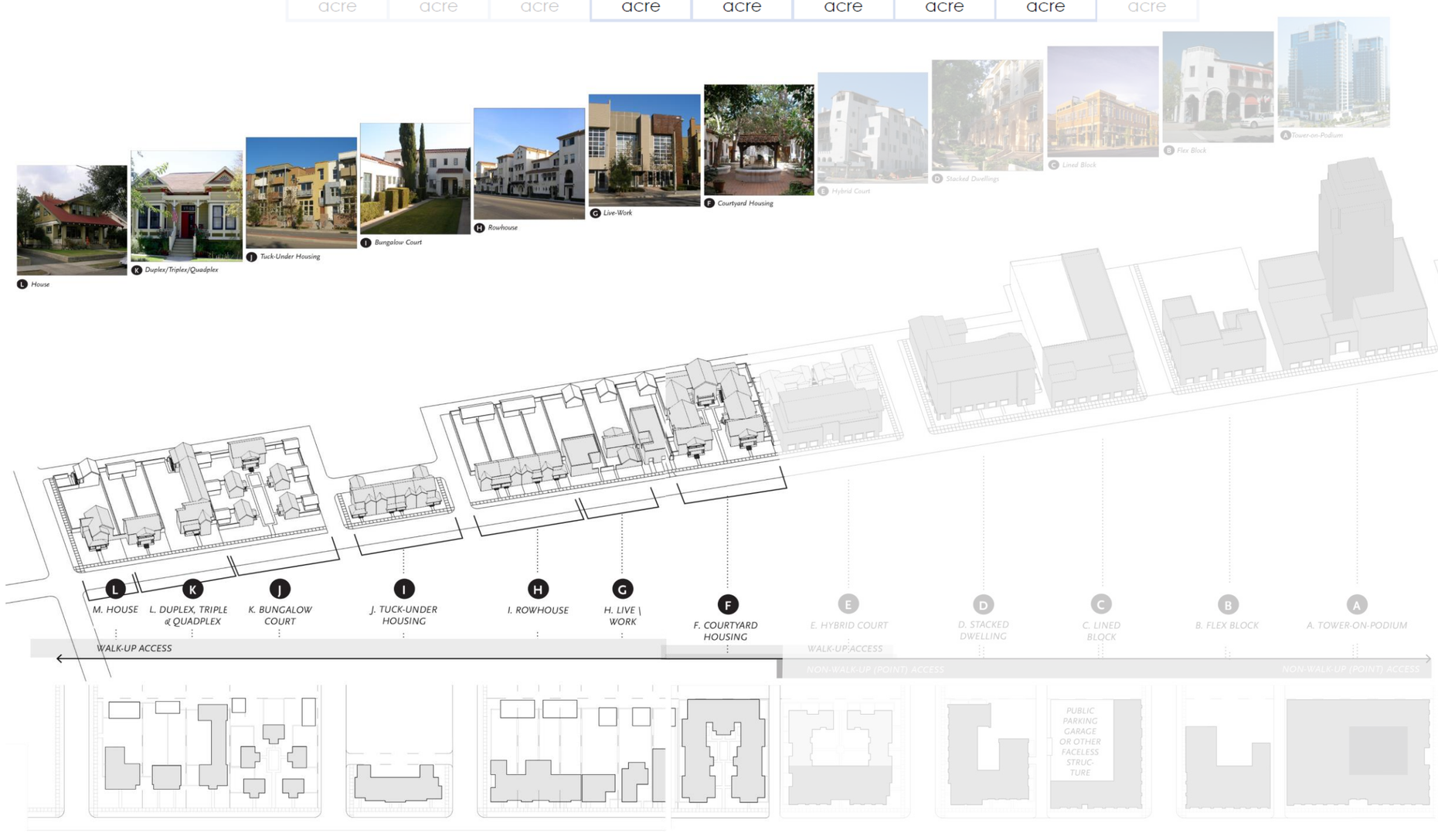


EXHIBIT 15: Conceptual Architectural Standards

LT-1	LT-2	LT-3	LT-4	LT-5	LT-6	LT-7	LT-8	LT-9
2 DUs per gross acre	4 DUs per gross acre	8 DUs per gross acre	14 DUs per gross acre	20 DUs per gross acre	30 DUs per gross acre	42 DUs per gross acre	50 DUs per gross acre	65 DUs per gross acre













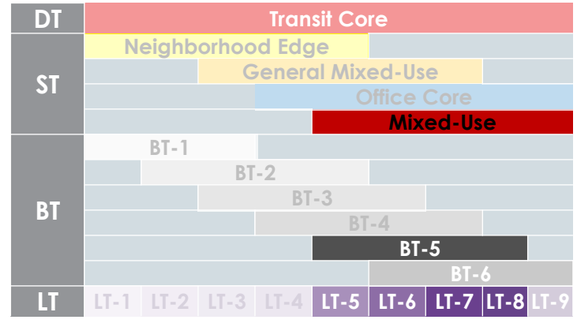


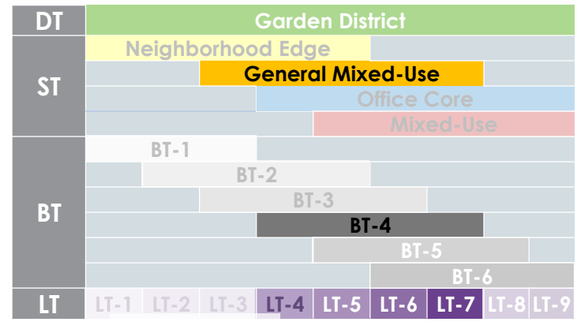


EXHIBIT 16: Special Requirements



Ted Frandsen Blocks





Block Types

- Block Type 2 (BT-2)
- Block Type 3 (BT-3)
- Block Type 4 (BT-4)
- Block Type 5 (BT-5)
- Block Type 6 (BT-6)

Sub-Districts

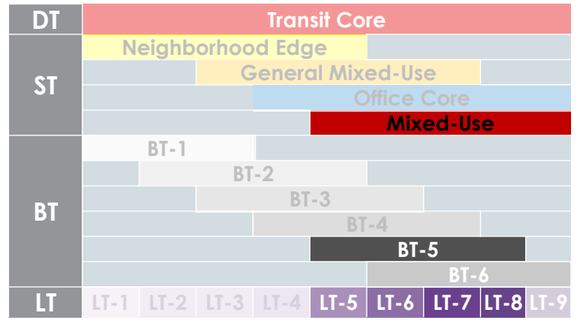
- Office Core
- Mixed-Use Core
- General Mixed-Use
- Neighborhood Edge

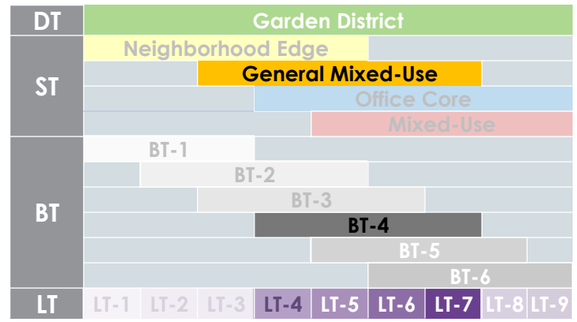
- Subject Property

EXHIBIT 16: Special Requirements



Parcel Boundaries





Block Types

- Block Type 2 (BT-2)
- Block Type 3 (BT-3)
- Block Type 4 (BT-4)
- Block Type 5 (BT-5)
- Block Type 6 (BT-6)

