

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
AUGUST 21, 2018**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on August 21 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 the final plat and site plan for 860 Place Plat C Planned Community Project located in the area of 860 East 400 South in the PC Planned Community zone
3. Hearing, review and action to replace the detail drawing Fig. 1 of Section 15.01.1520 – Local Minor Collector of the American Fork City Municipal Code
4. Other Business
5. Site Plan Committee Report
6. Review and action on the minutes of the August 7, 2018 Planning Commission Regular Session
7. Adjournment

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

AGENDA TOPIC: Hearing, review and action on the site plan and final plat for 860 Place, Plat C, Planned Community Project, consisting of 77 units, located in the vicinity of 860 E. 400 S., in the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		Approximately 860 East 400 South		
Applicants:		Berg Engineering/Patterson Construction		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		PC (Planned Community)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PC (Planned Community)		
	South	PC (Planned Community)		
	East	PC (Planned Community)		
	West	PC (Planned Community)		
Land Use Plan Designation:		Planned Community		
Zoning within density range?		x	Yes	No

Background

The preliminary plan for 860 Place was approved by the Planning Commission on September 6, 2017. Plat A was approved by the City Council on January 9, 2018. Plat B was approved on March 12, 2019.

Plat C consists of 77 units and is located at the northern portion of the overall 860 Place project. A clubhouse and associated park area were constructed with Plat A. 400 South, a public street, will be extended to the east. This provides a continuous east/west connection from 500 East to 860 East. Plat C conforms to the approved preliminary plan.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Planned Community”. The proposed subdivision is 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 and supporting materials conform with the terms of the preliminary approval.

The final plat 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 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 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 conforms to the approved preliminary plan.
2. The final plat meets the criteria as found in Section 17.7.211 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 860 Place Plat C, 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 860 Place Plat C.

TABLE

Mr. Chairman, I move that we table action on the final plat of 860 Place Plat C.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/21/2019

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: 860 Place Plat C

Project Address: 400 South 800 East

Developer / Applicant's Name: Patterson Construction, Inc.

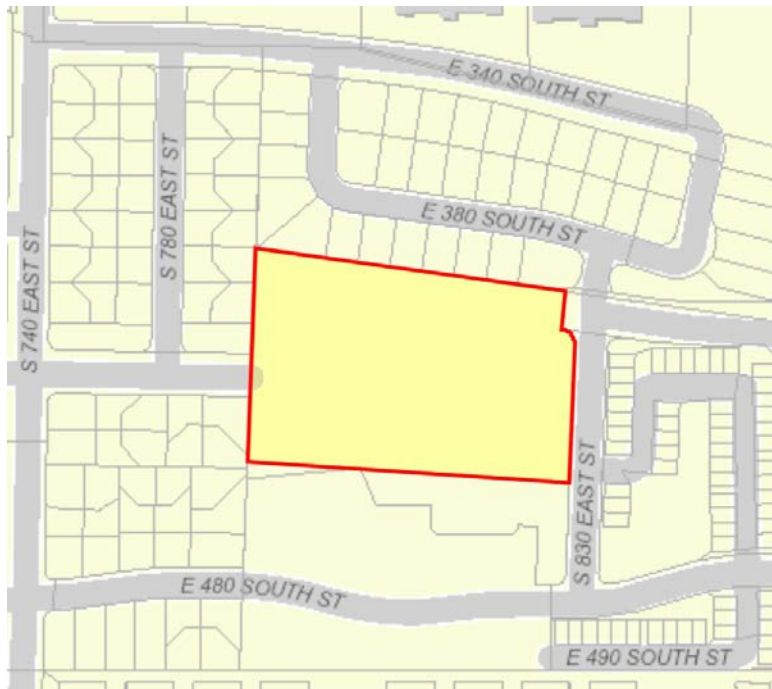
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 8/21/2019 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.

LEGEND

- SECTION CORNER
- PROPERTY CORNER
- SUBDIVISION MONUMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENT LINE
- FIRE HYDRANT
- STREET LIGHT
- FOR SALE LOT
- COMMON AREA



TABULATIONS

PROJECT ZONE	PC
TOTAL PROJECT AREA	4.18 AC
NUMBER OF TOTAL LOTS	77
DENSITY	18.42 D.U./GROSS AC

ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN)
FEMA FIRM PANEL NUMBER 495517 0110 B,
EFFECTIVE DATE: JULY 17, 2002.

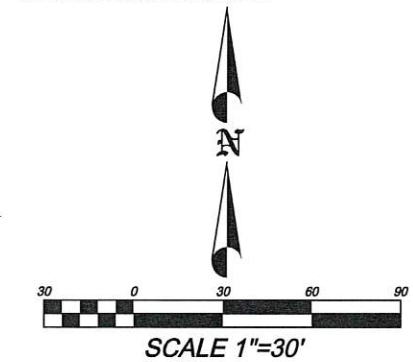
RESERVATION OF COMMON AREAS

THE OWNER, IN RECORDING THIS PLAT ("THE DEVELOPMENT") HAS DESIGNATED CERTAIN AREAS OF THE DEVELOPMENT AS COMMON AREAS, INTENDED FOR THE OWNERS OF 860 PLACE FOR INGRESS, EGRESS, RECREATIONAL AND OTHER RELATED USES AS SET FORTH IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS ("THE DECLARATION") PERTAINING TO THE DEVELOPMENT. THE DESIGNATED AREAS ARE NOT INTENDED, NOR ARE THEY DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS IN THE DEVELOPMENT, AS MORE FULLY PROVIDED IN THE DECLARATION RECORDED CONCURRENTLY WITH THE PLAT IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

PUBLIC UTILITY EASEMENTS

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

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



WATER & SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____,

BY THE 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 54-6-2, 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 00°15'28" East along section line 726.73 feet and West 835.67 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian;

thence North 83°51'03" West 31.00 feet; thence along the arc of a non-tangent 15.00 foot radius curve to the right a distance of 22.92 feet (central angle of 87°32'59" and a long chord bearing S46°06'33" W 20.75 feet); thence South 89°53'03" West 104.54 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 23.93 feet (central angle of 91°24'37" and a long chord bearing N44°24'39" W 21.47 feet); thence North 01°17'39" East 8.81 feet; thence along the arc of a 130.50 foot radius curve to the left a distance of 20.81 feet (central angle of 09°08'14" and a long chord bearing N03°16'28" W 20.79 feet); thence South 89°50'16" West 82.86 feet; thence North 23°13'56" West 63.46 feet; thence South 84°44'16" West 175.82 feet; thence North 02°22'08" East 355.60 feet; thence South 81°47'20" East 484.15 feet; thence South 05°18'55" West 59.46 feet; thence along the arc of a non-tangent 20.00 foot radius curve to the right a distance of 30.94 feet (central angle of 68°38'38" and a long chord bearing S41°56'49" E 27.95 feet); thence South 02°22'30" West 355.78 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 22.98 feet (central angle of 87°47'33" and a chord bearing S46°18'16" W 20.80 feet); thence North 89°49'57" West 31.67 feet; thence North 02°23'31" East 88.10 feet to the point of beginning.

Area = 182.070 sf or 4.18 ac

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 HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF 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 _____ ATTEST _____
CITY ENGINEER _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNER _____ CHAIRMAN, PLANNING COMMISSION

860 PLACE PLAT "C"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1"=30' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

Not For Recording

ADDRESS TABLE

LOT	ADDRESS	LOT	ADDRESS	LOT	ADDRESS	LOT	ADDRESS
U102	484 S 830 E LOT A	X122	434 S 820 E LOT A	AA142	816 E 410 S LOT E	EE182	804 E 400 S LOT D
U103	484 S 830 E LOT B	X123	434 S 820 E LOT B	AA143	816 E 410 S LOT F	EE183	804 E 400 S LOT E
U104	484 S 830 E LOT C	X124	434 S 820 E LOT C	BB144	806 E 400 S LOT A	EE184	804 E 400 S LOT F
U105	484 S 830 E LOT D	X125	434 S 820 E LOT D	BB145	806 E 400 S LOT B	FF185	803 E 400 S LOT A
U106	484 S 830 E LOT E	X126	434 S 820 E LOT E	BB146	806 E 400 S LOT C	FF186	803 E 400 S LOT B
U107	484 S 830 E LOT F	X127	434 S 820 E LOT F	BB147	806 E 400 S LOT D	FF187	803 E 400 S LOT C
U108	484 S 830 E LOT G	X128	434 S 820 E LOT G	BB148	806 E 400 S LOT E	GG188	807 E 400 S LOT A
U109	484 S 830 E LOT H	X129	434 S 820 E LOT H	BB149	806 E 400 S LOT F	GG189	807 E 400 S LOT B
U110	484 S 830 E LOT I	X130	434 S 820 E LOT I	CC150	432 S 810 E LOT A	GG190	807 E 400 S LOT C
U111	484 S 830 E LOT J	X131	434 S 820 E LOT J	CC151	432 S 810 E LOT B	GG191	807 E 400 S LOT D
U112	484 S 830 E LOT K	X132	434 S 820 E LOT K	CC152	432 S 810 E LOT C	GG192	807 E 400 S LOT E
U113	484 S 830 E LOT L	X133	434 S 820 E LOT L	CC153	432 S 810 E LOT D	HH193	806 E 390 S LOT A
U114	484 S 830 E LOT M	X134	434 S 820 E LOT M	DD154	806 E 410 S LOT A	HH194	806 E 390 S LOT B
U115	826 E 400 S LOT A	X135	434 S 820 E LOT N	DD155	806 E 410 S LOT B	HH195	806 E 390 S LOT C
U116	826 E 400 S LOT B	X136	434 S 820 E LOT O	DD156	806 E 410 S LOT C	HH196	806 E 390 S LOT D
U117	826 E 400 S LOT C	X137	434 S 820 E LOT P	DD157	806 E 410 S LOT D	HH197	806 E 390 S LOT E
U118	826 E 400 S LOT D	X138	434 S 820 E LOT Q	DD158	806 E 410 S LOT E	HH198	806 E 390 S LOT F
U119	826 E 400 S LOT E	X139	434 S 820 E LOT R	EE159	806 E 410 S LOT F	HH199	806 E 390 S LOT G
U120	826 E 400 S LOT F	AA140	816 E 410 S LOT A	EE160	806 E 410 S LOT G	HH200	806 E 390 S LOT H
U121	826 E 400 S LOT G	AA141	816 E 410 S LOT B	EE161	806 E 410 S LOT H	HH201	806 E 390 S LOT I

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	22.92	87°32'59"	20.75	S46°06'33" W	C18	65.00	14.72	12°58'42"	14.89	N76°04'24" E
C2	15.00	23.93	91°24'37"	21.47	N44°24'39" W	C19	109.00	22.08	11°39'15"	22.04	N75°23'10" E
C3	130.50	20.81	09°08'14"	20.79	N03°16'28" W	C20	600.00	16.37	01°52'32"	16.37	N82°07'34" E
C4	20.00	30.94	88°38'38"	27.95	S41°56'49" E	C21	99.00	7.88	04°36'31"	7.88	S22°43'13" E
C5	15.00	22.98	87°47'33"	20.80	S46°18'16" W	C22	115.00	32.39	18°08'19"	32.29	S16°57'18" E
C6	475.00	178.26	21°30'09"	177.22	N80°22'33" E	C23	15.00	17.00	64°55'58"	16.10	N57°42'04" E
C7	475.00	200.78	24°12'59"	199.27	N81°43'59" E	C24	15.00	5.99	22°51'35"	5.95	N13°48'18" E
C8	508.00	163.38	18°25'37"	162.67	S76°50'17" W	C25	442.00	4.62	00°35'58"	4.62	N86°34'07" W
C9	442.00	165.16	21°24'34"	164.20	S80°19'46" W	C26	442.00	24.02	03°06'50"	24.02	N88°25'31" W
C10	442.00	29.11	03°46'26"	29.11	N86°48'43" E	C27	442.00	22.33	02°53'41"	22.33	S88°34'13" W
C11	442.00	18.02	02°20'07"	18.01	S89°51'59" W	C28	442.00	22.26	02°53'05"	22.25	S85°40'50" W
C12	508.00	191.38	21°34'58"	190.23	N80°24'58" E	C29	442.00	22.23	02°52'55"	22.23	S82°47'50" W
C13	442.00	185.96	24°06'23"	184.60	N81°40'40" E	C30	442.00	22.27	02°53'12"	22.27	S79°54'47" W
C14	26.00	39.03	86°01'05"	35.47	N45°22'41" E	C31	442.00	22.36	02°53'55"	22.36	S77°01'13" W
C15	240.00	77.28	18°28'37"	76.92	N79°09'59" E	C32	442.00	24.07	03°07'12"	24.07	S74°00'40" W
C16	40.00	82.61	89°40'53"	80.41	S85°12'58" E	C33	442.00	21.80	02°49'35"	21.80	S71°02'16" W
C17	33.00	11.99	20°48'54"	11.92	S08°02'40" E	C34	15.00	17.79	67°57'53"	16.77	S36°19'01" W
						C35	15.00	5.13	19°35'04"	5.10	S80°05'31" W

TABULATIONS

PROJECT ZONE	PC
TOTAL PROJECT AREA	4.18 AC
LANDSCAPE	0.89 AC
IMPERVIOUS AREA	3.29 AC
NUMBER OF TOTAL LOTS	77
DENSITY	18.42 D.U./GROSS AC

PARKING

NUMBER OF UNITS	77 UNITS
REQD PARKING RATIO	2.25 SPACES PER UNIT
GARAGE SPACES (2 PER UNIT)	154 SPACES
VISITOR PARKING IN PLAT C	8 SPACES
ADDITIONAL PARKING IN PLAT A & B	21 SPACES
TOTAL PARKING SPACES PROVIDED	183 SPACES

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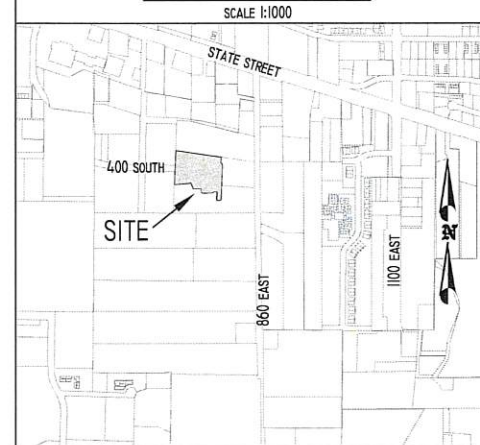
NOTES

- PROJECT ADDRESS IS 400 SOUTH 750 EAST. ELEVATION BENCHMARK IS THE EAST QUARTER CORNER OF SEC 24 T 5 S; R 1 E; SLB8M. ELEV = 4572.82
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 18" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER
- AREA WITHIN THIS SUBDIVISION IS IN ZONE X (OUTSIDE THE 500-YEAR FLOOD PLAIN) ACCORDING TO FEMA FIRM PANEL NUMBER 495517 0110 B, EFFECTIVE DATE: JULY 17, 2002.

