

**AMERICAN FORK CITY  
PLANNING COMMISSION REGULAR SESSION  
OCTOBER 2, 2019**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on October 2, 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 final plat for Beehive Clothing Plat A located at 398 East 1100 South in the PI-1 Planned Industrial zone
3. Hearing, review and action on a commercial site plan for Grove Creek Plaza, located at 358 North 1100 East in the PO-1 Professional Office zone
4. Hearing, review and action on amendments to Section 17.5.134.B (13) of the American Fork City Development Code regarding short-term rentals in accessory apartments and main dwellings
5. Hearing, review and action on amendments to Sections 17.4.402 (CC-2 Central Commercial zone) and Section 17.4.403 (GC-1 General Commercial zone) of the American Fork City Development Code, in order to modify setback requirements
6. Other Business
7. Site Plan Committee Report
8. Review and action on the minutes of the September 18, 2019 Planning Commission Regular Session
9. 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 a final plat for Beehive Clothing Plat A, located at 398 E. 1100 S. in the PI-1 (Planned Industrial) zone.

ACTION REQUESTED: Recommendation of approval of the final plat.

| BACKGROUND INFORMATION       |       |                                                |     |    |
|------------------------------|-------|------------------------------------------------|-----|----|
| Location:                    |       | 398 East 1100 South                            |     |    |
| Applicants:                  |       | Ensign Engineering                             |     |    |
| Existing Land Use:           |       | Manufacturing/Agriculture                      |     |    |
| Proposed Land Use:           |       | Manufacturing/Office-Warehouse                 |     |    |
| Surrounding Land Use:        | North | Agriculture                                    |     |    |
|                              | South | Agriculture                                    |     |    |
|                              | East  | Agriculture                                    |     |    |
|                              | West  | Agriculture                                    |     |    |
| Existing Zoning:             |       | PI-1 (Planned Industrial)                      |     |    |
| Proposed Zoning:             |       | N/A                                            |     |    |
| Surrounding Zoning:          | North | Residential Agriculture 5 (Utah County)        |     |    |
|                              | South | PI-1 & Residential Agriculture 5 (Utah County) |     |    |
|                              | East  | Residential Agriculture 5 (Utah County)        |     |    |
|                              | West  | PI-1                                           |     |    |
| Land Use Plan Designation:   |       | Design Industrial                              |     |    |
| Zoning within density range? |       | x                                              | Yes | No |

### Background

The proposed subdivision divides the property into two lots. Lot 1 (7.16 ac) will consist of the Beehive Clothing facility. Lot 2 (36.62 ac) is currently in agricultural use. A site plan will be presented for Lot 2, upon subdivision approval. Right-of-way dedication for 1100 South is required and illustrated on the plat.

### Section 17.8.211 of the Development Code

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

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

The final plat and preliminary plan are processed concurrently, as one final plat. Any requirements of a preliminary plat have been addressed with the final plat.

- 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, in their report.

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

At the time that a performance guarantee is issued, costs are analyzed and adjusted, if needed, by Engineering.

- e. The water rights conveyance documents have been provided.

Water rights conveyance will be provided.

#### Consistency with the Land Use Plan

The Land Use Plan designates this area as “Design Industrial”. The proposed subdivision is consistent with this designation.

#### FINDING OF FACT/CONDITION OF APPROVAL

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

1. The proposed subdivision meets the criteria as found in Section 17.8.211 of the Development Code.
2. The water rights conveyance, if needed, shall be satisfied prior to final plat recordation.

#### POTENTIAL MOTIONS:

#### APPROVAL

Mr. Chairman, I move that we recommend approval of Beehive Clothing Plat A, 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 Beehive Clothing Plat A.

TABLE

Mr. Chairman, I move that we table action on Beehive Clothing Plat A.

# AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 10/2/2019

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: Beehive Clothing Plat A

Project Address: 398 East 1100 South

Developer / Applicant's Name: Gardner Batt, LLC

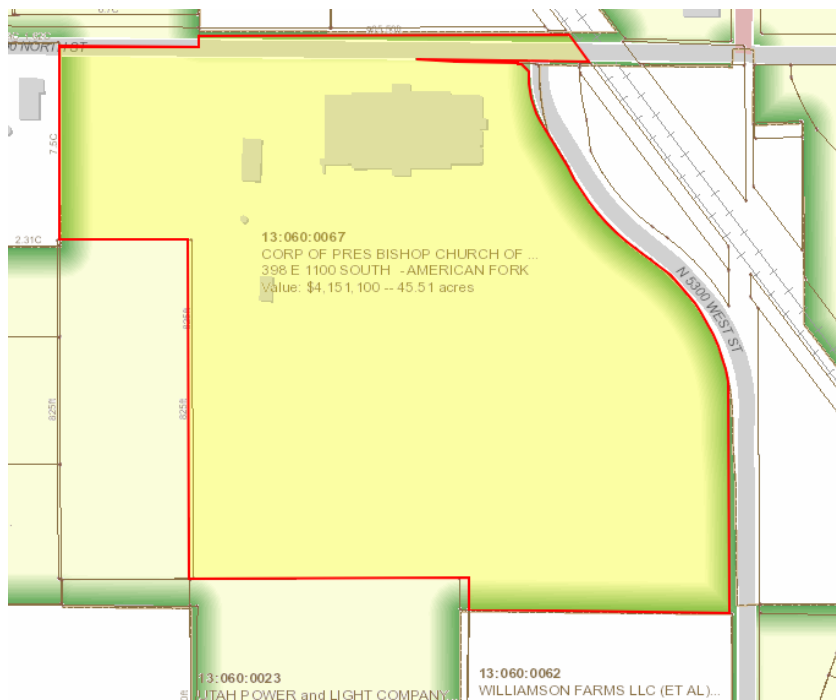
Type of Application:

- |                                                            |                                                                    |                                      |
|------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Subdivision Final Plat | <input checked="" type="checkbox"/> Subdivision Preliminary Plan   | <input type="checkbox"/> Annexation  |
| <input type="checkbox"/> Code Text Amendment               | <input type="checkbox"/> General Plan Amendment                    | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Commercial Site Plan              | <input type="checkbox"/> 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 10/2/2019 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.

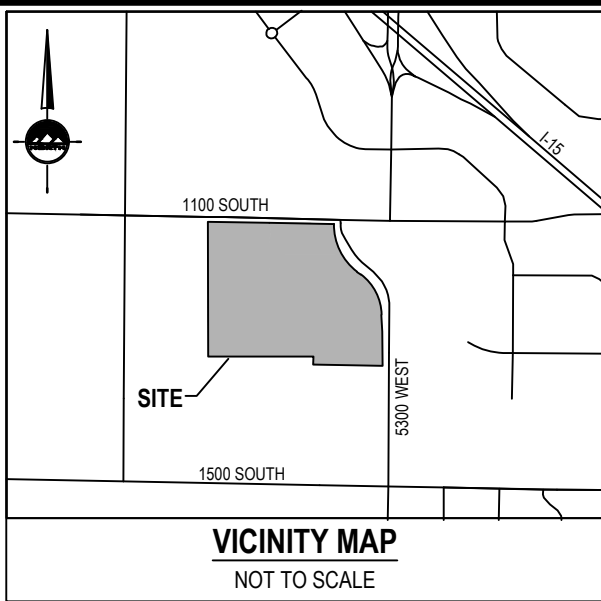
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for 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.

# BEEHIVE CLOTHING PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN,  
AMERICAN FORK CITY, UTAH COUNTY, UTAH



## SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, 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 NUMBER 288882.

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 PER TITLE REPORT SUPPLIED BY \_\_\_\_\_ TITLE COMPANY, UNDER COMMITMENT NO. \_\_\_\_\_, DATED \_\_\_\_\_, EVERY EXISTING RIGHT OF WAY 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 FOR THAT THIS PLAT IS TRUE AND CORRECT.

## BOUNDARY DESCRIPTION

Beginning at a point on the Southerly Right-of-Way of 1100 South Street, said point being South 00°05'46" East 64.80 feet and East 106.93 feet from the West Quarter Corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said West Quarter Corner being North 0°05'46" West 38.94 feet from the Witness Corner, and running:

thence South 89°10'41" East 581.79 feet along said Southerly Right-of-Way;  
thence South 01°21'23" West 8.00 feet along said Southerly Right-of-Way;  
thence South 89°10'41" East 540.11 feet along said Southerly Right-of-Way;  
thence Southeasterly 43.99 feet along the arc of a 28.00 foot radius curve to the right (center bears South 00°49'12" West and the chord bears South 44°10'37" East 39.60 feet with a central angle of 90°00'21") along said Southerly Right-of-Way to the Westerly Right-of-Way of 500 East Street;  
thence Southerly 132.45 feet along the arc of a 232.00 foot radius curve to the left (center bears South 89°12'20" East and the chord bears South 15°33'39" East 130.66 feet with a central angle of 32°42'39") along said Westerly Right-of-Way;  
thence South 31°54'59" East 115.95 feet;  
thence Southeasterly 260.77 feet along the arc of a 543.00 foot radius curve to the left (center bears North 63°50'14" East and the chord bears South 39°55'14" East 258.27 feet with a central angle of 27°30'56") along said Westerly Right-of-Way;  
thence South 53°40'41" East 45.22 feet along said Westerly Right-of-Way;  
thence Southeasterly 44.28 feet along the arc of a 477.00 foot radius curve to the right (center bears South 36°19'20" West and the chord bears South 27°06'53" East 426.61 feet with a central angle of 53°07'33") along said Westerly Right-of-Way;  
thence South 00°33'06" East 56.78 feet along said Westerly Right-of-Way;  
thence South 03°43'59" East 100.15 feet along said Westerly Right-of-Way;  
thence South 00°33'06" East 324.62 feet along said Westerly Right-of-Way;  
thence North 88°59'10" West 655.36 feet;  
thence North 01°19'02" West 76.25 feet;  
thence West 996.40 feet;  
thence North 00°06'26" West 1,274.87 feet to the point of beginning.

Contains 1,912,238 Square Feet or 43.899 Acres and 2 Lots

## 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NAME \_\_\_\_\_  
COMPANY \_\_\_\_\_

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF \_\_\_\_\_ } S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NAME: \_\_\_\_\_  
NO: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSION IN UTAH  
NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY

## APPROVAL BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

MAYOR \_\_\_\_\_ CITY COUNCIL MEMBER \_\_\_\_\_  
CITY COUNCIL MEMBER \_\_\_\_\_ CITY COUNCIL MEMBER \_\_\_\_\_  
CITY COUNCIL MEMBER \_\_\_\_\_ CITY COUNCIL MEMBER \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ 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 \_\_\_\_\_

# BEEHIVE CLOTHING PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN,  
AMERICAN FORK CITY, UTAH COUNTY, UTAH



SALT LAKE CITY  
45 W. 1000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
TOOELE  
Phone: 435.843.3990  
CEDAR CITY  
Phone: 435.861.4663  
RICHFIELD  
Phone: 435.896.2983

## SHEET 1 OF 1

PROJECT NUMBER: 9051B

MANAGER: JKF

DRAWN BY: JNW

CHECKED BY: KFW

DATE: 9/13/19

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

## LAND USE ZONING PL-1

## BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE WITNESS CORNER OF WEST QUARTER CORNER AND THE REFERENCE CORNER OF SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 00°06'04" EAST.

## FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE \_\_\_\_\_, AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP \_\_\_\_\_, EFFECTIVE \_\_\_\_\_, JULY 17, 2002.

## WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

## LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- NO BASEMENT

## LINE TABLE

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | N89°10'41"W | 103.00' |
| L2   | S50°51'22"E | 190.14' |
| L3   | S50°40'18"W | 101.28' |
| L4   | S64°53'33"W | 31.89'  |
| L5   | N86°57'05"W | 124.17' |
| L6   | N1°25'03"E  | 21.27'  |
| L7   | N88°34'57"W | 20.00'  |
| L8   | S1°25'03"W  | 20.70'  |
| L9   | N86°57'05"W | 438.31' |
| L10  | N18°21'48"W | 48.33'  |
| L11  | N0°07'38"E  | 373.30' |
| L12  | N89°10'41"W | 20.00'  |
| L13  | N0°07'38"E  | 158.44' |
| L14  | N89°29'45"W | 9.69'   |
| L15  | S1°31'30"W  | 20.00'  |
| L16  | S89°29'45"W | 10.18'  |
| L17  | N0°07'38"E  | 198.54' |
| L18  | N18°21'48"W | 65.23'  |
| L19  | N86°57'05"W | 601.14' |
| L20  | S64°53'33"W | 39.40'  |
| L21  | S50°40'18"W | 104.62' |

## CURVE TABLE

| CURVE | RADIUS  | LENGTH  | DELTA     | BEARING     | CHORD   |
|-------|---------|---------|-----------|-------------|---------|
| C1    | 477.00' | 254.81' | 30°36'27" | N38°22'26"W | 251.79' |
| C2    | 477.00' | 165.93' | 19°55'54" | N10°31'03"W | 165.10' |
| C3    | 543.00' | 105.85' | 11°10'08" | S48°05'38"E | 105.68' |
| C4    | 543.00' | 20.01'  | 2°06'43"  | S41°27'12"E | 20.01'  |
| C5    | 477.00' | 21.54'  | 2°35'12"  | N21°46'36"W | 21.53'  |

WEST QUARTER CORNER  
SECTION 25,  
T5S, R1E  
SLB&M  
(NOT FOUND)

WITNESS CORNER  
WEST QUARTER CORNER  
T5S, R1E  
SLB&M  
(FOUND 3" UTAH COUNTY  
BRASS CAP)

POINT OF BEGINNING  
S 89°10'41" E 581.79'

ROAD DEDICATION  
DEDICATED TO AMERICAN FORK CITY  
4.663 sq. ft.  
0.107 acres

LOT 1  
312,238 sq. ft.  
7.168 acres  
[398 E]

LOT 2  
1,595,365 sq. ft.  
36.625 acres  
[1220 S]

DETENTION AREA

DEVELOPER  
GARDNER BATT, LLC  
423 WEST BROADWAY, STE 230  
SALT LAKE CITY, UTAH 84101  
801-293-2301

## NOTES:

- HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
- OFF-SET PINS TO BE PLACED ON THE BACK OF THE CURB AND 3/4" REBAR WITH THE SURVEYOR'S LICENSE NUMBER CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.

SOUTHWEST CORNER  
SECTION 25,  
T5S, R1E  
SLB&M  
(NOT FOUND)

REFERENCE CORNER  
SOUTHWEST CORNER  
SECTION 25  
T5S, R1E  
SLB&M  
(FOUND 3" UTAH COUNTY  
BRASS CAP)

AGENDA TOPIC: Hearing, review and action on a commercial site plan for Grove Creek Plaza, located at 358 North 1100 East, in the PO-1 (Professional Office) zone.

| BACKGROUND INFORMATION                   |       |                                                |     |    |
|------------------------------------------|-------|------------------------------------------------|-----|----|
| Location:                                |       | 358 North 1100 East                            |     |    |
| Applicants:                              |       | Excel Engineering/Jean Shoaee                  |     |    |
| Existing Land Use:                       |       | Residential                                    |     |    |
| Proposed Land Use:                       |       | Professional Office                            |     |    |
| Surrounding Land Use:                    | North | Church                                         |     |    |
|                                          | South | Residential                                    |     |    |
|                                          | East  | Residential                                    |     |    |
|                                          | West  | Residential/Commercial                         |     |    |
| Existing Zoning:                         |       | PO-1 (Professional Office)                     |     |    |
| Proposed Zoning:                         |       | N/A                                            |     |    |
| Surrounding Zoning:                      | North | R1-9,000                                       |     |    |
|                                          | South | RA-1                                           |     |    |
|                                          | East  | RA-1                                           |     |    |
|                                          | West  | PO-1, Transitional Residential 5 (Utah County) |     |    |
| Land Use Plan Designation:               |       | Professional Office                            |     |    |
| Zoning within Land Use Plan Designation? |       | x                                              | Yes | No |

### Background

This property was recently annexed into the City and given a zone designation of PO-1 in anticipation of office development. The area around 300 North and 1100 East is undergoing a transition from residential to office/medical uses, due to its proximity to the American Fork Hospital. This has been seen with recent annexations and zone change requests. Grove Creek Plaza furthers this transition to office/medical uses in the vicinity.

Grove Creek Plaza consists of one structure, one story, a total of 10,255 sq. ft. One access point is proposed off of 1100 East (North County Boulevard) This has been coordinated through and approved by UDOT. 42 parking stalls are required, and the site plan provides 47 parking stalls.

Renderings of the proposed building are included in the submittal materials. Landscape plans are also provided, illustrating compliance with the City's landscape standards.

### Consistency with the Land Use Plan

The Land Use Plan designates this area as Professional Office. The proposed site plan is consistent with the Land Use Plan designation.

### FINDING OF FACT

After reviewing the application for site plan approval, the following finding of fact is offered for consideration:

1. The proposed site plan complies with Section 17.4.406 (PO-1 Zone) of the Development Code.

### POTENTIAL MOTIONS

#### APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for Grove Creek Plaza, with the finding 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 site plan for Grove Creek Plaza.

#### TABLE

Mr. Chairman, I move that we table action on the site plan for Grove Creek Plaza.

# AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 10/2/2019

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: Grove Creek Plaza

Project Address: 358 North 1100 East

Developer / Applicant's Name: Jean Shoaee

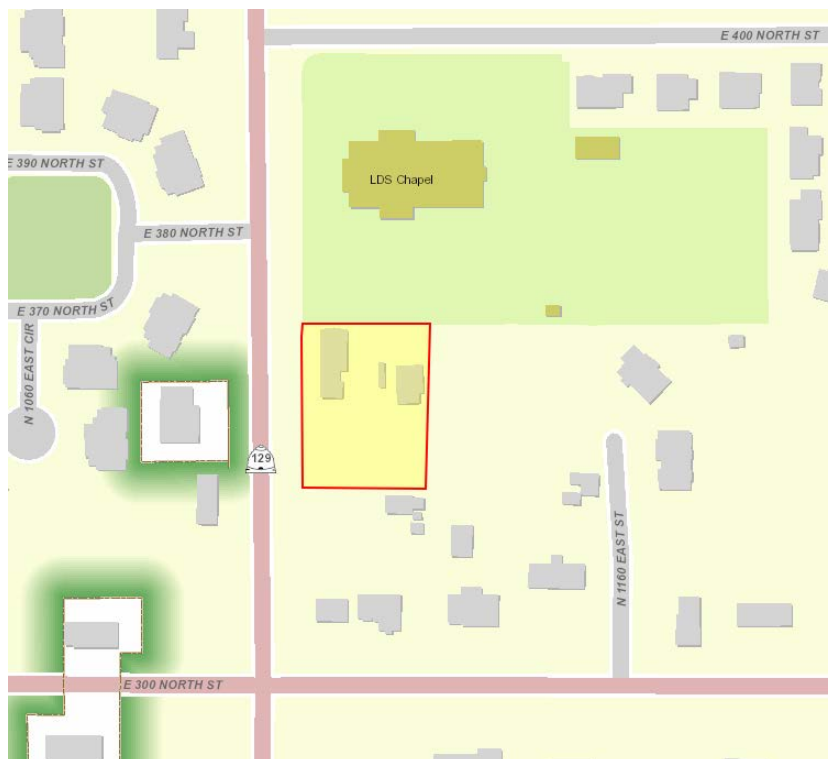
Type of Application:

- |                                                          |                                                                    |                                      |
|----------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Subdivision Final Plat          | <input type="checkbox"/> Subdivision Preliminary Plan              | <input type="checkbox"/> Annexation  |
| <input type="checkbox"/> Code Text Amendment             | <input type="checkbox"/> General Plan Amendment                    | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> 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 10/2/2019 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.

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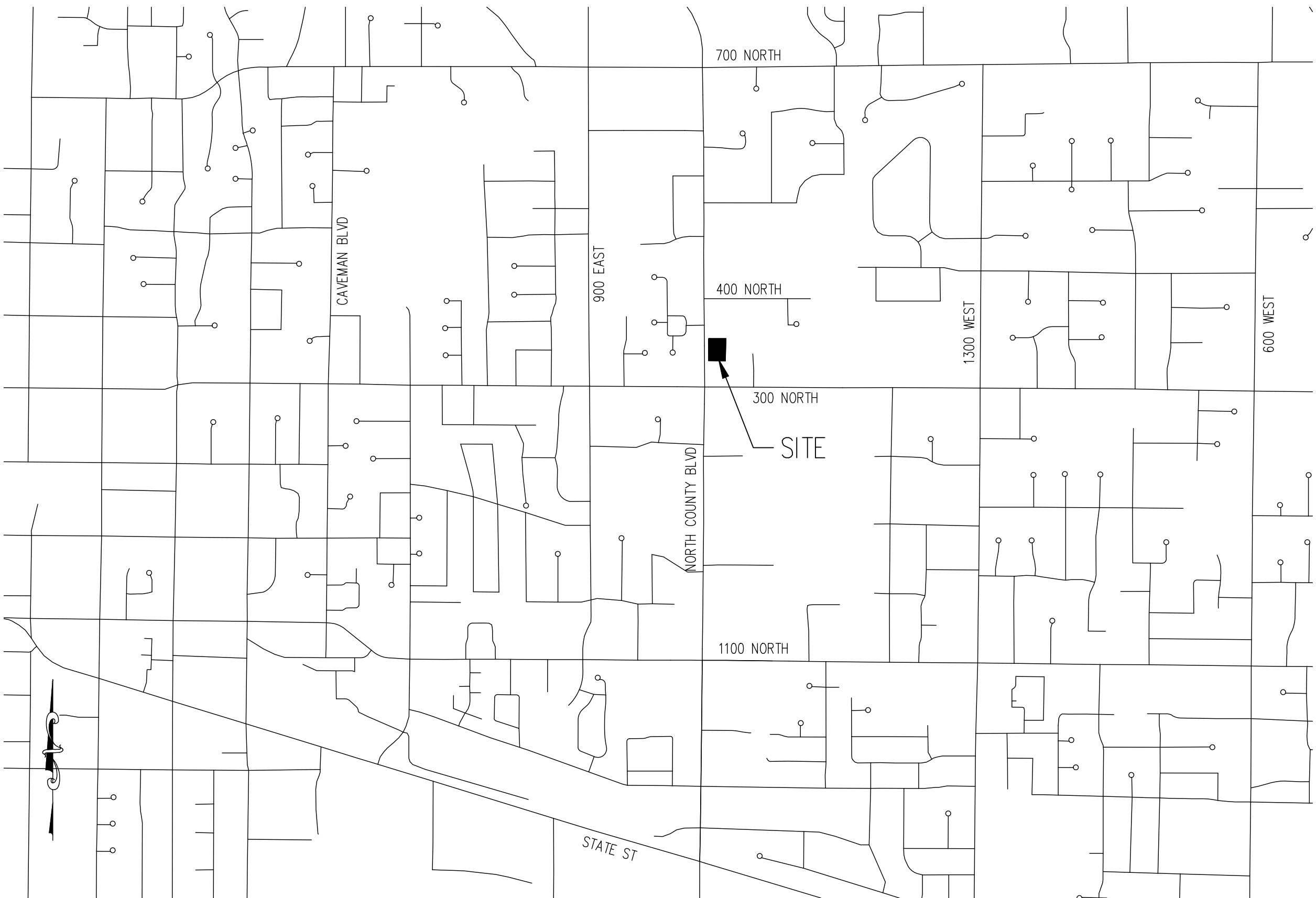
### **Plan Modifications Required:**

- 1.

# GROVE CREEK PLAZA

ADDRESS: 358 NORTH 1100 EAST

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
AMERICAN FORK, UTAH COUNTY, UTAH



VICINITY PLAN

CONTACT LIST:

| COMPANY                             |                 | CONTACT             | PHONE          |
|-------------------------------------|-----------------|---------------------|----------------|
| CENTURY LINK                        | - TELEPHONE     | Ryan Allred         | (385) 223 0084 |
| ROCKY MNT. POWER                    | - POWER         | Teria Walker        | (801) 756 1310 |
| COMCAST                             | - CABLE         | Elysia Valdez       | (801) 401 3017 |
| COMCAST                             | - FIBER TEL     | Sade Christensen    | (801) 369 7360 |
| QUESTAR GAS                         | - GAS (FOREMAN) | Wendy Edwards       | (801) 853 8513 |
| QUESTAR GAS                         | - GAS (HP)      | Gaylan Sorensen     | (801) 370 6577 |
| AMERICAN FORK CITY                  | - WATER         | Jay Brems           | (801) 763 3060 |
| AMERICAN FORK CITY                  | - SEWER         | Ashton Hardy        | (801) 763 3060 |
| AMERICAN FORK CITY                  | - STORM         | Ashton Hardy        | (801) 763 3060 |
| AMERICAN FORK CITY                  | - SWPPP         | Harlan Nielson      | (801) 763 3060 |
| AMERICAN FORK CITY                  | - P.I.          | Jay Brems           | (801) 763 3060 |
| AMERICAN FORK CITY                  | - PLANNING      | Adam Olsen          | (801) 763 3000 |
| AMERICAN FORK CITY                  | - ENGINEERING   | Scott Sensenbaugher | (801) 763 3060 |
| AMERICAN FORK CITY                  | - INSPECTOR     | Dee Howard          | (801) 763 3060 |
| FIRE MARSHALL                       | - FIRE DEPT     | Mat Sacco           | (801) 763 3040 |
| AF FIBER                            |                 | Will Davis          | (801) 897 9826 |
| AF FLOOD IRRIGATION COMPANY         |                 | Ernie John          | (801) 471 6576 |
| FIRE & RESCUE                       |                 |                     | 911            |
| TIMPANOGOS SPECIAL SERVICE DISTRICT |                 | David Barlow        | (801) 756 5231 |

SHEET INDEX

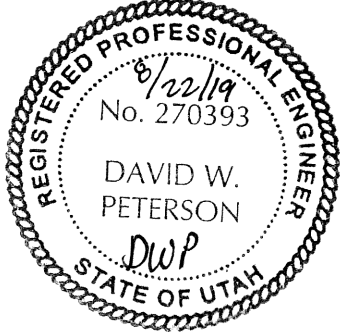
- C1 COVER SHEET
- C2 SITE PLAN
- C3 DEMOLITION PLAN
- C4 UTILITY PLAN
- C5 GRADING & DRAINAGE PLAN
- O6 SEWER PLAN & PROFILE
- O6 EROSION CONTROL PLAN
- C7 BMP DETAILS
- C8 BMP DETAILS
- C9 AMERICAN FORK STANDARD CONSTRUCTION NOTES
- C10 DETAIL SHEET
- C11 DETAIL SHEET
- C12 DETAIL SHEET
- C13 UDOT DETAILS & GENERAL NOTES

REFERENCE NOTES

- 1. SEE SHEET C2 FOR SETBACK DIMENSIONS.
- 2. SEE SHEET C2 FOR BUILDING & OCCUPANCY INFORMATION.
- 3. SEE SHEET C2 FOR PARKING CALCULATIONS INCLUDING ADA STALLS.
- 4. SEE SHEET C2 FOR SITE TABULATIONS.