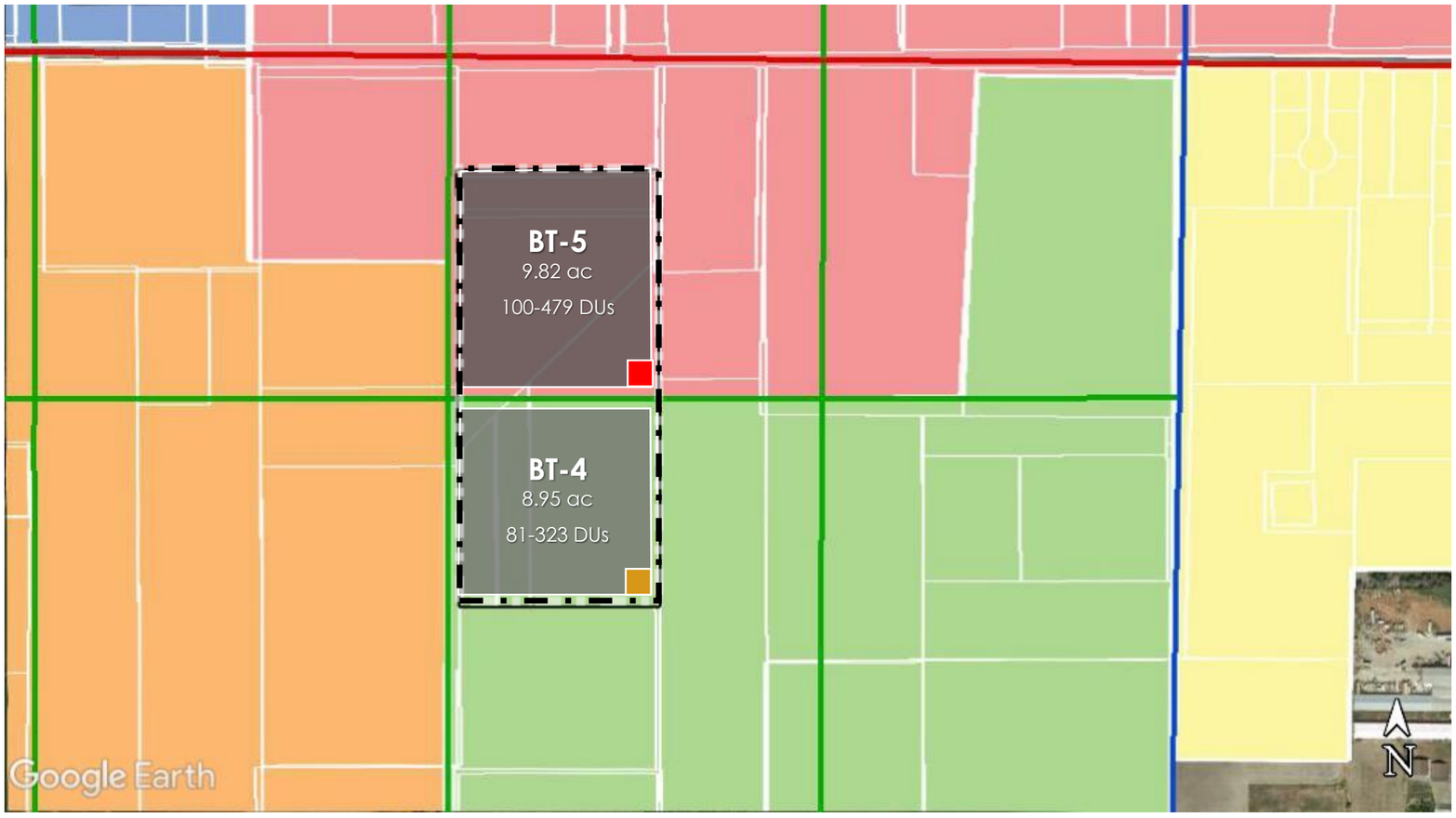
Sub-Districts

- Office Core
- Mixed-Use Core
- General Mixed-Use
- Neighborhood Edge

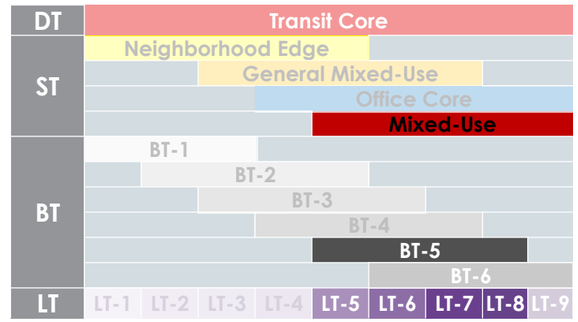
Subject Property

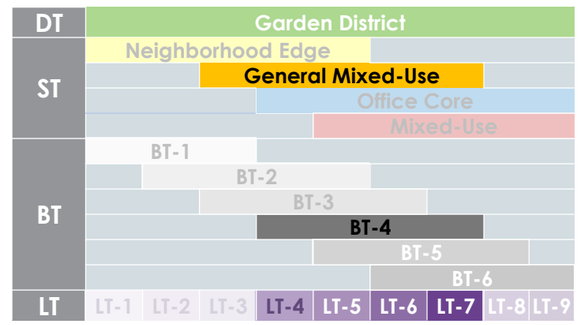
EXHIBIT 16: Special Requirements

NOTE: BT-5 will be subdivided into blocks < 8 acres in size at the Block Plan stage of approval (as per block size requirement identified in Table 4E of TOD Code).



Block Boundary Adjustments





Block Types

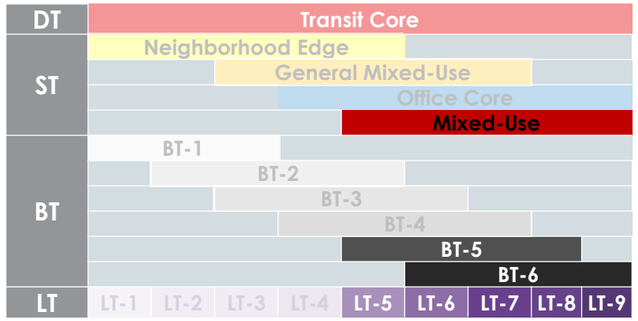
- Block Type 2 (BT-2)
- Block Type 3 (BT-3)
- Block Type 4 (BT-4)
- Block Type 5 (BT-5)
- Block Type 6 (BT-6)

Sub-Districts

- Office Core
- Mixed-Use Core
- General Mixed-Use
- Neighborhood Edge

Subject Property

REFERENCE: Transit Core



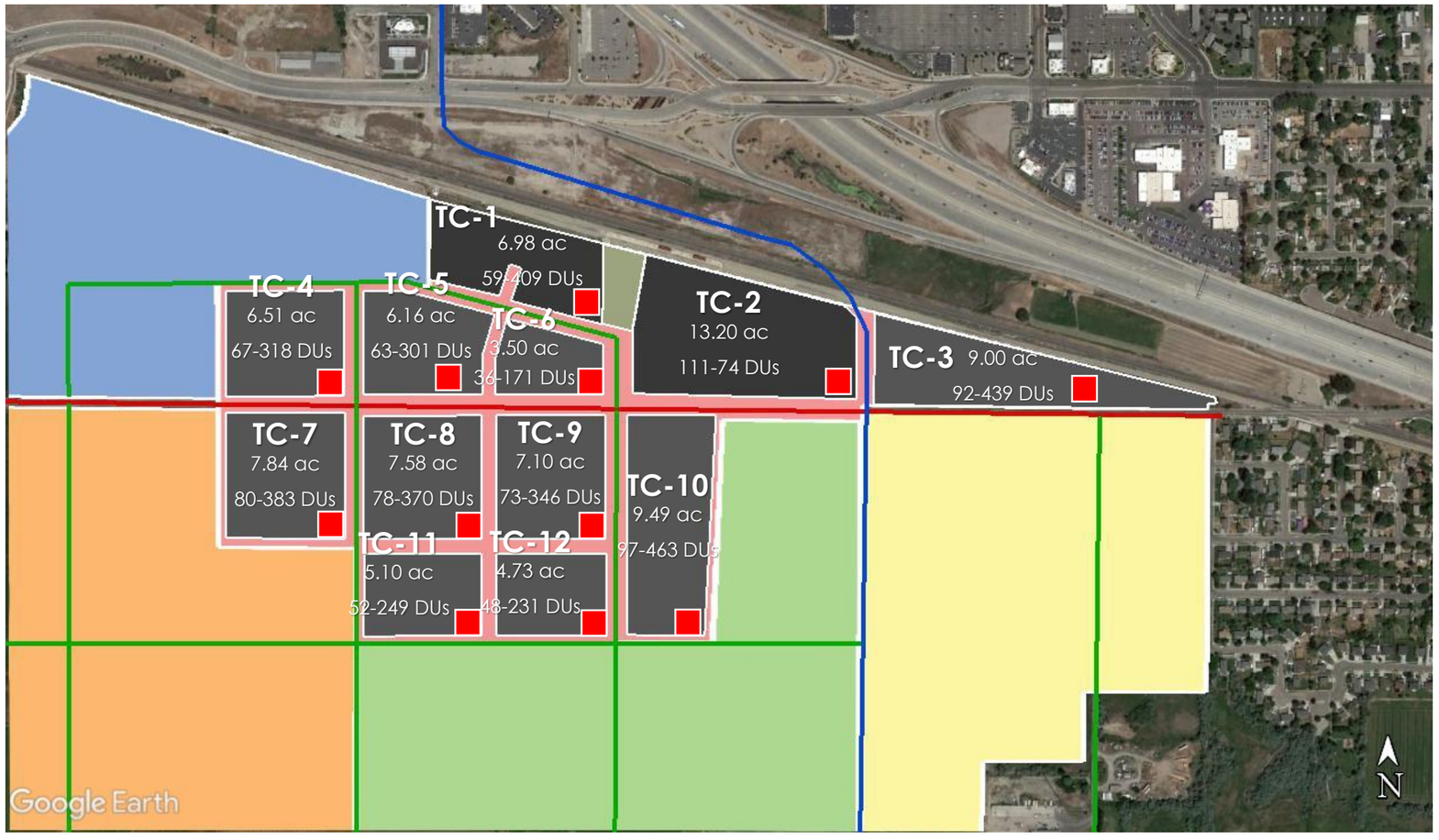
Block Types

- Block Type 2 (BT-2)
- Block Type 3 (BT-3)
- Block Type 4 (BT-4)
- Block Type 5 (BT-5)
- Block Type 6 (BT-6)