LEGEND

-----	PROPERTY LINE	-----	CULINARY WATER
-----	LOT LINE	-----	PRESSURIZED IRRIG.
-----	EASEMENT LINE	-----	SANITARY SEWER
=====	EXISTING CURB	-----	STORM DRAIN
-----	PROPOSED CURB	Δ	FIRE HYDRANT
-----	5 FOOT CONTOUR		
-----	1 FOOT CONTOUR		

VICINITY SKETCH



CODE ANALYSIS

ZONE =	PC
TYPE OF OCCUPANCY =	V
TYPE OF CONSTRUCTION =	R-2
FIRE SPRINKLED =	NO
BUILDING HEIGHT =	28'

CONTACT LIST

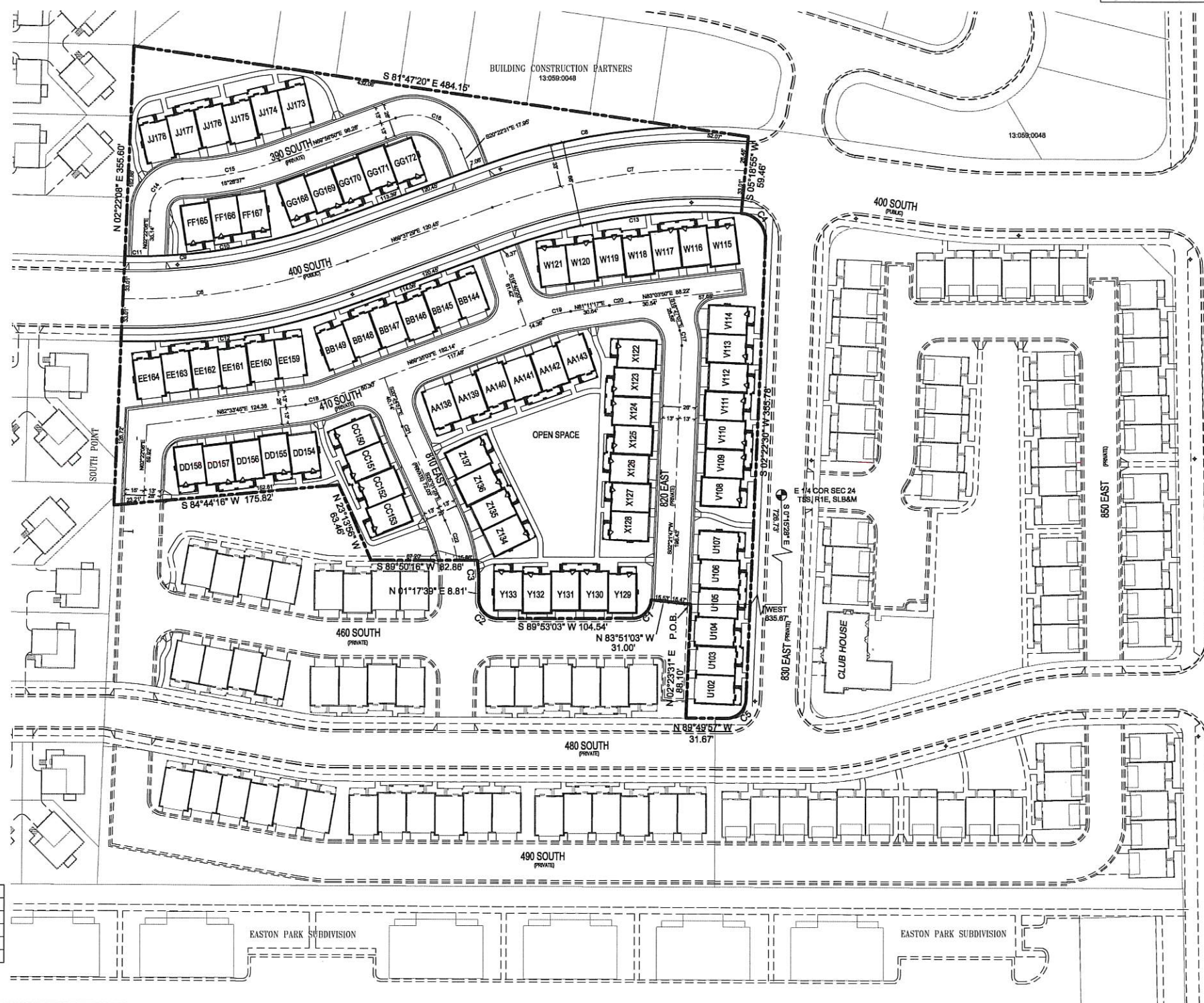
CIVIL ENGINEER		
BERG CIVIL ENGINEERING	(801) 492-1277	
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.	(801) 763-3060	
AMERICAN FORK CITY PUBLIC WORKS	(801) 763-3060	
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(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	(CHARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNE JOHN)	(801) 471-6576
ROCKY MOUNTAIN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TDSU	(DAVID BARLOW)	(801) 756-5231
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 653-6548

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3	GRADING AND STORM DRAINAGE PLAN
C4	FIRE ACCESS PLAN
C5	790 E PLAN & PROFILE
C6	750 E PLAN & PROFILE
C7	380 S PLAN & PROFILE
C8	400 S PLAN & PROFILE
C9	480 S PLAN & PROFILE
C10	490 S PLAN & PROFILE
C11	DETENTION POND PLAN & PROFILE
C12	SWPPP
D1-D4	CONSTRUCTION DETAILS
GNI	GENERAL NOTES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	22.92	87°32'59"	20.75	S46°06'33"W
C2	15.00	23.93	91°24'37"	21.47	N44°24'39"W
C3	130.50	20.81	09°08'14"	20.79	N03°16'28"W
C4	20.00	30.94	88°38'38"	27.95	S41°56'49"E
C5	15.00	22.98	87°47'33"	20.80	S46°16'16"W



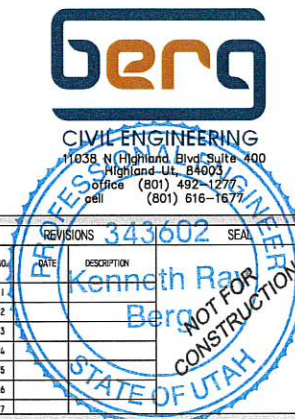
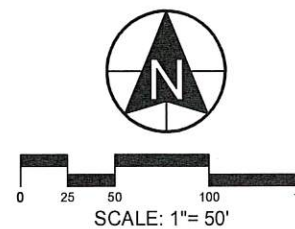
DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE



REVISIONS	DATE	DESCRIPTION
1	6/13/19	343602

ACTION	DATE
FINAL PLAN	6/13/19

PROJECT

860 PLACE

DESCRIPTION

FINAL PLAT "C"

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	C0

City Planning 6/13/2019 1:00 PM 11038 N. Highland Blvd Suite 100 Highland UT 84003

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	22.92	87°32'59"	20.75	S46°06'33"W
C2	15.00	23.93	91°24'37"	21.47	N44°24'39"W
C3	130.50	20.81	09°08'14"	20.79	N03°16'28"W
C4	20.00	30.94	88°38'38"	27.95	S41°56'49"E
C5	15.00	22.98	87°47'33"	20.80	S46°16'16"W
C6	475.00	178.26	21°30'09"	177.22	N80°22'33"E
C7	475.00	200.76	24°12'59"	199.27	N81°43'58"E
C8	508.00	163.38	18°25'37"	162.67	S78°50'17"W
C9	442.00	165.16	21°24'34"	164.20	S80°19'46"W
C10	442.00	147.14	19°04'27"	146.47	S79°09'42"W
C11	442.00	18.02	02°20'07"	18.01	S89°51'59"W
C12	508.00	191.36	21°34'58"	190.23	N80°24'58"E
C13	442.00	185.87	24°06'23"	184.60	N81°40'40"E
C14	26.00	39.03	86°01'05"	35.47	N45°22'41"E
C15	240.00	77.26	18°26'37"	76.92	N79°09'55"E
C16	40.00	62.61	89°40'53"	56.41	S65°12'58"E
C17	33.00	11.99	20°48'54"	11.92	S08°02'40"E
C18	65.00	14.72	12°58'42"	14.69	N76°04'24"E
C19	109.00	22.08	11°36'15"	22.04	N75°23'10"E
C20	500.00	16.37	01°52'32"	16.37	N82°07'34"E
C21	98.00	7.88	04°36'31"	7.88	S22°43'13"E
C22	115.00	32.39	19°08'19"	32.29	S16°57'16"E



DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE

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

CIVIL ENGINEERING
11038 N. Highland Blvd Suite 400
Highland, UT 84003
Office: (801) 499-1277
Cell: (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1	6/13/19	FINAL PLAN

343602

NOT FOR CONSTRUCTION

860 PLACE

DESCRIPTION

FINAL PLAT "C"
CONSTRUCTION DRAWINGS

SHEET NAME

SITE PLAN

SHEET NUMBER

C1

AVOID CUTTING UNDERGROUND UTILITIES.



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

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

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE


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


CIVIL ENGINEERING
11038 N. Highland Blvd, Suite 400
Highland, UT 84003
Office: (801) 492-1277
Cell: (801) 616-1677

NO.	DATE	DESCRIPTION	BY	CHKD	SEAL
1	06/13/19	ISSUED FOR PERMIT	Kenneth Berg		
2					
3					
4					
5					
6					
7					

ACTION	DATE
FINAL PLAN	6/13/19

PROJECT

860 PLACE

FINAL PLAT "C"

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2



BUILDING CONSTRUCTION PARTNERS
13:059:0048

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

8⁶⁰
PLACE

[illegible]

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

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

ACTION	DATE
FINAL PLAN	6/13/19

PROJECT

8⁶⁰
PLACE

DESCRIPTION

FINAL PLAT "C"
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
------------	--------------

GRADING PLAN	C3
-----------------	----

Elvy drive/hwy chf/2017/jul - 880 acm/jul - 880
acm frd-c-880-plm a-23-grading/drj

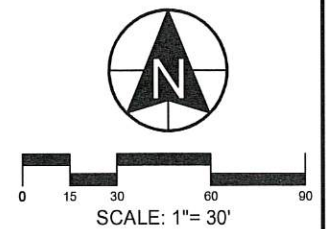


ZONE = PC
 TYPE OF OCCUPANCY = V
 TYPE OF CONSTRUCTION = R-2
 FIRE SPRINKLED = NO
 BUILDING HEIGHT = 28'