ABBREVIATION TABLE

|        |                           |
|--------|---------------------------|
| FFE    | FINISHED FLOOR ELEV.      |
| BOW    | BACK OF WALK              |
| GB     | GRADE BREAK               |
| TC     | TOP OF CONCRETE           |
| TBC    | TOP BACK OF CURB          |
| TA     | TOP OF ASPHALT            |
| EA     | EDGE OF ASPHALT           |
| RIM    | RIM ELEVATION             |
| FL     | FLOWLINE                  |
| EG     | EXIST GROUND              |
| FG     | FINISHED GRADE            |
| TW     | TOP OF WALL               |
| BW     | BOTTOM OF WALL            |
| SF     | SQUARE FOOTAGE            |
| P.U.E. | PUBLIC UTILITY EASEMENT   |
| SLB&M  | SALT LAKE BASE & MERIDIAN |
| COR    | CORNER                    |
| N      | NORTH                     |
| S      | SOUTH                     |
| E      | EAST                      |
| W      | WEST                      |
| P.I.   | PRESSURIZED IRRIGATION    |
| SS     | SANITARY SEWER            |
| SD     | STORM DRAIN               |
| T      | TOWNSHIP                  |
| R      | RANGE                     |
| RCP    | REINFORCED CONCRETE PIPE  |
| WM     | WATER METER               |
| CB     | CATCH BASIN               |
| SDMH   | STORM DRAIN MANHOLE       |
| SSMH   | SANITARY SEWER MANHOLE    |
| FH     | FIRE HYDRANT              |
| L.F.   | LINEAR FEET               |
| S=%    | SLOPE                     |
| IE     | INVERT ELEVATION          |
| C.O.   | CLEAN OUT                 |
| SL     | SEWER LATERAL             |



NOTES TO CONTRACTOR

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



LAND SURVEYOR: AZTEC ENGINEERING INC.  
491 N. 450 W.  
OREM, UT. 84057  
(801) 224-7308

BENCH MARK

WEST QUARTER CORNER, SECTION 18,  
TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
ELEVATION = 4636.44 (NGVD 29  
DATUM)

REVISIONS

| Rev. | Date     | Description                                         |
|------|----------|-----------------------------------------------------|
| 1    | 08/22/19 | REVISED AS PER CITY REDLINE COMMENTS AUGUST 8, 2019 |
|      |          |                                                     |
|      |          |                                                     |
|      |          |                                                     |
|      |          |                                                     |
|      |          |                                                     |
|      |          |                                                     |
|      |          |                                                     |

Developer: Jean & Julie Shossee

191 South 500 East, American Fork, UT 84003  
801-360-9351



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

GROVE CREEK PLAZA

AMERICAN FORK 358 N 1100 E UTAH

Drawn by:

G.J.Y.

Designed by:

G.J.Y.

Checked by:

D.W.P.

COVER SHEET

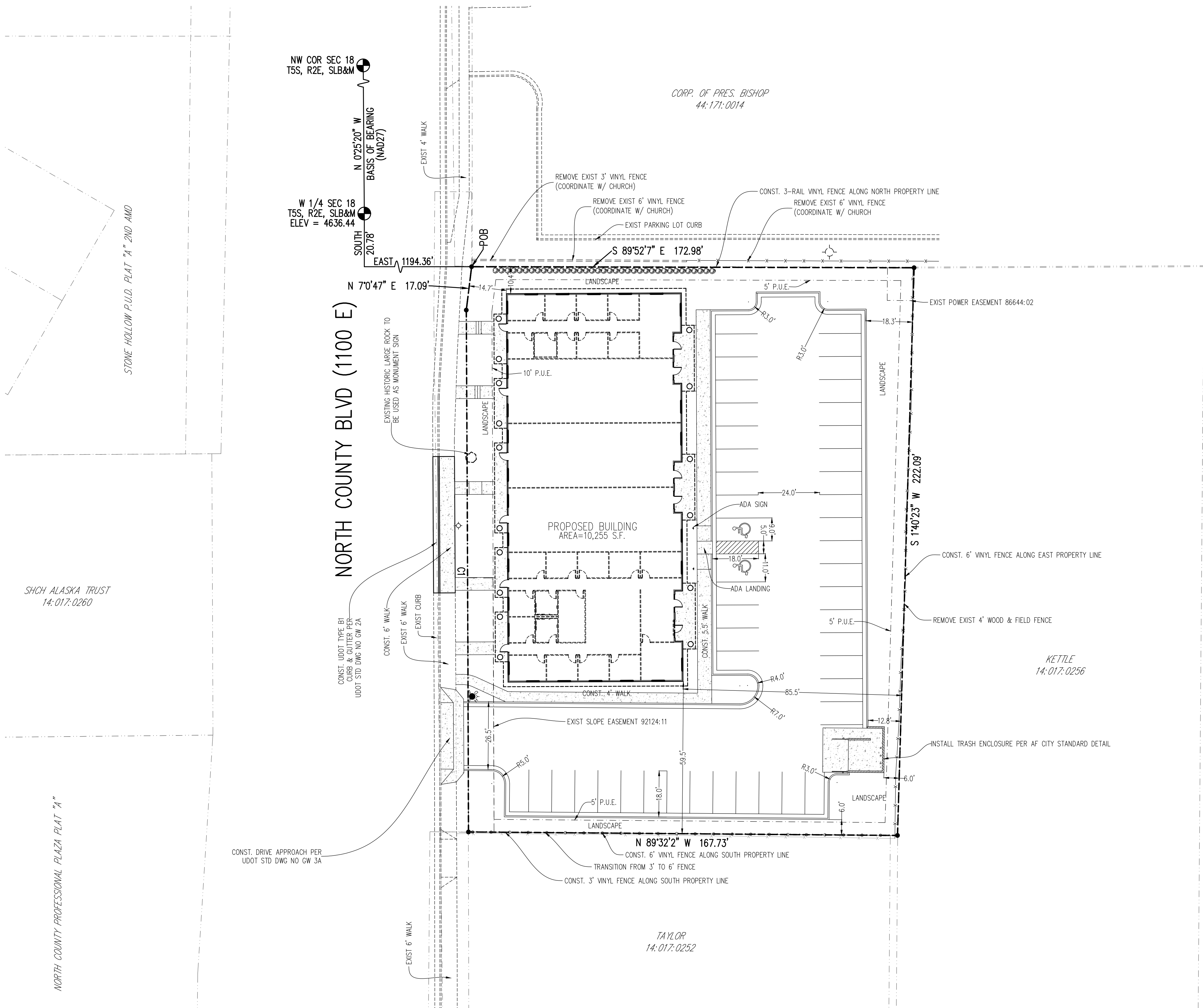
Scale:

1"=20'

Date:

07/31/19

C1



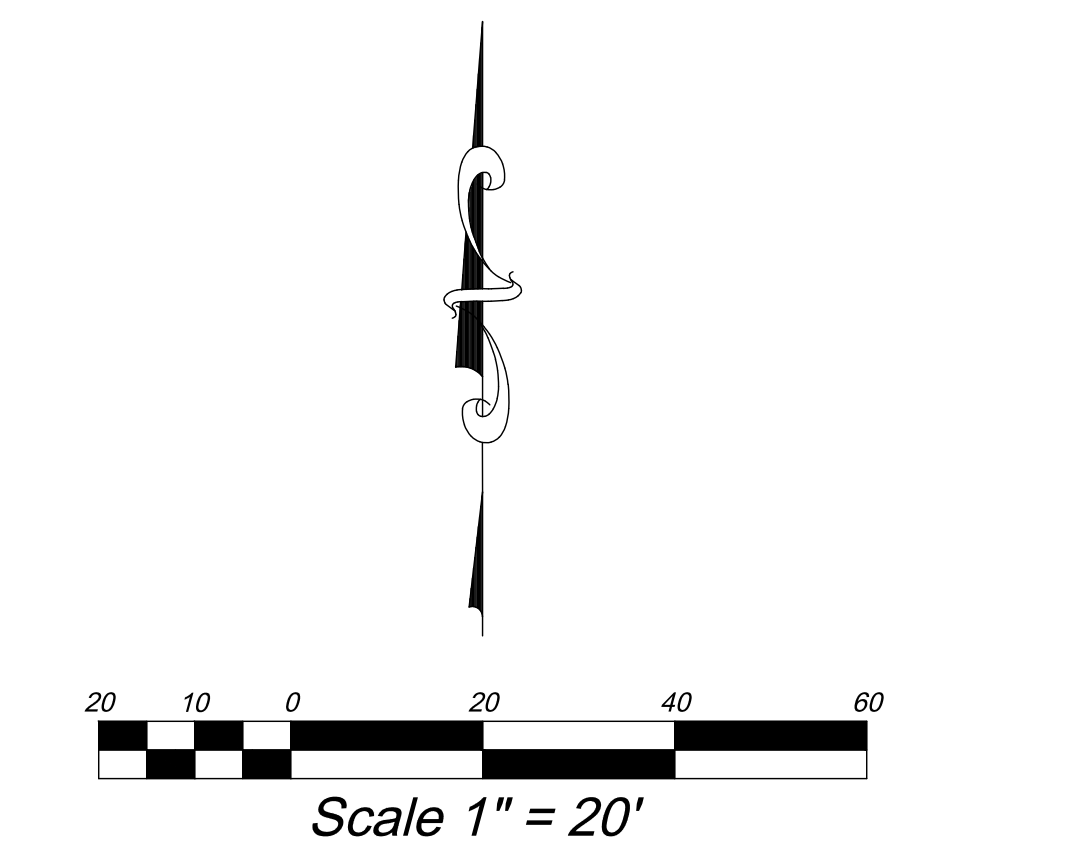
- GENERAL SITE NOTES**
1. CURRENT ZONING: PO-1
  2. ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
  3. SURVEYING BY AZTEC SURVEYING
  4. TYPE OF BUILDING: BUILDING CONSTRUCTION TYPE V-B
  5. TYPE OF OCCUPANCY: B
  6. TYPE OF CONSTRUCTION: CONSTRUCTION MATERIALS WOOD FRAMING
  7. BUILDING TOTAL SQUARE FOOTAGE: 10,255 S.F. (1-STORY)
  8. PROPOSED BUILDING PARKING TABULATIONS:  
OFFICE = 1 STALLS/250 S.F.  
10,255 S.F./250 = 42 STALLS REQUIRED  
PARKING STALLS PROVIDED (INCLUDING 2 ADA) = 47 STALLS
  9. BUILDING WILL HAVE AUTOMATIC FIRE SPRINKLER SYSTEM
  10. PAVEMENT SECTION: SEE NOTE ON THIS SHEET
  11. THERE IS NO GREASE TRAP PROPOSED FOR THIS BUILDING
  12. BUILDING HEIGHT = SEE BUILDING ELEVATIONS
  13. SITE LIGHTING WILL BE BUILDING MOUNTED.
  14. FLOOD ZONE DESIGNATION: ZONE X, FIRM MAP PANEL #: 495517 0120 B  
EFFECTIVE DATE: JULY 17, 2002

**STATE ROAD – 129 POSTED SPEED LIMIT**  
POSTED SPEED LIMIT ON SR-129 IS 40 MPH

**ON-SITE PAVEMENT DESIGN**  
3" ASPHALT  
7" UNTREATED ROAD BASE  
18" REWORKED UNDOCUMENTED FILL. REWORK DOWN TO NATIVE GRANULAR MATERIAL ONLY.

**SITE TABULATIONS:**  
TOTAL PROPERTY AREA = 37,949 S.F. = 100%  
BUILDING/ROOF AREA = 11,350 S.F. = 29.9%  
IMPERVIOUS AREA = 17,562 S.F. = 46.3%  
LANDSCAPE AREA = 9,037 S.F. = 23.8%

**BOUNDARY DESCRIPTION**  
Commencing North 2628.42 feet and West 1489.23 feet from the South Quarter Corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°52'07" East 172.98 feet; thence South 1°40'23" West 222.09 feet; thence North 89°32'02" West 167.73 feet; thence along a curve to the left (chord bears North 0°14'25" West 204.06 feet, Radius = 75,050 feet); thence North 7°00'47" East 17.09 feet to the point of beginning.  
  
Area = 0.87 Acres  
  
BASIS OF BEARINGS IS North 00°25'20" West ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 18 TO THE NORTHWEST CORNER OF SECTION 18.



LAND SURVEYOR: **AZTEC ENGINEERING INC.**  
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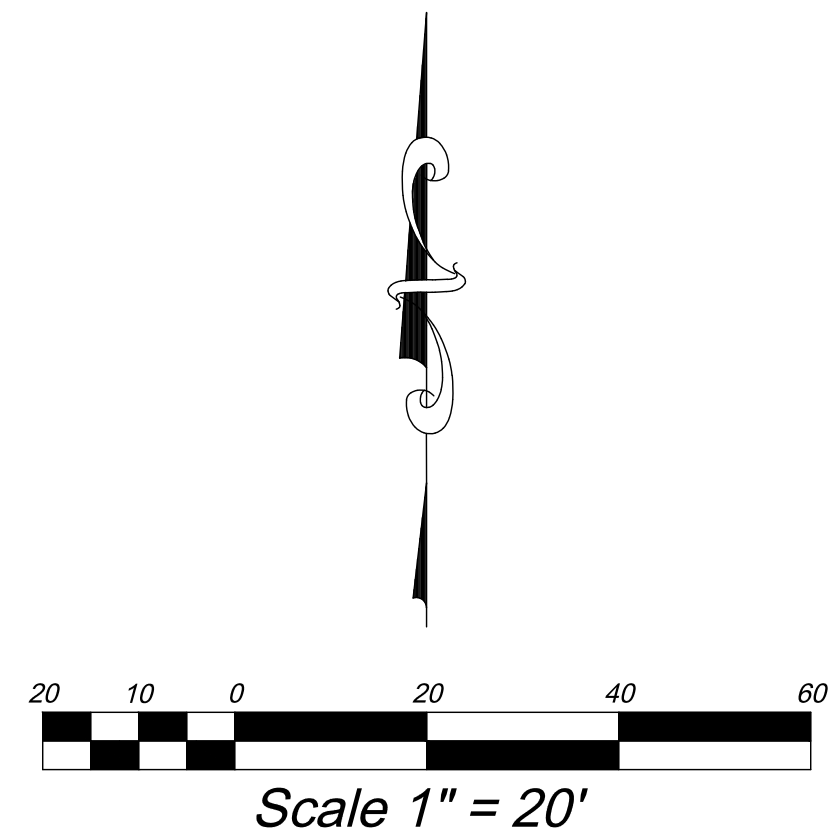
| BENCH MARK |          | REVISIONS                                                          |  |
|------------|----------|--------------------------------------------------------------------|--|
| Rev.       | Date     | Description                                                        |  |
| 1          | 08/22/19 | REVISED AS PER CITY REDLINE COMMENTS AUGUST 8, 2019                |  |
| 2          | 09/06/19 | REVISED AS PER CITY REDLINE COMMENTS AUGUST 29, 2019               |  |
| 3          | 09/16/19 | ADDED 5' PUBLIC UTILITY EASEMENTS TO THE OTHER 3 SIDES OF THE LOT. |  |
|            |          |                                                                    |  |
|            |          |                                                                    |  |
|            |          |                                                                    |  |
|            |          |                                                                    |  |
|            |          |                                                                    |  |
|            |          |                                                                    |  |

WEST QUARTER CORNER, SECTION 18,  
TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
ELEVATION = 4636.44 (NGVD 29  
DATUM)

**Developer: Jean & Julie Shoskes**  
191 South 500 East, American Fork, UT 84003  
801-360-9351

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

| GROVE CREEK PLAZA      |              |                   |
|------------------------|--------------|-------------------|
| AMERICAN FORK          | 358 N 1100 E | UTAH              |
| Drawn by:<br>G.J.Y.    | SITE PLAN    | Scale:<br>1"=20'  |
| Designed by:<br>G.J.Y. |              | Date:<br>07/31/19 |
| Checked by:<br>D.W.P.  |              | C2                |

[illegible]

Developer: Jean & Julie Shoace  
191 South 500 East, American Fork, UT 84003  
801-360-9351

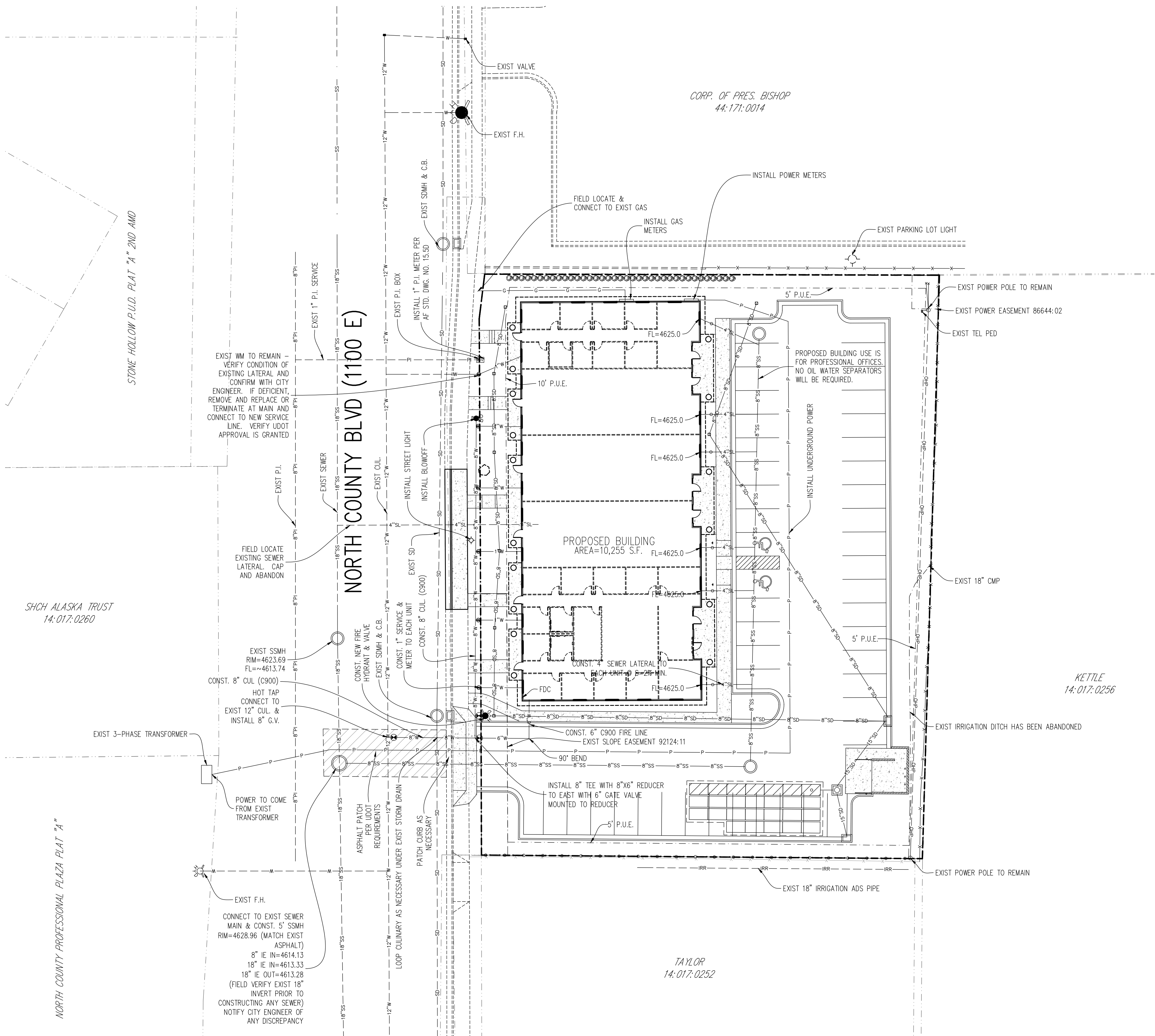


**EXCE**  
**ENGINEERING**  
David W. Peterson, P.E., License #270202

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

C3





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

- WATER NOTES:**
1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
  2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 6 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
  3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
  4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
  5. WATER SERVICE MATERIAL TO BE TYPE K COPPER TUBING.

- GENERAL UTILITY NOTES:**
1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
  2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
  3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
  4. ALL ROOF DRAINS WILL BE CONVEYED TO THE APPROPRIATE UNDERGROUND FACILITY WHERE POSSIBLE, NOT CONVEYED ACROSS PARKING OR SIDEWALK. ROOF DRAINS SHOULD DISCHARGE AT LEAST 10 FEET FROM FOUNDATIONS OR BACKFILL LIMITS, WHICHEVER IS GREATER. CONNECT ALL ROOF DRAINS TO STORM DRAIN PIPING SHOWN WHERE POSSIBLE.

**POWER POLE RELOCATION NOTE:**  
IF POWER POLE RELOCATION IS REQUIRED, IT WILL BE COORDINATED WITH ROCKY MOUNTAIN POWER PRIOR TO CONSTRUCTION. ALIGNMENT OF POWER LINES WITH EXISTING POWER POLES WILL BE DETERMINED AT THAT TIME AS WELL.

**SEWER & STORM DRAIN DESIGN**

1. SEE SHEET C5 FOR STORM DRAIN DESIGN
2. SEE SHEET C6 FOR SEWER DESIGN

**FIRE HYDANT NOTE**

1. CONSTRUCTION TYPE = VB
2. TOTAL SQUARE FOOTAGE = 10,430 S.F.
3. REQUIRED FIRE FLOW = 2,750 GPM
5. HYDRANTS REQUIRED FOR 2,750 GPM = 2
6. THE EXISTING FIRE HYDRANTS SOUTHWEST & NORTH OF THE SITE SATISFY THIS REQUIREMENT.
7. TO AVOID A FIRE APPARATUS TURN AROUND, THE BUILDING WILL NOW BE FIRE SPRINKLED. A FIRE LINE HAS BEEN ADDED TO THE BUILDING AND A NEW HYDRANT WITH 100 FEET OF THE FDC HAS BEEN ADDED.

**SITE LIGHTING NOTE:**

ALL LIGHTS WILL BE BUILDING MOUNTED.  
NO LIGHT POLES ARE PROPOSED.

**UDOT ENCROACHMENT PERMIT NOTE:**

UDOT HAS BEEN CONTACTED AND THEY HAVE REVIEWED THE LOCATION OF THE PROPOSED UTILITIES. THEY RESPONDED THAT THE UTILITY PLANS APPEAR TO BE FINE, BUT THAT CONTRACTOR WILL NEED TO APPLY FOR THE ENCROACHMENT PERMIT AND UDOT WILL REVIEW THE PLANS AT THAT TIME. THEY SAID THAT IF THEY IMPACT THE TRAVEL LANES, THAT THE PLANS WILL NEED TO INCORPORATE ALL TRENCHES UNDER ONE PATCH WITH A MILL OF 10 FEET ON EACH SIDE OF ANY TRENCH.

**SITE LIGHTING NOTE:**

ALL LIGHTS WILL BE BUILDING MOUNTED.  
NO LIGHT POLES ARE PROPOSED.

**NOTES TO CONTRACTOR**

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

- FIRE HYDRANT
- 



Know what's below.  
Call before you dig.

**BENCH MARK**

WEST QUARTER CORNER, SECTION 18,  
TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
ELEVATION = 4636.44 (NGVD 29  
DATUM)

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|------|----------|------------------------------------------------------|
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| 2    | 09/06/19 | REVISED AS PER CITY REDLINE COMMENTS AUGUST 29, 2019 |
|      |          |                                                      |
|      |          |                                                      |
|      |          |                                                      |
|      |          |                                                      |
|      |          |                                                      |
|      |          |                                                      |

Developer: Jean & Julie Shoesee

191 South 500 East, American Fork, UT 84003  
801-360-9351



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12 West 100 North, Suite 201, American Fork, UT 84003  
P: (801) 756-4504; david@excelcivil.com

**GROVE CREEK PLAZA**

AMERICAN FORK

358 N 1100 E

UTAH

Drawn by:

G.J.Y.

Designed by:

G.J.Y.

Checked by:

D.W.P.