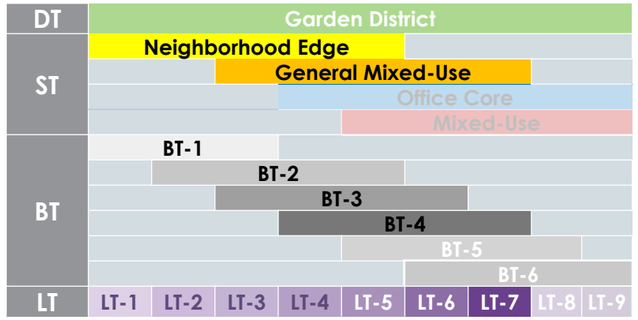
Sub-Districts

- Office Core
- Mixed-Use Core
- General Mixed-Use
- Neighborhood Edge

Transit Core			
- Low	392	9.4	430,985
- High	2,241	53.5	2,465,122



REFERENCE: Garden District



Block Types

- Block Type 2 (BT-2)
- Block Type 3 (BT-3)
- Block Type 4 (BT-4)
- Block Type 5 (BT-5)
- Block Type 6 (BT-6)

Sub-Districts

- Office Core
- Mixed-Use Core
- General Mixed-Use
- Neighborhood Edge

Garden District			
- Low	359	4.6	395,371
- High	1,588	20.1	1,746,573



AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: May 8, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Review and action on a final plat for AF Med Properties, Plat B, located in the area of 1150 East 300 North in the PO-1 (Professional Office) and R1-15,000 Residential zones.

Hearing, review and action on and amended site plan for AF Med properties located in the area of 1150 East 300 North in the PO-1 (Professional Office) and R1-15,000 Residential zones.

BACKGROUND INFORMATION					
Location:		Approximately 1150 East 300 North			
Applicants:		Clark Sheffield			
Existing Land Use:		Residential/Medical			
Proposed Land Use:		Medical			
Surrounding Land Use:	North	Residential			
	South	Medical			
	East	Residential/Agriculture			
	West	Residential/Medical			
Existing Zoning:		PO-1 & R1-15,000			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	RA-1			
	South	PO-1			
	East	R1-15,000 & RA-1			
	West	PO-1 & R1-12,000			
Land Use Plan Designation:		Professional Office			
Zoning within density range?		x	Yes		No

Background

AF Med Properties, Plat B, proposes to adjust a property line between two lots. Lot 1 will consist of the existing medical office (2.05 acres), and Lot 2 will be adjusted to encompass the northern quarter (approximately) of the overall site (.64 acres). Lot 2 currently has a residential structure; however, it is anticipated that this will soon be redeveloped into an additional medical office. The underlying zoning on the northern portion (Lot 2) is a residential zone, so any future site plan for Lot 2 will also be accompanied by a zone change to PO-1. An access easement in favor of Lot 1 is present along the existing drive

aisle/entrance at the eastern portion of Lot 2. This will act as a shared access for both lots as Lot 2 redevelops.

The area around 300 North and North County Boulevard is undergoing a change from residential to medical/professional office due to its proximity to the American Fork Hospital and adjacent medical land uses.

The site plan is minimal; presented to illustrate that some of the existing parking will be present on the newly designated Lot 2. As Lot 2 redevelops, a shared parking arrangement may be present; allowing parking for uses on both lots. Any redevelopment on Lot 2 will require submission of a site plan.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Professional Office". The final plat and site plan are consistent with the Land Use Plan designation.

Section 17.7.211 of the Development Code

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

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

   As this is an amended final plat, created from an existing final plat, no preliminary plan is necessary.

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

   This criterion has been met.

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

   Engineering will address any concerns in their report.

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

   Engineering will make this determination.

e. The water rights conveyance documents have been provided.

   The water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plat and site plan are consistent with the Land Use Plan designation of “Professional Office”.

2. The subdivision meets the criteria as found in Section 17.7.211 of the Development Code.

3. Water rights conveyance, if needed, shall be satisfied prior to plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat and site plan of AF Med Properties, Plat B, with the findings and condition listed in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the final plat and site plan of AF Med Properties, Plat B.

TABLE

Mr. Chairman, I move that we table action on the final plat and site plan of AF Med Properties, Plat B.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: AF MED Properties Plat B

Project Address: 1150 East 300 North

Developer / Applicant's Name: Clark Scheffield

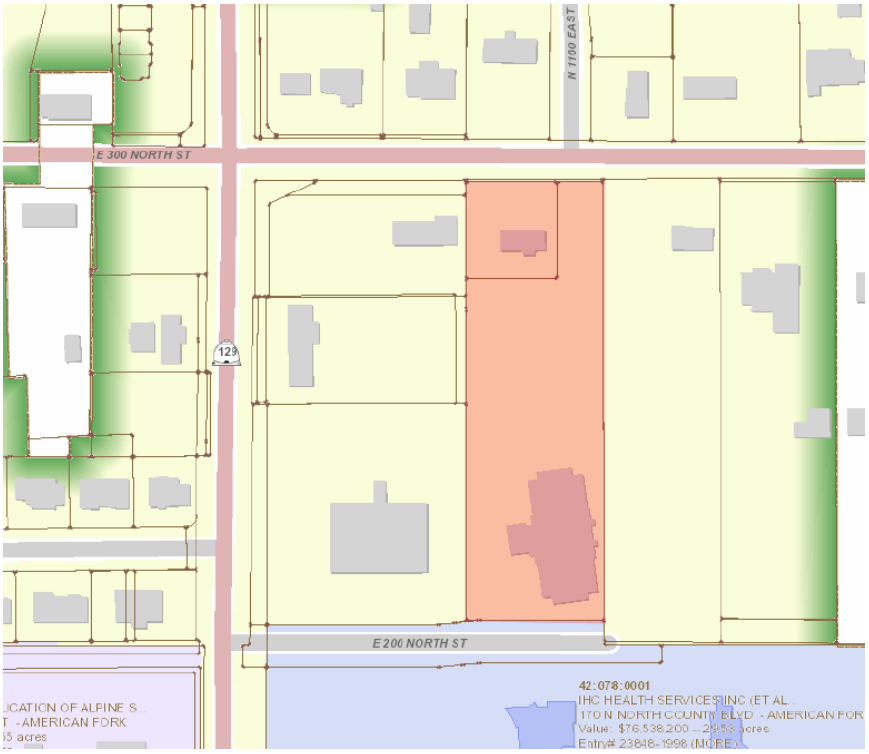
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 5/8/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

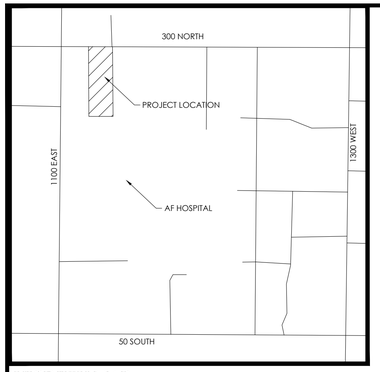
Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