DEVELOPMENT

8⁶⁰
PLACE



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



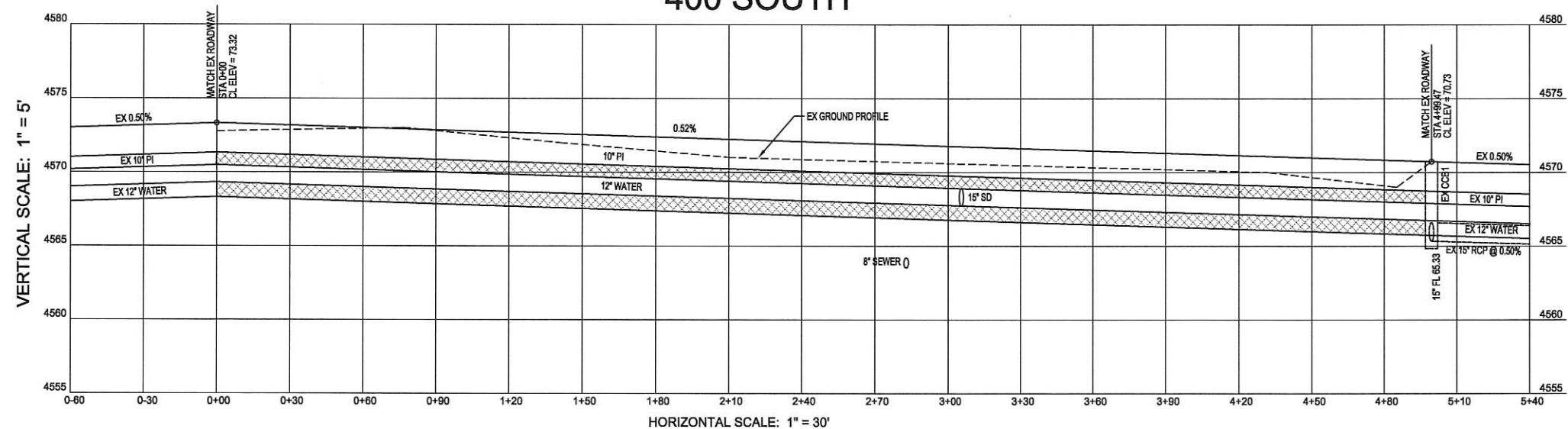
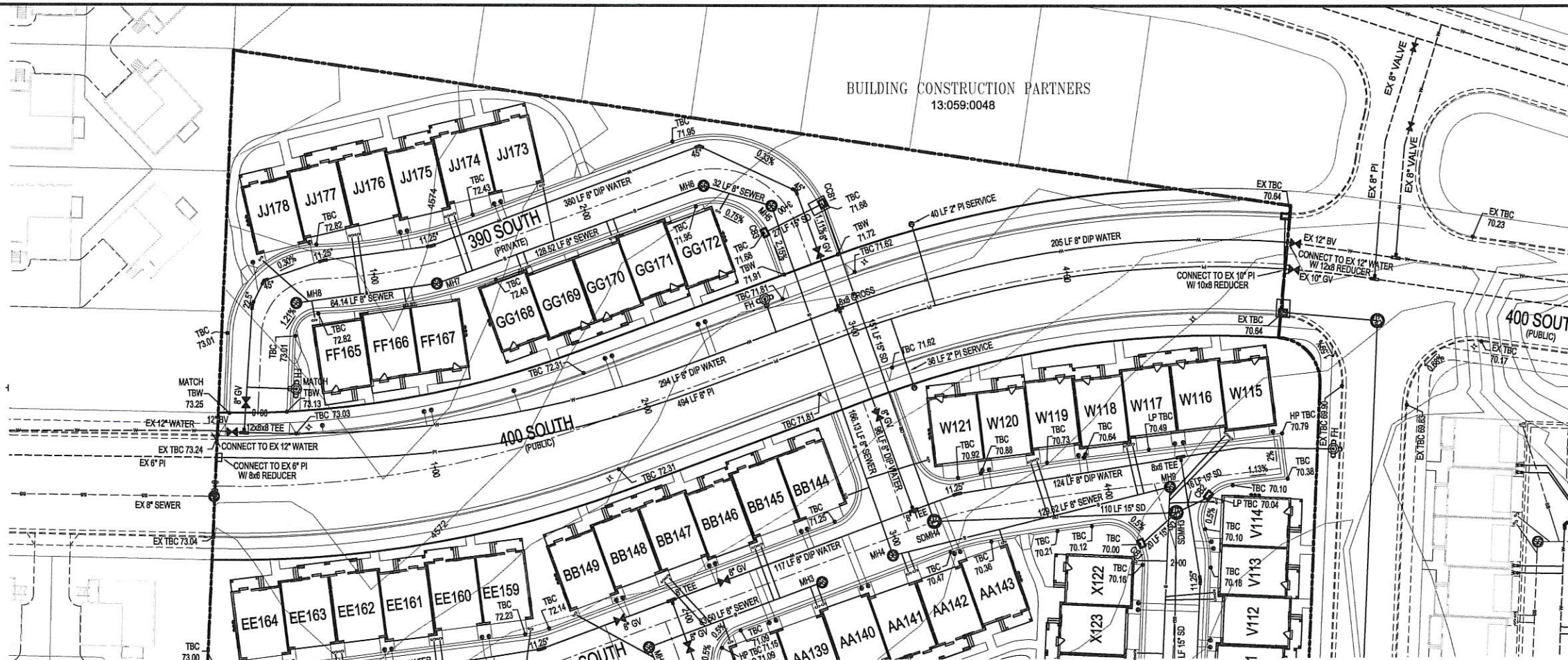
ACTION	DATE
FINAL PLAN	6/13/19

PROJECT

860
PLACE

DESCRIPTION
FINAL PLAT "C" CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
FIRE PLAN	C4



SHEET NAME	SHEET NUMBER
PLAN & PROFILE	C5

For more information, call 1-800-368-6272 or visit www.3m.com

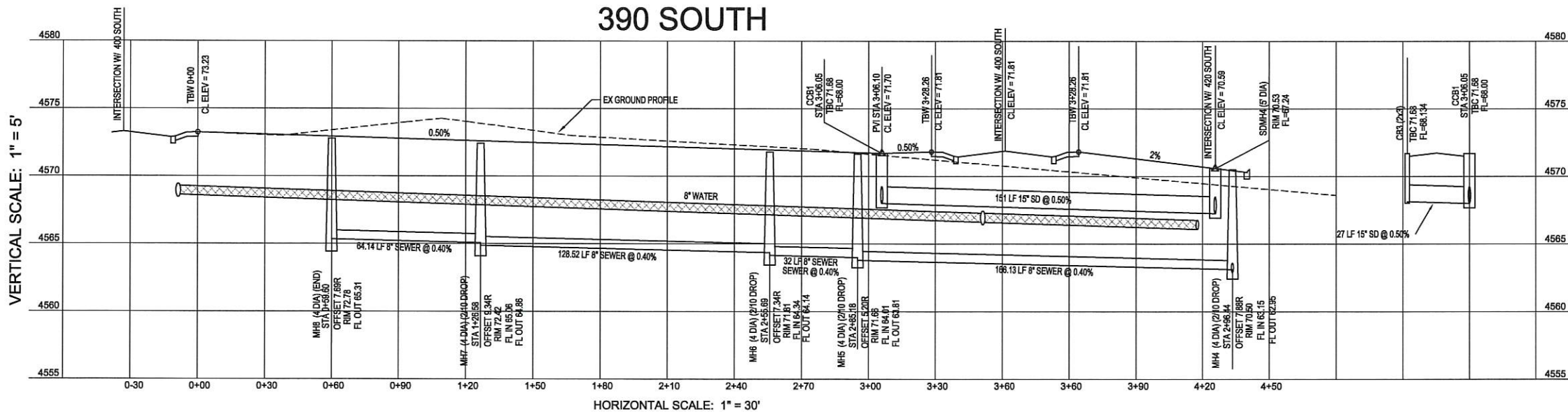
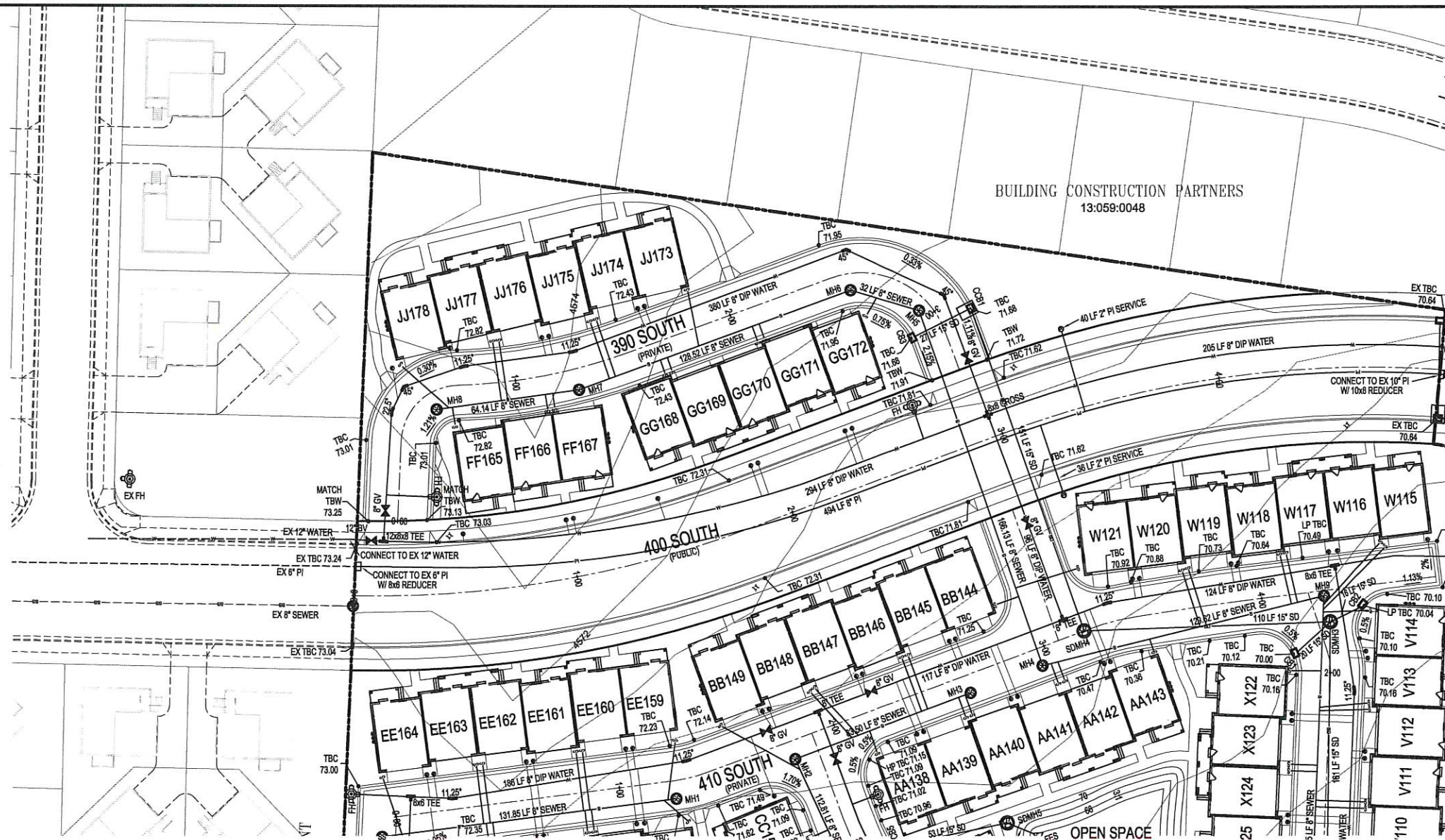
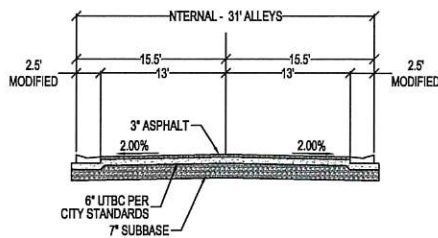
AVOID CUTTING UNDERGROUND UTILITIES.

Call Before You Dig

1-800-562-4111

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.



DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE

SCALE: 1" = 30'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland, UT 84003
Office: (801) 492-1237
Cell: (801) 616-1577

NO.	DATE	DESCRIPTION	BY	CHKD
1	6/13/19	390 SOUTH	Kenneth Ray	
2				
3				
4				
5				
6				
7				

ACTION: FINAL PLAN DATE: 6/13/19

PROJECT

860 PLACE

DESCRIPTION

FINAL PLAT "C"