**UTILITY PLAN**

Scale:

1"=20'

Date:

07/31/19

C4

STORM DRAIN KEYED NOTES

1. CONST. 2'X3' CATCH BASIN W/ NO FACE INLET, TBC=4627.05, GRATE=4626.55, 8" IE IN=4623.88, 15" IE OUT=4623.30
2. CONST. 30.8 L.F. 15" ADS HP STORM PIPE @ S=3.3%
3. CONST. 3'X3' CONCRETE BOX W/ SOLID CIRCULAR ACCESS, RIM=4626.77, 15" IE THRU=4622.27, BOTTOM OF BOX=4619.27, INSTALL SNOT TYPE 18" OVER OUTLET PIPE
4. CONST. 16.1 L.F. 15" ADS HP STORM PIPE @ S=2.4%
5. CONST. 2'X3' CATCH BASIN W/ NO FACE INLET, TBC=4626.40, GRATE=4625.90, 15" IE OUT=4622.65
6. CONST. 4.8 L.F. 15" ADS HP STORM PIPE @ S=3.3%
7. CONST. INSPECTION PORT
8. CONST. ISOLATOR ROW
9. CONST. (26) SC740 STORMTECH WITH 18" GRAVEL UNDER CHAMBERS, TOP GRAVEL=4625.00, TOP CHAMBERS=4624.50, BOTTOM CHAMBERS=4622.00, BOTTOM GRAVEL=4620.50, 15" IE IN(E)=4622.11
10. CONST. 149 L.F. 8" ADS HP STORM PIPE @ S=1.09%
11. CONST. 10" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4629.00, 8" IE THRU=4625.51
12. CONST. 33.5 L.F. 8" ADS HP STORM PIPE @ S=1.0%
13. CONST. 10" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4629.25, 8" IE THRU=4625.84
14. CONST. 29.4 L.F. 8" ADS HP STORM PIPE @ S=1.0%
15. CONST. 10" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4629.25, 8" IE THRU=4626.14
16. CONST. 37.5 L.F. 8" ADS HP STORM PIPE @ S=1.0%
17. CONST. 10" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4629.25, 8" IE THRU=4626.52
18. CONST. 30.0 L.F. 8" ADS HP STORM PIPE @ S=1.0%
19. CONST. 10" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4629.25, 8" IE THRU=4626.82
20. CONST. 25.7 L.F. 8" ADS HP STORM PIPE @ S=1.0%
21. CONST. 10" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4629.25, 8" IE OUT=4627.08
22. CONST. 127.2 L.F. 8" ADS HP STORM PIPE @ S=1.7%
23. CONST. 10" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4629.35, 8" IE THRU=4626.09
24. CONST. 53.0 L.F. 8" ADS HP STORM PIPE @ S=0.7%
25. CONST. 10" NYLOPLAST DRAIN BASIN WITH STANDARD GRATE, GRATE=4628.60, 8" IE OUT=4626.43

ROOF DRAIN NOTE

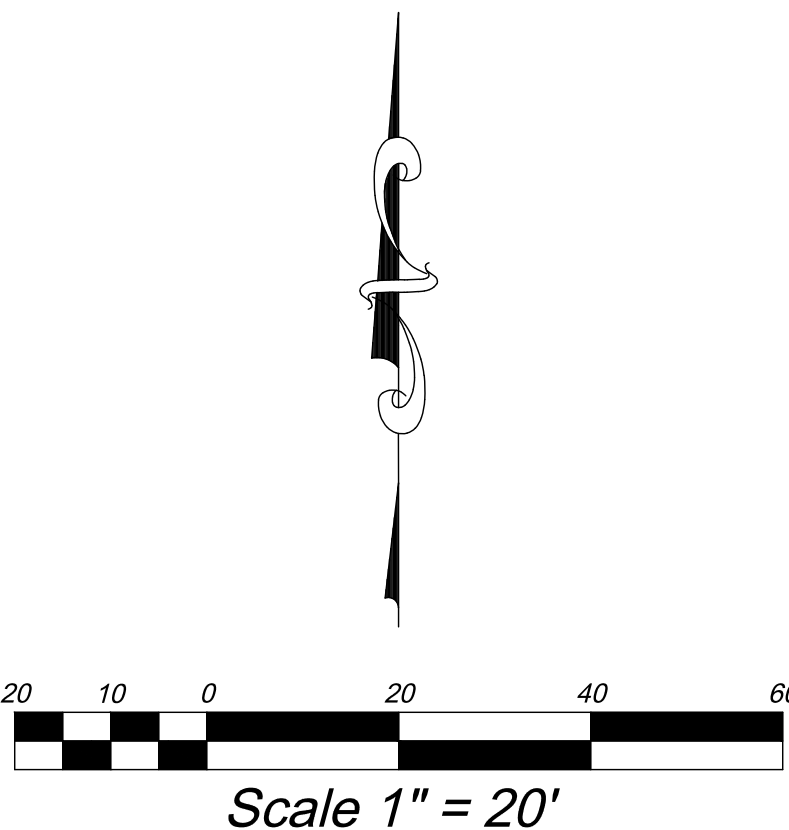
RUNOFF FROM DOWN SPOUTS TO FLOW INTO AREA DRAINS LOCATED AROUND THE BUILDING OR TO FLOW INTO PARKING LOT AND BE COLLECTED INTO STORM DRAIN SYSTEM.

ON-SITE PAVEMENT DESIGN

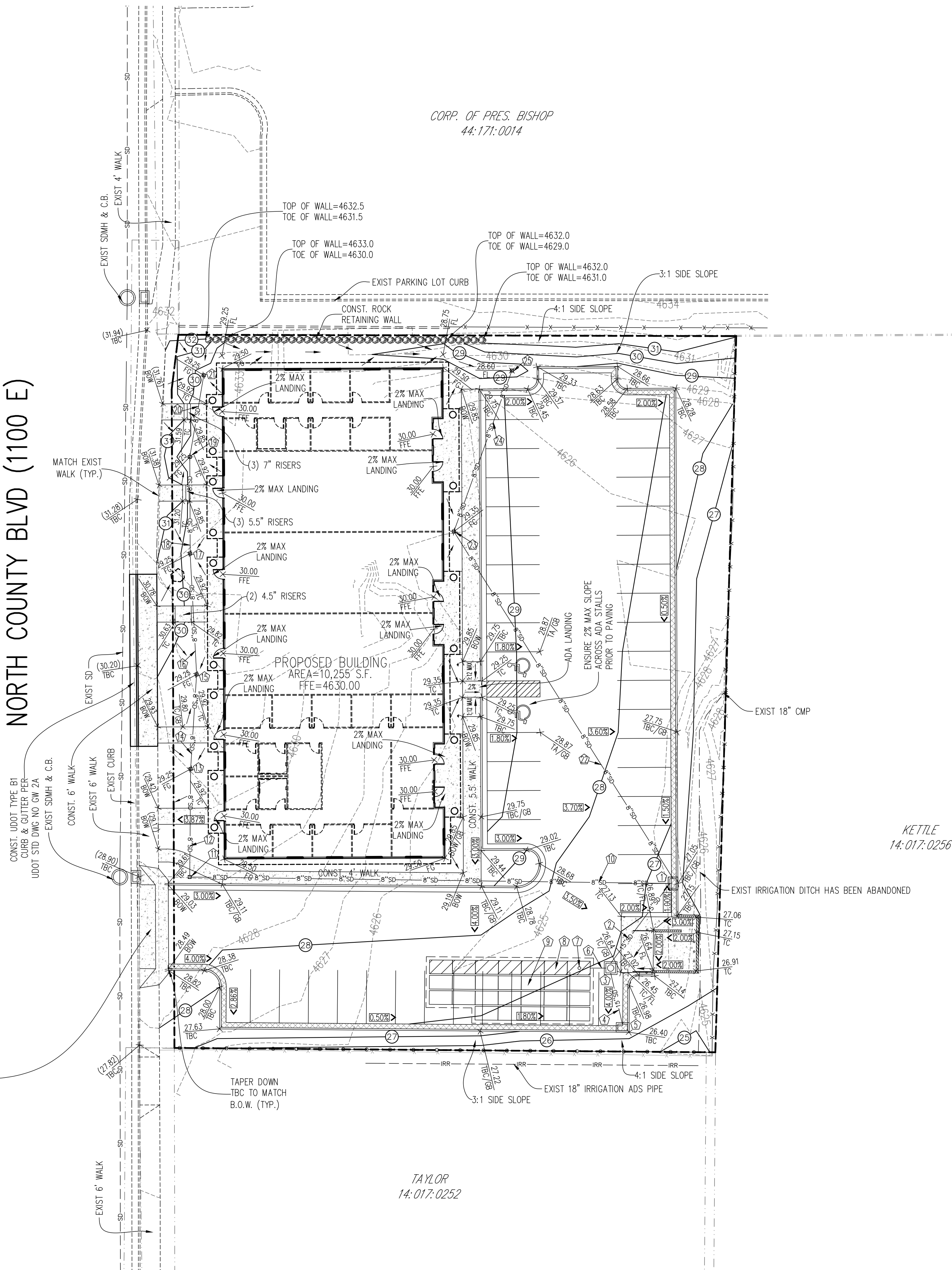
3" ASPHALT  
7" UNTREATED ROAD BASE  
18" REWORKED UNDOCUMENTED FILL (IF ANY IS ENCOUNTERED). REWORK DOWN TO NATIVE GRANULAR MATERIAL ONLY.

GRADING LEGEND

- FFE FINISHED FLOOR ELEV.
- BOW BACK OF WALK
- GB GRADE BREAK
- TC TOP OF CONCRETE
- TBC TOP BACK OF CURB
- TA TOP OF ASPHALT
- EA EDGE OF ASPHALT
- RIM RIM ELEVATION
- FL FLOWLINE
- EG EXIST GROUND
- FG FINISHED GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- IE INVERT ELEVATION
- <0.00%> DIRECTION OF DRAINAGE
- 00.00 TBC EXISTING ELEVATION
- 00.00 TBC PROPOSED ELEVATION
- 4608 EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM DRAIN KEYED NOTE
- CARRY CURB (OTHER CURB IS SPILL)



NORTH COUNTY BLVD (1100 E)



BENCH MARK

WEST QUARTER CORNER, SECTION 18,  
TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
ELEVATION = 4636.44 (NGVD 29  
DATUM)

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|      |          |                                                     |
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|      |          |                                                     |

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GROVE CREEK PLAZA

AMERICAN FORK 358 N 1100 E UTAH

Drawn by:

G.J.Y.

Designed by:

G.J.Y.

Checked by:

D.W.P.

GRADING &  
DRAINAGE PLAN

Scale:

1"=20'

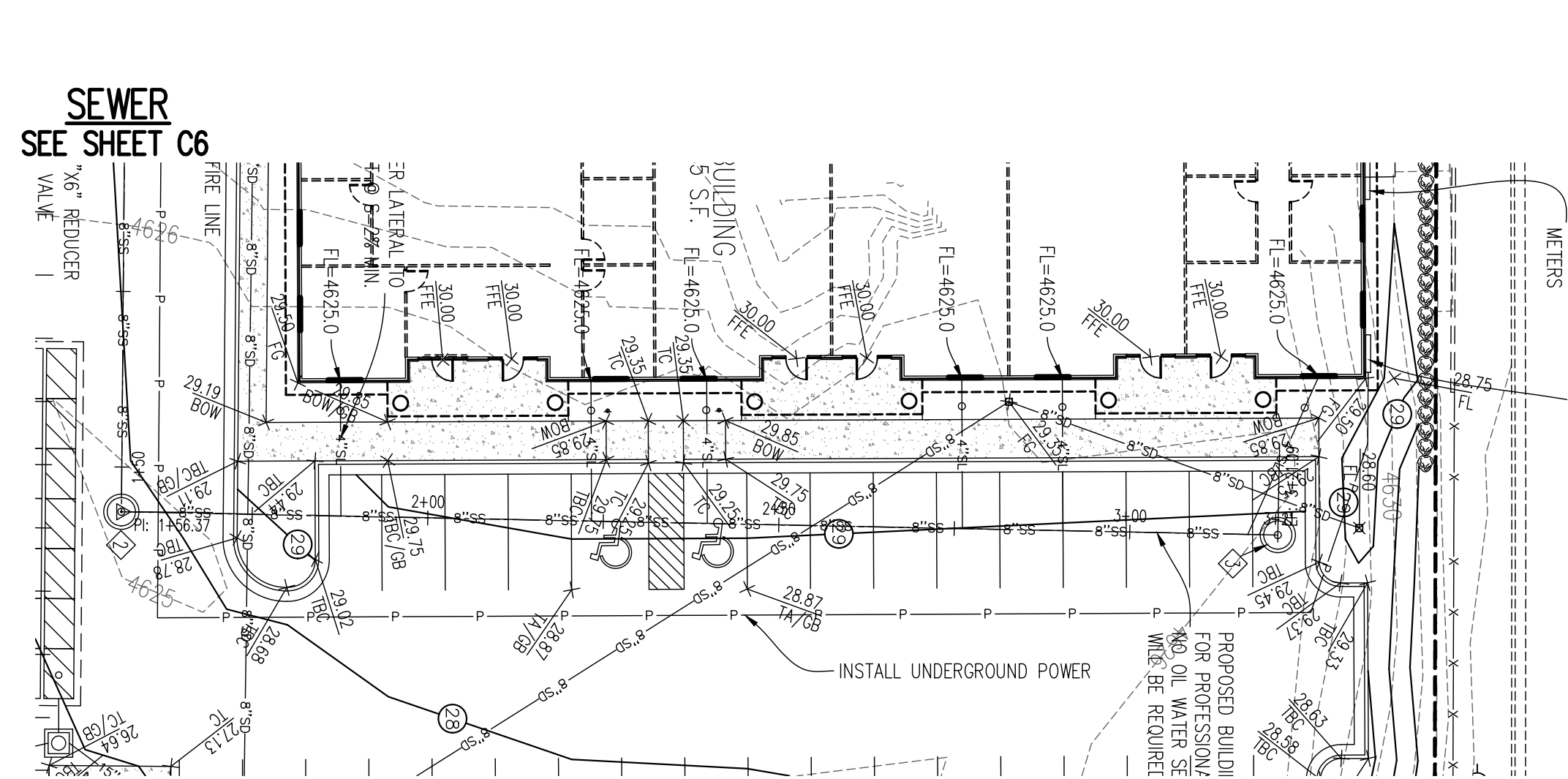
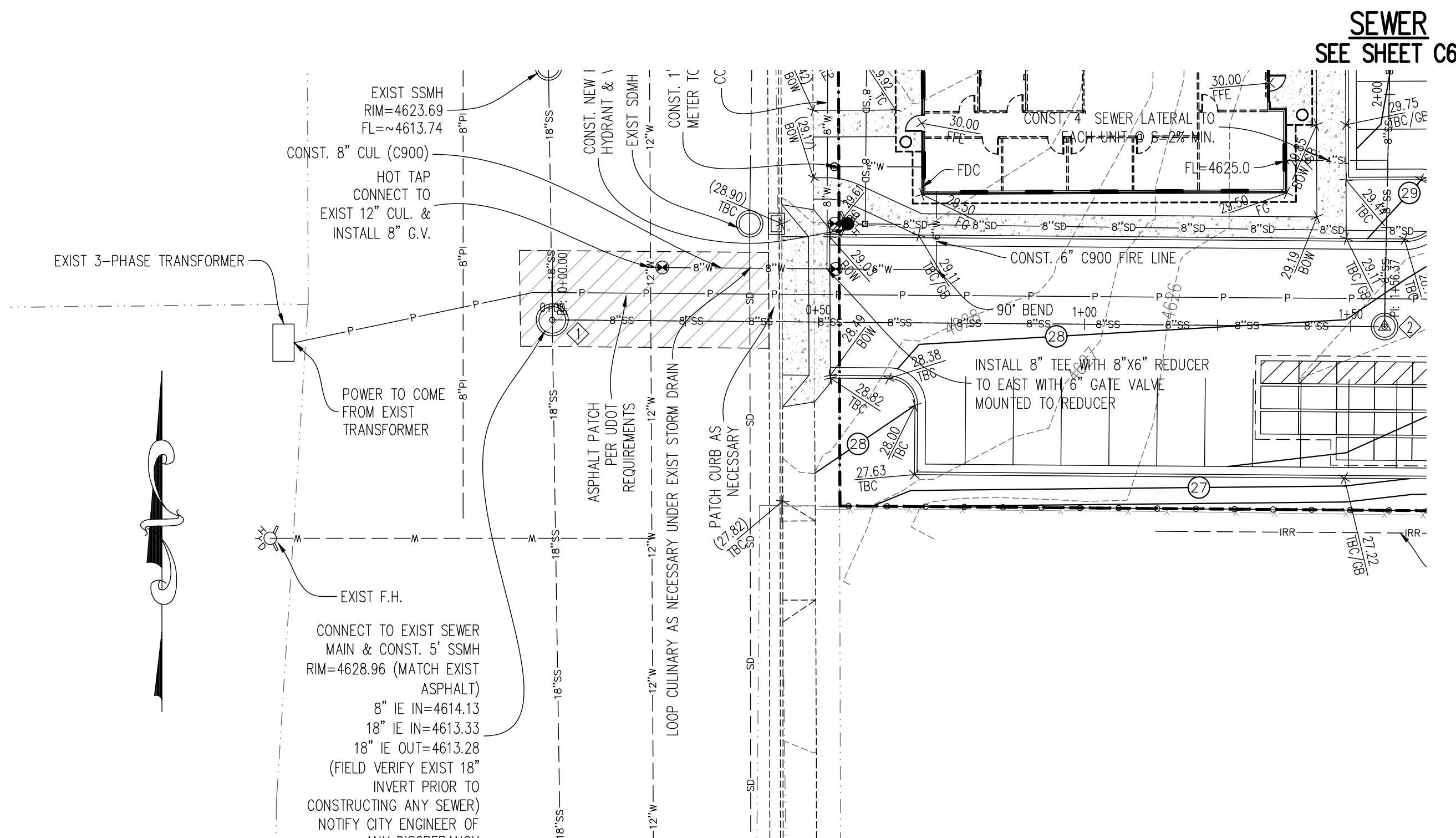
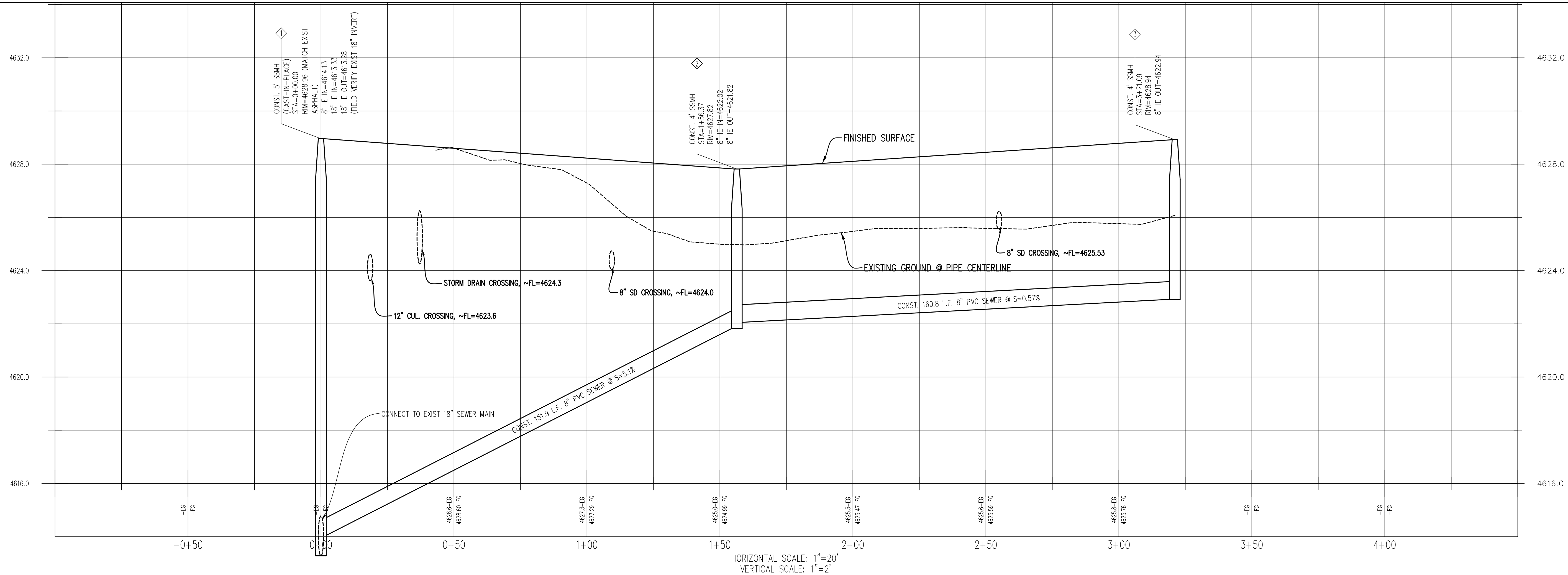
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07/31/19

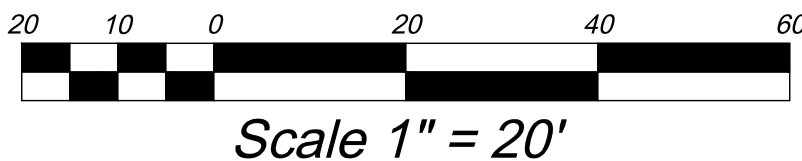
C5



Know what's below.  
Call before you dig.



SEWER PLAN & PROFILE



SEWER PLAN & PROFILE



| REVISIONS |          |                                                     |
|-----------|----------|-----------------------------------------------------|
| Rev.      | Date     | Description                                         |
| 1         | 08/22/19 | REVISED AS PER CITY REDLINE COMMENTS AUGUST 8, 2019 |
|           |          |                                                     |
|           |          |                                                     |
|           |          |                                                     |
|           |          |                                                     |
|           |          |                                                     |
|           |          |                                                     |
|           |          |                                                     |

**Developer:** Jean & Julie Shossee  
191 South 500 East, American Fork, UT 84003  
801-360-9351

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

**GROVE CREEK PLAZA**  
AMERICAN FORK 358 N 1100 E UTAH

**SEWER PLAN & PROFILE**

Scale: 1"=20'  
Date: 07/31/19  
C6

# GROVE CREEK PLAZA

ADDRESS: 358 NORTH 1100 EAST

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
AMERICAN FORK, UTAH COUNTY, UTAH

## SWPPP Storm Water Pollution Prevention Plan

A Utah Pollutant Discharge Elimination System (UPDES) permit covers this construction site, If any Non-Storm water discharge or severe vehicle tracking occurs please call 420-1272.

Project Name: 123abc

MINIMUM SIGN DIMENSION = 4'X4'

SWPPP Location: ABC Company Construction Trailer  
100 W Center

SWPPP Contact: John Doe  
XYZ Environmental  
801-111-2233

SWPPP Drawing  
17x 22"

NOI  
8.5"x 11"

NOI  
8.5"x 11"

PERCOLATION RATE: 2 MINUTES PER INCH

DISTURBED AREA = 0.87 ACRES

C-VALUE BEFORE CONSTRUCTION = 0.50  
C-VALUE AFTER CONSTRUCTION = 0.70

NOTE: CIVIL ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE IMPLEMENTATION OF THIS PLAN DURING CONSTRUCTION. SUCH RESPONSIBILITY IS SOLELY THE CONTRACTOR'S.

## SWPPP CONTACT LIST:

| COMPANY                             | CONTACT        | PHONE          |
|-------------------------------------|----------------|----------------|
| AF STORM DRAIN SEWER                | Ashton Hardy   | (801) 404 6162 |
| AF STORM WATER INSPECTOR            | Harlan Nielson | (801) 404 6361 |
| AF FLOOD IRRIGATION COMPANY         | Ernie Johns    | (801) 756 6626 |
| TIMPANOGOS SPECIAL SERVICE DISTRICT | Jon Adams      | (801) 756 5231 |
| LEHI CITY SEWER & WATER             | Lee Barnes     | (801) 836 1036 |
| MITCHELL HOLLOW IRRIGATION          | Jeff Mitchell  | (801) 367 9026 |

## SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

- SUBMITTING A NOTICE OF INTENT (NOI) TO THE UTAH STATE DIVISION OF WATER QUALITY. A COPY OF THE NOI MUST BE SUBMITTED TO AMERICAN FORK CITY.
- SUBMITTING A SWPPP DOCUMENT TO AMERICAN FORK CITY FOR APPROVAL BEFORE CONSTRUCTION.
- OBTAIN A LAND DISTURBANCE PERMIT FROM AMERICAN FORK CITY AT LEAST 15 DAYS PRIOR TO CONSTRUCTION.

## SWMP CERTIFICATION STATEMENT

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

PE STAMP, SIGN AND DATE

## EROSION CONTROL NOTES:

- CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
- INSTALL SEDIMENT TRAP IN FRONT OF ALL SILT FENCES. SEE BMP ST.
- CONST. A 15'X50'X2' DEEP COBBLE VEHICLE TRACKING CONTROL AREA AS SHOWN ON PLAN. SEE BMP SCEWA
- INSTALL CONCRETE WASH OUT AREA. SEE BMP CWM
- INSTALL GARBAGE CONTAINER. SEE BMP WD
- INSTALL PORTABLE TOILET. SEE BMP PT
- INSTALL MATERIALS STORAGE AREA. SEE BMP MS
- CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
- CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
- SWEEP STREET AND PARKING LOT. SEE BMPS DC & PLSV
- INSTALL LANDSCAPING. SEE BMP TPS
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP'S. CONTACT DEVELOPER FOR CONTRACTOR INFORMATION.

NORTH COUNTY BLVD (1100 E)

INSTALL VEHICLE TRACKING  
CONTROL AREA PER SCEWA

CONSTRUCTION WORKER PARKING

SWEEP PARKING LOT PER BMP PLSV

INSTALL SWPPP PLAN BOARD PER DETAIL

INSTALL SILT FENCE PER BMP SF

PROPOSED BUILDING  
AREA=10,256' S.F.