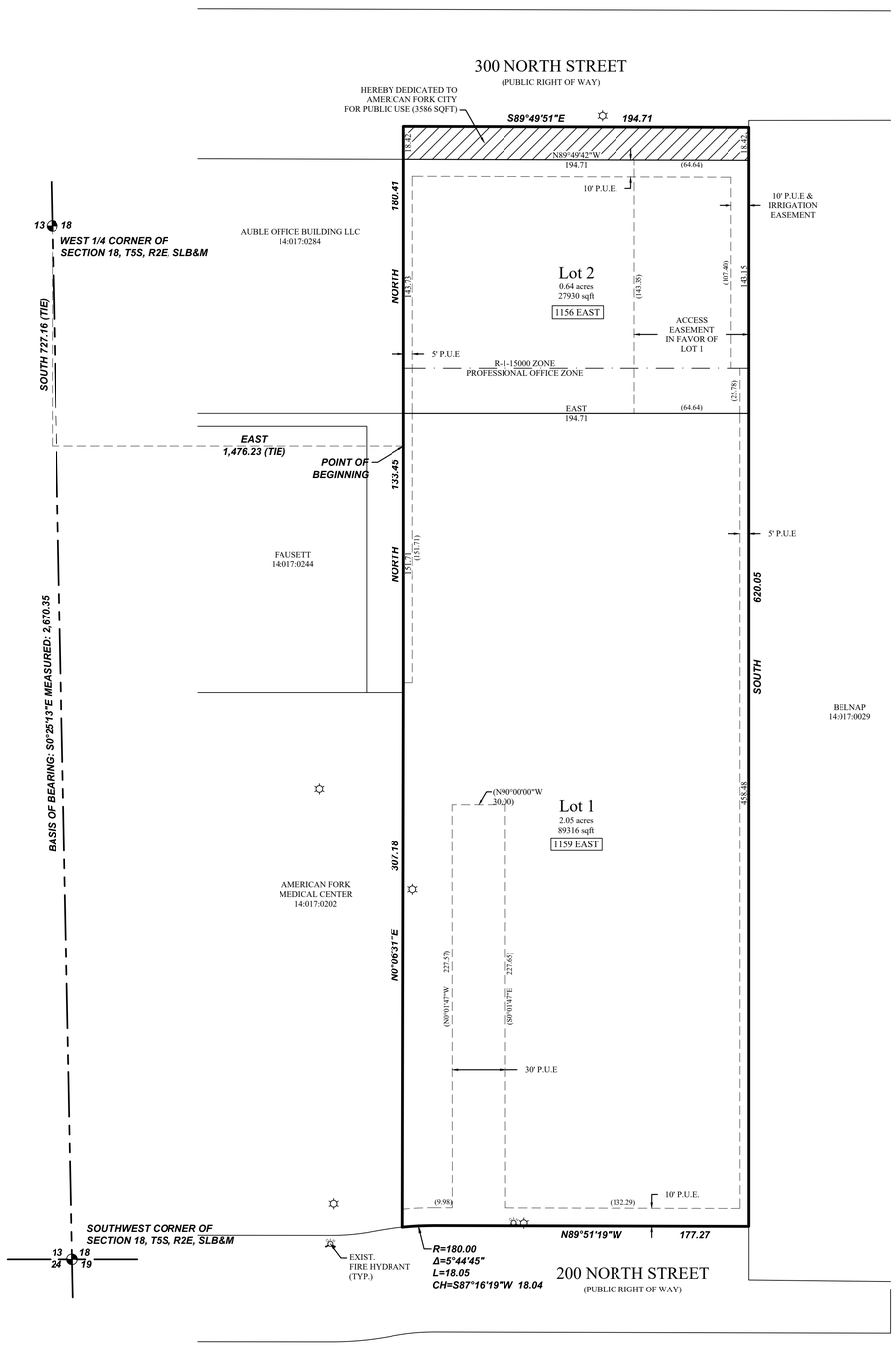
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
6. **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.
7. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
8. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
9. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
10. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
11. **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).

Plan Modifications Required:

1.

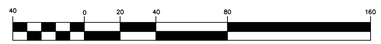


VICINITY MAP
N.T.S





GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has been correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

4/24/19
Date

BOUNDARY DESCRIPTION

All of Lot 1 and Lot 2, PLAT "A", A.F. MED PROPERTIES, according to the Official Plat thereof recorded March 7, 2005 as Entry No. 23362:2005 in the Office of the Utah County Recorder.

Contains: 2.95 acres
2 Lots

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS AND DO HEREBY DEDICATE ANY OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

_____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

APPROVAL BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

ATTEST_____
CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED BY ENGINEER
(SEE SEAL BELOW)

NOTES

1. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM (FLOOD INSURANCE RATE MAP) MAP #4955170120B, MAP REVISION DATE: JULY 17, 2002.

PLAT "B"

A.F. MED PROPERTIES

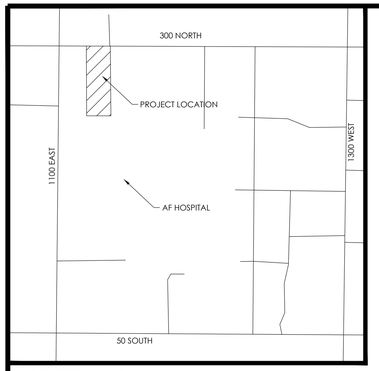
(AMENDING LOTS 1 & 2 PLAT "A", A.F. MED PROPERTIES)
LOCATED IN THE SW1/4 OF SECTION 18, T5S, R2E,
SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

CITY PLANNER	AMERICAN FORK SEWER DEPT.	AMERICAN FORK CULINARY WATER DEPARTMENT	PLANNING COMMISSION APPROVAL
Approved by the American Fork City Planner on this_____ day of _____, A.D. 20____	Approved by the American Fork Sewer Dept. on this_____ day of _____, A.D. 20____	Approved by the American Fork Culinary Water Department on this_____ day of_____, A.D. 20_____	Approved by the Planning Commission on this _____ day of _____, A.D. 20____
AMERICAN FORK CITY PLANNER	AMERICAN FORK PUBLIC WORKS DIRECTOR	AMERICAN FORK PUBLIC WORKS DIRECTOR	CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	AMERICAN FORK CITY ENGINEER SEAL	AMERICAN FORK CITY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR NO. 10516507 SPENCER W. LLEWELYN STATE OF UTAH 4/24/19			

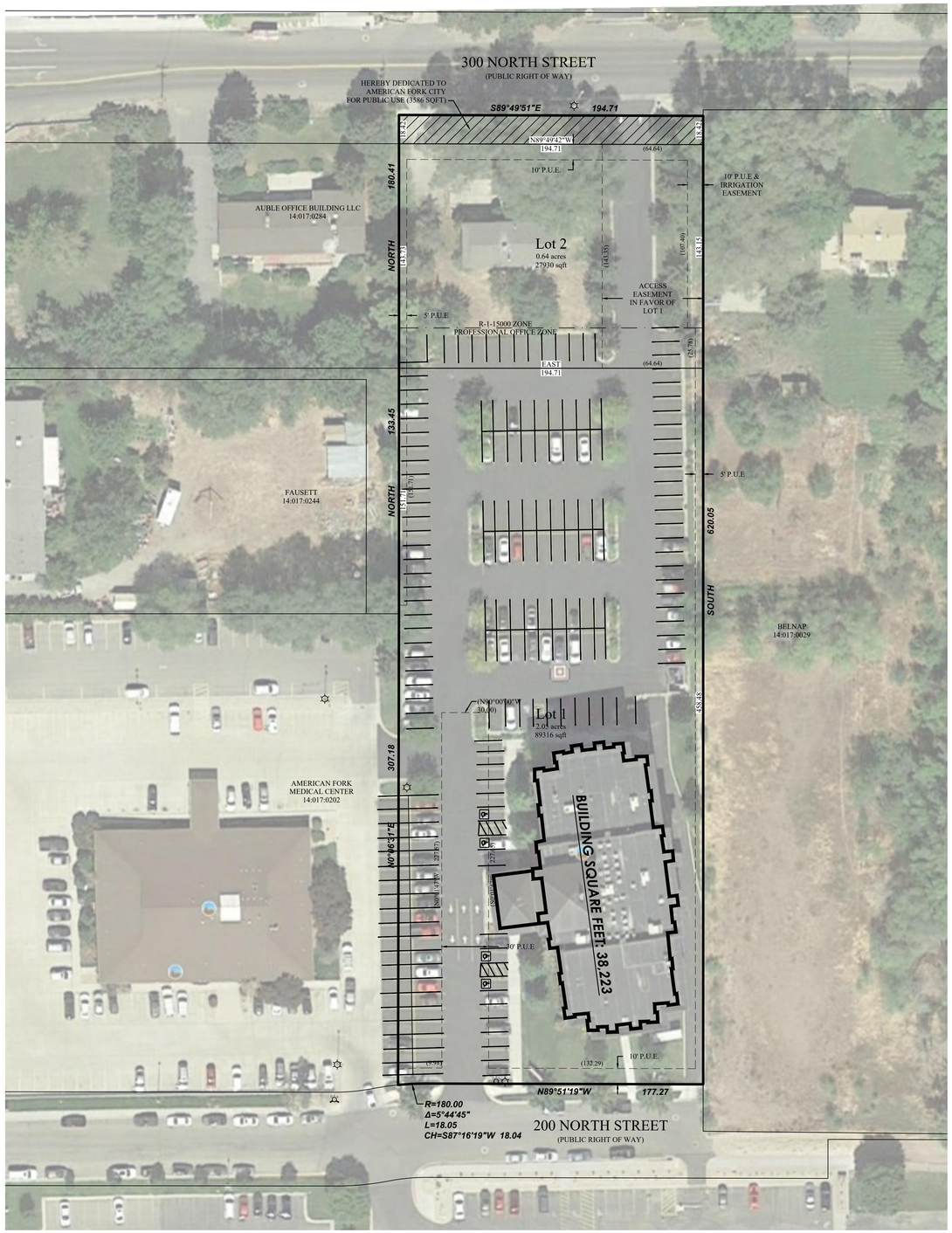
FOCUS ©
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