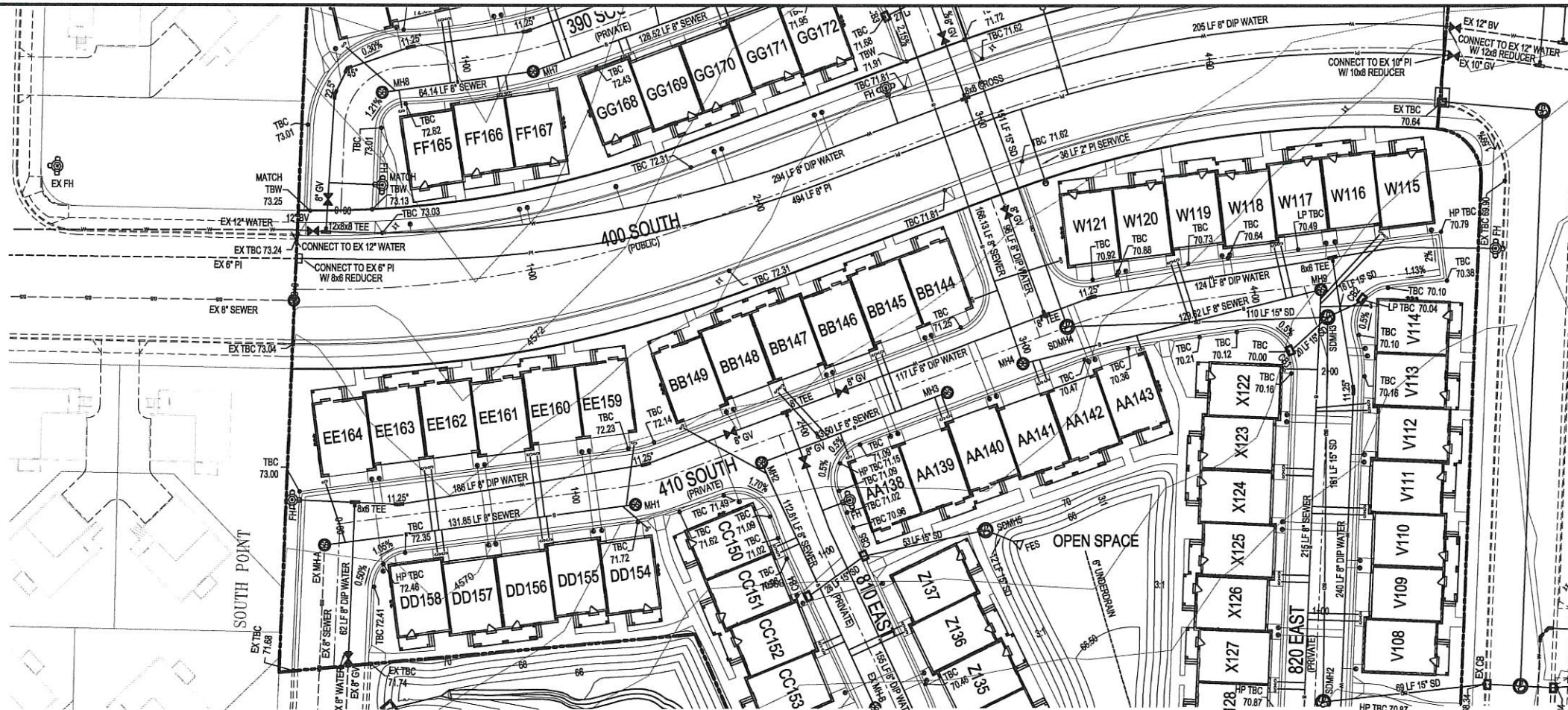
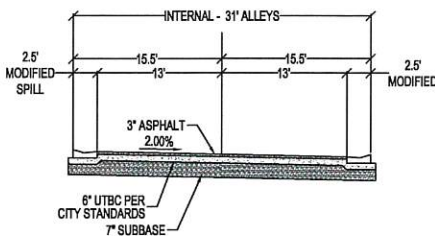
CONSTRUCTION DRAWINGS

390 SOUTH

SHEET NAME	SHEET NUMBER
PLAN & PROFILE	C6

AVOID CUTTING UNDERGROUND UTILITIES.
Call BEFORE YOU Dig.
1-800-582-4111

NOTICE:
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DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE

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

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
Office: (801) 492-1277
Cell: (801) 516-1677

REVISIONS

NO.	DATE	DESCRIPTION
1	3/23/20	343602 Not for Construction

ACTION

FINAL PLAN

DATE

6/13/19

PROJECT

860 PLACE

DESCRIPTION

FINAL PLAT "C"

CONSTRUCTION DRAWINGS

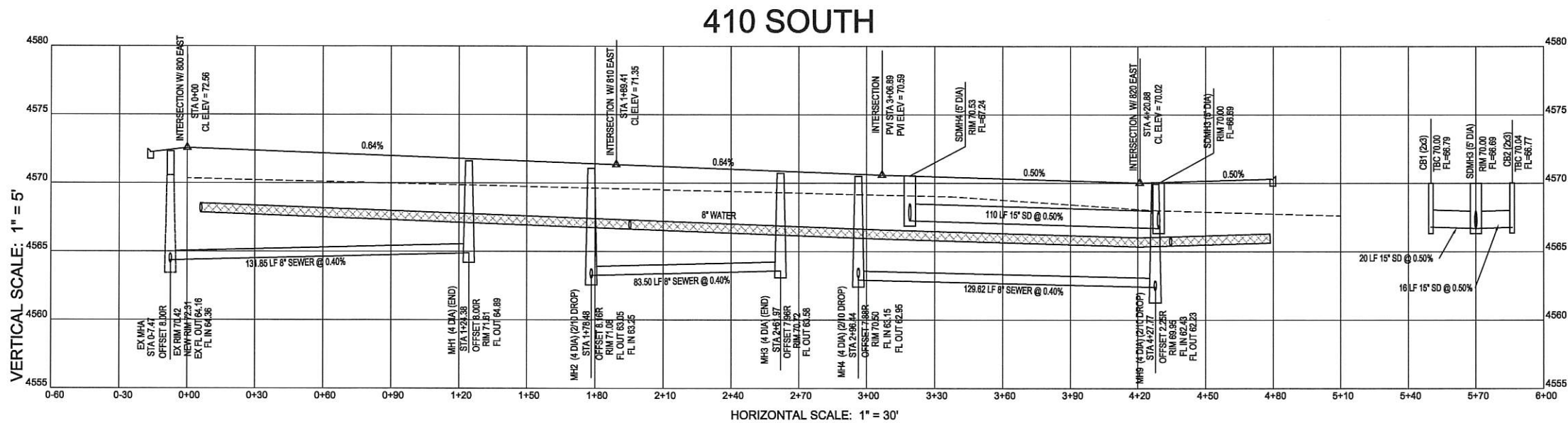
410 SOUTH

SHEET NAME

PLAN & PROFILE

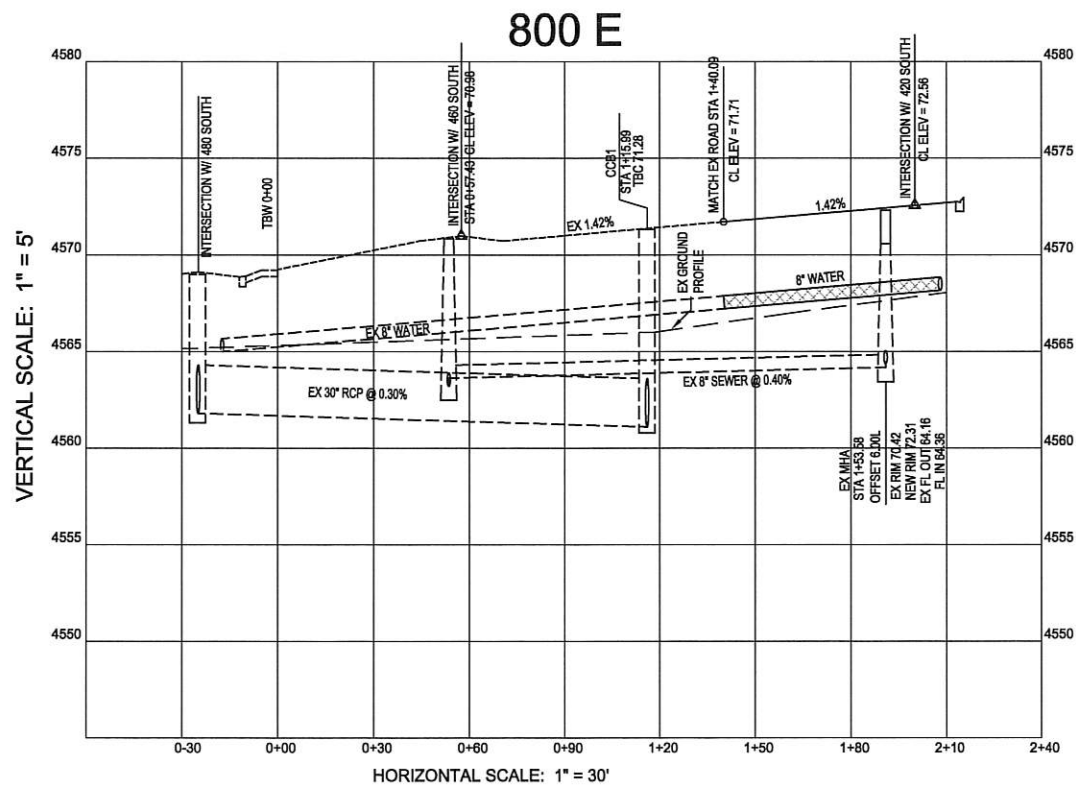
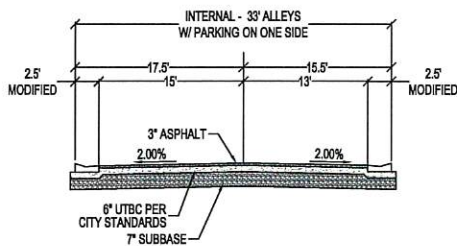
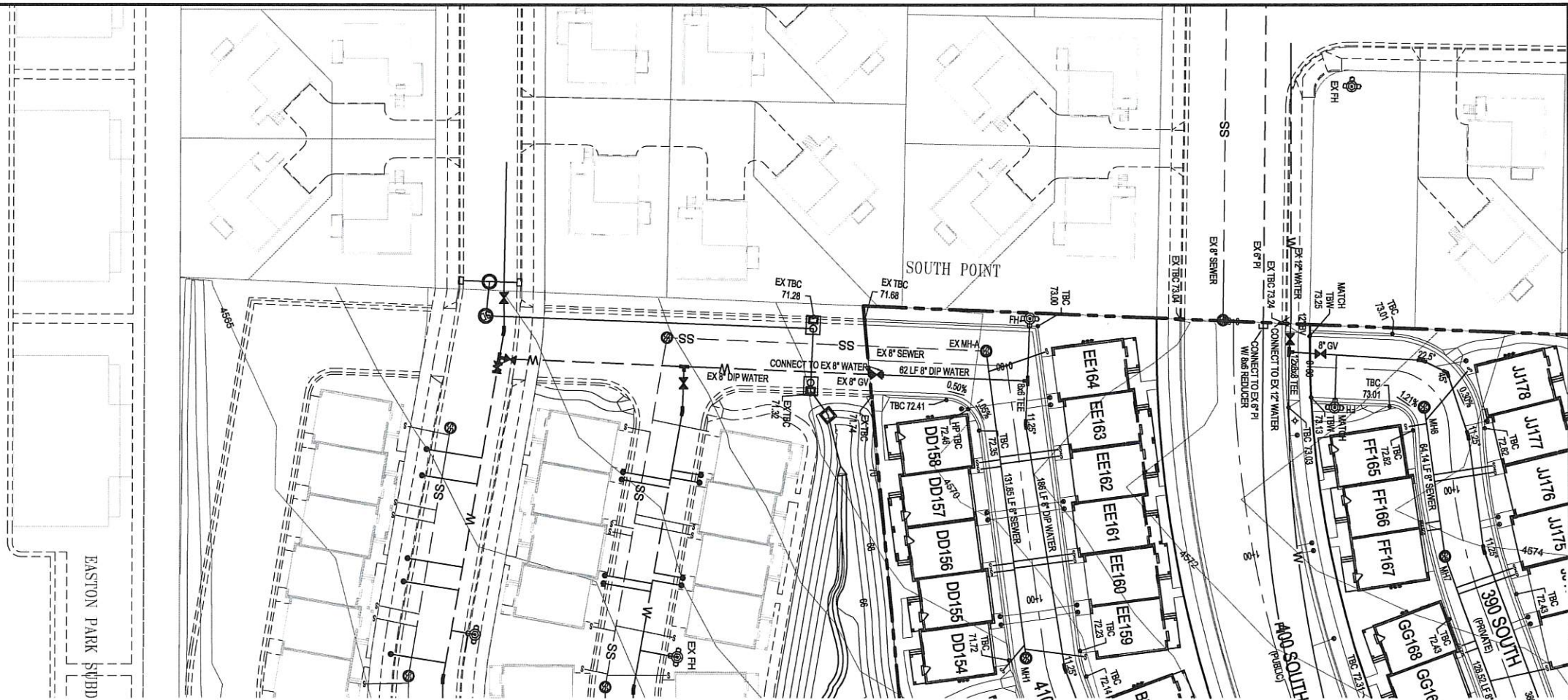
SHEET NUMBER

C7



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.