INSTALL FILTER  
FABRIC OVER INLET  
(TYP. ALL INLETS)

INSTALL MATERIAL STORAGE PER BMP MS

INSTALL SILT FENCE PER BMP SF

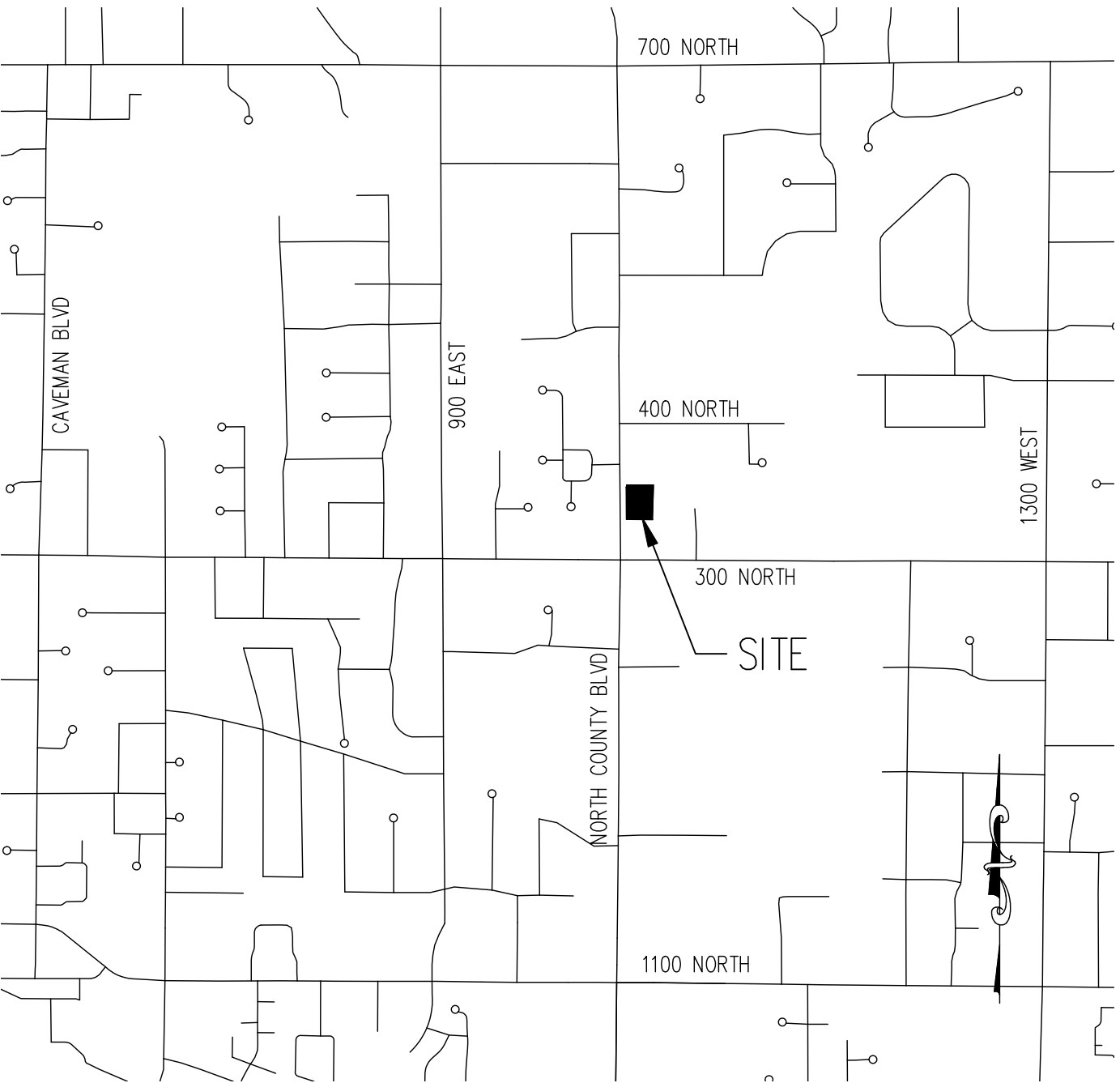
INSTALL GARBAGE CONTAINER PER BMP WD

INSTALL PORT "A" JON PER BMP PT

CONCRETE WASHOUT AREA PER BMP CWM



Know what's below.  
Call before you dig.



VICINITY PLAN

## REVISIONS

| Rev. | Date     | Description                                         |
|------|----------|-----------------------------------------------------|
| 1    | 08/22/19 | REVISED AS PER CITY REDLINE COMMENTS AUGUST 8, 2019 |
|      |          |                                                     |
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|      |          |                                                     |

Developer: Jean & Julie Shoesee

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ENGINEERING

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P: (801) 756-4504; david@excelcivil.com

## GROVE CREEK PLAZA

AMERICAN FORK 358 N 1100 E UTAH

Drawn by:

G.J.Y.

Designed by:

G.J.Y.

Checked by:

D.W.P.

EROSION CONTROL  
PLAN

Scale:

1"=20'

Date:

07/31/19

C7

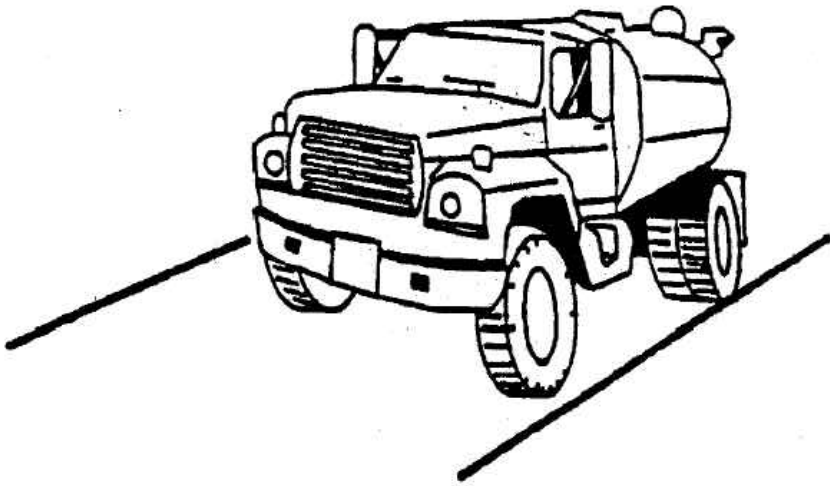


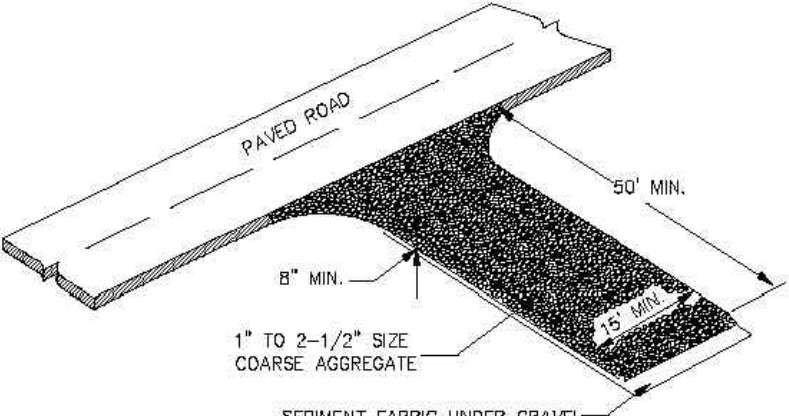
Scale 1" = 20'

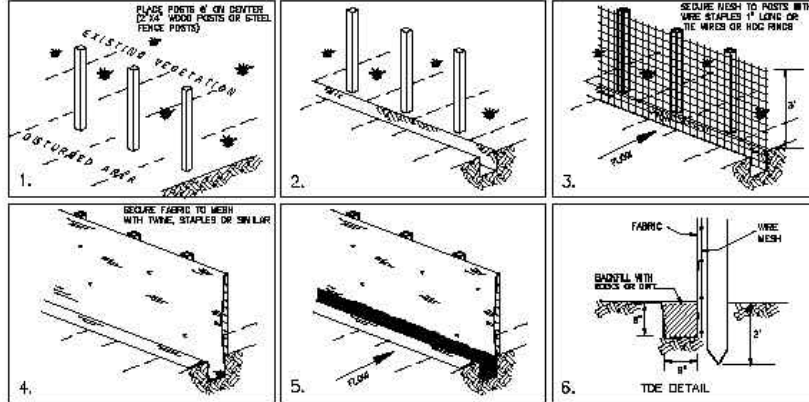
LAND SURVEYOR:



AZTEC ENGINEERING INC.  
491 N. 450 W.  
OREM, UT. 84057  
(801) 224-7308

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| <div>BMP: Dust Controls<div>DC</div></div> <div>  </div> <div> <p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>Housekeeping Practices</li> <li>Contain Waste</li> <li>Minimize Disturbed Areas</li> <li>Stabilize Disturbed Areas</li> <li>Protect Slopes/Channels</li> <li>Control Site Perimeter</li> <li>Control Internal Erosion</li> </ul> </div> <div> <p><b>DESCRIPTION:</b></p> <p>Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.</p> </div> <div> <p><b>APPLICATION:</b></p> <p>Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.</p> </div> <div> <p><b>INSTALLATION/APPLICATION CRITERIA:</b></p> <ul style="list-style-type: none"> <li>Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.</li> <li>Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.</li> <li>Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion.</li> </ul> </div> <div> <p><b>LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Street sweeping is labor and equipment intensive and may not be effective for all pollutants.</li> <li>Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.</li> </ul> </div> <div> <p><b>MAINTENANCE:</b></p> <p>If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.</p> </div> <div> <p>Adapted from Salt Lake County BMP Fact Sheet</p> </div> <div> <p><b>TARGETED POLLUTANTS</b></p> <ul style="list-style-type: none"> <li>Sediment</li> <li>Nutrients</li> <li>Toxic Materials</li> <li>Oil &amp; Grease</li> <li>Floatable Materials</li> <li>Other Waste</li> </ul> </div> <div> <p><b>IMPLEMENTATION REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>Capital Costs</li> <li>O&amp;M Costs</li> <li>Maintenance</li> <li>Training</li> </ul> </div> <div> <p>High Medium Low</p> </div> |
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| <div>BMP: Stabilized Construction Entrance and Wash Area<div>SCEWA</div></div> <div>  </div> <div> <p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>Housekeeping Practices</li> <li>Contain Waste</li> <li>Minimize Disturbed Areas</li> <li>Stabilize Disturbed Areas</li> <li>Protect Slopes/Channels</li> <li>Control Site Perimeter</li> <li>Control Internal Erosion</li> </ul> </div> <div> <p><b>DESCRIPTION:</b></p> <p>A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.</p> </div> <div> <p><b>APPLICATIONS:</b></p> <p>At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.</p> </div> <div> <p><b>INSTALLATION/APPLICATION CRITERIA:</b></p> <ul style="list-style-type: none"> <li>Clear and grub area and grade to provide maximum slope of 2%.</li> <li>Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).</li> <li>Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.</li> <li>Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.</li> <li>Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.</li> </ul> </div> <div> <p><b>LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Requires periodic top dressing with additional stones.</li> <li>Should be used in conjunction with street sweeping on adjacent public right-of-way.</li> <li>Must be situated such that waste water does not run off site.</li> </ul> </div> <div> <p><b>MAINTENANCE:</b></p> <ul style="list-style-type: none"> <li>Inspect daily for loss of gravel or sediment buildup.</li> <li>Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.</li> <li>Repair entrance and replace gravel as required to maintain control in good working condition.</li> <li>Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.</li> </ul> </div> <div> <p>Adapted from Salt Lake County BMP Fact Sheet</p> </div> <div> <p><b>TARGETED POLLUTANTS</b></p> <ul style="list-style-type: none"> <li>Sediment</li> <li>Nutrients</li> <li>Toxic Materials</li> <li>Oil &amp; Grease</li> <li>Floatable Materials</li> <li>Other Waste</li> </ul> </div> <div> <p><b>IMPLEMENTATION REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>Capital Costs</li> <li>O&amp;M Costs</li> <li>Maintenance</li> <li>Training</li> </ul> </div> <div> <p>High Medium Low</p> </div> |
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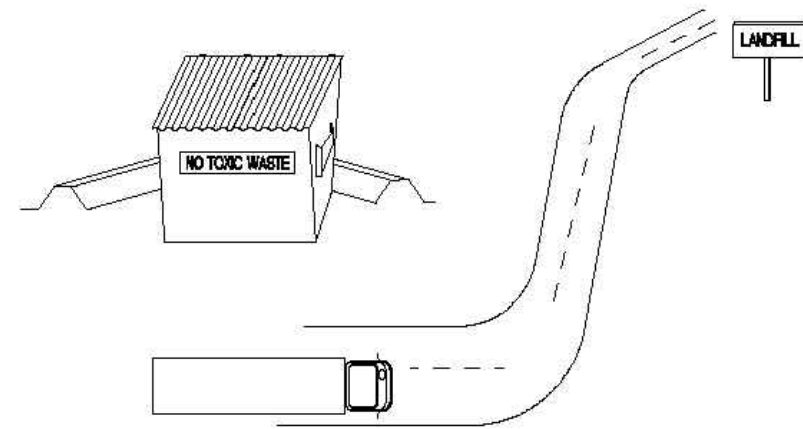
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <div>BMP: Silt Fence<div>SF</div></div> <div>  </div> <div> <p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"> <li>Housekeeping Practices</li> <li>Contain Waste</li> <li>Minimize Disturbed Areas</li> <li>Stabilize Disturbed Areas</li> <li>Protect Slopes/Channels</li> <li>Control Site Perimeter</li> <li>Control Internal Erosion</li> </ul> </div> <div> <p><b>DESCRIPTION:</b></p> <p>A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.</p> </div> <div> <p><b>APPLICATION:</b></p> <ul style="list-style-type: none"> <li>Perimeter control; place barrier at downgradient limits of disturbance</li> <li>Sediment barrier; place barrier at toe of slope or soil stockpile</li> <li>Protection of existing waterways; place barrier near top of stream bank</li> <li>Inlet protection; place fence surrounding catchbasins</li> </ul> </div> <div> <p><b>INSTALLATION/APPLICATION CRITERIA:</b></p> <ul style="list-style-type: none"> <li>Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.</li> <li>Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.</li> <li>Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.</li> <li>Backfill trench over filter fabric to anchor.</li> </ul> </div> <div> <p><b>LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Recommended maximum drainage area of 0.5 acre per 100 feet of fence</li> <li>Recommended maximum upgradient slope length of 150 feet</li> <li>Recommended maximum uphill grade of 2:1 (50%)</li> <li>Recommended maximum flow rate of 0.5 cfs</li> <li>Fencing should not be allowed behind fence</li> </ul> </div> <div> <p><b>MAINTENANCE:</b></p> <ul style="list-style-type: none"> <li>Inspect immediately after any rainfall and at least daily during prolonged rainfall.</li> <li>Look for runoff bypassing ends of barriers or undercutting barriers.</li> <li>Repair or replace damaged areas of the barrier and remove accumulated sediment.</li> <li>Re-anchor fence as necessary to prevent shortcutting.</li> <li>Remove accumulated sediment when it reaches ¾ the height of the fence.</li> </ul> </div> <div> <p>Adapted from Salt Lake County BMP Fact Sheet</p> </div> <div> <p><b>TARGETED POLLUTANTS</b></p> <ul style="list-style-type: none"> <li>Sediment</li> <li>Nutrients</li> <li>Toxic Materials</li> <li>Oil &amp; Grease</li> <li>Floatable Materials</li> <li>Other Waste</li> </ul> </div> <div> <p><b>IMPLEMENTATION REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>Capital Costs</li> <li>O&amp;M Costs</li> <li>Maintenance</li> <li>Training</li> </ul> </div> <div> <p>High Medium Low</p> </div> |
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------|------------------------|-------------------|
| Developer: Jean & Julie Shoesee<br>191 South 500 East, American Fork, UT 84003<br>801-360-9351                                                                                                       |  | <div>GROVE CREEK PLAZA</div> <div>AMERICAN FORK358 N 1100 EUTAH</div> |                        |                   |
| <div>EXCEL ENGINEERING</div> <div>David W. Peterson, P.E., License #270393</div> <div>12 West 100 North, Suite 201, American Fork, UT 84003</div> <div>P: (801) 756-4504; david@excelcivil.com</div> |  | Drawn by:<br>G.J.Y.                                                   | <div>BMP DETAILS</div> | Scale:<br>NTS     |
|                                                                                                                                                                                                      |  | Designed by:<br>G.J.Y.                                                |                        | Date:<br>07/31/19 |
|                                                                                                                                                                                                      |  | Checked by:<br>D.W.P.                                                 |                        | C8                |

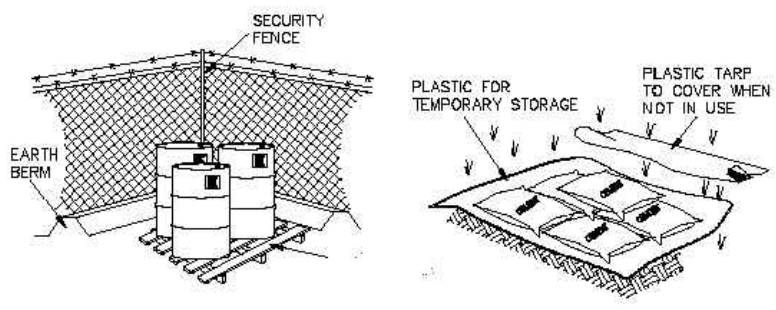
| BMP: Concrete Waste Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CWM |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <div>OBJECTIVES</div> <div><input type="checkbox"/> Housekeeping Practices</div> <div><input checked="" type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div> |     |
| <div>DESCRIPTION:</div> <div>Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |
| <div>APPLICATIONS:</div> <div>This technique is applicable to all types of sites.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |
| <div>INSTALLATION/APPLICATION CRITERIA:</div> <div><div>► Store dry and wet materials under cover, away from drainage areas.</div><div>► Avoid mixing excess amounts of fresh concrete or cement on-site.</div><div>► Perform washout of concrete trucks off-site or in designated areas only.</div><div>► Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.</div><div>► Do not allow excess concrete to be dumped on-site, except in designated areas.</div><div>► When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.)</div><div>► Train employees and subcontractors in proper concrete waste management.</div></div> | Adapted from Salt Lake County BMP Fact Sheet                                                                                                                                                                                                                                                                                                                                                                                                                 |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <div>TARGETED POLLUTANTS</div> <div><input type="checkbox"/> Sediment</div> <div><input type="checkbox"/> Nutrients</div> <div><input type="checkbox"/> Toxic Materials</div> <div><input type="checkbox"/> Oil &amp; Grease</div> <div><input type="checkbox"/> Floatable Materials</div> <div><input checked="" type="checkbox"/> Other Waste</div>                                                                                                        |     |
| <div>LIMITATIONS:</div> <div><div>► Off-site washout of concrete wastes may not always be possible.</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <div><input checked="" type="checkbox"/> High Impact</div> <div><input checked="" type="checkbox"/> Medium Impact</div> <div><input type="checkbox"/> Low or Unknown Impact</div>                                                                                                                                                                                                                                                                            |     |
| <div>MAINTENANCE:</div> <div><div>► Inspect subcontractors to ensure that concrete wastes are being properly managed.</div><div>► If using a temporary pit, dispose hardened concrete on a regular basis.</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <div>IMPLEMENTATION REQUIREMENTS</div> <div><input type="checkbox"/> Capital Costs</div> <div><input type="checkbox"/> O&amp;M Costs</div> <div><input checked="" type="checkbox"/> Maintenance</div> <div><input checked="" type="checkbox"/> Training</div>                                                                                                                                                                                                |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>                                                                                                                                                                                                                                                                                                                                  |     |

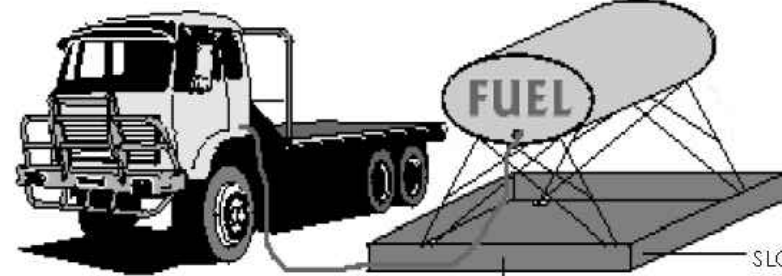
| BMP: BMP Inspection and Maintenance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | BMPIM |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <div>APPLICATIONS</div> <div><input type="checkbox"/> Manufacturing</div> <div><input checked="" type="checkbox"/> Material Handling</div> <div><input checked="" type="checkbox"/> Vehicle Maintenance</div> <div><input type="checkbox"/> Construction</div> <div><input type="checkbox"/> Commercial Activities</div> <div><input type="checkbox"/> Roadways</div> <div><input checked="" type="checkbox"/> Waste Containment</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |
| <div>DESCRIPTION:</div> <p>Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.</p> <div>APPROACH:</div> <p>Regular maintenance of all structural BMP's is necessary to ensure their proper functionality.</p> <ul style="list-style-type: none"><li>➤ Annual Inspections.</li><li>➤ Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading.</li><li>➤ Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall.</li><li>➤ Keep accurate logs of what structures were maintained and when they were maintained.</li><li>➤ Record the amount of waste collected.</li></ul> <div>LIMITATIONS:</div> <ul style="list-style-type: none"><li>➤ Availability of trained staff</li></ul> | <div>TARGETED POLLUTANTS</div> <div><input checked="" type="checkbox"/> Sediment</div> <div><input checked="" type="checkbox"/> Nutrients</div> <div><input checked="" type="checkbox"/> Heavy Metals</div> <div><input checked="" type="checkbox"/> Toxic Materials</div> <div><input type="checkbox"/> Oxygen Demanding Substances</div> <div><input checked="" type="checkbox"/> Oil &amp; Grease</div> <div><input checked="" type="checkbox"/> Floatable Materials</div> <div><input checked="" type="checkbox"/> Bacteria &amp; Viruses</div> <div><input checked="" type="checkbox"/> High Impact</div> <div><input checked="" type="checkbox"/> Medium Impact</div> <div><input type="checkbox"/> Low or Unknown Impact</div> <div>IMPLEMENTATION REQUIREMENTS</div> <div><input checked="" type="checkbox"/> Capital Costs</div> <div><input checked="" type="checkbox"/> O&amp;M Costs</div> <div><input checked="" type="checkbox"/> Maintenance</div> <div><input checked="" type="checkbox"/> Staffing</div> <div><input type="checkbox"/> Training</div> <div><input type="checkbox"/> Administrative</div> <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div> |       |

| BMP: Vehicle And Equipment Cleaning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | VEC |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <div>OBJECTIVES</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div> <div><input type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input checked="" type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div>                                                                                                              |     |
| <div>DESCRIPTION:</div> <p>Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.</p> <div>INSTALLATION/APPLICATION:</div> <p>Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.</p> <p>If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.</p> <p>Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.</p> <div>LIMITATIONS:</div> <p>Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.</p> <p>Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.</p> <div>MAINTENANCE:</div> <p>Minimal, some berm repair may be necessary.</p> | <div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><input type="checkbox"/> Sediment</div> <div><input type="checkbox"/> Nutrients</div> <div><input type="checkbox"/> Toxic Materials</div> <div><input type="checkbox"/> Oil &amp; Grease</div> <div><input type="checkbox"/> Floatable Materials</div> <div><input type="checkbox"/> Other Waste</div> <div><input checked="" type="checkbox"/> High Impact</div> <div><input checked="" type="checkbox"/> Medium Impact</div> <div><input type="checkbox"/> Low or Unknown Impact</div> |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <div>IMPLEMENTATION REQUIREMENTS</div> <div><input checked="" type="checkbox"/> Capital Costs</div> <div><input type="checkbox"/> O&amp;M Costs</div> <div><input checked="" type="checkbox"/> Maintenance</div> <div><input type="checkbox"/> Training</div> <div><input checked="" type="checkbox"/> High    <input checked="" type="checkbox"/> Medium    <input type="checkbox"/> Low</div>                                                                                                                                                                                      |     |

| BMP: Waste Disposal                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | WD |
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|  | <div>OBJECTIVES</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div> <div><input checked="" type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div> |    |

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| <div>DESCRIPTION:</div> <p>Controlled storage and disposal of solid waste generated by construction activities.</p> <div>APPLICATION:</div> <p>All construction sites.</p> <div>INSTALLATION:</div> <ul style="list-style-type: none"><li>➤ Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.</li><li>➤ Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.</li><li>➤ Use water tight containers with covers to remain closed when not in use.. Provide separate containers for different waste types where appropriate and label clearly.</li><li>➤ Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g., all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).</li><li>➤ Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.</li></ul> <div>LIMITATIONS:</div> <ul style="list-style-type: none"><li>➤ On-site personnel are responsible for correct disposal of waste.</li></ul> <div>MAINTENANCE:</div> <ul style="list-style-type: none"><li>➤ Discuss waste management procedures at progress meetings.</li><li>➤ Collect site trash daily and deposit in covered containers at designated collection areas.</li><li>➤ Check containers for leakage or inadequate covers and replace as needed.</li><li>➤ Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).</li><li>➤ During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).</li></ul> | <div>Adapted from Salt Lake City BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><input type="checkbox"/> Sediment</div> <div><input type="checkbox"/> Nutrients</div> <div><input checked="" type="checkbox"/> Toxic Materials</div> <div><input type="checkbox"/> Oil &amp; Grease</div> <div><input type="checkbox"/> Floatable Materials</div> <div><input checked="" type="checkbox"/> Other Waste</div> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <div>High Impact</div> <div><input checked="" type="checkbox"/> Medium Impact</div> <div><input type="checkbox"/> Low or Unknown Impact</div>                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <div>IMPLEMENTATION REQUIREMENTS</div> <div><input checked="" type="checkbox"/> Capital Costs</div> <div><input checked="" type="checkbox"/> O&amp;M Costs</div> <div><input checked="" type="checkbox"/> Maintenance</div> <div><input checked="" type="checkbox"/> Training</div>                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <div>High</div> <div><input checked="" type="checkbox"/> Medium</div> <div><input type="checkbox"/> Low</div>                                                                                                                                                                                                                                                                                                          |

| BMP: Materials Storage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | MS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <div><p>► CONTROLLED STORAGE LOCATION<br/>► BERMED PERIMETER IMPOUNDMENT<br/>► STORAGE OFF GROUND<br/>► COVER WHEN NOT IN USE</p></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <div>OBJECTIVES</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div> <div><input checked="" type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div> |    |
| <div>DESCRIPTION:</div> <div>Controlled storage of on-site materials.</div> <div>ADDITIONAL INFORMATION:</div> <div>Adapted from Salt Lake City BMP Fact Sheet</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |    |
| <div>APPLICATION:</div> <div><ul style="list-style-type: none"><li>► Storage of hazardous, toxic, and all chemical substances.</li><li>► Any construction site with outside storage of materials.</li></ul></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |    |
| <div>INSTALLATION/APPLICATION CRITERIA:</div> <div><ul style="list-style-type: none"><li>► Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.</li><li>► Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.</li><li>► Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.</li><li>► For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.</li></ul></div> | <div>TARGETED POLLUTANTS</div> <div><input type="checkbox"/> Sediment</div> <div><input type="checkbox"/> Nutrients</div> <div><input checked="" type="checkbox"/> Toxic Materials</div> <div><input type="checkbox"/> Oil &amp; Grease</div> <div><input type="checkbox"/> Floatable Materials</div> <div><input checked="" type="checkbox"/> Other Waste</div>                                                                                                        |    |
| <div>LIMITATIONS:</div> <div><ul style="list-style-type: none"><li>► Does not prevent contamination due to mishandling of products.</li><li>► Spill Prevention and Response Plan still required.</li><li>► Only effective if materials are actively stored in controlled location.</li></ul></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <div><input checked="" type="checkbox"/> High Impact</div> <div><input checked="" type="checkbox"/> Medium Impact</div> <div><input type="checkbox"/> Low or Unknown Impact</div>                                                                                                                                                                                                                                                                                       |    |
| <div>MAINTENANCE:</div> <div><ul style="list-style-type: none"><li>► Inspect daily and repair any damage to perimeter impoundment or security fencing.</li><li>► Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.</li></ul></div>                                                                                                                                                                                                                                                                                                                                                                                               | <div>IMPLEMENTATION REQUIREMENTS</div> <div><input checked="" type="checkbox"/> Capital Costs</div> <div><input checked="" type="checkbox"/> O&amp;M Costs</div> <div><input checked="" type="checkbox"/> Maintenance</div> <div><input checked="" type="checkbox"/> Training</div>                                                                                                                                                                                     |    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <div><input checked="" type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low</div>                                                                                                                                                                                                                                                                                                                                             |    |

| BMP: Vehicle And Equipment Fueling                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                              | VEF |
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|  | <div>OBJECTIVES</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div> <div><input type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div> |     |