2_2019\19-0068 American Fork Medical Office\design 19-0068\dwg\sheets\19-036 Final Plat.dwg



VICINITY MAP

N.T.S





GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTES:

1. AERIAL IMAGERY PROVIDED BY GOOGLE EARTH DATED 9/10/2018.

PARKING TABULATIONS

REQUIRED PARKING SPACES

38,223/1000 X 4.5	172
38,223/1000 X 5	192

LOT 1

PROVIDED PARKING SPACES	
REGULAR PARKING SPACES	160
HANDICAP PARKING SPACES	6
SHARED PARKING SPACES (IHC)	10
SHARED PARKING SPACES (ADJACENT)	17
STREET PARKING	4
LOT 1 TOTAL PROVIDED	197

LOT 2

PROVIDED REGULAR PARKING SPACES	15

TOTAL PROVIDED PARKING SPACES **212**

FOCUS©
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

AF MED PROPERTIES

PARKING SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

Scale:	1"=40'	Drawn:	SWL
Date:	3/27/2019	Job #:	18-036
Sheet:	1 OF 1		

Z:_2019\19-0068 American Fork Medical Office\zdesign 19-0068\dwg\sheets\18-036 Site Plan.dwg

Hearing, review and action on various amendments to Section 17.4 of the American Fork City Municipal Code relating to rear setbacks

The proposed ordinance modifies rear setbacks in all residential zones, from 30' to 25'. The amendments allow for greater variety of homes to be constructed city-wide; and, provide greater flexibility in siting of homes on individual lots. Allowance of encroachments into rear setback areas will remain as allowed; the only change is moving of the standard rear setback from 30' to 25'.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the various amendments relating to rear setbacks.

DENIAL

Mr. Chairman, I move that we recommend denial of the various amendments relating to rear setbacks.

TABLE

Mr. Chairman, I move that we table action on the various amendments to rear setbacks.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Amendment to Section 17.4

Project Address: American Fork City

Developer / Applicant's Name: American Fork City

Type of Application:

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

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

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTIONS 17.4.101.E.1(d, e), 17.4.102.E.1(d, e), 17.4.201.E.1(d, e), 17.4.202.E.1(d, e), 17.4.203.E.1(d, e), 17.4.204.E.1(d, e), 17.4.205.E.1(d, e), 17.4.206.E.1(d, e), 17.4.301.E.1.e, and 17.4.302.E.1(d, e) OF THE DEVELOPMENT CODE RELATING TO REAR SETBACKS ON CORNER LOTS, AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENTS.

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

PART I

TEXT OF ORDINANCE

SECTION 1. Sections 17.4.101.E.1(d, e), 17.4.102.E.1(d, e), 17.4.201.E.1(d, e), 17.4.202.E.1(d, e), 17.4.203.E.1(d, e), 17.4.204.E.1(d, e), 17.4.205.E.1(d, e), 17.4.206.E.1(d, e), 17.4.301.E.1.e, and 17.4.302.E.1(d, e) of the Development Code of American Fork, Utah, are hereby amended to read as follows:

> d. Rear setback—Interior lots. All dwellings and other main buildings and structures shall be set back not less than ~~thirty~~ twenty-five feet from the rear lot line, except that a portion of a dwelling may project up to five feet into the required rear setback area, provided that the width of the projecting portion shall not exceed fifty percent of the total width of the dwelling.
>
> e. Rear setback—Corner lots. All dwellings and other main buildings shall be set back not less than ~~thirty~~ twenty-five feet from the rear lot line, except as follows: (i) a portion of a dwelling may project up to five feet into the required rear setback area, provided that the width of the projecting portion shall not exceed fifty percent of the total width of the dwelling, or (ii) where a garage is attached to the rear of the dwelling, the required rear setback for said garage may be reduced to not less than twelve feet, as measured from the rear lot line to the closest part of the garage, or (iii) a portion of a dwelling may project up to fifteen feet into the required rear setback area, provided that the width of the projecting portion shall not exceed fifty percent of the total width of the dwelling and the rear area of the corner lot abuts a side setback of an adjacent lot.

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 – Amendment to be Added to Development Code. The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the Official copies of the American Fork Development Code in the office of the City Recorder.

SECTION 4 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 5 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2019.

_____

Mayor

ATTEST:

_____

City Recorder

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Amendment to Section 17.8.403

Project Address: American Fork City

Developer / Applicant's Name: American Fork City

Type of Application:

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

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 17.8.403 OF THE AMERICAN FORK CITY CODE RELATING TO WATER MAINS IN AMERICAN FORK.

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

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

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the conveyance of water for development.

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

PART I
Text of Ordinance

1. Section 17.8.403.2 be amended to read as follows:

Secondary water mains (pressurized irrigation system). On-site water mains shall be installed within the boundaries of the subdivision in such a way that each lot can be served therefrom. The size of water lines shall be of a diameter required to meet the irrigation needs of the proposed subdivision, but not less than ~~six~~eight inches in diameter. The type of pipe and fittings, location of lines, method of construction, and other particulars relating to the actual construction shall be in accordance with city standards

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 – Amendment to be Added to the Development Code. The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be

made and placed in the Official copies of the American Fork Development Code in the office of the City Recorder.

SECTION 4 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 5 – 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 _____, 2019.

AMERICAN FORK CITY

_____
BRADLEY J. FROST, MAYOR

ATTEST:

_____
CITY RECORDER

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/8/2019

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

Project Name: Amendment to Section 15.01

Project Address: American Fork City

Developer / Applicant's Name: American Fork City

Type of Application:

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

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 15.01 OF THE AMERICAN FORK CITY CODE RELATING DETAILED DRAWINGS IN AMERICAN FORK.

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

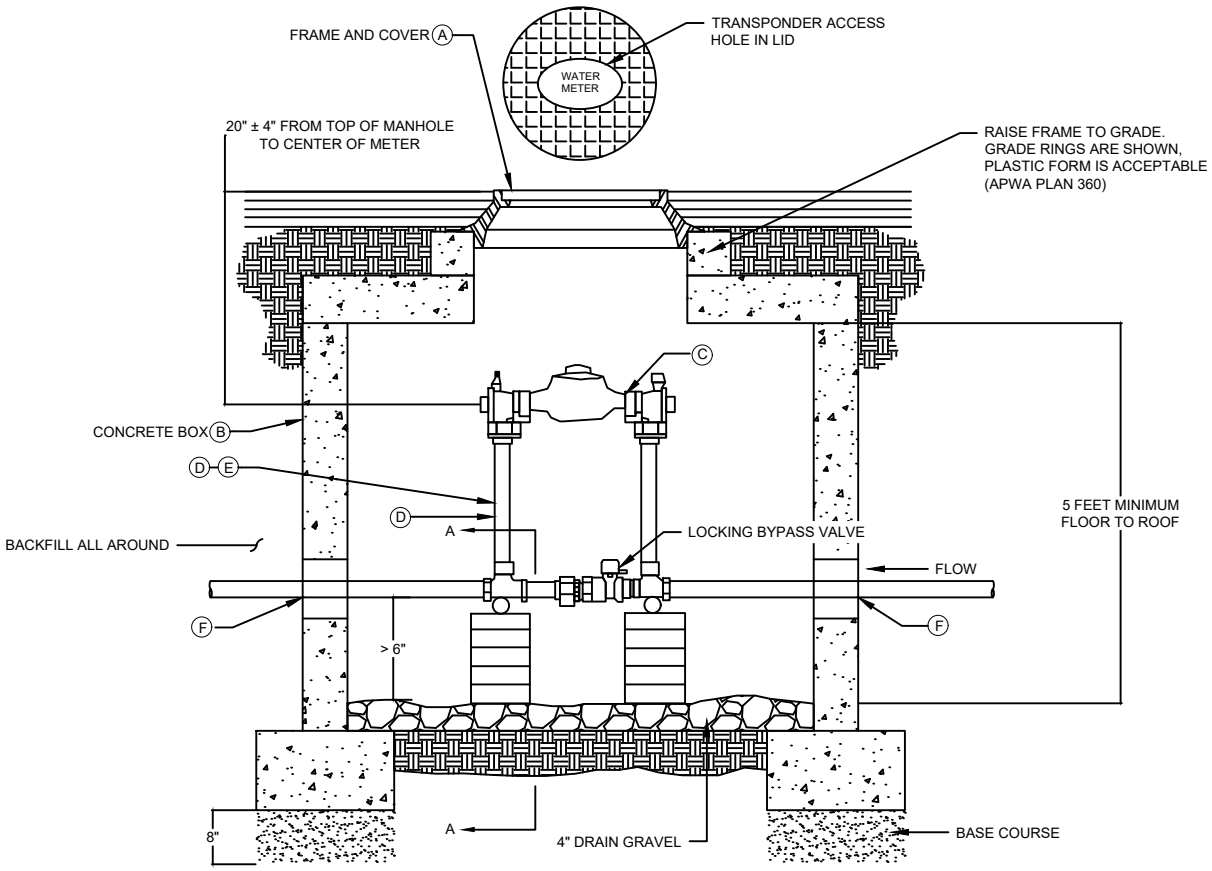
WHEREAS, the City is authorized by law to enact ordinances establishing regulations for development within the city; and

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the conveyance of water for development.