DEVELOPER

EIGHT SIXTY
HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860
PLACE

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

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
Office: (801) 462-1277
Cell: (801) 618-1677

REVISIONS	
NO.	DESCRIPTION
1	343602 Final Plan Construction

ACTION: DATE: 6/13/19

860
PLACE

DESCRIPTION
FINAL PLAT "C"
CONSTRUCTION
DRAWINGS
800 EAST

SHEET NAME	SHEET NUMBER
PLAN & PROFILE	C8

Drawn by: jmg 04/2017 - 100% modified - 100%
and final - 100% - 100% - 100% - 100% - 100%

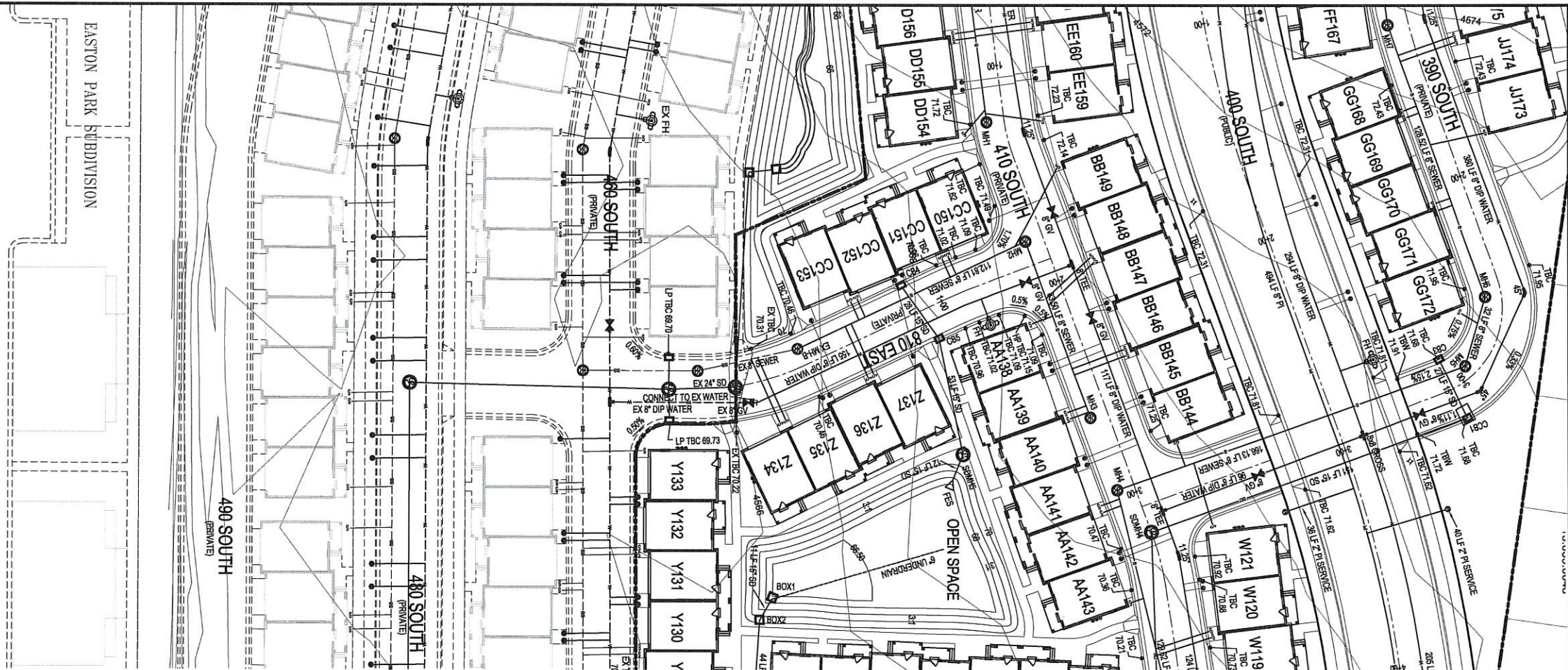
AVOID CUTTING UNDERGROUND UTILITIES.

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.



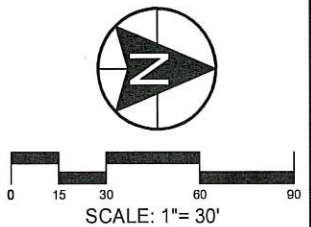
DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE



berg

CIVIL ENGINEERING

11038 N. Highland Blvd Suite 400
Highland UT, 84003
Office: (801) 482-1227
Cell: (801) 616-1677

REVISIONS			SCALE
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL PLAN	6/13/19

PROJECT

860 PLACE

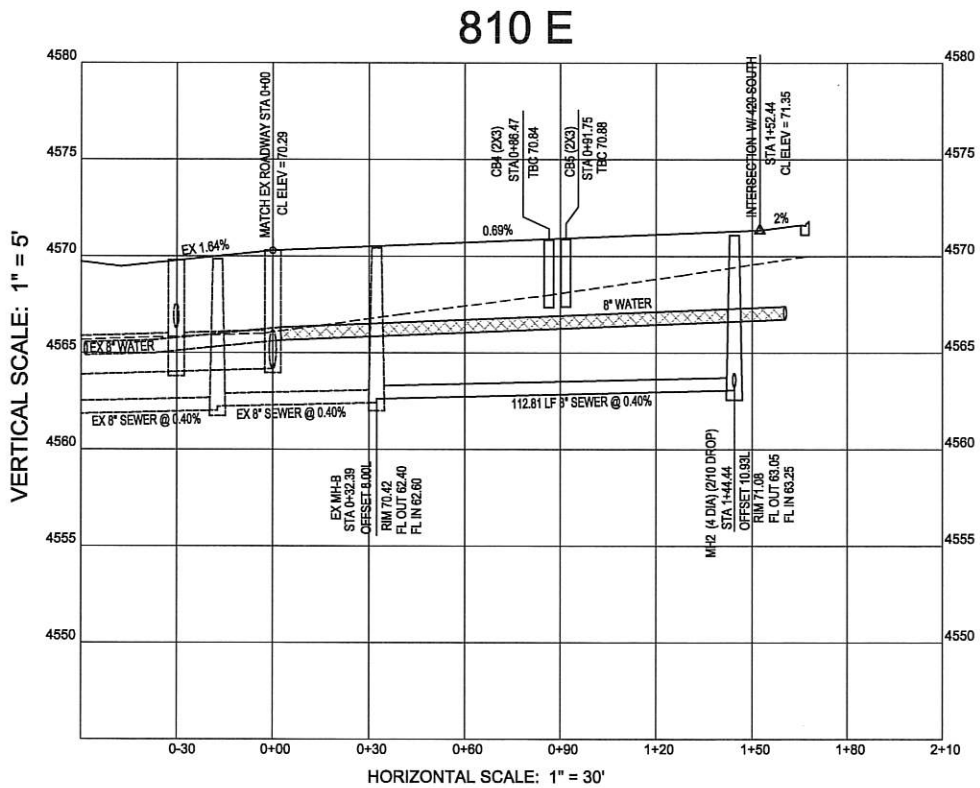
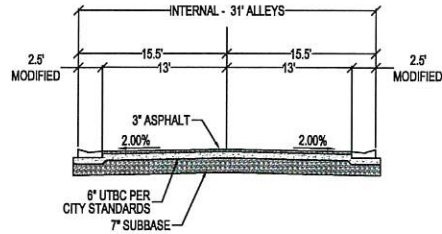
DESCRIPTION

FINAL PLAT "C"

CONSTRUCTION DRAWINGS

810 EAST

SHEET NAME	SHEET NUMBER
PLAN & PROFILE	C9

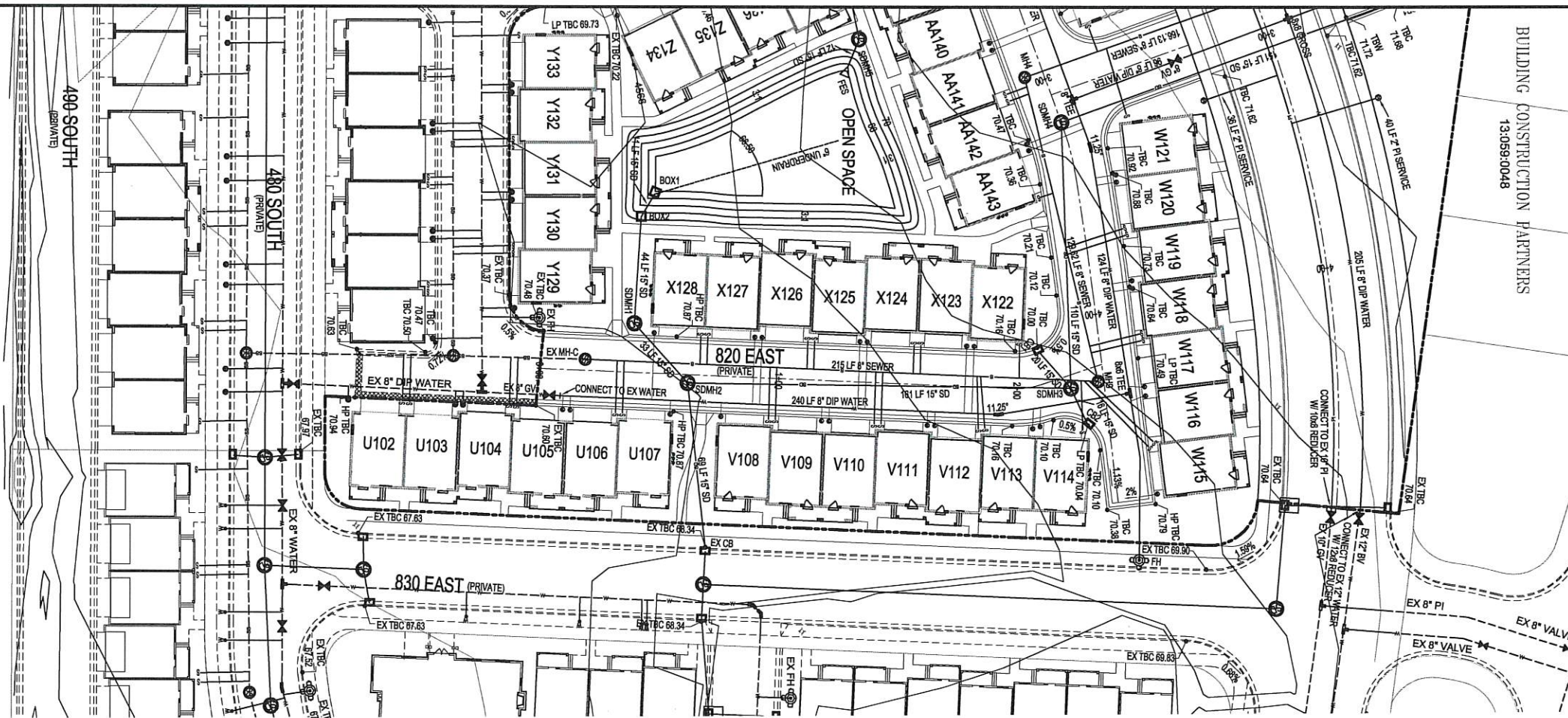
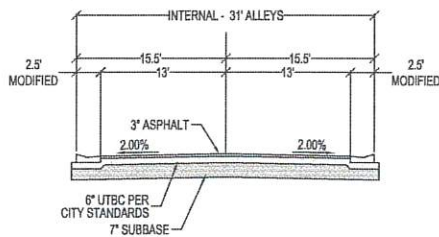


HORIZONTAL SCALE: 1" = 30'

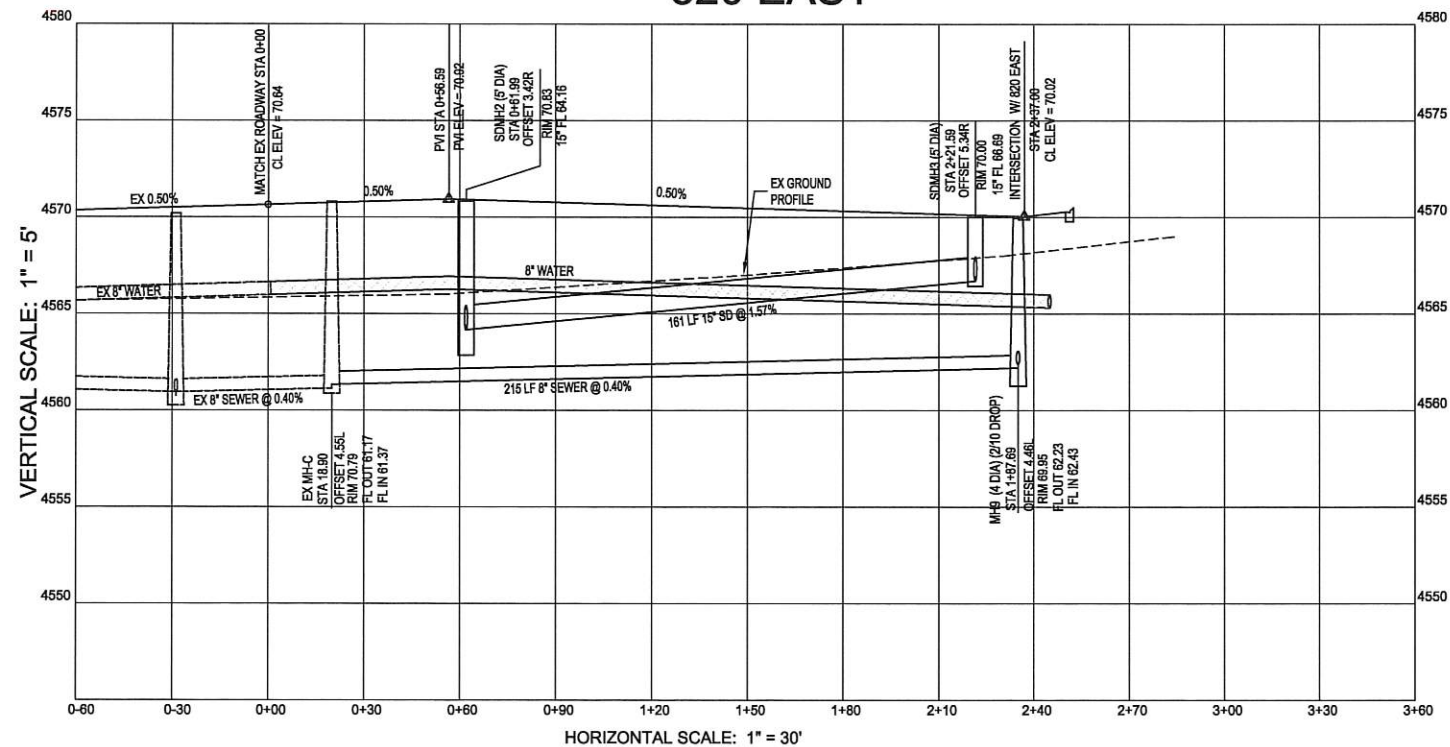
VERTICAL SCALE: 1" = 5'

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.