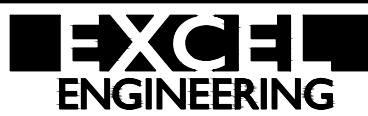
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| <p><b>DESCRIPTION:</b></p> <p>Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.</p> <p><b>INSTALLATION/APPLICATION:</b></p> <ul style="list-style-type: none"><li>▶ Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area on your site.</li><li>▶ If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runoff of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.</li><li>▶ Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.</li><li>▶ Carry out all Federal and State requirements regarding stationary above ground storage tanks. (40 CFR Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.</li></ul> <p><b>LIMITATIONS:</b></p> <p>Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.</p> <p><b>MAINTENANCE:</b></p> <ul style="list-style-type: none"><li>▶ Keep ample supplies of spill cleanup materials on-site.</li><li>▶ Inspect fueling areas and storage tanks on a regular schedule.</li></ul> | <p>Adapted from Salt Lake County BMP Fact Sheet</p> <p><b>TARGETED POLLUTANTS</b></p> <div><input type="checkbox"/> Sediment</div> <div><input type="checkbox"/> Nutrients</div> <div><input type="checkbox"/> Toxic Materials</div> <div><input type="checkbox"/> Oil &amp; Grease</div> <div><input type="checkbox"/> Flammable Materials</div> <div><input type="checkbox"/> Other Waste</div> <div><input checked="" type="checkbox"/> High Impact</div> <div><input checked="" type="checkbox"/> Medium Impact</div> <div><input type="checkbox"/> Low or Unknown Impact</div> |
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|  | <p><b>IMPLEMENTATION REQUIREMENTS</b></p> <div><input checked="" type="checkbox"/> Capital Costs</div> <div><input type="checkbox"/> O&amp;M Costs</div> <div><input checked="" type="checkbox"/> Maintenance</div> <div><input checked="" type="checkbox"/> Training</div> <div><input checked="" type="checkbox"/> High</div> <div><input checked="" type="checkbox"/> Medium</div> <div><input type="checkbox"/> Low</div> |
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| BMP: Spill Clean-Up                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | SCU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | <div>OBJECTIVES</div> <div><input checked="" type="checkbox"/> Housekeeping Practices</div> <div><input checked="" type="checkbox"/> Contain Waste</div> <div><input type="checkbox"/> Minimize Disturbed Areas</div> <div><input type="checkbox"/> Stabilize Disturbed Areas</div> <div><input type="checkbox"/> Protect Slopes/Channels</div> <div><input type="checkbox"/> Control Site Perimeter</div> <div><input type="checkbox"/> Control Internal Erosion</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <div>DESCRIPTION:</div> <p>practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.</p> <div>APPLICATION:</div> <p>All sites</p> <div>GENERAL:</div> <p>Store controlled materials within a storage area.<br/>Educate personnel on prevention and clean-up techniques.<br/>Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.<br/>Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.</p> <div>METHODS:</div> <p>Clean-up spills/leaks immediately and remediate cause.<br/>Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.<br/>Use rags or absorbent material for clean-up. Excavate contaminated soils.<br/>Dispose of clean-up material and soil as hazardous waste.<br/>Document all spills with date, location, substance, volume, actions taken and other pertinent data.<br/>Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.</p> |  | <div>Adapted from Salt Lake County BMP Fact Sheet</div> <div>TARGETED POLLUTANTS</div> <div><input type="checkbox"/> Sediment</div> <div><input type="checkbox"/> Nutrients</div> <div><input checked="" type="checkbox"/> Toxic Materials</div> <div><input checked="" type="checkbox"/> Oil &amp; Grease</div> <div><input type="checkbox"/> Floatable Materials</div> <div><input type="checkbox"/> Other Waste</div> <div><input checked="" type="checkbox"/> High Impact</div> <div><input type="checkbox"/> Medium Impact</div> <div><input type="checkbox"/> Low or Unknown Impact</div> <div>IMPLEMENTATION REQUIREMENTS</div> <div><input checked="" type="checkbox"/> Capital Costs</div> <div><input type="checkbox"/> O&amp;M Costs</div> <div><input type="checkbox"/> Maintenance</div> <div><input checked="" type="checkbox"/> Training</div> <div><input checked="" type="checkbox"/> High    <input type="checkbox"/> Medium    <input type="checkbox"/> Low</div> |

Developer: Jean & Julie Shossee

191 South 500 East, American Fork, UT 84003  
801-360-9351



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

GROVE CREEK PLAZA

AMERICAN FORK

358 N 1100 E

UTAH

Drawn by:

G.J.Y.

Designed by:

G.J.Y.

Checked by:

D.W.P.

Scale:

NTS

Date:

07/31/19

C9

BMP DETAILS

GENERAL NOTES

1. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.

2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.

3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.

4. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.

5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as \_ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7. The Contractor shall restrict construction activity to public right\_of\_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.

9. Non\_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross\_sections that existed before construction.

11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.

13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.

14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.

15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.

16. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.

17. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.

18. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.

19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.

20. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.

21. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.

22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.

23. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.

24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.

25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition

26. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.

27. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

UTILITIES

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

| COMPANY            | CONTACT       | PHONE                              |
|--------------------|---------------|------------------------------------|
| CENTURYLINK        | – TELEPHONE   | Ryan Allred (385) 223 0084         |
| ROCKY MTN. POWER   | – POWER       | Teria Walker (801) 756 1310        |
| COMCAST            | – CABLE       | Elysia Valdez (801) 401 3017       |
| QUESTAR GAS        | – GAS         | Wendy Edwards (801) 853 8513       |
| AMERICAN FORK CITY | – WATER       | Jay Brems (801) 763 3060           |
| AMERICAN FORK CITY | – SEWER       | Ashton Hardy (801) 763 3060        |
| AMERICAN FORK CITY | – STORM       | Ashton Hardy (801) 763 3060        |
| AMERICAN FORK CITY | – SWPPP       | Harlan Nielsen (801) 763 3060      |
| AMERICAN FORK CITY | – P.I.        | Jay Brems (801) 763 3060           |
| AMERICAN FORK CITY | – PLANNING    | Adam Olsen (801) 763 3000          |
| AMERICAN FORK CITY | – ENGINEERING | Scott Sensenbaugher (801) 763 3060 |
| FIRE MARSHALL      | – FIRE DEPT   | Mat Sacco (801) 7633040            |
| FIRE & RESCUE      |               | 911                                |

2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800–662–4111) at least 2 working days before start of construction.

3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.

5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.

2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.

3. At all other hours the Contractor shall maintain minimum one \_ lane two – way traffic. Traffic circulation must be supervised by a Certified Flagger.

4. Steady \_ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.

5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.

6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.

7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.

2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.

3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.

4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.

5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.

6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.

9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.

2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.

3. Only fire hydrants conforming to City of American Fork standards will be approved for use.

4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.

5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C\_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).

6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.

7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.

8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.

9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.

10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.

11. All water main stationing shall be based on street centerline stationing.

12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.

13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.

14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.

2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.

3. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.

4. All manhole lids shall be provided with continuous self\_sealing gaskets.

5. The approved construction drawings shall show where bolt\_down lids are required.

6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.

7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.

7. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.

8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.

10. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.

11. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.

12. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.

14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro seeded and hydro \_ mulched according to the City of American Fork Standard Specifications.

2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.

4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.

6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.

7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.

2. All signing must be done following MUTCD Manual recommendations, current edition.

3. Only sand-blasting is allowed for removal of existing striping.

4. Contractor is responsible for removal of conflicting existing striping.

5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.

2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.

3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.

4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

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

PRESSURIZED IRRIGATION LINE

1. All Pressurized irrigation line materials shall be provided and installed according to current specifications of the City of American Fork, PI Department.

2. All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be C900 PVC purple pipe.

3. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. The Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the lines have been pressure tested addressed to the City of American Fork, PI Department.

4. The Contractor shall notify the City of American Fork, PI Department at (801) 404–6129 Jay Brems at least 24 hours before tapping into existing water lines.

5. All pressurized irrigation line stationing shall be based on street centerline stationing.

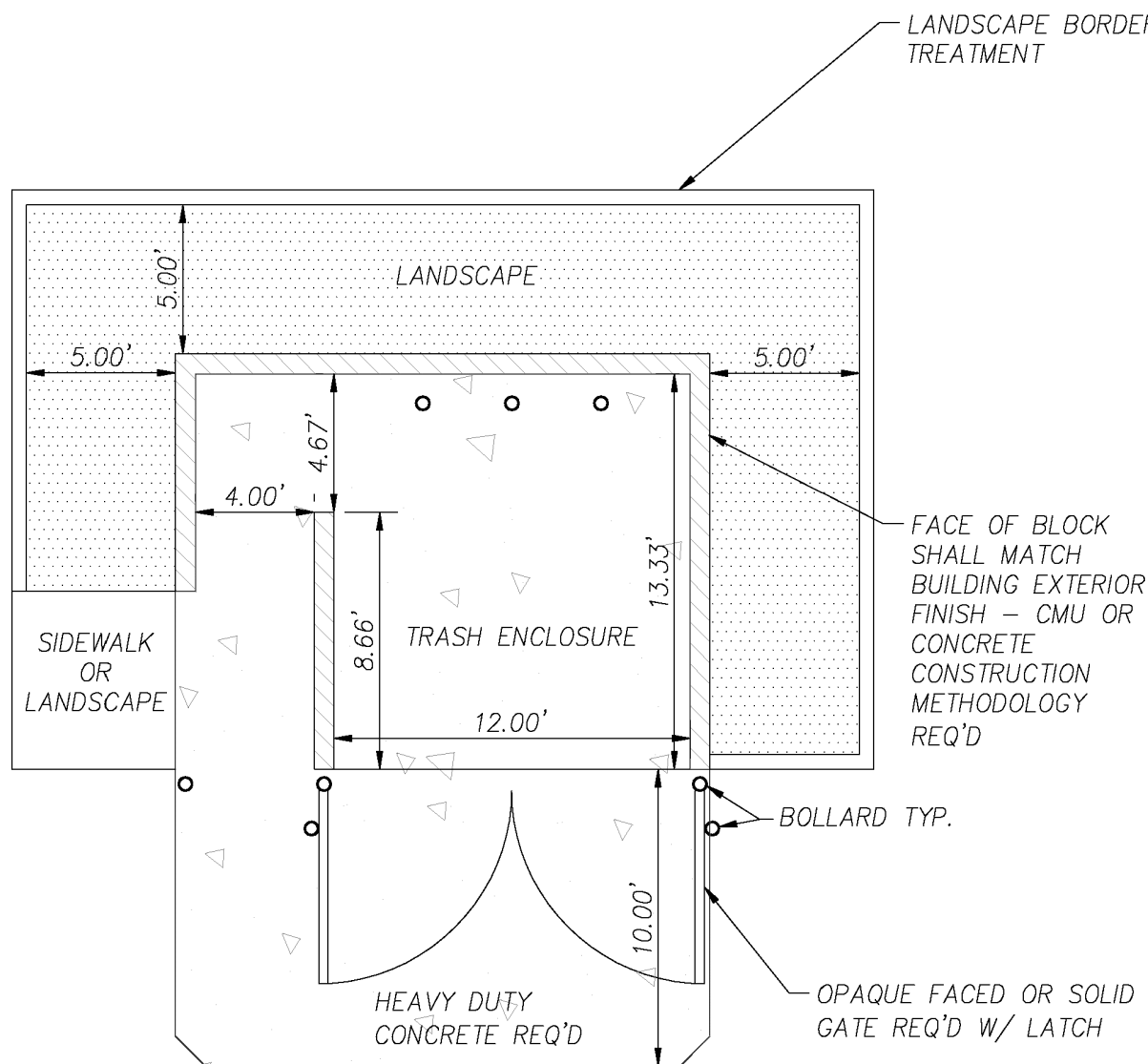
6. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.

7. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of pressurized irrigation service. Interruption of pressurized irrigation service shall be minimized and must be approved by the City Engineer.

8. All water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of pressurized irrigation line. Pressurized irrigation lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

| REVISIONS |      |             | Developer: Jean & Julie Shoses<br>191 South 500 East, American Fork, UT 84003<br>801-360-9351                                                                                                                                        | GROVE CREEK PLAZA               |                                              |                   |
|-----------|------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------|-------------------|
| Rev.      | Date | Description |                                                                                                                                                                                                                                      | AMERICAN FORK 358 N 1100 E UTAH |                                              |                   |
|           |      |             | <br>David W. Peterson, P.E., License #270393<br>12 West 100 North, Suite 201, American Fork, UT 84003<br>P: (801) 756-4504; david@excecivil.com | Drawn by:<br>G.J.Y.             | AMERICAN FORK STANDARD<br>CONSTRUCTION NOTES | Scale:<br>NTS     |
|           |      |             |                                                                                                                                                                                                                                      | Designed by:<br>G.J.Y.          |                                              | Date:<br>07/31/19 |
|           |      |             |                                                                                                                                                                                                                                      | Checked by:<br>D.W.P.           |                                              | C10               |
|           |      |             |                                                                                                                                                                                                                                      |                                 |                                              |                   |
|           |      |             |                                                                                                                                                                                                                                      |                                 |                                              |                   |
|           |      |             |                                                                                                                                                                                                                                      |                                 |                                              |                   |

**CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE  
STANDARD 17.5.121.B**

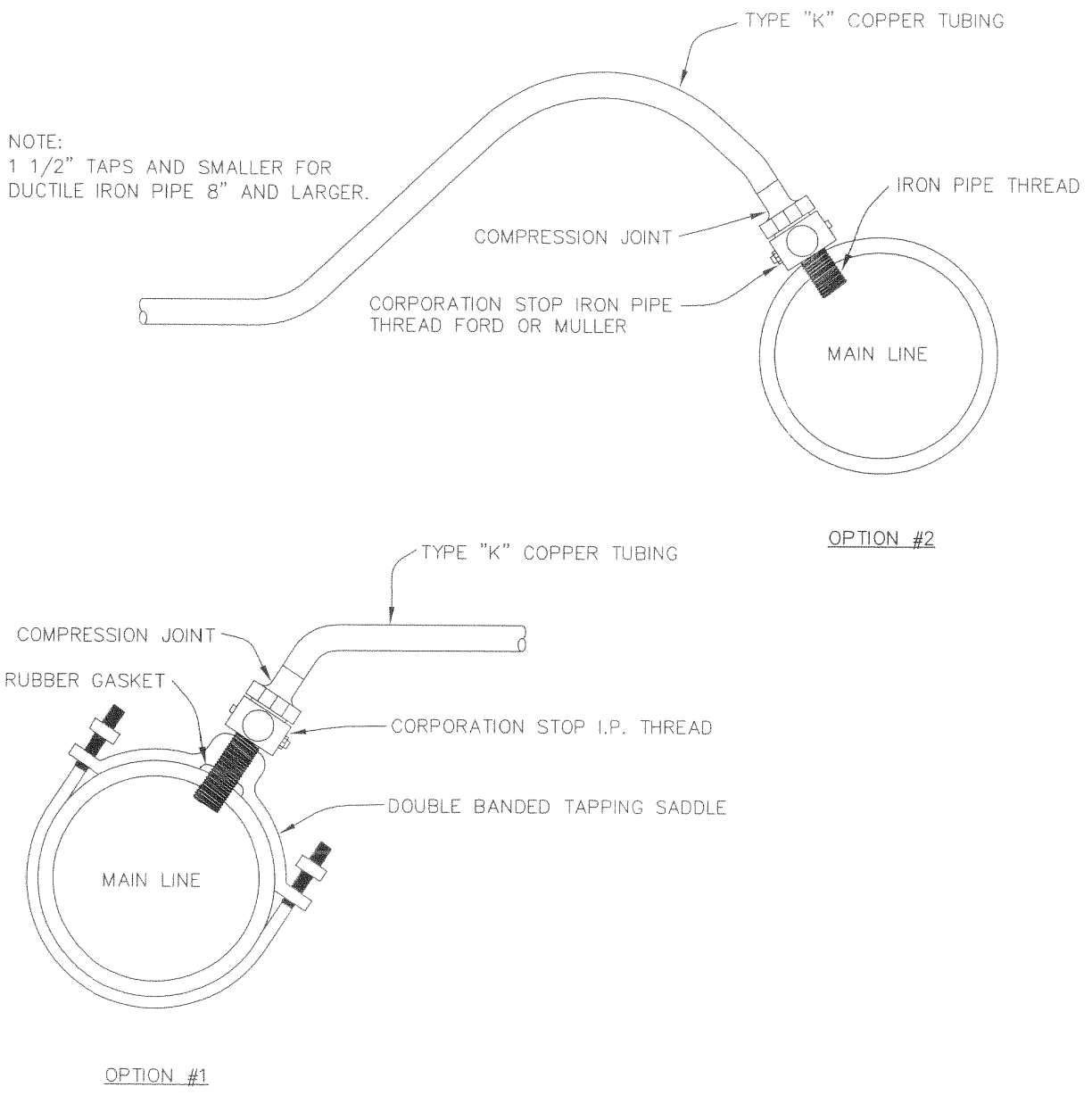


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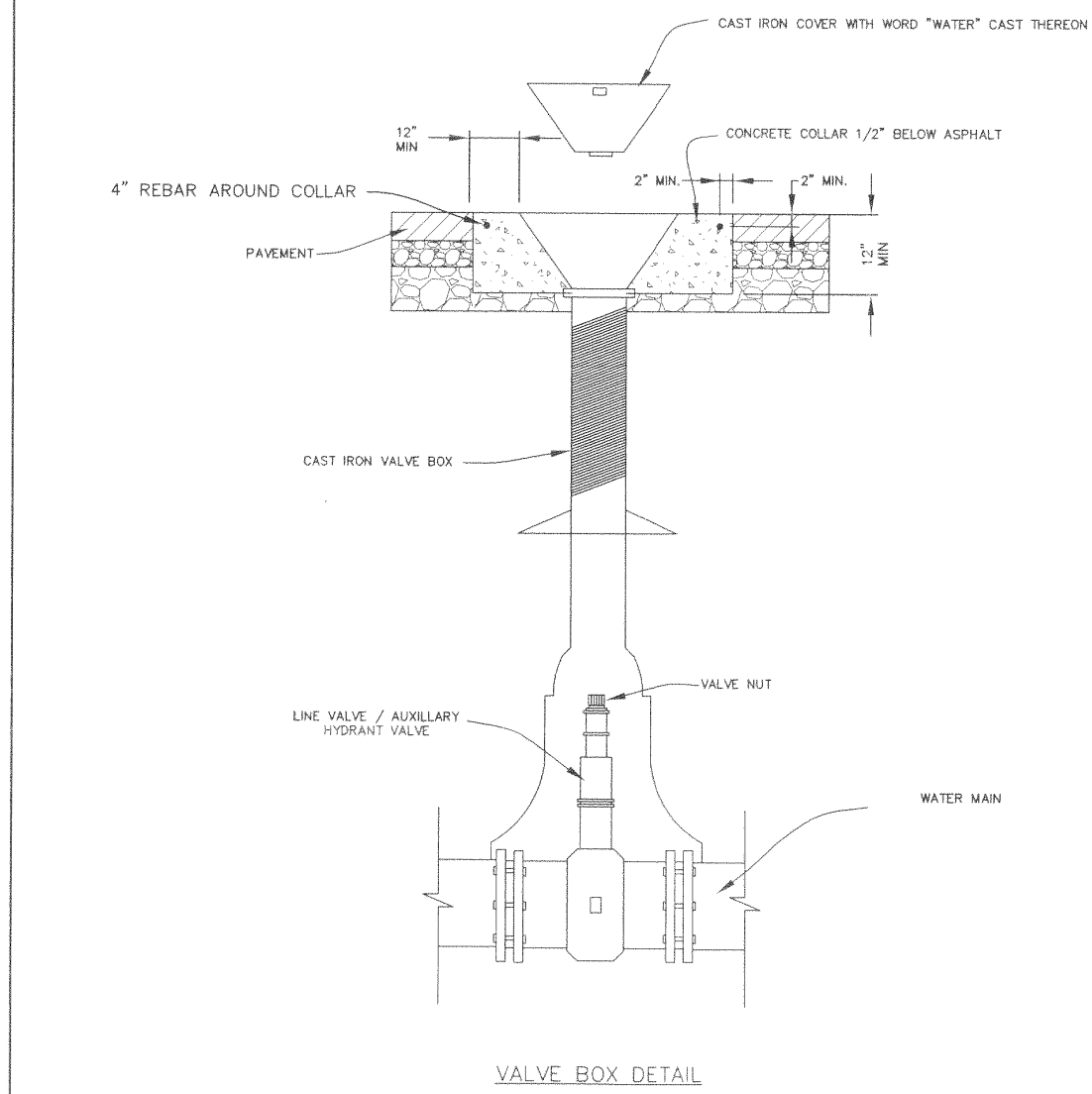
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE.
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
4. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
5. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
6. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE OF THE CURB SIDE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.



T: \\LD-PROJECT-AF-CITY-STANDARDS\DUMPSTER.DWG  
DATE: NOV. 18, 2010

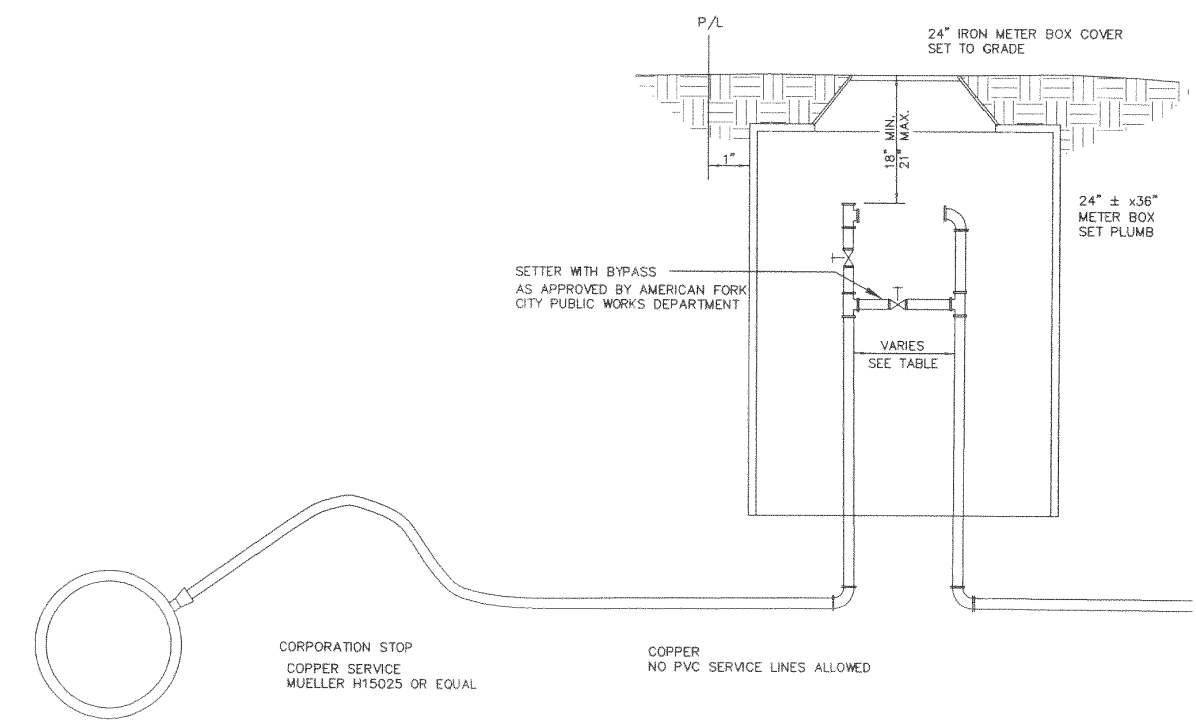


|                 |                                                                                                                                                        |                       |                     |                       |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|-----------------------|
| DRAWN: JRP      |  <b>Northern</b><br>ENGINEERING & PLANNING<br>CONSTRUCTION MANAGEMENT | AMERICAN FORK<br>CITY | STANDARD DETAIL FOR | DRAWING NO.           |
| REVISED:        |                                                                                                                                                        |                       |                     |                       |
| DATE: JULY 2002 |                                                                                                                                                        |                       |                     | TYPICAL WATERMAN TAPS |
| SCALE: VARIOUS  | 1065 E. 800 N.<br>OREM, UTAH 84057<br>(505) 822-8392                                                                                                   |                       |                     |                       |