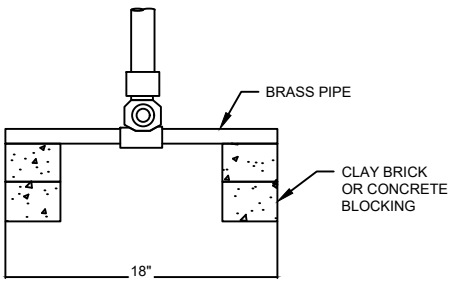
NOW THEREFORE, be it ordained by the City Council of American Fork, Utah that;

PART I
Text of Ordinance

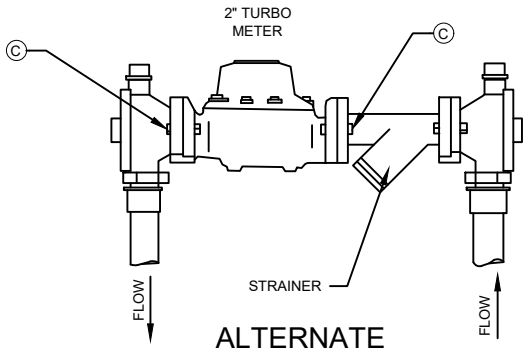
1. Section 15.01 be amended to include the additional detail for meter vaults as Section 15.01.1418 – 1 ½" or 2" Meter Placement.



SECTION



SECTION A-A



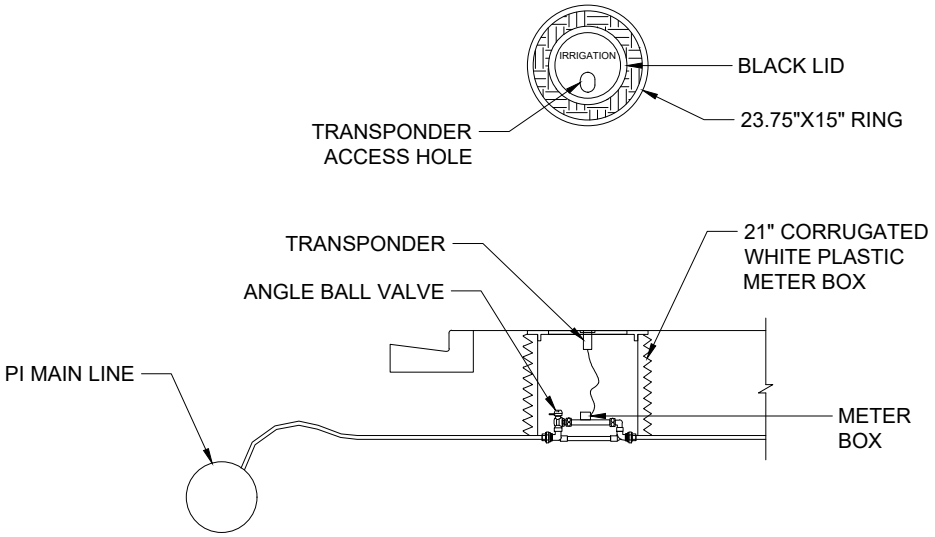
ALTERNATE

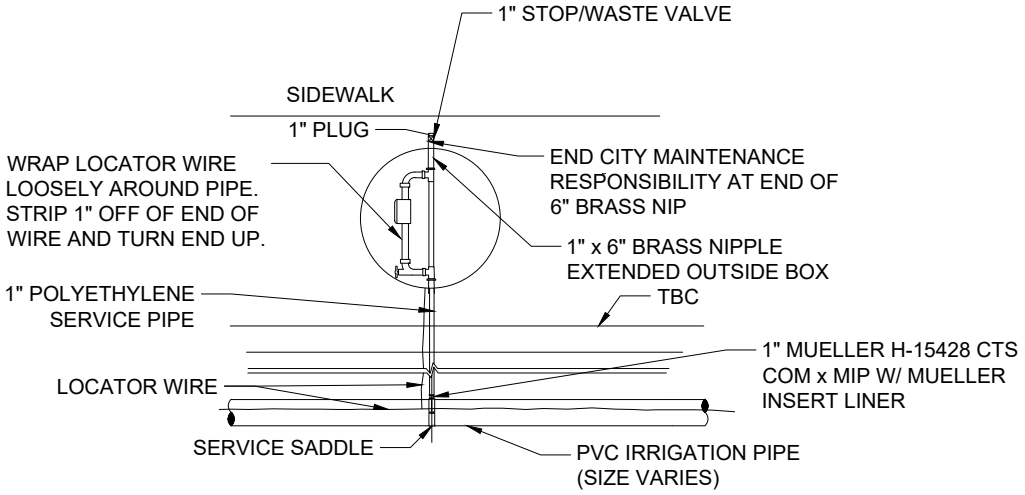
TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND			
NO.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	APWA PLAN 502
(B)		CONCRETE BOX	APWA PLAN 505
(C)		STAINLESS STEEL METER BOLT WITH NUT	5/8" x 2 3/4" 304 SS
(D)		1 1/2" CUSTOM SETTER WITH LOCKING BYPASS	
(E)		2" CUSTOM SETTER WITH LOCKING BYPASS	
(F)		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

DRAWN: ABW REVISED: DATE: FEB 2019 SCALE: VARIES	AMERICAN FORK 1853	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR 1-1/2" OR 2" METER PLACEMENT	DRAWING NO. 15.5C

2. Section 15.01 be amended to include the additional detail for PI Meter Detail as Section 15.01.1419 – PI Meter.





1" PLAN VIEW
NTS

DRAWN: ABW REVISED: DATE: APR 2019 SCALE: VARIES	AMERICAN FORK 1853	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR PI METER DETAIL	DRAWING NO. 15.5D

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 – Amendment to be Added to the Development Code. The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the Official copies of the American Fork Development Code in the office of the City Recorder.

SECTION 4 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 5 – 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 _____, 2019.

AMERICAN FORK CITY

_____
BRADLEY J. FROST, MAYOR

ATTEST:

_____
CITY RECORDER

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
APRIL 17, 2019

The American Fork City Planning Commission met in a regular session on April 17, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present:	John Woffinden
	Rod Brocious
	Christine Anderson
	Harold Dudley
	Chris Christiansen
Absent:	Rebecca Staten
	Geoff Dupaix
	Eric Franson
Staff Present:	Scott Sensanbaugher, Public Works Director
	Ben Hunter, Engineer
	Adam Olsen, Senior Planner
	Wendelin Knobloch, Planner
	Lisa Halversen, Administrative Assistant

Also Present:

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Review and action on a site plan for a garage located at 457 North 200 East in the R-2-7,500 Residential zone

Mr. Olsen stated that the applicant is requesting site plan approval to construct a 1,768 square foot accessory structure on his property, at 457 North 200 East. The proposed accessory structure will be located at the northwest corner of the property, adjacent to the rear of adjoining properties. Access to the structure will be provided by an existing driveway off of 200 East. The Development Code stipulates in Section 17.5.105 that an accessory structure consisting of 1,000 square feet, or greater, requires approval by the Planning Commission. Several adjacent properties also have accessory structures in the back of their properties.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development.

Mr. Lionel Longson stated that he just wants to add a garage to the back of his property and it is a pretty straightforward project.

Ms. Anderson moved to approve the site plan for an accessory structure located at 457 North 200 East, with the findings listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering Report.

Mr. Brocious seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Christine Anderson	**Aye**
Chris Christiansen	**Aye**

The motion carried.

Chairman Woffinden acknowledged that we have a new Planning Commissioner, Chris Christiansen, and asked him to introduce himself.

Mr. Christiansen said that he has been a resident of American Fork for 10 years. He works for Geneva Rock and looks forward to being on the commission and filling the seat of Mr. Schellenberg.

3. Review and action on an amended site plan for Westco, located at 75 South 100 West in the CC-1 Central Commercial zone

Mr. Olsen stated that Westco proposes an addition (1,520 sq. ft.) to the rear (east side) of the existing structure. This will allow indoor storage for material currently located outside. A shared access exists between Westco and the property/business to the south. Access will remain as-is, off of 100 West. There will be no visible change from the street view. The addition will be stucco, matching the existing structure.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development. There will be no additional impervious surface and there are no other concerns.

Tim Hall, property owner, explained that he wants to get his material inside out of the weather

Mr. Christiansen moved to approve the site plan for the Westco addition, with the findings listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Christine Anderson	**Aye**
Chris Christiansen	**Aye**

The motion carried.