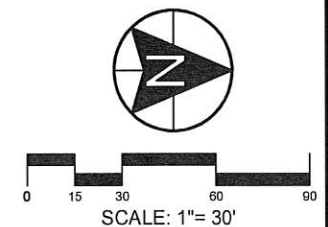


820 EAST



DEVELOPER
EIGHT SIXTY HOMES
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT
860 PLACE



berg
CIVIL ENGINEERING
11038 N. Highland Blvd Suite 400
Highland, UT 84003
Office: (801) 462-1277
Cell: (801) 618-1877

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1	3/23/2019	343802	
2		NOT FOR	
3		FOR	
4		CONSTRUCTION	
5			
6			
7			
ACTION			DATE
FINAL PLAN			6/13/19

PROJECT
860 PLACE
DESCRIPTION
FINAL PLAT "C"
CONSTRUCTION DRAWINGS
820 EAST

SHEET NAME PLAN & PROFILE	SHEET NUMBER C10
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AVOID CUTTING UNDERGROUND UTILITIES.

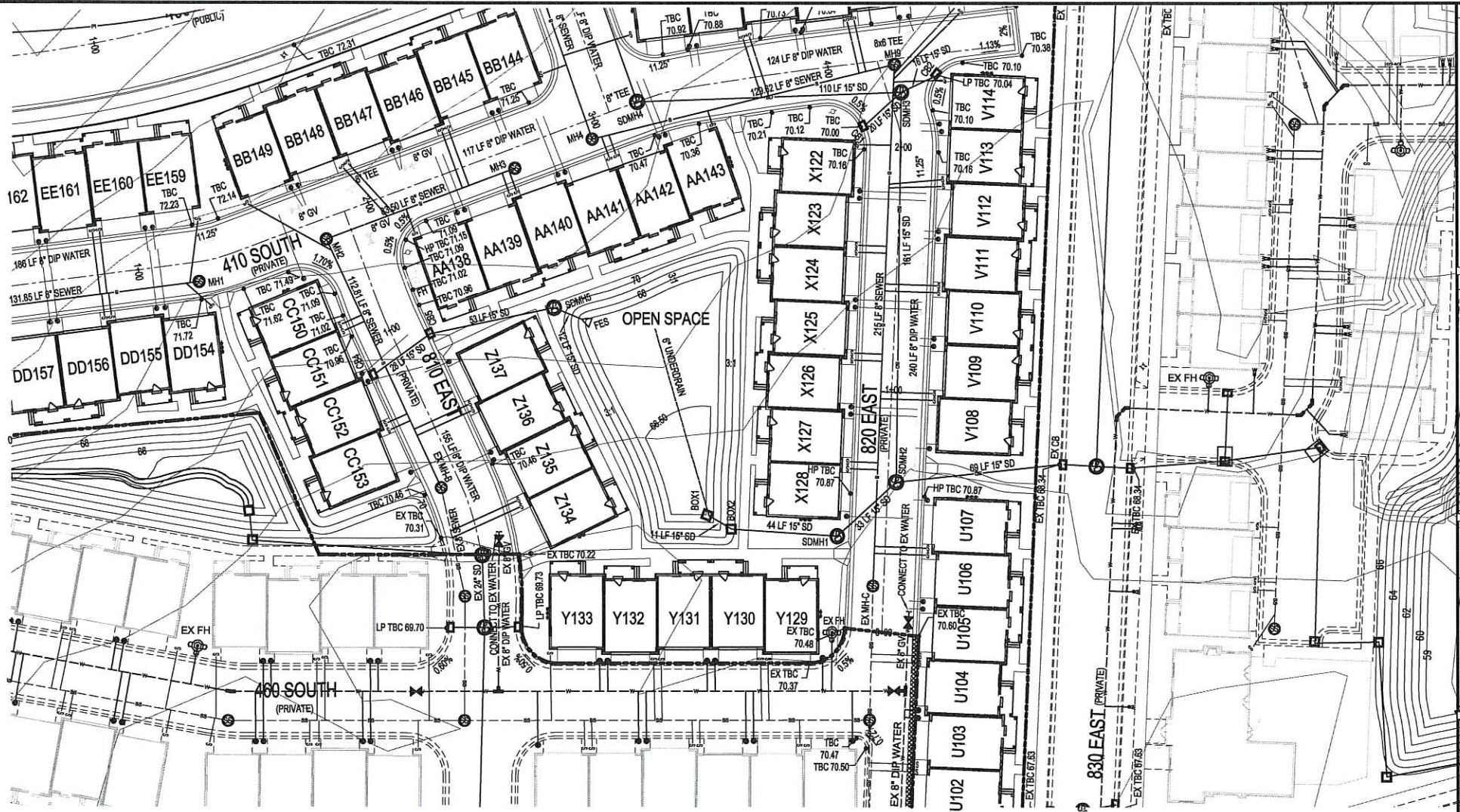
Call Digs

BEFORE YOU
1-800-562-4111

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.

POND RATING TABLE - POND B				
ELEVATION	AREA sf	Incr Vol cf	VOLUME cf	
4566	873	638	638	incl pipes
4567	3629	2251	2889	
4568	4484	4057	6946	
4569	5407	4946	11891	
4570	6386	5897	17788	
High Water Mark Elevation		4568.69	10340	100-Y Vol



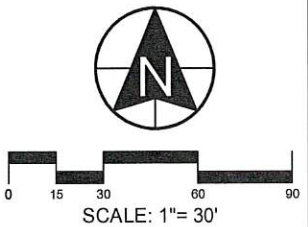
DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE



berg

CIVIL ENGINEERING
11038 N. Highland Blvd Suite 400
Highland, UT, 84003
office (801) 482-1127
cell (801) 616-1677

REVISIONS		SCALE
NO.	DATE	DESCRIPTION
1	3/23/202	3/23/202
2		
3		
4		
5		
6		
7		

ACTION: FINAL PLAN
DATE: 6/13/19

PROJECT

860 PLACE

DESCRIPTION

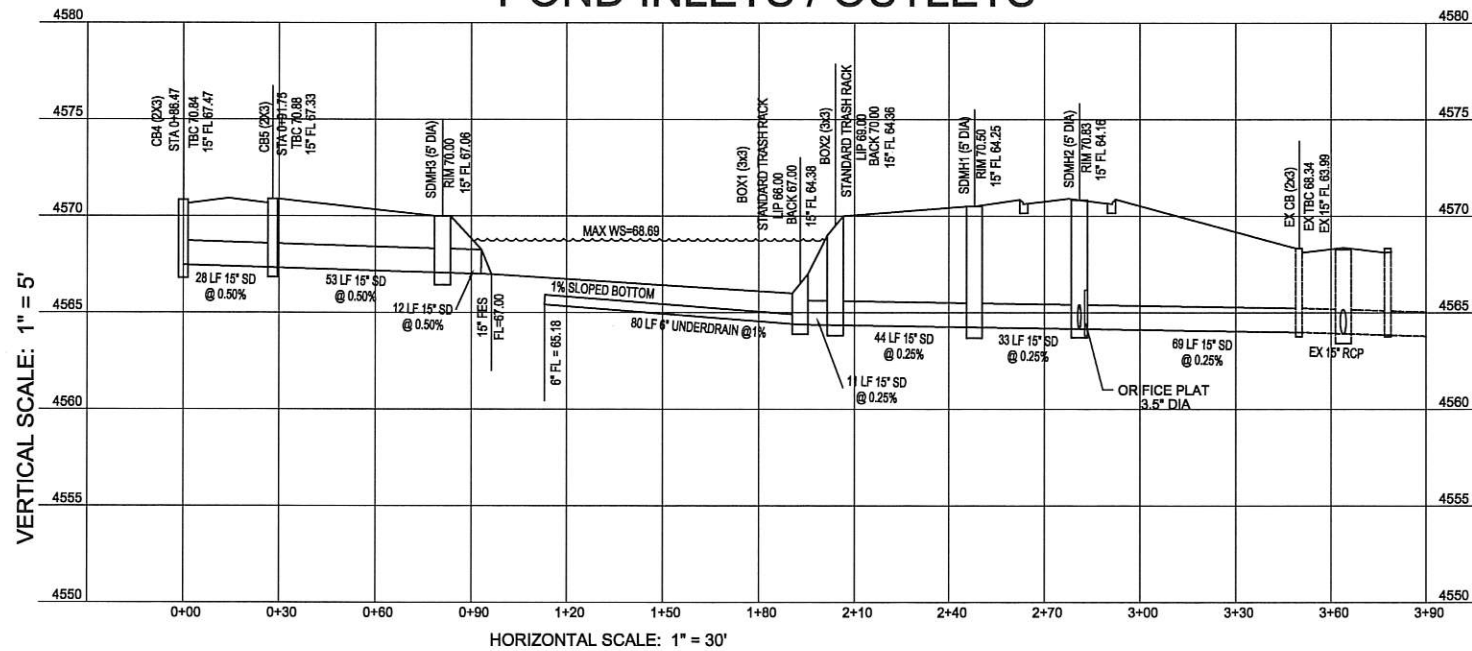
FINAL PLAT "C"

CONSTRUCTION DRAWINGS

DETENTION POND

SHEET NAME: PLAN & PROFILE
SHEET NUMBER: C11

POND INLETS / OUTLETS



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.

SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR FATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

KENNETH R. BERG, PE
DATE _____

MAPPING LEGEND	
SYMBOL	MAP UPDATING/LABEL
	INLET PROTECTION
	SIGNAGE
	CONSTRUCTION TRAILER/OFFICE
	PORTABLE TOILET
	TRASH BIN
	DEFINED WASHOUT AREA
	FUEL TANKS/STORAGE
	STABILIZED EXIT/PAD/RIP RAP
	MATERIALS STORAGE, DEFINED STORAGE
	PROJECT BOUNDARY/AREA INDICATOR
	CONTROLLED ACCESS FENCING
	SILT FENCE/EARTHEN BERM

SWPPP DATA:

CONSTRUCTION ACTIVITIES:

- THE PROJECT CONSISTS OF APPROX 4.18 ACRES, WITH PLANNED ATHLETIC FACILITIES. ACTIVITIES INCLUDE BUILDING UNDERGROUND UTILITIES, AND ASSOCIATED CONSTRUCTION ACTIVITIES. OBTAIN UPDES NOI PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- INSTALL BMP'S ACCORDING AS INDICATED IN THIS SWPPP PLAN.
- CONTRACTOR WILL BEGIN EXCAVATION AND INSTALLATION OF UTILITY IMPROVEMENTS AND ROADS, AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
- SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING NOT PERMIT.
- UPON PROJECT COMPLETION AND OBTAINING NOT PERMIT, CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.
- ESTIMATED DISTURBED AREA = 4.18 ACRES
- INFILTRATION RATE FOUND AS PER SOILS REPORT SUBMITTED TO CITY = 100 IN/HR = SUITABLE FOR SLOPS.
- EXISTING "C" VALUE = C=0.0
- POST DEVELOPMENT "C" VALUE = C=0.74
- ESTIMATED DEPTH TO GROUNDWATER = +8 FEET BELOW EXIST SURFACE
- PROJECT TO BE COMPLETED IN A SINGLE PHASE
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- CHANGE IN IMPERVIOUS COVER AREA
IMPERVIOUS AREA BEFORE CONSTRUCTION 0.00 AC
IMPERVIOUS AREA AFTER CONSTRUCTION 3.29 AC



DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE

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

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland, UT 84003
Office: (801) 492-1277
Cell: (801) 616-1677

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

ACTION

FINAL PLAN

DATE

6/13/19

PROJECT

860 PLACE

DESCRIPTION

FINAL PLAT "C"
CONSTRUCTION
DRAWINGS

SHEET NAME

SWPPP

SHEET NUMBER

C12

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. 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. RESETTling OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
10. NON-RUBBER TIERED 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 MUST 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

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.

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.

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.

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 SEEDDED 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.

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.

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.

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 8 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.

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.

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.

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.