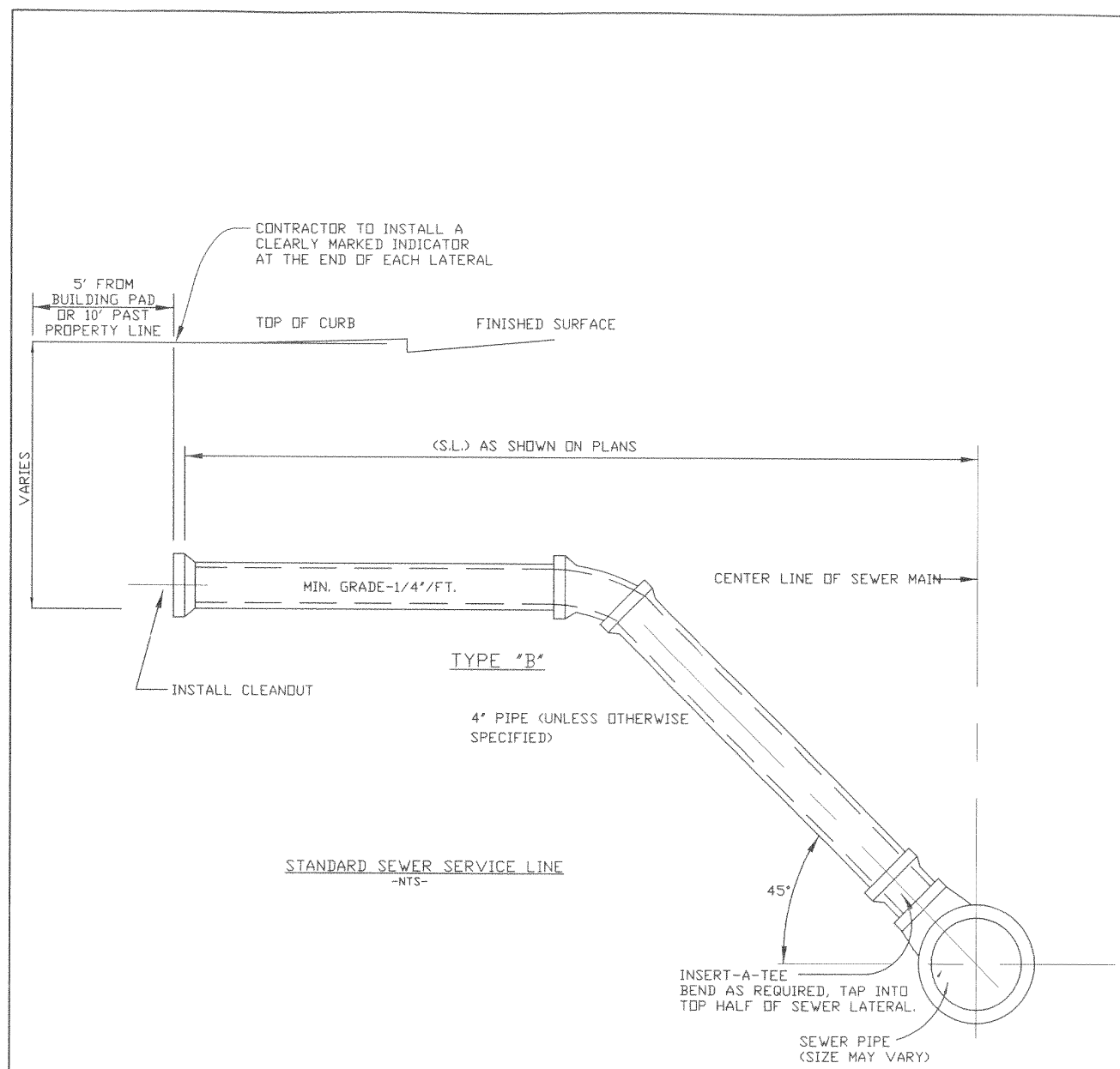


|          |           |                                                                                                                                                               |                       |                     |             |
|----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|-------------|
| DESIGN:  | JRP       |  <b>Northern</b><br>ENGINEERING & LAND PLANNING<br>CONSTRUCTION MANAGEMENT | AMERICAN FORK<br>CITY | STANDARD DETAIL FOR | DRAWING NO. |
| REVISED: |           |                                                                                                                                                               |                       |                     |             |
| DATE:    | JULY 2002 |                                                                                                                                                               |                       | VALVE BOX DETAIL    | 15.4        |
| SCALE:   | VARIES    |                                                                                                                                                               |                       |                     |             |

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

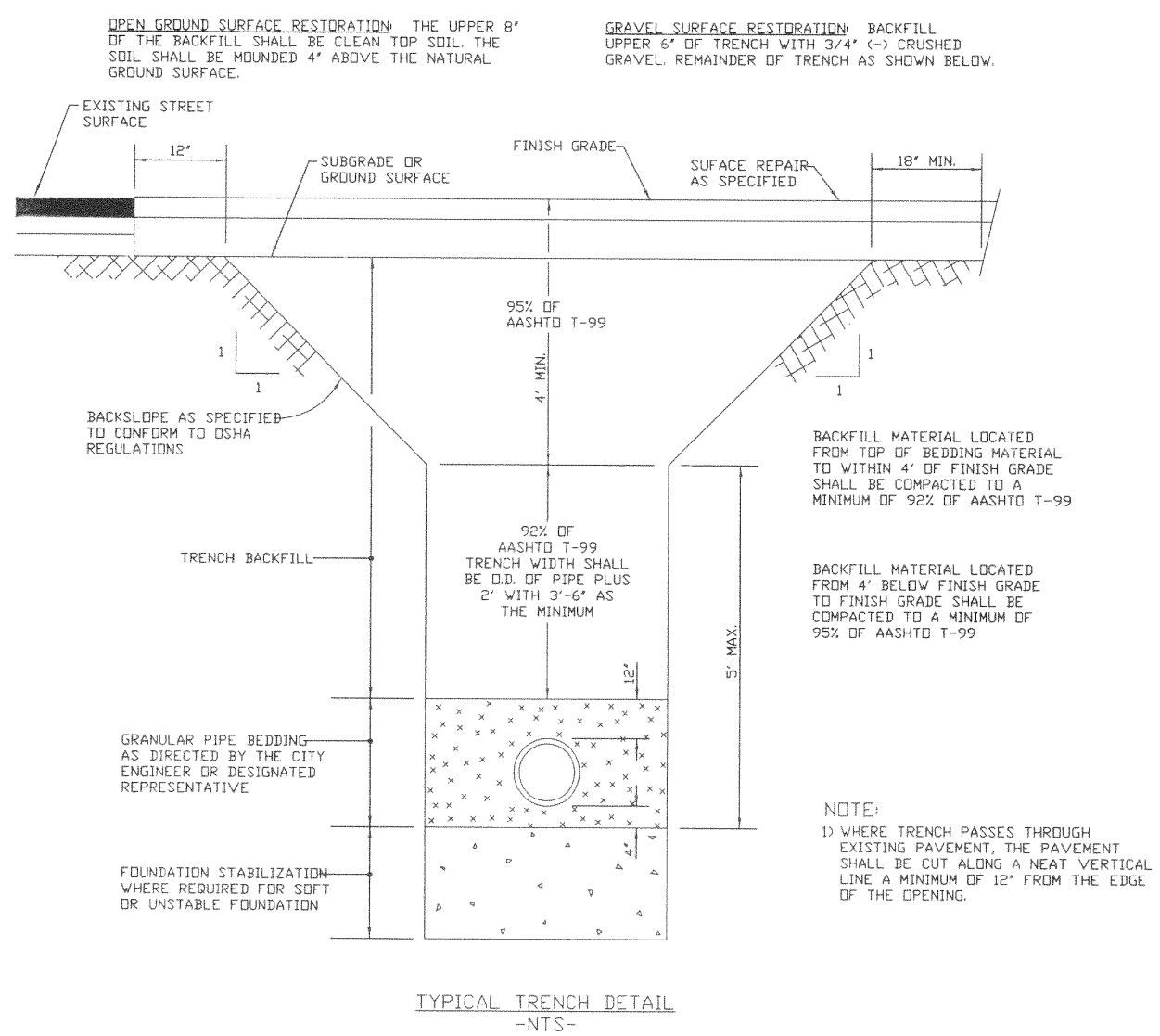


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|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------|-------------|
| DRAWN: JRP     |  <b>Northern</b><br>ENGINEERING & PLANNING<br>-CONSTRUCTION MANAGEMENT-<br>1040 E. 800 N.<br>OREM, UT 84057<br>(801) 802-8992 | <b>AMERICAN FORK</b><br><b>CITY</b> | STANDARD DETAIL FOR                  | DRAWING NO. |
| REVISED:       |                                                                                                                                                                                                                  |                                     | CULINARY WATER<br>SERVICE CONNECTION | 15.5        |
| DATE: MAY 2002 |                                                                                                                                                                                                                  |                                     |                                      |             |
| SCALE: VARIES  |                                                                                                                                                                                                                  |                                     |                                      |             |



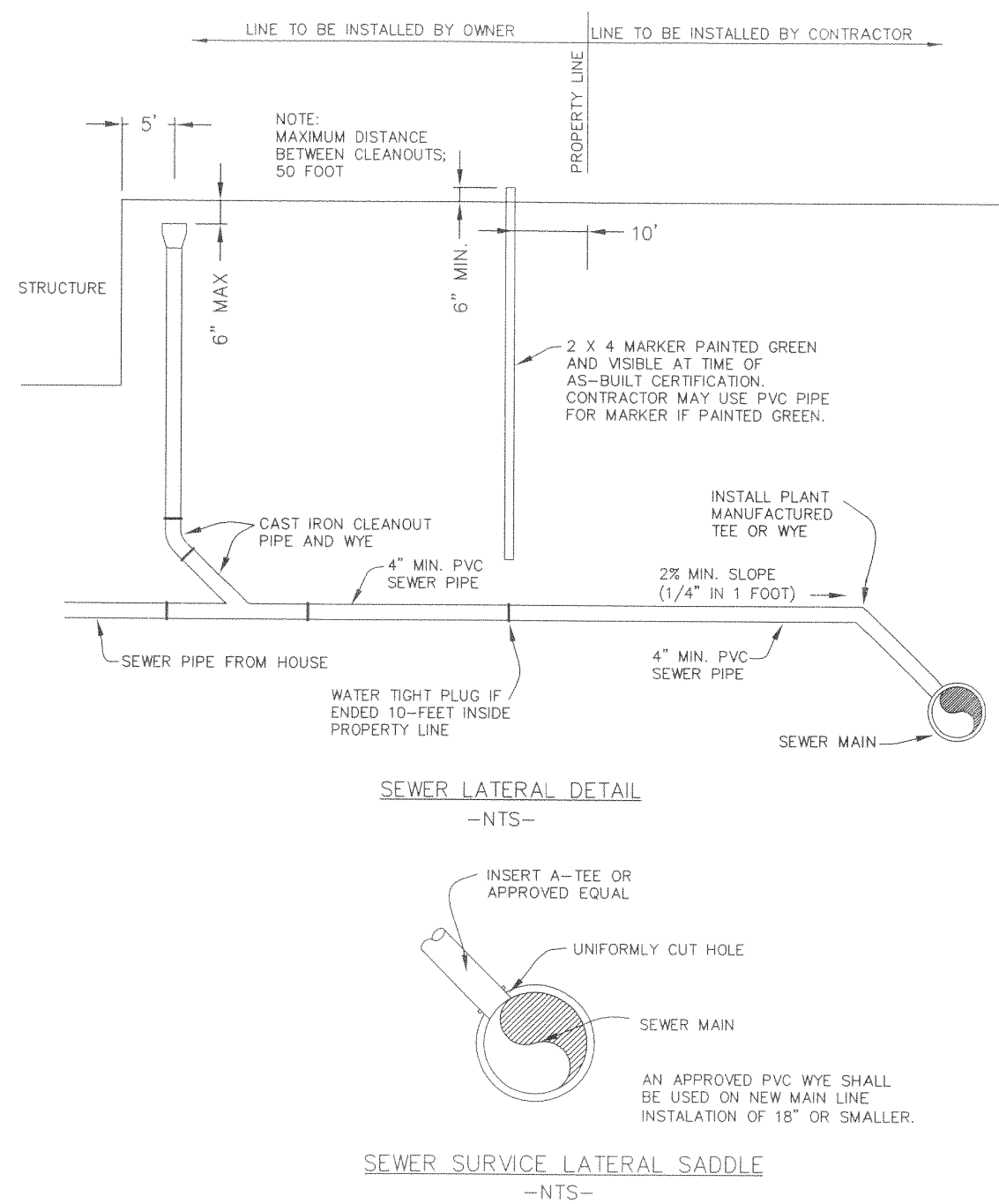
NOTE:  
ALSO SEE DRAWING NO. 15.23

|                                                            |                                                                                                                                                                                                                  |                                                           |                          |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIOUS |  <b>Northern</b><br>ENGINEERING AND PLANNING<br>(CONSTRUCTION MANAGER)<br>1040 E. 850 N.<br>2634 UTAH #4057<br>(801) 802-1992 | STANDARD DETAIL FOR<br><br>STANDARD SEWER<br>SERVICE LINE | DRAWING NO.<br><br>15.19 |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------|



NOTE:  
1) WHERE TRENCH PASSES THROUGH  
EXISTING PAVEMENT, THE PAVEMENT  
SHALL BE CUT ALONG A NEAT VERTICAL  
LINE A MINIMUM OF 12" FROM THE EDGE  
OF THE OPENING.

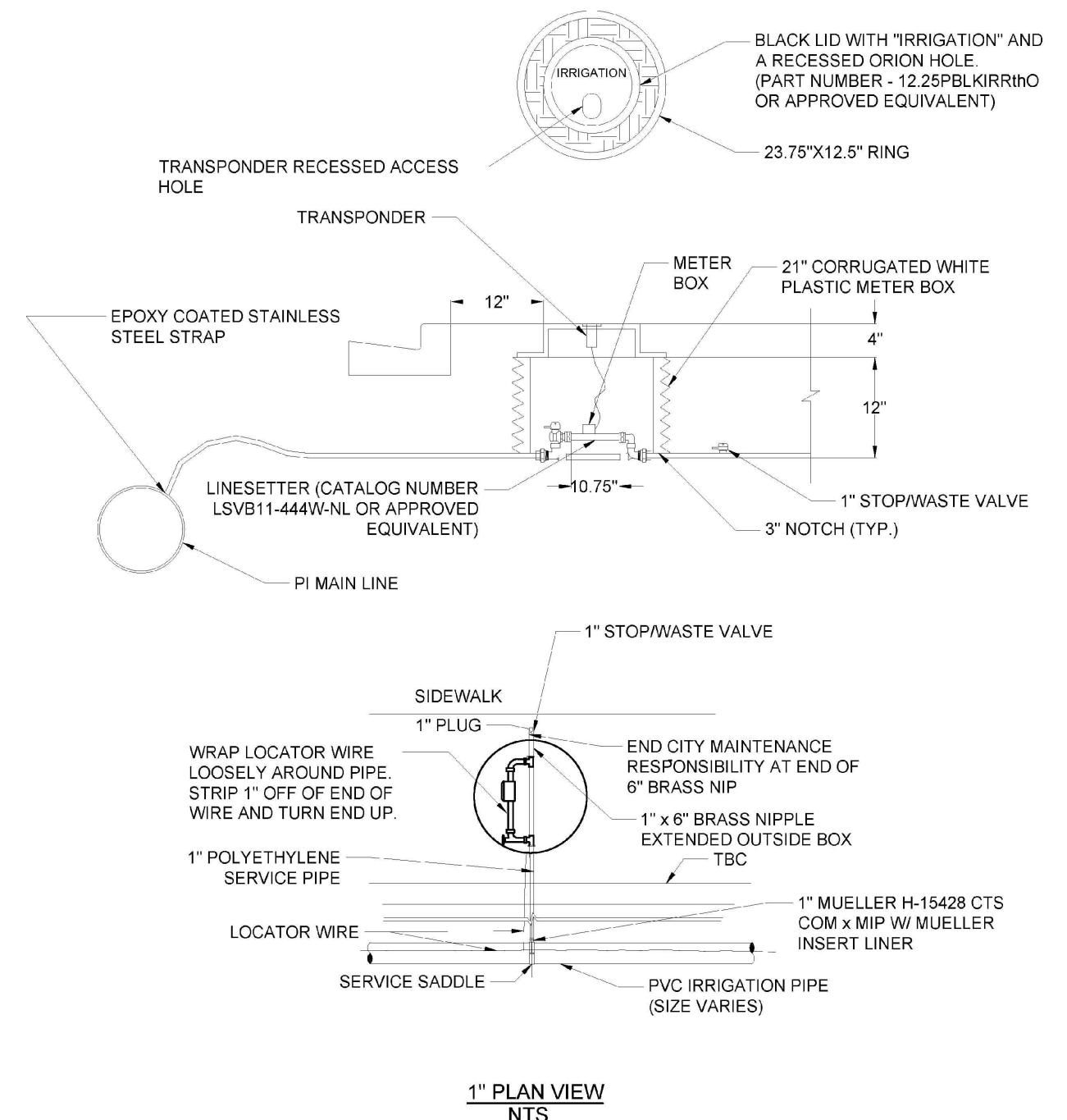
|                                                                                              |                                                                                                                                                                                                                  |                                                                   |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| DRAWN: JRP<br>DESIGNED:<br>DATE: MAY 2002<br>SCALE: VARIES<br>APPROVED: JRP, TITANDESIGN.COM |  <b>Northern</b><br>ENGINEERING AND PLANNING<br>CONSULTING MANAGEMENT<br>1040 E. 800 N.<br>DREX, UTAH 84057<br>(973) 852-1992 | STANDARD DETAIL FOR<br>TYPICAL TRENCH DETAIL<br>DRAWING NO. 15.22 |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|



NOTE:

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

|                                                                                 |                                                                                                                                                                                                                    |                           |                                                                |                             |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------|-----------------------------|
| DRAWN: <b>JRP</b><br>REVISED:<br>DATE: <b>JULY 2002</b><br>SCALE: <b>VARIES</b> |  <b>Northern</b><br>ENGINEERING & PLANNING<br>"CONSTRUCTION MANAGEMENT"<br>1040 E. 800 N.<br>OREM, UT 84057<br>(801) 802-8992 | <b>AMERICAN FORK CITY</b> | STANDARD DETAIL FOR<br>SANITARY SEWER LATERAL<br>AND CLEAN OUT | DRAWING NO.<br><b>15.23</b> |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------|-----------------------------|



NOTES:

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

|                                                             |                                                                                                                          |                                              |                 |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------|
| DRAWN: MVU<br>REVISIONS:<br>DATE: MAY 2019<br>SCALE: VARIES |  AMERICAN FORK<br>CITY PUBLIC WORKS | STANDARD DETAIL FOR<br>1" PI METER PLACEMENT | DRAWING<br>15.5 |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------|

## REVISIONS

[illegible]

Developer: Jean & Julie Shoae  
191 South 500 East, American Fork, UT 84003  
801-360-9351



**XCE**  
ENGINEERING

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

# GROVE CREEK PLAZA

|               |              |      |
|---------------|--------------|------|
| AMERICAN FORK | 358 N 1100 E | UTAH |
|---------------|--------------|------|

Drawn by:  
C. J. Y.

|             |
|-------------|
| G.J.Y.      |
| Designed by |

G.J.Y.

Checked by  
D.W.D.

# DETAIL SHEET

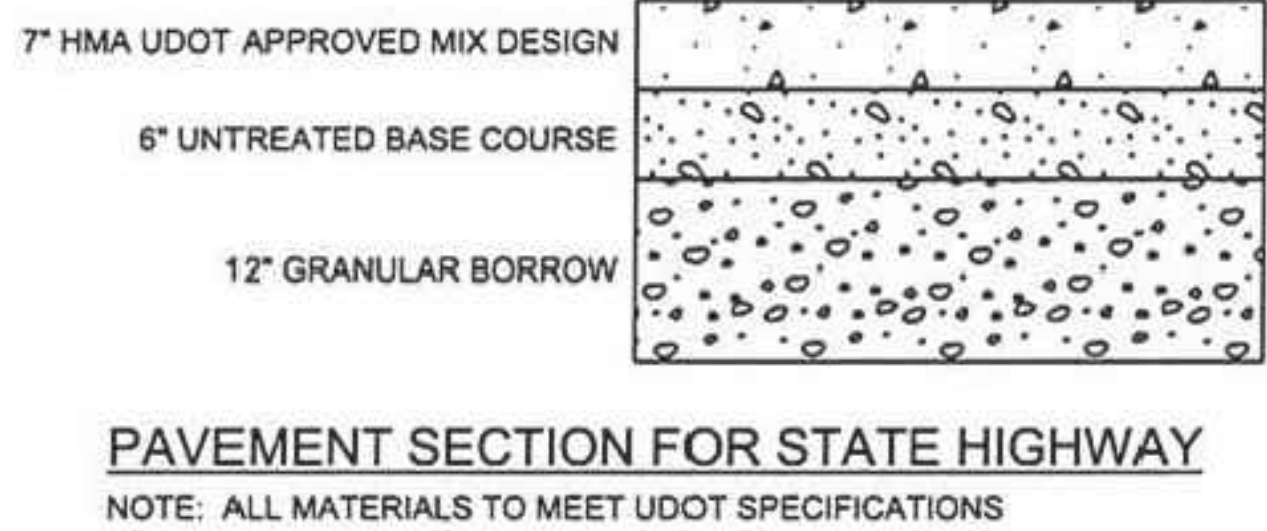
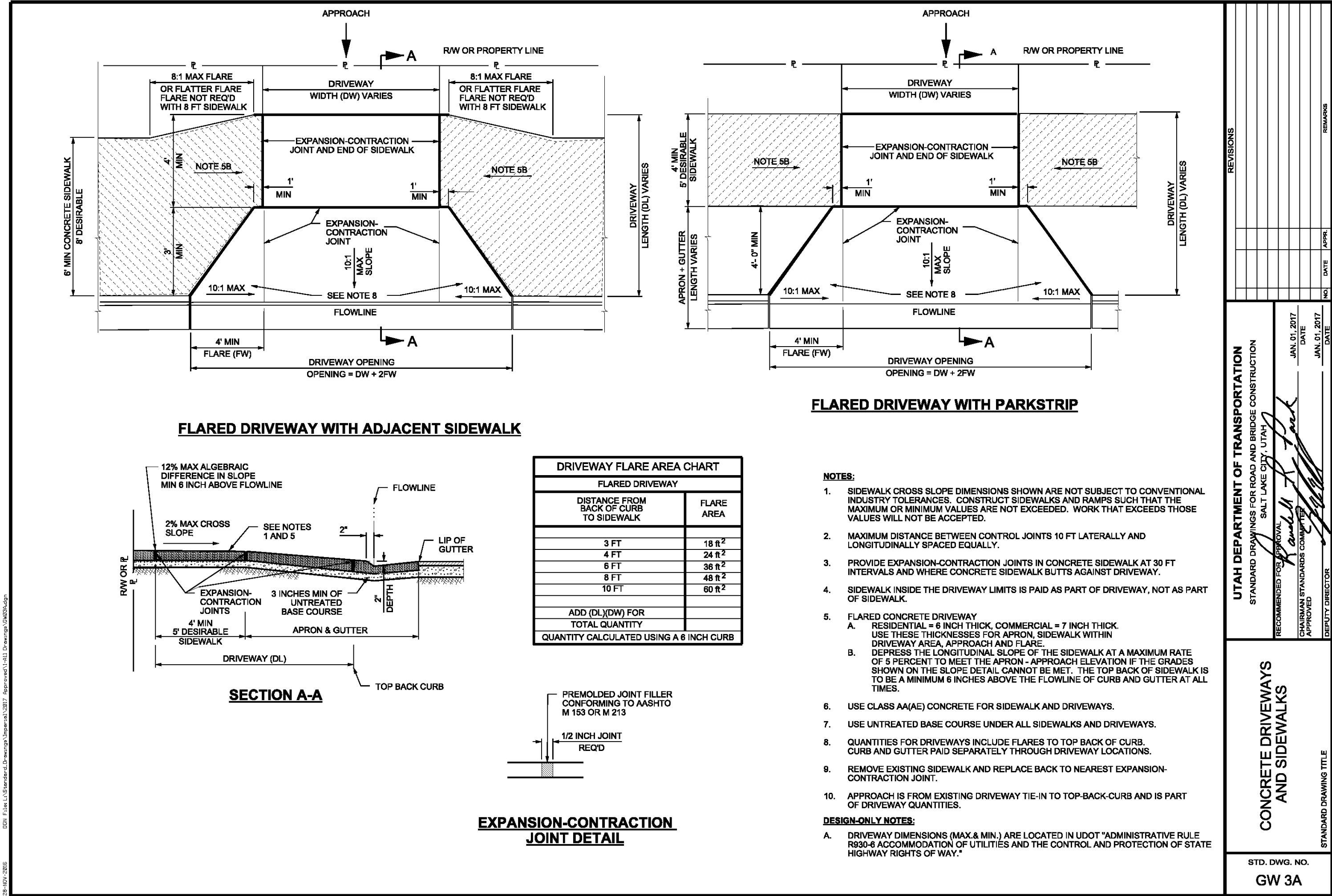
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Date:

07/31/19

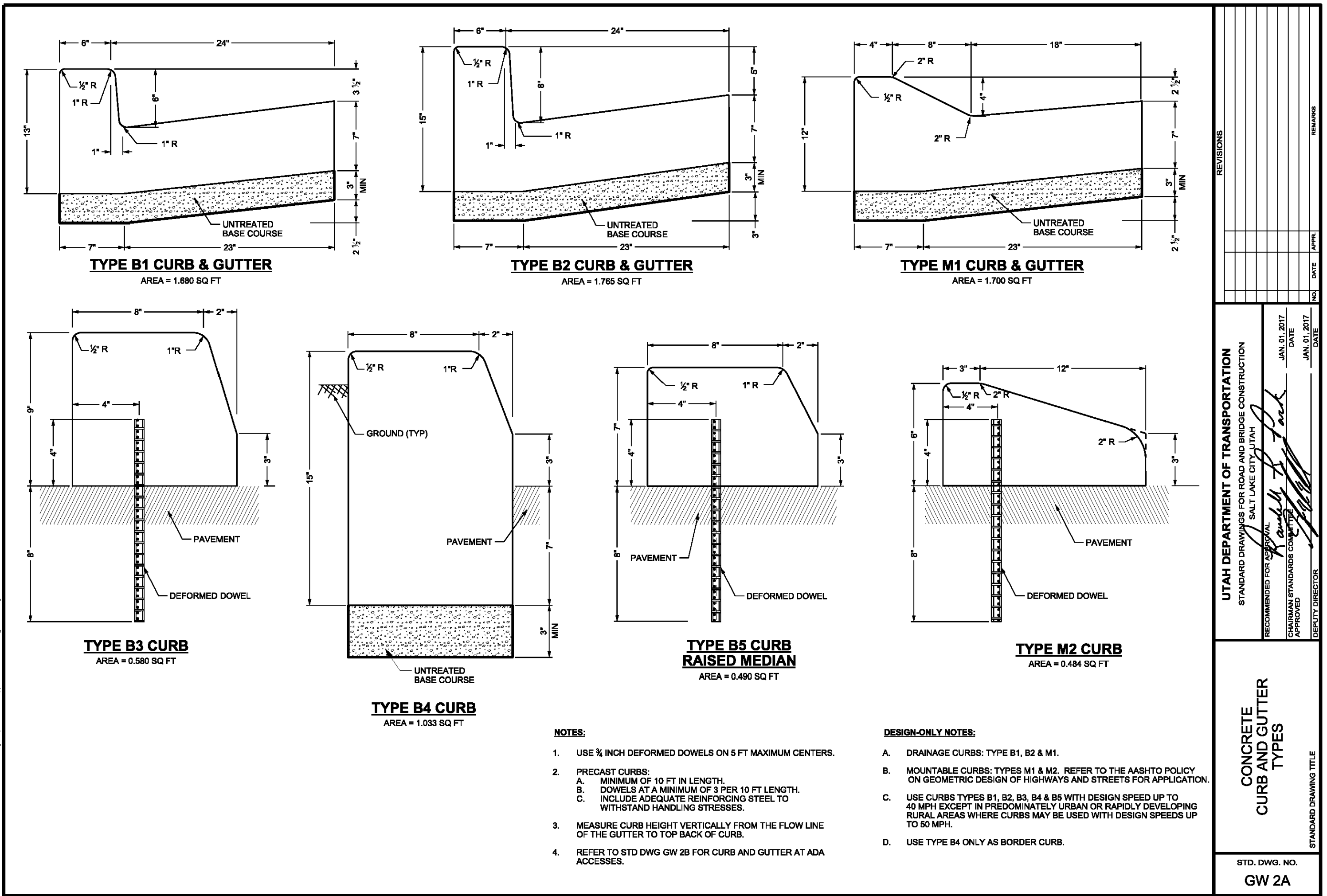
C11



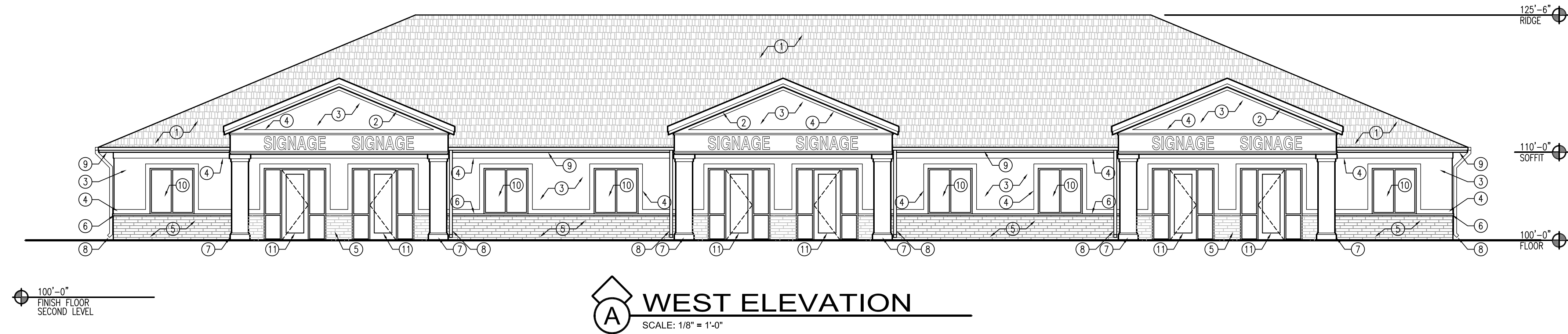


**UDOT NOTES**

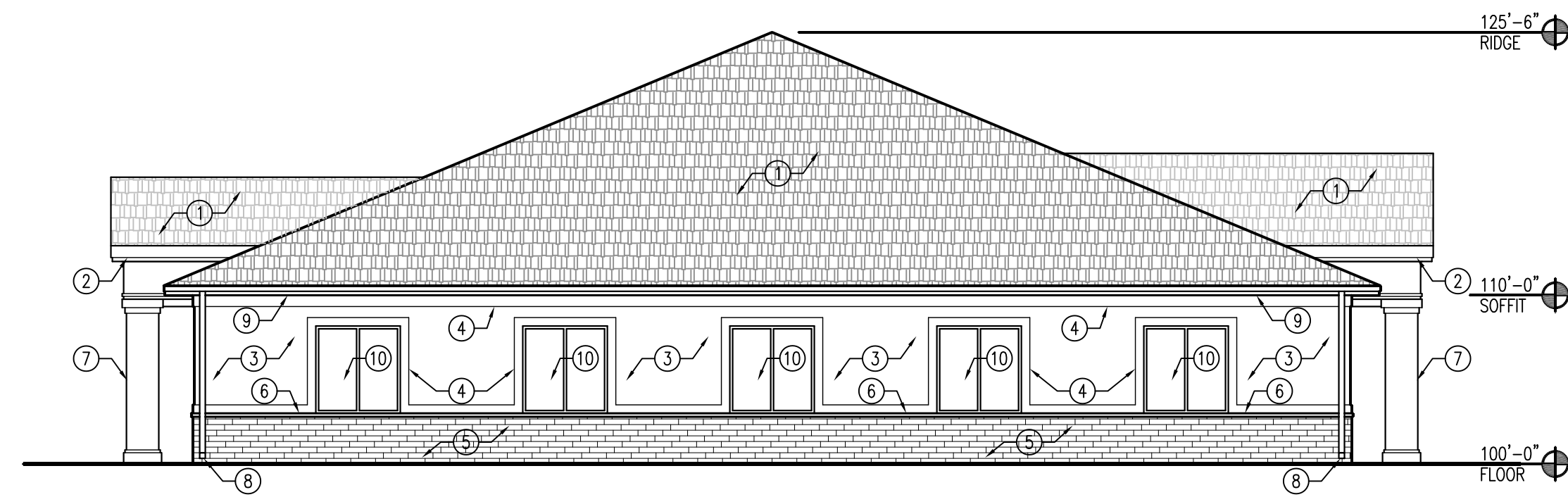
- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 A.M. AND 3:30 - 6:00 P.M.). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF ENCROACHMENT PERMIT.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
- ALL NEW PAVEMENT WORDS, ARROWS, AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NO ROAD CUTS ALLOWED ON THIS JOB.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PS) UDOT SPEC. 03575.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OTHER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.



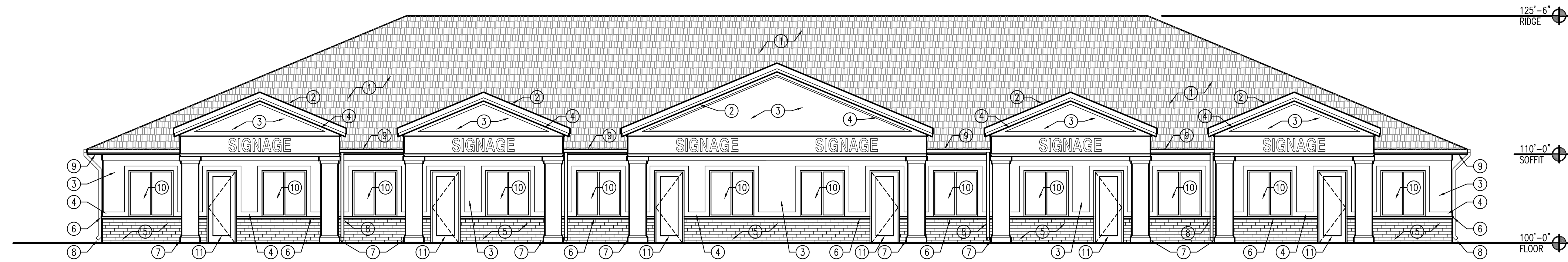
| REVISIONS          |      |             | Developer: Jean & Julie Shosoe                                                                                                                                           |  |                |
|--------------------|------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------|
| Rev.               | Date | Description | 191 South 500 East, American Fork, UT 84003<br>801-360-9351                                                                                                              |  |                |
|                    |      |             | <b>EXCEL ENGINEERING</b><br>David W. Peterson, P.E., License #270393<br>12 West 100 North, Suite 201, American Fork, UT 84003<br>P: (801) 756-4504; david@excelcivil.com |  |                |
|                    |      |             |                                                                                                                                                                          |  |                |
|                    |      |             |                                                                                                                                                                          |  |                |
|                    |      |             |                                                                                                                                                                          |  |                |
|                    |      |             |                                                                                                                                                                          |  |                |
| GROVE CREEK PLAZA  |      |             | AMERICAN FORK 358 N 1100 E UTAH                                                                                                                                          |  |                |
| Drawn by: G.J.Y.   |      |             | Designed by: G.J.Y.                                                                                                                                                      |  | Scale: NTS     |
| Checked by: D.W.P. |      |             | UDOT DETAILS & GENERAL NOTES                                                                                                                                             |  | Date: 07/31/19 |
|                    |      |             |                                                                                                                                                                          |  | C13            |



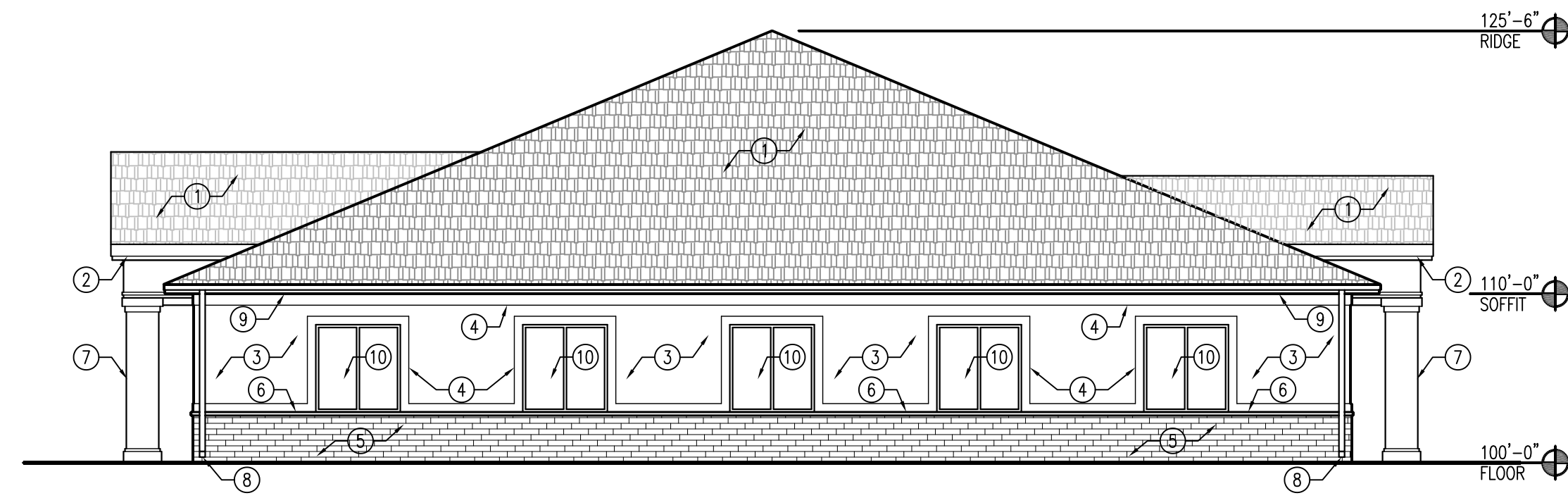
**A WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**B SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



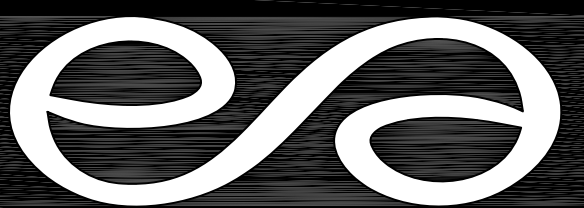
**C EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**D NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

KEYED NOTES

1. ASPHALT SHINGLES
2. PREFINISHED METAL FASCIA, SOFFIT AND DRIP EDGE
3. EIFS
4. EIFS TRIM
5. BRICK VENEER
6. PRECAST CONCRETE SILL
7. EIFS COLUMN
8. PREFINISHED METAL DOWNSPOUT
9. PREFINISHED METAL FASCIA, SOFFIT, DRIP EDGE AND RAIN GUTTER
10. WINDOW
11. STOREFRONT ENTRANCE



evans + associates architecture  
11576 south state street, suite 103b, draper, utah 84020  
phone 801-553-8272 fax 801-553-8273

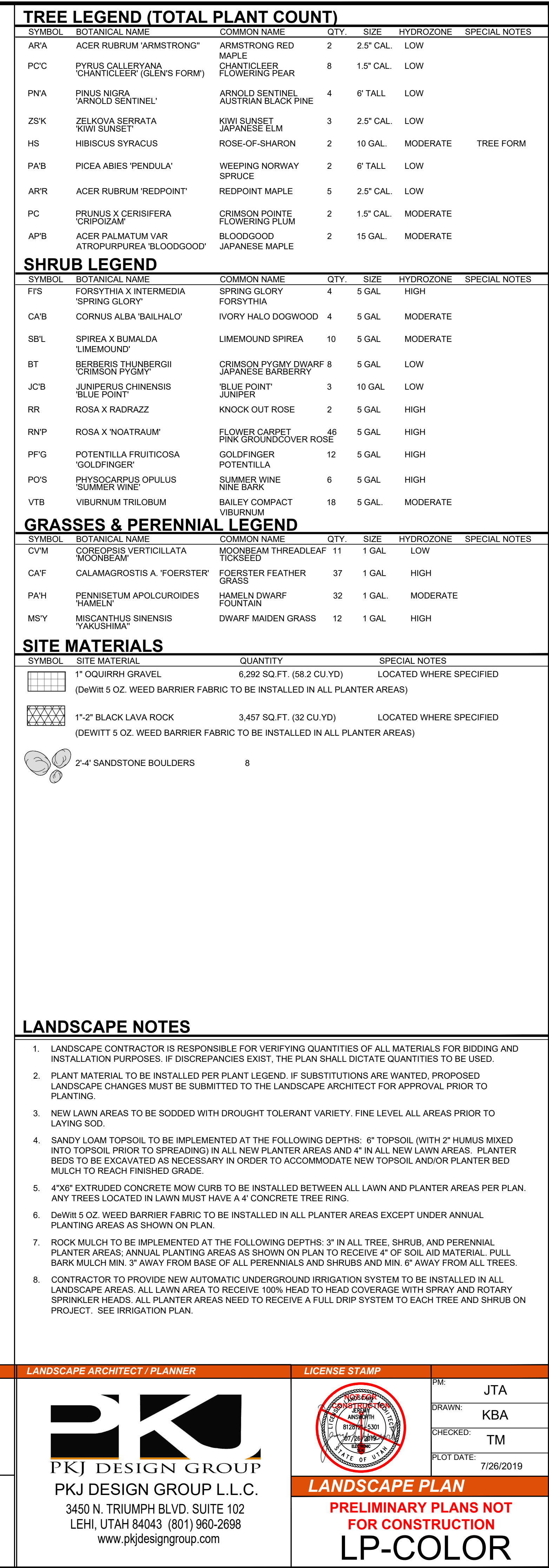
**Grove Creek Plaza**  
358 North 1100 East  
American Fork, Utah

EA Arch Project Number: 19-56

July 25, 2019

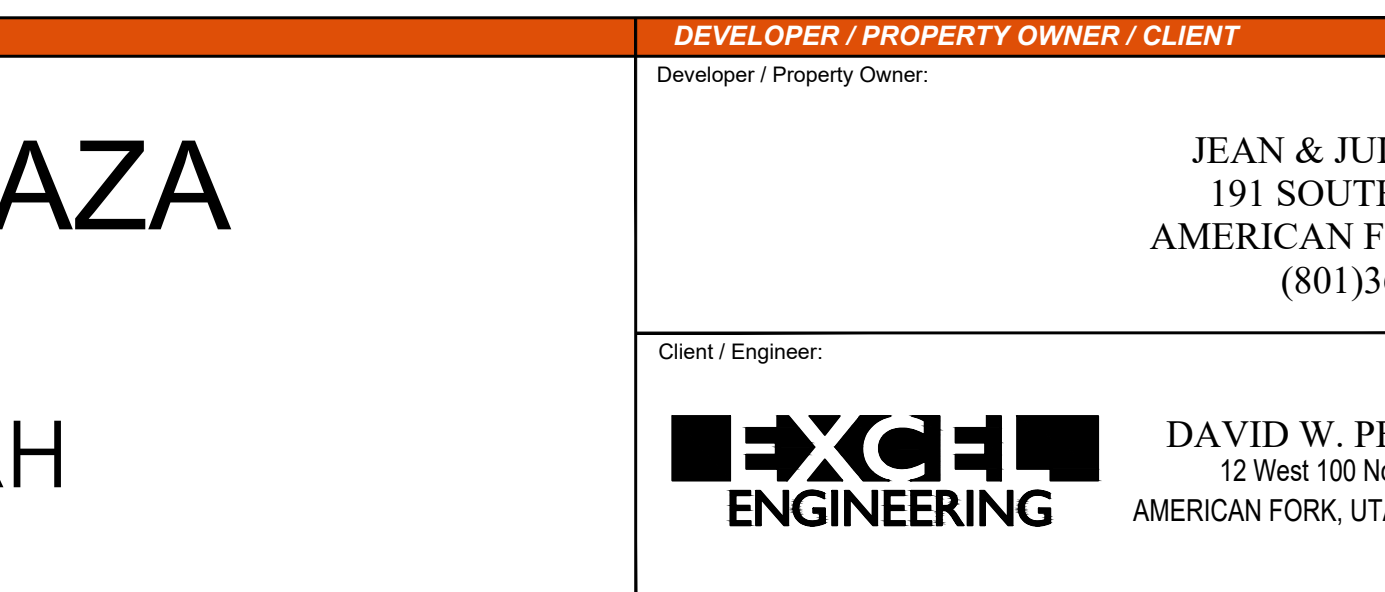
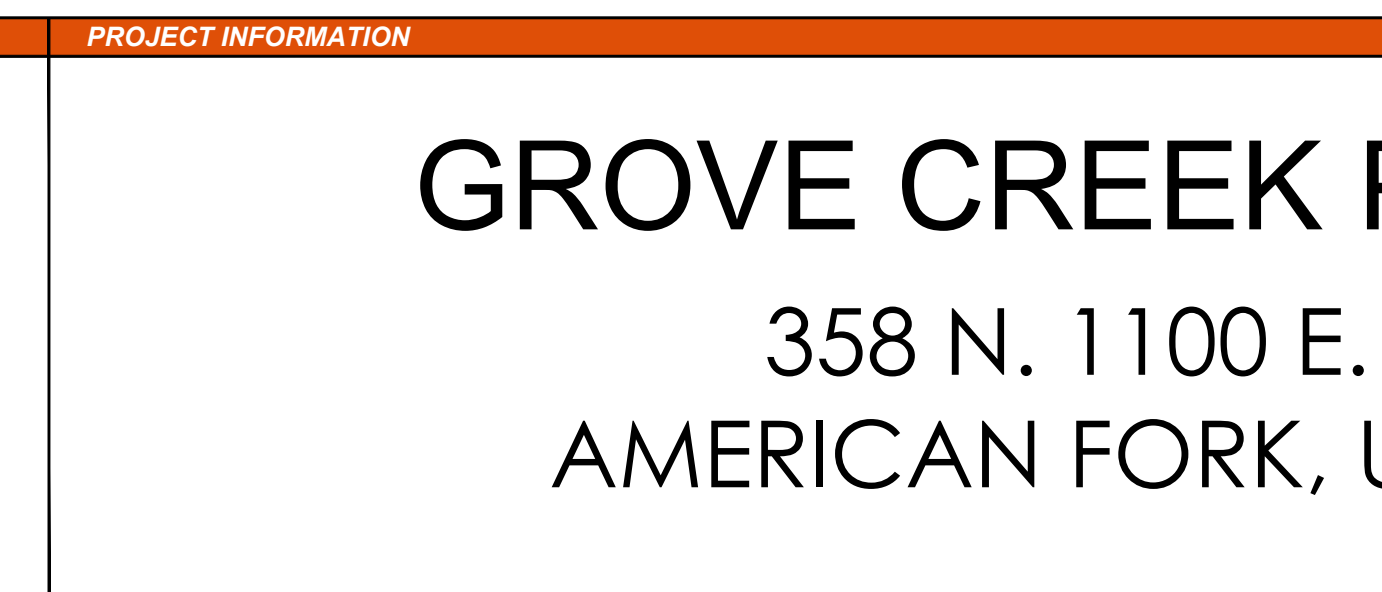
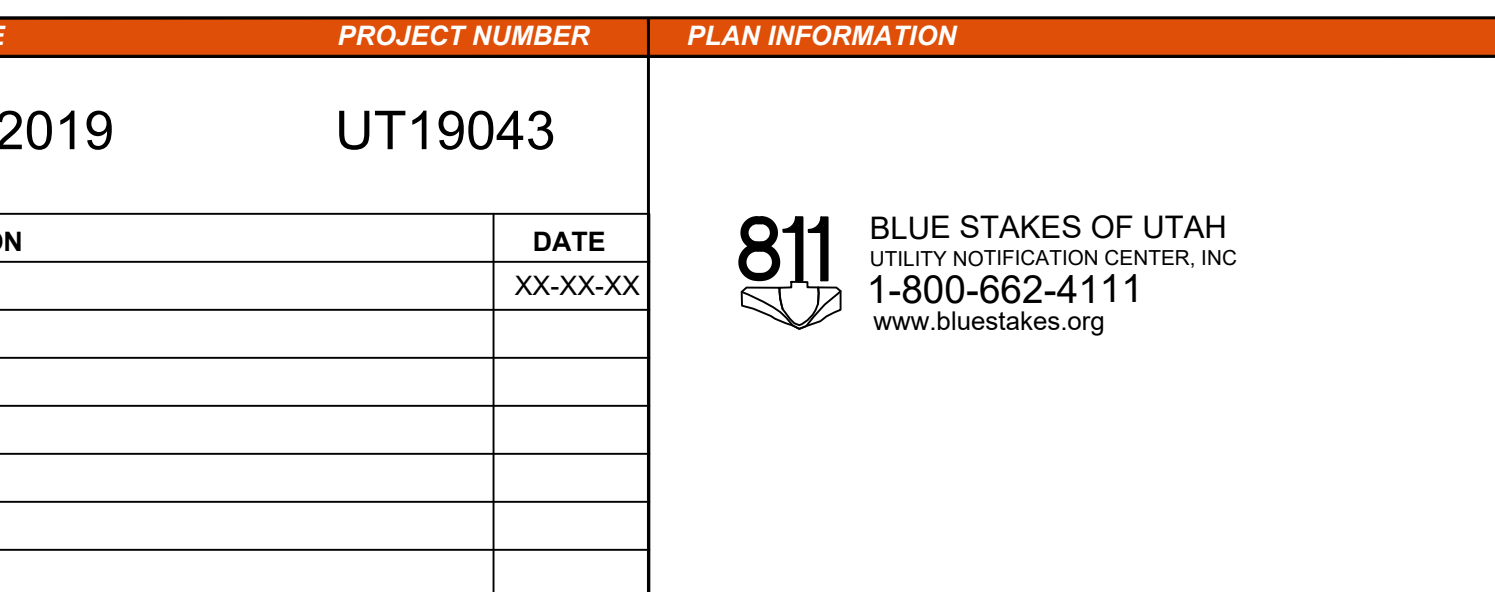
EXTERIOR ELEVATIONS