Chairman Woffinden stated that the following two items will be discussed together but voted on separately.

4. Hearing, review and action on the site plan for Roderick Catalyst Business Park Phase 1 located in the area of 1500 South 500 East in the PI-1 Planned Industrial zone.

Mr. Olsen stated that in 2015, this area was annexed into the City with the Catalyst Annexation. This site plan represents the first phase in a multi-phase office-warehouse development. Phase I consists of 4 office-warehouse structures, totaling 395,364 sq. ft. on approximately 25 acres. The site is bounded by 1500 South on the north, 500 East on the east, a future 1700 South on the south, and a future 300 East on the west. One access point into Phase I will be provided off of each of the above mentioned roads. Trails (sidepaths) will be constructed along the south side of 1500 South and west side of 500 East, as identified in the City's Bicycle and Pedestrian Master Plan. This was anticipated with the annexation and identified in the annexation agreement. Parking and landscaping are provided per the City's requirements. Landscape plans have been provided in the submittal materials. Renderings of the structures are also provided in the submittal materials.

Mr. Hunter stated that this is a large development with many improvements that still need to be finalized. 1700 South is the defend/no defend levee line and the developer will be required to build at 100 year flood elevation with additional berming. This will be the first project under the adopted ordinance regarding private sewer lift stations. The Engineering Division recommends approval.

Mr. Sensanbaugher talked about this being the first lift station under the new ordinance, we have stringent requirements for them to meet. He stated that he has met with the developers and they are meeting the requirements, the city engineers will give them a lot of oversight subject to them finishing and getting the plans approved by us.

Chairman Woffinden pointed out that they will be under a lot of scrutiny to do this right. Mr. Sensanbaugher agreed.

Mr. Brocious asked if this lift station is privately or publicly owned.

Mr. Sensanbaugher replied that is a private lift station that will discharge to a public sewer.

Mr. Brocious asked if there will be training involved to run and operate the system, Mr. Sensanbaugher affirmed that training will be required. The alarms will have to be monitored and the city informed. He thinks they are on the right course.

Mr. Brocious asked if there is a parking structure, he also asked if the existing infrastructure is adequate or if the developer will need to bring in additional infrastructure.

Mr. Hunter replied that the 60" storm drain line will be required. Detention will be adequate, consisting of surface and underground storage. Between pipe storage, pond detention and open ditches, these concerns have been demonstrated to be adequately planned for. Flows will be sent in the existing ditch directly to the lake.

Mr. Ben Wheat, representing Roderick, said that this will be their 4th big project in American Fork. Buildings 1 and 2 will be built at the same time, 3 and 4 will follow.

Chairman Woffinden asks if there is even a need for so much warehouse space.

Mr. Wheat replied that there are no tenants in place yet until they get their certificate of occupancy. With their last project the building was entirely leased by that time. They have no intention of selling the property, their plan is to get tenants that will stay long term.

Public Hearing Opened

Ms. Liz Phelon represents ESP Excavation, Phelon Lakeland, and Lakeside Industrial Park. She is not here to oppose Roderick's plan, her objective is just to communicate and make sure that everyone is on the same page. ESP is run from Lakeside Industrial and holds the right-of-way on the road until their annexation comes through. Roderick previously opposed Phelon's annexation, saying that the Phelon property was zoned as Shoreline-Protected. He didn't want the zoning changed to industrial. The property is not zoned Shoreline-Protected. She is familiar with the zoning of neighboring properties. She wants to make sure that Roderick knows that the zoning is mostly industrial. She read from Roderick's public comments in March that they want to bring in Fortune 500 projects. She asked if Roderick is concerned about businesses that are already in the area. She wants to be able to work together, and she considers their land prime industrial. The Phelons provide for 213 people with their business, they have a vested interest in this land. How do you put a prime value on an employee? They want to continue as they are. Roderick is welcome, but existing businesses will not be pushed aside. She wants to make sure that the Roderick's tenants don't complain about the oil, dust, noise, truck traffic, etc. More traffic will be coming with the new developments as well. Ms. Phelon wants to make sure that they won't be pressured, and suggests that the Rodericks work together with area businesses. She is the 2nd generation of the business, and they are there to stay. This is the only industrial zone in American Fork, she suggests that the Roderick offices stay towards the front and push the warehouses toward the back.

Mr. Terry Anderson represents the commercial park to the east of this project. He feels that it is important that the area remain zoned as industrial, there are concerns among businesses like the tire company, concrete plant, and sewer plant that they will be pushed out. He doesn't want to be rezoned or kicked out. He employs 28 people. He points out that his association already has a pump station, and he has had problems with backups and pumps going out. There has to be a better way of policing them so that people are notified when pumps go out.

Mr. Sensanbaugher replied that the Roderick lift station isn't the first pump station, but it is the first one to be built under the new ordinance. A signal or phone call is required to be sent under the new ordinance when there are malfunctions. All new lift stations must comply with the new ordinance.

Mr. Brocious asked about pump redundancy.

Mr. Sensanbaugher stated that the design is compliant. A minimum of 2 pumps are required, and the lead pump is sized to handle 100% of normal flow. As level of flow rises, it hits the first float and turns on the lead pump. If the level keeps rising, the lag pump is turned on and an alarm will sound. If something is really wrong, it goes higher and hits another alarm. There are multiple opportunities for people to respond to a problem. In the next cycle, the lag and lead pumps switch places, alternating uses and making sure that both pumps get frequent use. He reiterated that the ordinance was written very stringently.

Mr. Brocious asked if there are additional precautions regarding education, adequate storage, etc. to ensure proper pumping and response?

Mr. Sensanbaugher replied that no system is foolproof, that's why redundancy is built in. He felt that the plan is good and the city is protected. We will be receiving regular reports and have the right to inspect the station. We would get with them and work with them as needed, we have plenty of tools to take action if necessary.

A Roderick representative, who did not state his name, said that they've been around for 51 years and that they want to retain tenants as long as possible. They operate a lift station at one of their business parks in Salt Lake City. They have a full time property manager and maintenance supervisor. The PI zone has more restrictions on tenants, the majority of leases will be warehouse/distribution use. They won't have uses that will cause concerns, such as having several restrooms like the lift station to their east. He conveyed that they intend to do it right and follow the city's recommendations.

Ms. Phelon said that they are the excavators and get the calls every time the lift station backs up. They have been responsible for dealing with all the sewage. Vegetable oil in the line causes backups and pump failure. Feminine products cannot be flushed, as also disposable wipes. Even mopheads will also clog the pumps. These issues will have to be addressed with their tenants, and will have to be watched carefully. She said that ESP is looking into upsizing their pumps. She doesn't think that the 2 pumps will be sufficient for the Roderick project. Ms. Phelon reiterated that the Phelons are zoned industrial now and doesn't want that zoning to change, she also wants to be a good neighbor.

Mr. Ralph Rogers stated that he has been in that area for 15 years and his property is zoned industrial. He asks Roderick what their intentions are, he doesn't want to be pushed out. He also thinks the master plan showed a planned sewer line going down 1700 South and some type of lift station near the sewer plant.

The Roderick representative says they know what the zoning and the businesses in the area are, their I-1 zoned property is scheduled to change to a P-1 zone in a couple weeks.

Mr. Rogers said that this is what concerns him, he will be left as a dust bowl surrounded by office buildings.

Ms. Anderson assures Mr. Rogers that his zoning won't change, he won't be pushed out.

Chairman Woffinden reported that most of the complaints about the smell from the composting station come from Pleasant Grove, and the composting plant will be shutting down to accommodate the neighbors.

The Roderick representative replied that this will be the largest business park in the city, their intention has never been to run off other businesses, he understands their concerns but they just want to have successful tenants.

Ms. Anderson said that his interest is to keep his tenants happy, so he probably won't be building offices in the most problematic locations.

Mr. Lee Anderson, owner of a concrete business in the industrial park, runs his business 24 hrs a day, and wants Roderick to be aware of what kind of businesses are there. Pleasant Grove had many complaints from a similar situation, and he wants to make sure that the planning commission understands the importance of having industrial businesses in the city. For the record, his business is there to stay.

Public Hearing Closed

Mr. Dudley asked for the plat to be brought up to view again, he recommended that we add to the subdivision plat notes regarding the current zoning around the subdivision. He asked Mr. Olsen if they could note that surrounding property is zoned industrial? Mr. Dudley stated that he's seen such notes on the subdivision plats of residential subdivisions next to a dairy, he believes it would be appropriate to put such notices on the plat.

Mr. Olsen stated that he had not seen such plat notes before and would want to ask legal counsel.

Mr. Dudley doesn't know what the proper mechanism would be. If zoning changes, current uses are grandfathered in. He heard and understands concerns from business owners in the area, and he believes Roderick heard also and doesn't foresee problems with his tenants.

Chairman Woffinden restated that people moving in need to do their due diligence before they buy property.