(801) 642-0119

8⁶⁰
PLACE

AL PLAN

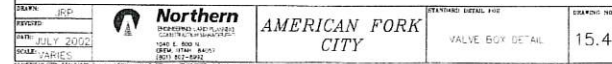
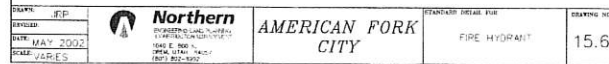
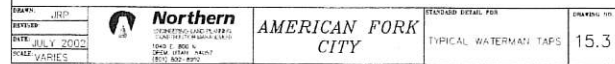
8⁶⁰
PLACE

CONSTRUCTION DRAWINGS

SHEET NUMBER

GENERAL NOTES

GN1



DESIGN: JRC	 Northern ENGINEERING & PLANNING CONSULTING & MANAGEMENT	AMERICAN FORK CITY	STANDARD DETAIL FOR	DRAWING NO.
REVISED:			WATERLINE (HRSST BLOCKING)	15.2
DATE: MAY 2, 2002	1704 E. 800 N. OREM, UTAH 84403 (801) 222-7992			
SCALE: VARIOUS				



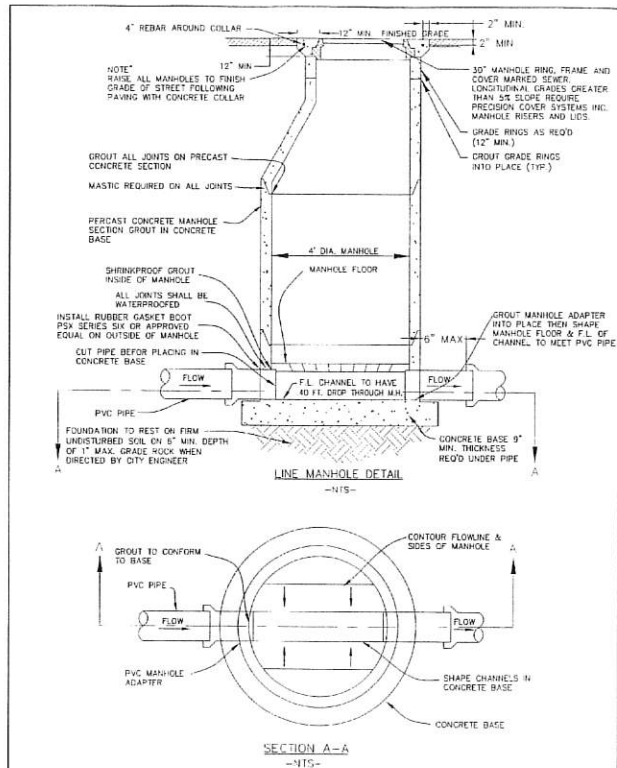
FINAL PLAT "C"
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
WATER DETAILS	<i>D2</i>

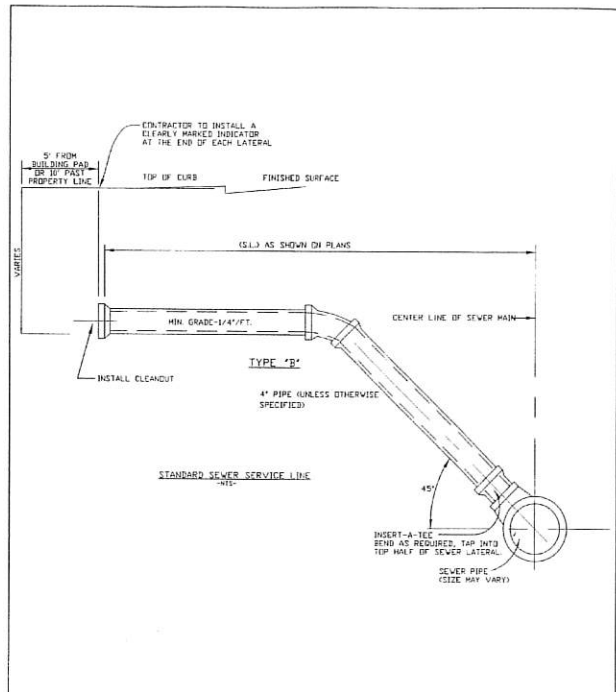
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

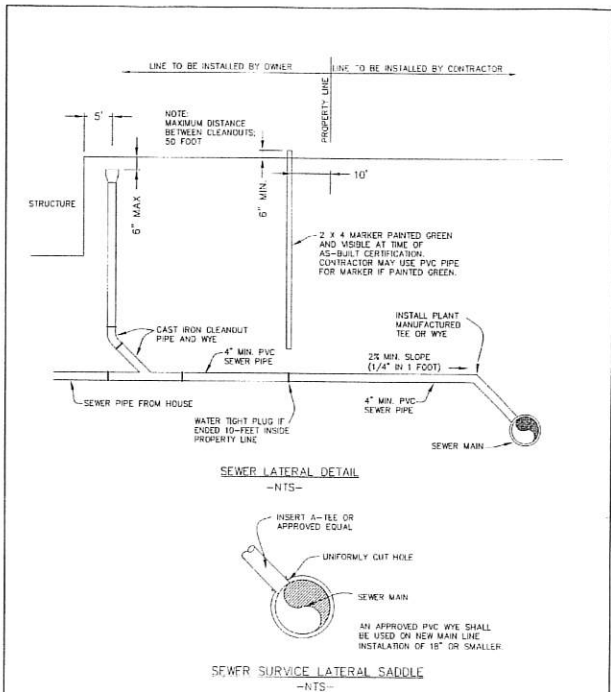
8⁶⁰
PLACE



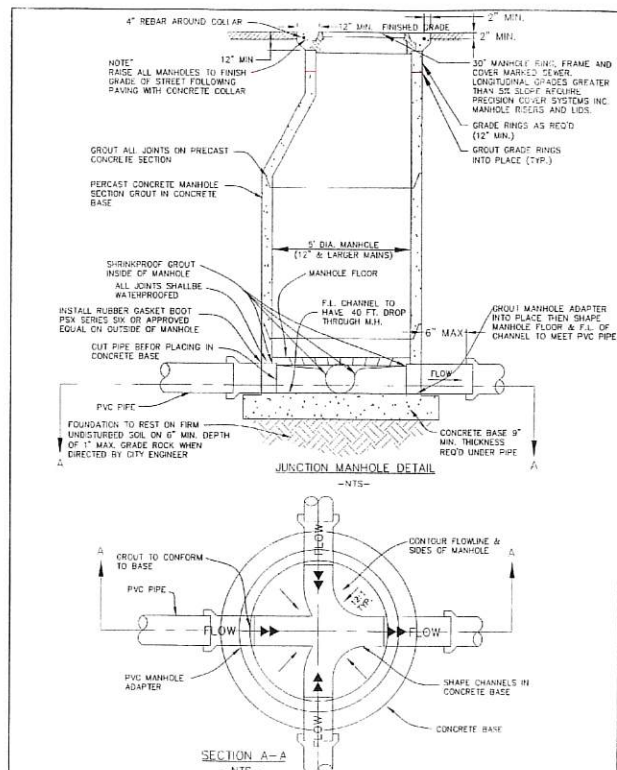
DRAWN: JPD DESIGNED: DATE: JULY 2002 SCALE: 3/8" = 1'-0"	 Northern ENGINEERING & CONSTRUCTION 1240 N. 800 N. DUBLIN, OHIO 43017 (615) 882-8000	AMERICAN FORK CITY	STANDARD DETAIL FILE SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
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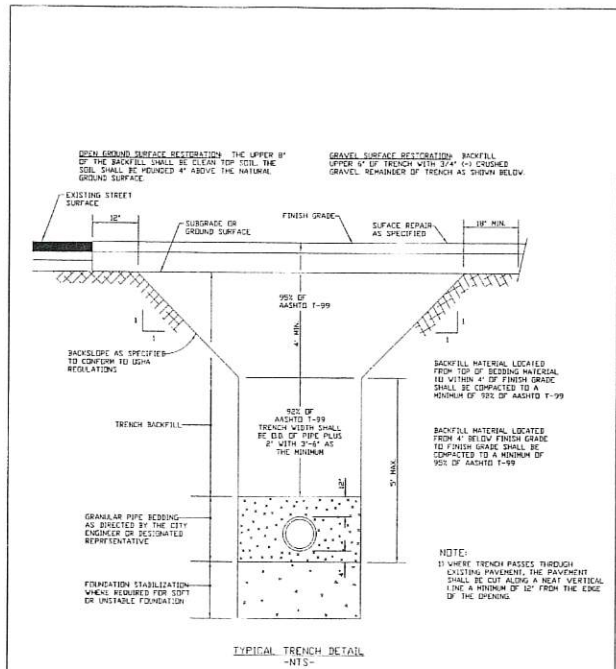
NOTE: ALSO SEE DRAWING NO. 1519				
DATE: 05/11	 Northern ENGINEERING & ARCHITECTS 1000 15th Street Denver, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101	AMERICAN FORK CITY	STANDARD TYPED FOR STANDARD SEWER SERVICE - 11/19	DRAWING NO. 1519



NOTE: 1) LATERAL SHALL NOT ENTER MANHOLE UNLESS OTHERWISE APPROVED BY CITY ENGINEER 2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TITE 3) ALSO SEE DRAWING NO. 15.131			
ORDER NO. <u>15131</u> DESIGNED BY <u>JPB</u> CHECKED BY <u>JPB</u> DATE <u>8.11.Y.2002</u> SCALE <u>AS SHOWN</u>	 Northern ENGINEERING 10000 15th Avenue NE Seattle, WA 98125 TEL: 206.461.1513 FAX: 206.461.1514 WWW.NORTHERN-ENG.COM	AMERICAN FORK CITY	HOUSING RETAIL FOR SANITARY SEWER LATERAL AND CLEAN OUT DRAWING NO. 15.231



DRAWN: JRP REVISION: DATE: JULY 2002 CITY: VAN HOUTE	 Northern ENGINEERING & ARCHITECTURE 1540 E. 800 N. SPOKANE, IDAHO 83407 (208) 832-8922	STANDARD DETAIL FOR AMERICAN FORK CITY SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13
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BOOK: 100	 Northern TELECOM (ONE NORTH AMSTERDAM) 1000 E. 40th St. Ann Arbor, MI 48106	AMERICAN FROK CITY	STANDARD TARIFF PER	STANDARD NO.
AUTORE:			FINANCIAL (RECORD DETAIL)	15.22
DATE: MAY 2002				
SCALE: VAREN				



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

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
1		343602
2		Kenneth Berg
3		
4		
5		
6		
7		

NOT FOR CONSTRUCTION

ACTION	DATE
ANAL PLAN	6/13/19

PROJECT

000

860

000

0

PLACE

PLACE

THEORY

DESCRIPTION

FINAL PLAT "C"

PROBLEM 3

CONCLUSION

CONSTRUCTION

DRAWINGS

DRAWINGS

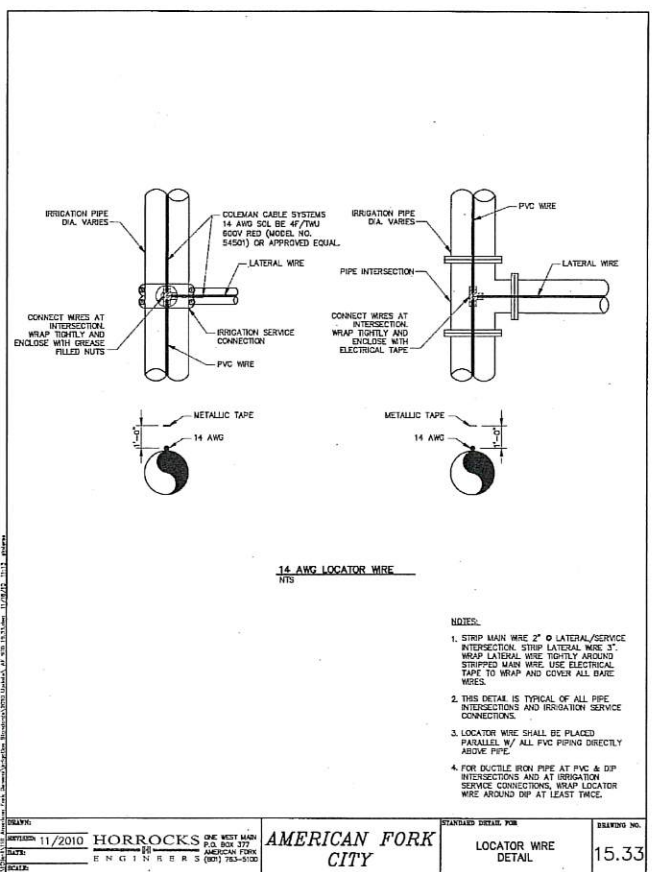
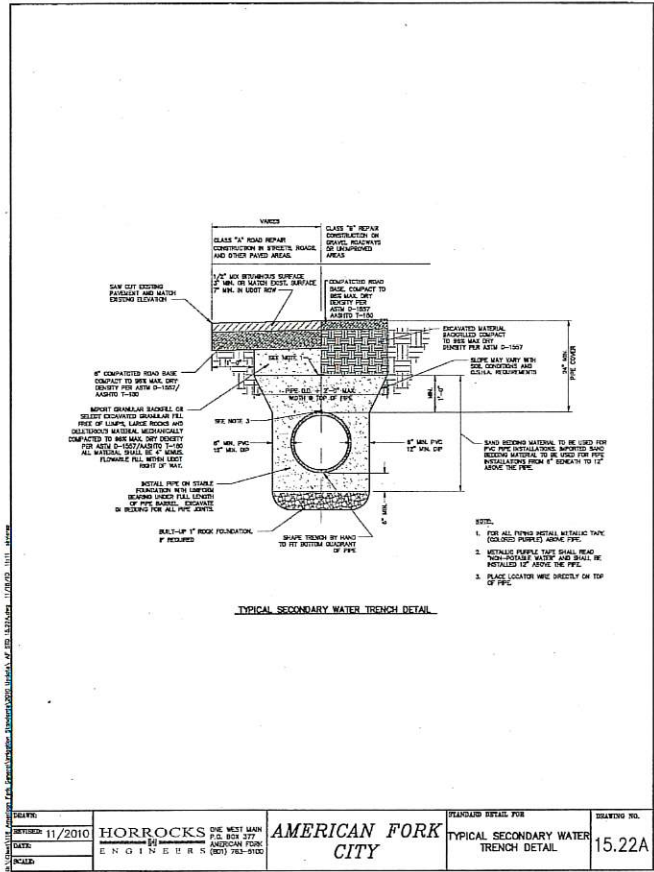
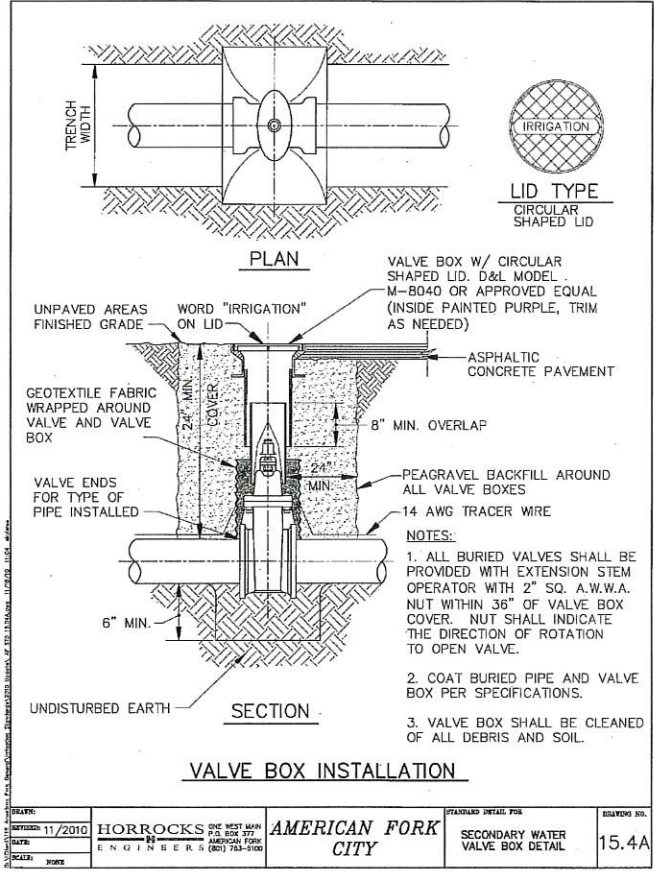
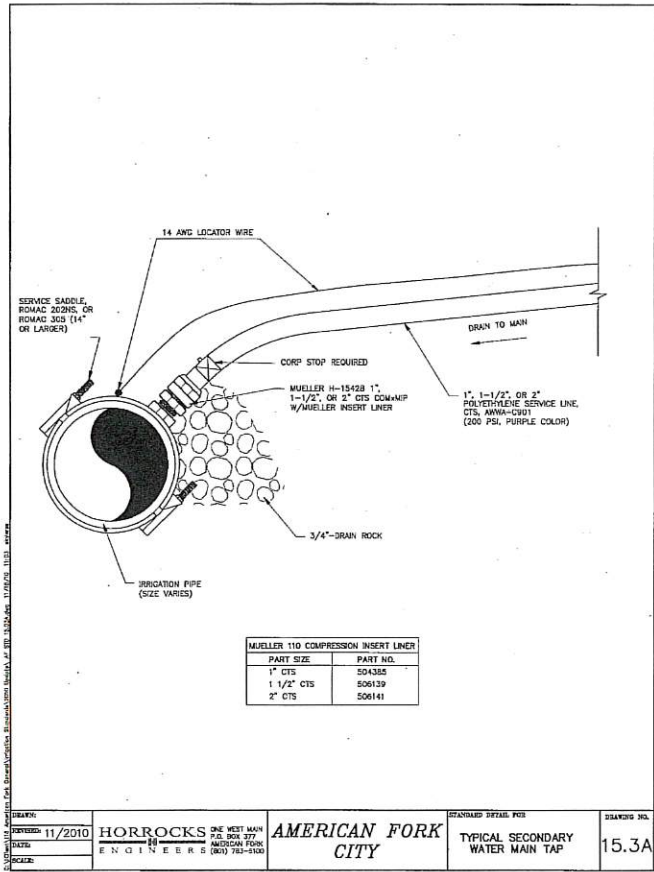
SHEET NAME	SHEET NUMBER
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EWER &