Ms. Anderson thanked all who testified, it was helpful for the commissioners to hear their concerns.

Mr. Brocious moved to recommend approval of the commercial site plan for Roderick Catalyst Business Park, Phase I, with the findings and conditions listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

Mr. Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Chris Christiansen	**Aye**

The motion carried.

5. Review and action on the final plat for Roderick Catalyst Phase 1 Subdivision located in the area of 1500 South 500 East in the PI-1 Planned Industrial and I-1 Industrial zones

Mr. Olsen stated that this final plat represents the first phase of a multi-phase subdivision and development. Phase I consists of 4 lots, totaling 24.9 acres. "Parcel A" represents future development and further subdivision. Parcel A consists of slightly over 53 acres.

Lots 1-4 are bordered by: 1500 South, 1700 South, 300 East, and 500 East. Shared access easements cross Phase I, providing access to and between the four lots. A trail will be constructed along 1500 South and 500 East with the site plan.

Mr. Hunter said that the Engineering Division recommends approval of the proposed development.

Mr. Brocious moved to approve findings and conditions as listed in the staff report, and subject to any findings, conditions, and modifications listed in the engineering report.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Rod Brocious	**Aye**
Chris Christiansen	**Aye**

The motion carried.

6. Hearing, review and action on a District Framework Plan for the Edgewater Project located in the area of 1155 West 200 South in the TOD Transit Oriented Development zone

Mr. Olsen reported that the area comprising of this District Framework Plan consists of approximately 35 acres. It is located in the area of 1155 West 200 South, and runs from north to south. The northern quarter (approximate) lies within the Transit Core District, and the remaining portions lie within the West Neighborhood District. Within those districts, the Mixed Use Core sub-district is present within the Transit Core District; and the General Mixed Use sub-district lies within the West Neighborhood District.

District Framework Plans are covered in Section 4 of the recently adopted TOD Code. A District Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District Framework Plans proceed through Planning Commission and ultimately City Council. Following approval of a District Framework Plan, subsequent development submittals are reviewed and either approved or denied by staff; the exception being formal subdivision plats, which still proceed through Planning Commission and City Council. Per Section 4.01.3 of the Code, District Framework Plans expire 24 months after approval "if not acted upon further through the submittal of a block plan". Extensions may be granted by the Council if requested and deemed appropriate. Section 4.02 of the TOD Code outlines submittal requirements for a District Framework Plan. Civic District plan allows for open space to be not known at this time, there is an outline of future

open space that will be required. Staff will make sure that parameters are met. As an example, the area north of 350 South in block type 4 requires open space or civic space of 10-20%. Such space in the current exhibit 11 is labeled as 5-10%. Mr. Olsen has asked that this be modified as a condition of approval. Exhibit 14 shows 3 phases of the project going from north to south. Mr. Olsen would recommend that phase 1 extend from 200 South to 350 South without pausing in between, this would ensure that the city gets a portion of 350 South completed and a portion of 200 South widened in the first phase. These two conditions are proposed as conditions of approval for Exhibits 11 and 14, Mr. Olsen feels that the developers are meeting code requirements and he is confident with what they've submitted.

Ms. Anderson asked about the elevations showing differing product used, Mr. Olsen says these are only preliminary graphics, they are conceptual elevations only. Exhibit 16, the special requirements exhibit, is where the developer would ask for changes in the requirements if they wanted any changes. He anticipates that in a month or so a plan will come forward that requests that we make some changes to the requirements. There will be lots of different architectural options that will be worked out at the block level. These exhibits are conceptual, they are just laying the backbone for future development. There are few front-loaded garages, most are rear or recessed.

Ms. Anderson asked if the design code stipulates variety in elevations.

Mr. Olsen replied that percentages of differences aren't specified, developers have some latitude.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. Key engineering elements are road plans, this plan has 200 South, 350 South, and 1100 West. He wants to ensure connectivity to adjoining parcels, he has no other concerns at this point.

Mr. Matt Brown, representing Greg Bird, said that the applicant has done lots of development in Vineyard, commissioners can drive there and get an idea of what they will look like. They want them to look high-end yet be affordable.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the District Framework Plan, with the findings and conditions as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

Mr. Brocious seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Rod Brocious	**Aye**
Chris Christiansen	**Aye**

The motion carried.

7. Hearing, review and action on Dixie Farms Plats C, D, E and Flexible lot PUD project, consisting of 181 lots, located in the areas of 900 South 900 West, 1000 West 930 South, 1100 West 930 South, and 1000 South 900 West

Mr. Olsen stated that the property consisting of the entirety of Dixie Farms was annexed in early 2018. Preliminary Plan approval was granted on May 2, 2018. Upon annexation, the property was zoned PR-3.0 (Planned Residential 3 du/ac), PF (Public Facilities), and SP (Shoreline Preservation). The PF zone designation lies within a power line corridor, slated as a linear park; additionally, the PF zone designation was given in an area for a potential alignment of the Vineyard Connector. Should the Vineyard Connector not locate within this corridor, a large park area, adjacent to the power line corridor park will be present. The Shoreline Preservation zone was designated for the area encompassing wetlands and floodplain adjacent to Utah Lake. Right-of-way was dedicated with the annexation for a Utah Lake Shoreline Trail, which will parallel a road (Lakeshore Drive) that will act as a defend/no defend line in the event of lake flooding. The elevation of the road will be one foot above the 100 yr. flood elevation of 4,495'.
Plats C-F consist of 181 lots. The Development Code outlines provisions for developing under a Flexible Lot scenario. The applicant has provided a range of lot sizes; between 7,500 sq. ft. and 16,000 sq. ft. Trail corridors meander through the subdivision, providing access from the linear park to the north, to the Utah Lake Shoreline Trail/open space shoreline area to the south.

The applicants received Planning Commission approval for modification of lot sizes within the Flexible Lot PUD in order to harmonize development within the project. The proposal increased the number of medium sized lots (7,500 to 9,000 sf), and decreased the number of two-family lots that would be allowed per the Development Code.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. In the last planning commission discussion of Dixie Farms Plats A and B issues were raised and these issues have been addressed. The geotechnical report peer review has come back and the Engineering Division has no further concerns, it met the requirements. The roadways are in place.

Mr. Sensanbaugher addressed the commissioners about the subject of plat notes. He apologized and said that he was wrong about the Sensitive Land Ordinance. The Sensitive Land Ordinance requires plat notes for the types of issues that were discussed. He may not personally like the plat notes, but it's what the code says that matters. Ken Berg complied with the code by putting plat notes in regarding the issues discussed.

Ms. Anderson asked about the issue of prohibition of basements.

Mr. Sensanbaugher replied that there are no notes about prohibitions of basements on the plats. If a buyer wants to bring in dirt and raise the home, they would have that ability to put in a basement. However, the Sensitive Land Ordinance requirements dictate where footings must be in relation to groundwater.

Mr. Brocious expressed his concerns about liquefaction.

Mr. Hunter said that the peer review of the geotechnical report didn't identify this parcel as a high liquefaction area. Because of the higher clay content on the top of the sample, it is not as big of a concern. The Sensitive Land Ordinance specifies measurements of footings in relation to groundwater. Groundwater was observed at 5 feet below ground level in this area.

Mr. Brocious asked how the plat notes will be enforced.

Mr. Hunter said that the Building Department will look at plats and their associated notes before permits are issued.

Chairman Woffinden stated that he doesn't agree with the geotechnical report peer review, he agrees with the state which identifies it as a high liquefaction area. Due diligence from buyers will be necessary.

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to recommend approval of Dixie Farms Plats C-F with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

Mr. Dudley seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Rod Brocious	**Aye**
Chris Christiansen	**Aye**

The motion carried.

8. Other Business

Mr. Olsen informed commissioners that the planned discussion on road and driveway design in connection with Stonecreek Plat C Flexible Lot PUD project located in the area of 250 West 700 South was pulled by the applicant. The petitioner will be submitting a plat at the next meeting that complies with requirements.

Mr. Olsen reminded commissioners that the next meeting will be May 8, and there will be a joint work session with the city council on April 30 at 7pm to discuss transportation issues and the TOD area with our consultant.

9. Site Plan Committee Report

Mr. Knobloch reviewed the appointments from upcoming Technical Review Committee meeting. Some of these will likely be coming to the planning commission, along with 2 zone changes and 2 code text amendments.

10. Review and action on the minutes of the March 20, 2019 Planning Commission Regular Session

Mr. Dudley moved to approve the minutes of the March 20, 2019 Planning Commission Regular Session.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Rod Brocious	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Aye**
Chris Christiansen	**Abstain**

The motion carried.

11. Adjournment

Ms. Anderson moved to adjourn.
Mr. Brocious seconded the motion. All concurred.

Meeting adjourned at 8:50 pm.

Lisa Halversen, Administrative Assistant