D3

D3

DETAILS	
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DEVELOPER

EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

DEVELOPMENT

860 PLACE

berg

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

REVISIONS		DATE	DESCRIPTION
1			
2			
3			
4			
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6			
7			

FINAL PLAN
DATE: 6/13/19

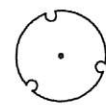
860 PLACE

DESCRIPTION

FINAL PLAT "C"

CONSTRUCTION DRAWINGS

SHEET NAME: SECONDARY WATER DETAILS
SHEET NUMBER: D4



73 TREES (MAX 20% OF ONE SPECIES)
SHADEMASTER HONEYLOCUST - 2.5 CALIPER
AUTUMN BLAZE MAPLE - 2.5 CALIPER
FLOWERING PEAR - 2.5 CALIPER
DWARF BLUE SPRUCE - 6"
SIBERIAN SPRUCE - 6"



35,331 sf LAWN



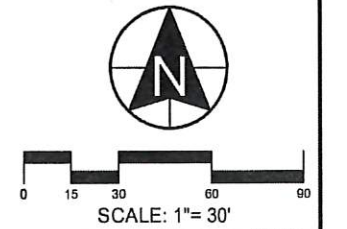
10,762 sf COBBLE / MULCH



EIGHT SIXTY HOMES

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

860 PLACE



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 482-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL PLAN	6/13/19

860 PLACE

DESCRIPTION
FINAL PLAT "C"
CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
LANDSCAPE PLAN	LS1

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 8/21/2019

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: Code Text Amendment – Section 15.01.1520, Figure 1

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 at the request of City Council has looked at modifying the local street cross sections from a 64' right-of-way width to a 62' right-of-way width which reduces the asphalt width from 34' to 32' from. The Engineering Division recommends APPROVAL of the proposed code text amendment.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Code Text Amendment for Section 15.01.1520, Figure 1.

DENIAL

Mr. Chairman, I move that we recommend denial of the Code Text Amendment for Section 15.01.1520, Figure 1.

TABLE

Mr. Chairman, I move that we table action on the Code Text Amendment for Section 15.01.1520, Figure 1.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 15.01.1520 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 health, 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 15.01.1520 – Local minor collector be amended to replace the existing Fig. 1 local street cross section with the proposed local street cross section detail drawing.

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.

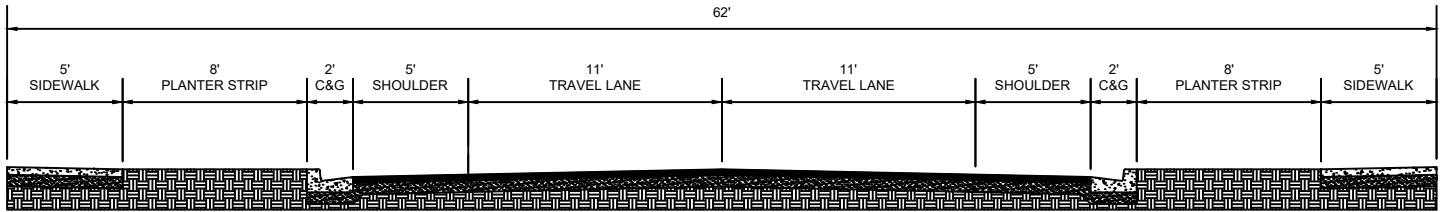
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH THIS ____ DAY OF _____, 2019.

AMERICAN FORK CITY

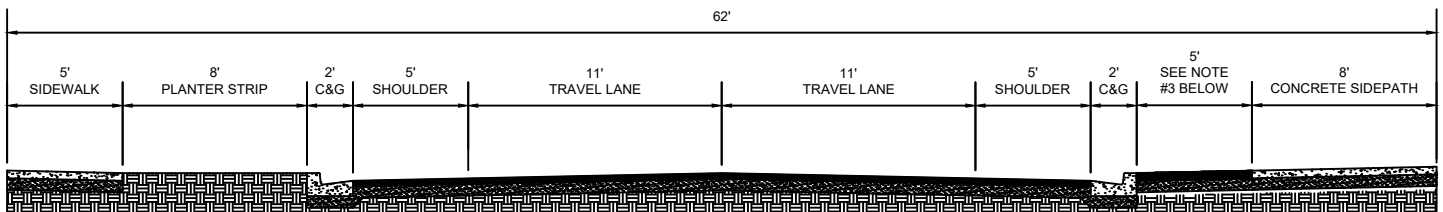
BRADLEY J. FROST, MAYOR

ATTEST:

CITY RECORDER



LOCAL STREET CROSS-SECTION



LOCAL STREET CROSS-SECTION WITH 8' CONCRETE SIDEPATH

- NOTES:
1. PROVIDE COLORING AND PATTERN FOR STAMPED CONCRETE. TO DELINEATE THE PATH FROM THE STAMP CONCRETE. SUBMIT THREE SAMPLES OF COLORING AND STAMPING PATTERNS TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 2. PLANTER STRIP TO BE TURF, AND REQUESTS FOR CHANGES MUST BE APPROVED BY THE PLANNING COMMISSION.
 3. PLANTER STRIP OR COLORED STAMPED CONCRETE AS APPROVED BY PLANNING COMMISSION.

DRAWN:	MVU
REVISED:	
DATE:	JULY 2019
SCALE:	VARIES



AMERICAN FORK CITY
PUBLIC WORKS
275 EAST 200 NORTH
(801) 763-9030

STANDARD DETAIL FOR
LOCAL STREET CROSS
SECTIONS

DRAWING NO.
FIG-1

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES AUGUST 7, 2019

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

Present: John Woffinden
Rod Brocious
Chris Christiansen
Eric Franson

Absent: Christine Anderson
Rebecca Staten
Harold Dudley
Geoff Dupaix

Staff Present: Adam Olsen, Senior Planner
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant
Ben Hunter, Engineer
Scott Sensanbaugher, Public Works Director

Also Present:

1. Pledge of Allegiance

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

2. Hearing, review and action on the preliminary plat for the Kesler Subdivision located at 435 East 200 North in the R-1-7,500 Residential zone

Chairman Woffinden stated that items 2 and 3 will be discussed together and voted on separately.

Mr. Olsen explained that the Kesler Subdivision is a two-lot proposal, located at the southwest corner of 450 East (Majestic Court) and 200 North. The existing home will remain and is proposed as Lot 1. Lot 1 will consist of 14,153 sq. ft. and Lot 2 will consist of 8,315 sq. ft. Both lots meet the minimum width, depth, and size requirements of the R1-7,500 zone. Access to Lot 1 will remain as is, and access to Lot 2 will be off of 450 East.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development, it is a straightforward project. There are a couple of improvements that will be required on the north side, he has no other issues with the project.

UNAPPROVED MINUTES

Mr. Jean Shoaee, realtor representing Mr. Kesler, is helping shepherd this project through.

Public Hearing Opened

Public Hearing Closed

Mr. Franson moved to approve the preliminary plan of the Kesler Subdivision, subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Eric Franson	Aye

The motion carried.

3. Review and action on the final plat of the Kesler Subdivision located at 435 East 200 North in the R-1-7,500 Residential zone

Mr. Franson moved to recommend approval of the final plat of the Kesler Subdivision, with the findings and condition listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Eric Franson	Aye

The motion carried.

4. Hearing, review and action on the preliminary plat for the Allred Subdivision located in the area of 1030 East 300 North in the R-1-9,000 Residential zone

Chairman Woffinden indicated that items 4 and 5 will be discussed together and voted on separately.

Mr. Olsen said that the Allred Subdivision is a two-lot proposal, located at 1030 East 300 North. The property is vacant. Lot 1 will consist of 9,166 sq. ft. and Lot 2 will consist of 9,149 sq. ft. Access to both lots will be off of 300 North.

UNAPPROVED MINUTES

The property is the subject of an agreement between the property owner and the City, which allows subdivision of property and right-of-way dedication of 300 North. With the dedication of 300 North, the property is slightly under the depth requirement for subdivision; however, the City Council has agreed to allow development in exchange for right-of-way dedication. The resulting subdivision plat has been placed on the agenda. Staff supports the proposal.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed development. This also is a straightforward project and all improvements are existing. The infrastructure is all in place.

Mr. Harry Lewis Swain appeared, representing Mr. Allred, and offered to answer any questions.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to approve the preliminary plan of the Allred Subdivision, subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Eric Franson	Aye

The motion carried.

5. Review and action on the final plat for the Allred Subdivision located in the area of 1030 East 300 North in the R-1-9,000 Residential zone

Mr. Brocious moved to recommend approval of the final plat of the Allred Subdivision, with the findings and condition listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Eric Franson	Aye

The motion carried.

UNAPPROVED MINUTES

6. Other Business

Chairman Woffinden asked Mr. Sensanbaugher to please do something about the intersection of Pacific Drive and 400 West. He felt like it is a disaster waiting to happen. He said that the problem is that people try and turn left from 400 West onto Pacific Drive and with the amount of traffic on Pacific, it is virtually impossible. This results in traffic backing up a long distance. He suggests maybe banning left turns or widening the intersection. Mr. Franson agreed with the Chairman's assessment. Mr. Sensanbaugher said that he would look into the matter.

7. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. These include the developments moving through TRC. The next meeting will be on August 21.

8. Review and action on the minutes of the July 17, 2019 Planning Commission Regular Session

Mr. Brocious moved to approve the minutes of the July 17, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Rod Brocious	Aye
Chris Christiansen	Aye
Eric Franson	Aye

The motion carried.

Mr. Franson moved to adjourn.

Mr. Brocious seconded the motion. All concurred.

Meeting adjourned at 7:15 pm.

Lisa Halversen, Administrative Assistant