**A201**

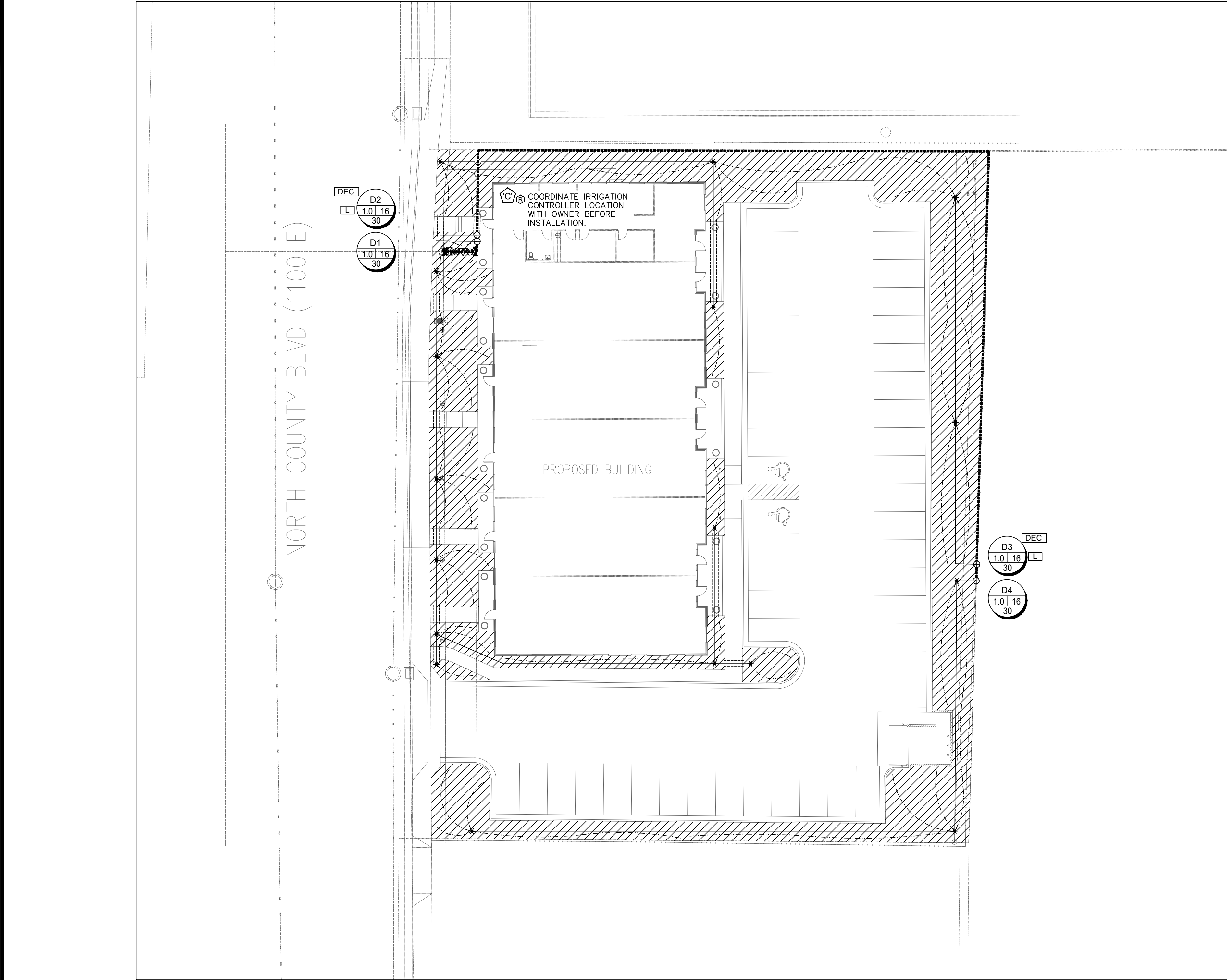


| ISSUE DATE                                                                                                                                                                                                                                                                                                                                        |          |          | PROJECT NUMBER                                                                                        |          |      | PLAN INFORMATION                                                                                                                                                                                                                                           |  |  | PROJECT INFORMATION                                                                   |  |  | DEVELOPER / PROPERTY OWNER / CLIENT |      |          | LANDSCAPE ARCHITECT / PLANNER                                                        |  |  | LICENSE STAMP                                                                                                                                                                                |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|-------------------------------------------------------------------------------------------------------|----------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---------------------------------------------------------------------------------------|--|--|-------------------------------------|------|----------|--------------------------------------------------------------------------------------|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|--|---|--|--|---|--|--|--|--|--|--|--|--|--|--|--|
| 07-26-2019                                                                                                                                                                                                                                                                                                                                        |          |          | UT19043                                                                                               |          |      | <div><div><div>811</div><div>BLUE STAKES OF UTAH<br/>UTILITY NOTIFICATION CENTER, INC.<br/>1-800-662-4111<br/>www.bluestakes.org</div></div><div><div></div><div>N</div></div><div><div>0'10'20'40'80'</div><div>GRAPHIC SCALE: 1" = 20'</div></div></div> |  |  | <div>GROVE CREEK PLAZA</div> <div>358 N. 1100 E.</div> <div>AMERICAN FORK, UTAH</div> |  |  | Developer / Property Owner:         |      |          | JEAN & JULIE SHOAE<br>191 SOUTH 500 EAST<br>AMERICAN FORK, UT 84003<br>(801)360-9351 |  |  | <div><div></div><div>PKJ DESIGN GROUP</div><div>PKJ DESIGN GROUP L.L.C.</div><div>3450 N. TRIUMPH BLVD. SUITE 102<br/>LEHI, UTAH 84043 (801) 960-2698<br/>www.pkjdesigngroup.com</div></div> |  |  | <div><div></div><div>PM: JTA</div><div>DRAWN: KBA</div><div>CHECKED: TM</div><div>PLOT DATE: 7/26/2019</div></div> <div>LANDSCAPE PLAN</div> <div>PRELIMINARY PLANS NOT<br/>FOR CONSTRUCTION</div> <div>LP-COLOR</div> |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
| Client / Engineer:                                                                                                                                                                                                                                                                                                                                |          |          | DAVID W. PETERSON, P.E.<br>12 West 100 North, SUITE # 201<br>AMERICAN FORK, UTAH 84003 (801) 756-4504 |          |      |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  |                                     |      |          |                                                                                      |  |  |                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
| <table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table> |          |          | NO.                                                                                                   | REVISION | DATE |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  | 1                                   | XXXX | XX-XX-XX | 2                                                                                    |  |  | 3                                                                                                                                                                                            |  |  | 4                                                                                                                                                                                                                      |  |  | 5 |  |  | 6 |  |  | 7 |  |  |  |  |  |  |  |  |  |  |  |
| NO.                                                                                                                                                                                                                                                                                                                                               | REVISION | DATE     |                                                                                                       |          |      |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  |                                     |      |          |                                                                                      |  |  |                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                                                                                                                                                                                                                                 | XXXX     | XX-XX-XX |                                                                                                       |          |      |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  |                                     |      |          |                                                                                      |  |  |                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                                                                                                                                                                                                                 |          |          |                                                                                                       |          |      |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  |                                     |      |          |                                                                                      |  |  |                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                                                                                                                                                                                                                 |          |          |                                                                                                       |          |      |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  |                                     |      |          |                                                                                      |  |  |                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                                                                                                                                                                                                                                 |          |          |                                                                                                       |          |      |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  |                                     |      |          |                                                                                      |  |  |                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                                                                                                                                                                                                                                 |          |          |                                                                                                       |          |      |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  |                                     |      |          |                                                                                      |  |  |                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                                                                                                                                                                                                                                 |          |          |                                                                                                       |          |      |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  |                                     |      |          |                                                                                      |  |  |                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                                                                                                                                                                                                                                 |          |          |                                                                                                       |          |      |                                                                                                                                                                                                                                                            |  |  |                                                                                       |  |  |                                     |      |          |                                                                                      |  |  |                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                        |  |  |   |  |  |   |  |  |   |  |  |  |  |  |  |  |  |  |  |  |









IRRIGATION LEGEND

| SYMBOL    | MANUFACTURER—MODEL NUMBER                                                                                                                             | PAT.        | RD.    | PSI | GPM    |        |        |      |      |        |  |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------|-----|--------|--------|--------|------|------|--------|--|
|           |                                                                                                                                                       |             |        |     | Q      | T      | H      | TT   | TQ   | F      |  |
| ◆         | RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES                                                                                                             | Q.T.H.F     | 5'     | 30  | .10    | .15    | .20    | na   | na   | .40    |  |
| ◆         | RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES                                                                                                           | Q.T.H.F     | 8'     | 30  | .26    | .35    | .52    | na   | na   | 1.05   |  |
| ◆         | RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES                                                                                                          | Q.T.H.F     | 10'    | 30  | .39    | .53    | .79    | na   | na   | 1.58   |  |
| ◆         | RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES                                                                                                          | Q.T.H.T.T.F | 12'    | 30  | .65    | .87    | 1.30   | 1.74 | 1.95 | 2.60   |  |
| ◆         | RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES                                                                                                          | Q.T.H.TT    | 15'    | 30  | .92    | 1.23   | 1.85   | 2.48 | 2.78 | 3.70   |  |
| ■         | RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST                                                                                                               | SST         | 15'    | 30  | 1.21   |        |        |      |      |        |  |
| ■         | RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST                                                                                                               | EST         | 15'    | 30  | .61    |        |        |      |      |        |  |
| ○         | RAINBIRD 5000 SERIES MPR NOZZLES                                                                                                                      | Q.T.H.F     | varies | 30  | varies | varies | varies | na   | na   | varies |  |
| ○         | RAINBIRD 8005 SERIES #8, #14, #26 NOZZLES                                                                                                             | Q.T.H.F     | 65'    | 30  | 6.6    | 12.6   | 24.3   | na   | na   | varies |  |
| ⬠         | CONTROLLER: RAINBIRD ESP-LXD CONTROLLER WITH LIMR REMOTE KIT, PLACE IN LXMM PEDISTAL, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION. |             |        |     |        |        |        |      |      |        |  |
| DEC       | VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.                                                                               |             |        |     |        |        |        |      |      |        |  |
| L         | LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.                                                                          |             |        |     |        |        |        |      |      |        |  |
| ⊕         | MASTER VALVE                                                                                                                                          |             |        |     |        |        |        |      |      |        |  |
| ▽         | FLOW SENSOR                                                                                                                                           |             |        |     |        |        |        |      |      |        |  |
| ⊖         | RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE                                                                                                         |             |        |     |        |        |        |      |      |        |  |
| ⊙         | POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE                                                                                               |             |        |     |        |        |        |      |      |        |  |
| ⊠         | 2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S RECOMMENDATIONS (130 MICRON)                                                              |             |        |     |        |        |        |      |      |        |  |
| ⊕         | QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC. 10" RND. VALVE BOX. SEE DETAIL.                                                        |             |        |     |        |        |        |      |      |        |  |
| ⊕         | ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.                                                                                    |             |        |     |        |        |        |      |      |        |  |
| ⊕         | REMOTE CONTROL VALVE: RAINBIRD PESB-NP-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)                                                          |             |        |     |        |        |        |      |      |        |  |
| ⊕         | JUMBO BOX-PURPLE LID                                                                                                                                  |             |        |     |        |        |        |      |      |        |  |
| ⊕         | DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)                                                              |             |        |     |        |        |        |      |      |        |  |
| *         | DRIP CONNECTION: PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS AND PERENNIALS IN PLANTER AREAS                                                         |             |        |     |        |        |        |      |      |        |  |
| -----     | SUB-MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER                                                                   |             |        |     |        |        |        |      |      |        |  |
| -----     | LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART                                                                            |             |        |     |        |        |        |      |      |        |  |
| -----     | DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT                                                                                                      |             |        |     |        |        |        |      |      |        |  |
| -----     | CLASS 200 SLEEVE PER PLAN                                                                                                                             |             |        |     |        |        |        |      |      |        |  |
| NOT SHOWN | WIRE CHASE: SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1 1/4" DIAMETER MINIMUM                                                           |             |        |     |        |        |        |      |      |        |  |
| NOT SHOWN | 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE: INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM.                                        |             |        |     |        |        |        |      |      |        |  |

DRIP ZONE

|  | TYPE                          | PART NUMBER                | EMITTER FLOW | EMITTER SPACING                     | ROW SPACING     | ROW SPACING |
|--|-------------------------------|----------------------------|--------------|-------------------------------------|-----------------|-------------|
|  | XFSP DRIPLINE                 | XFSP-09-18                 | .9 GPH       | 18"                                 | 18"             | 18-21 IN.   |
|  | TOTAL DRIP ZONE FLOW          |                            | 20 GPM       | TIME TO APPLY 1/4" OF WATER         |                 | 23          |
|  | MAX. LATERAL LENGTH OF TUBING | 350 FT                     |              | REQUIRED NUMBER OF STAKES           |                 | 500         |
|  | TOTAL LENGTH OF ZONE DRIPLINE | 2,000 FT (varies per plan) |              | NUMBER OF FLUSH POINTS              |                 | 2           |
|  | APPLICATION RATE              | 64 IN. / HR                |              | SUGGESTED HEADER & FOOTER PIPE SIZE | CLASS 200 1.25" |             |

\*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN

| 90 Day Establishment Period Irrigation Schedule (April, May, June) |        |        |        |        |        |        |        |        |                    |  |
|--------------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------------------|--|
|                                                                    | Type   | Sun    | Mon    | Tues   | Wed    | Thurs  | Fri    | Sat    | Operating Pressure |  |
| Turf                                                               | Turf   | 15 min | 15 min | 15 min | 15 min | 15 min | 15 min | 15 min | 30 psi             |  |
| Shrubs                                                             | Shrubs | 25 min | 0      | 25 min | 0      | 25 min | 0      | 25 min | 40 psi             |  |

Note: Begin irrigation 4:00 am, only 1 cycle per day.

| Regular Irrigation Schedule (see Seasonal Differential Chart) |        |        |        |        |        |        |        |        |                    |  |
|---------------------------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------------------|--|
|                                                               | Type   | Sun    | Mon    | Tues   | Wed    | Thurs  | Fri    | Sat    | Operating Pressure |  |
| Turf                                                          | Turf   | 15 min | 15 min |        | 15 min |        | 15 min |        | 30 psi             |  |
| Shrubs                                                        | Shrubs | 45 min |        | 45 min |        | 45 min |        | 45 min | 40 psi             |  |

Note: Begin irrigation 4:00 am, only 1 cycle per day.

| Seasonal Differential |        |        |        |        |        |        |         |  |  |  |
|-----------------------|--------|--------|--------|--------|--------|--------|---------|--|--|--|
|                       | April  | May    | June   | July   | August | Sept.  | October |  |  |  |
| Turf                  | 10 min | 10 min | 15 min | 15 min | 15 min | 10 min | 10 min  |  |  |  |
| Shrubs                | 30 min | 30 min | 45 min | 45 min | 45 min | 30 min | 30 min  |  |  |  |

IRRIGATION NOTES

- ALL CONNECTIONS ARE SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE ALL PARTS MUST MEET SECONDARY WATER STANDARDS.
- ALL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" MUST BE SCHEDULE 80 OR BETTER.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER.
- MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE, PER PLANS. DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL A 1" THREADED TEE WITH 1" THREADED PLUG AT POINT OF CONNECTION IN ORDER TO BLOW OUT THE SYSTEM WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- INSTALL DRIP IRRIGATION PER DETAILS. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
- SPACE ALL SPRAY HEADS 2' AWAY FROM ANY HARDSCAPE.
- CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
- IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U-SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
- POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL INSTALL RAIN SENSOR WITH CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR L.A.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE PROVISION AND INSTALLATION OF A BACKFLOW PREVENTOR.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW.

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

VALVE ID TAG

CONTROLLER NUMBER:  
VALVE NUMBER  
GALLONS PER MINUTE

NOTE:  
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

VALVE SIZE

PSI AT LAST HEAD IN ZONE

A1  
1.0 18  
55

ISSUE DATE

07-25-2019

PROJECT NUMBER

UT19043

PLAN INFORMATION

811

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

PROJECT INFORMATION

GROVE CREEK PLAZA

358 N. 1100 E.

AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:  
  
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(801)360-9351

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP L.L.C.  
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LEHI, UTAH 84043 (801) 960-2698  
www.pkjdesigngroup.com

LICENSE STAMP

IR-1.1

NO. REVISION DATE

1 XXXX XX-XX-XX

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GRAPHIC SCALE: 1" = 20'

PM: JTA

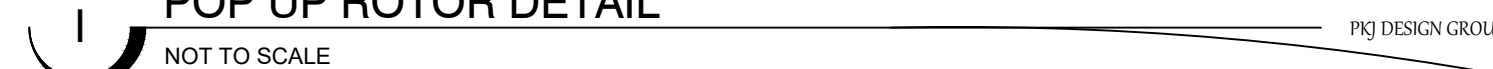
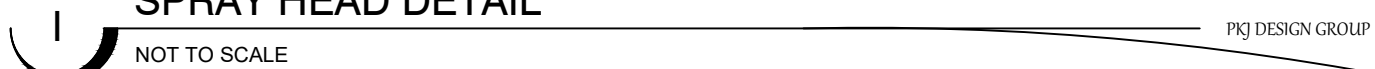
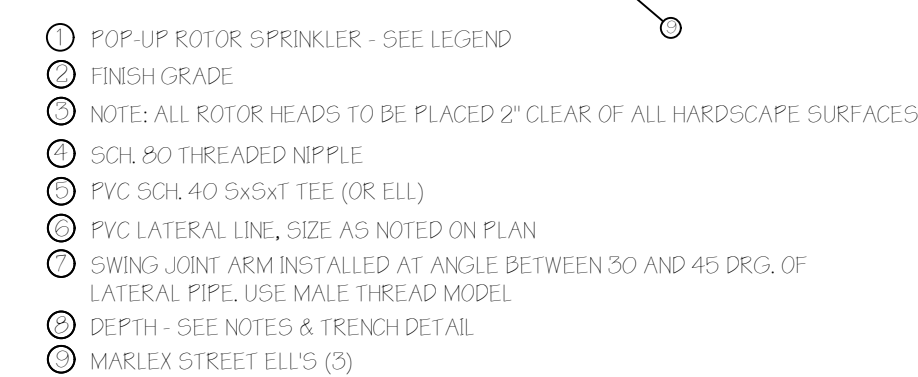
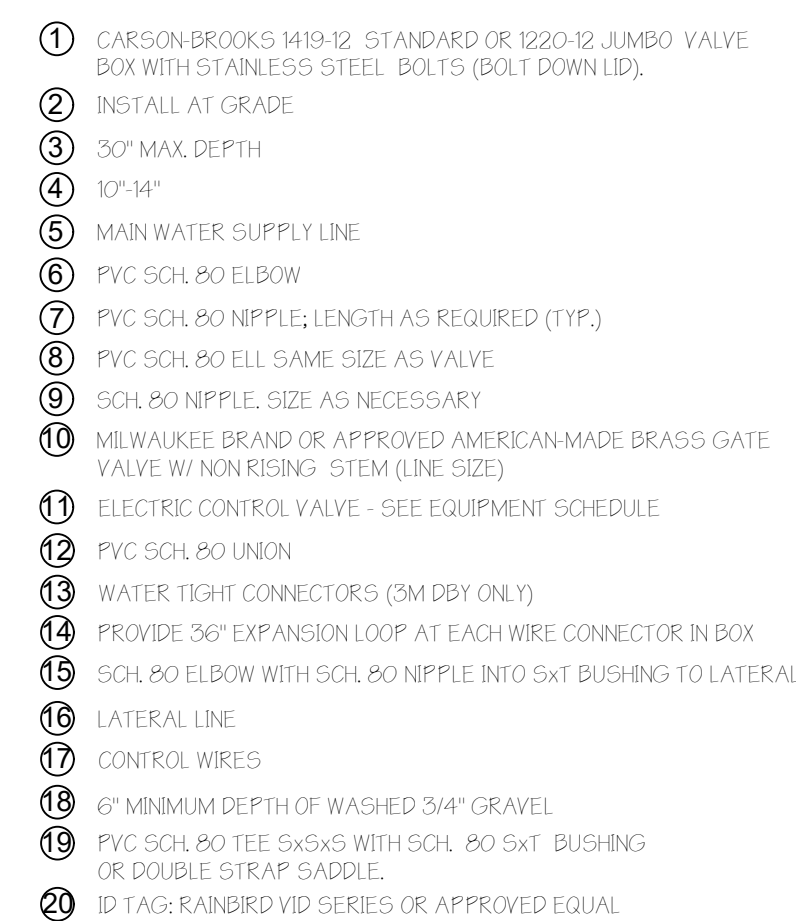
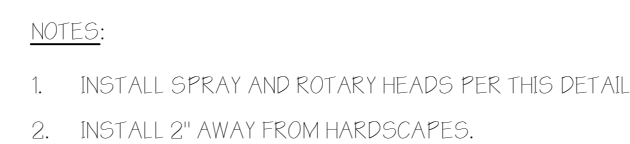
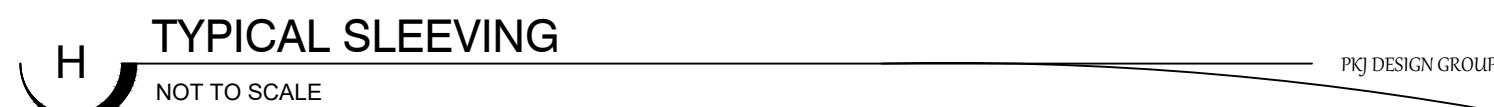
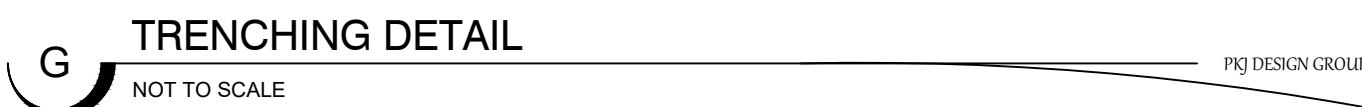
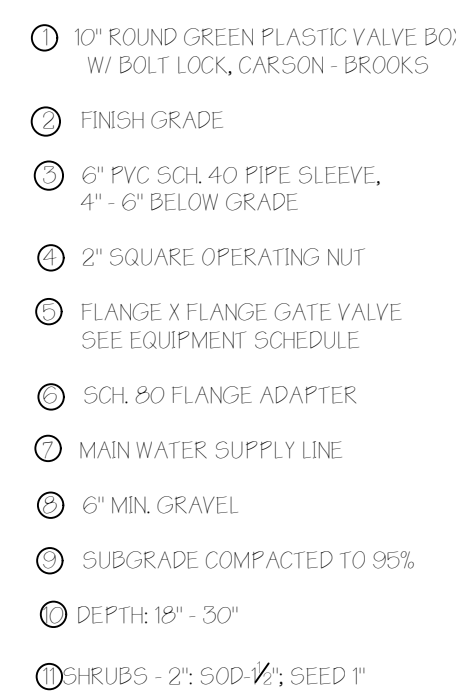
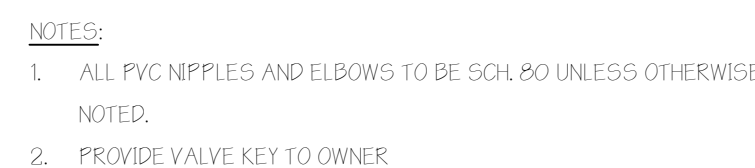
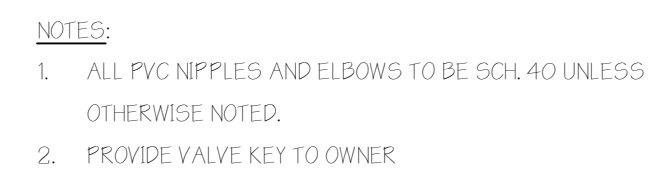
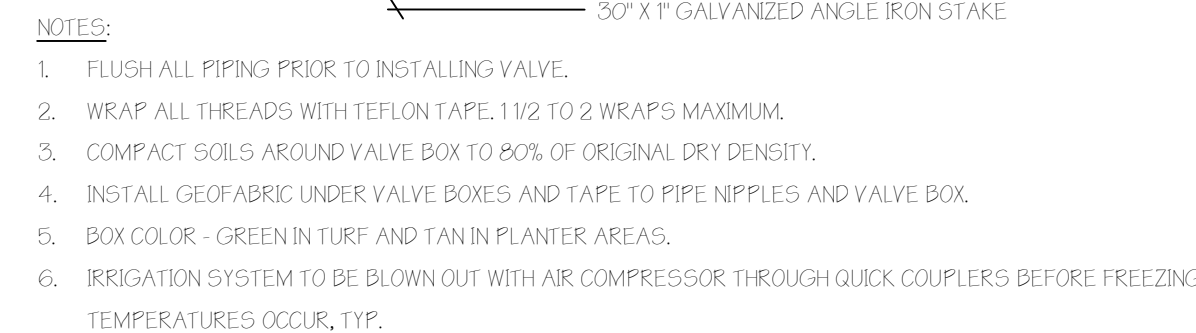
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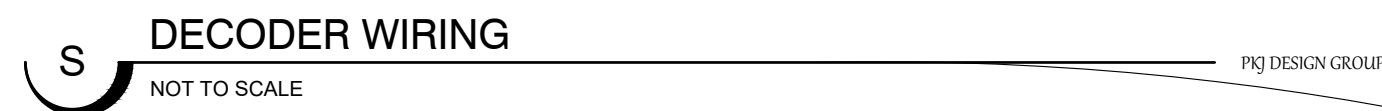
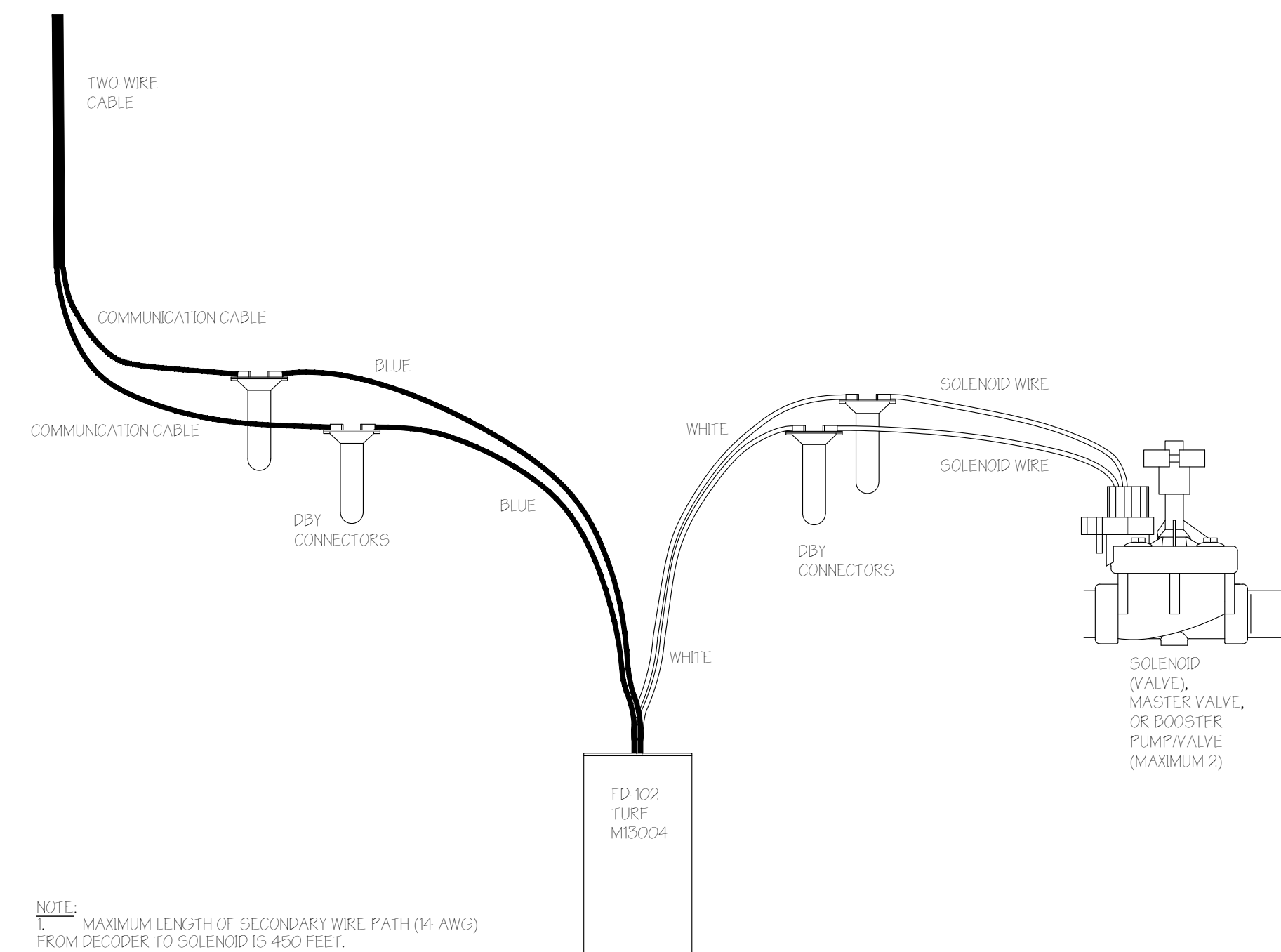
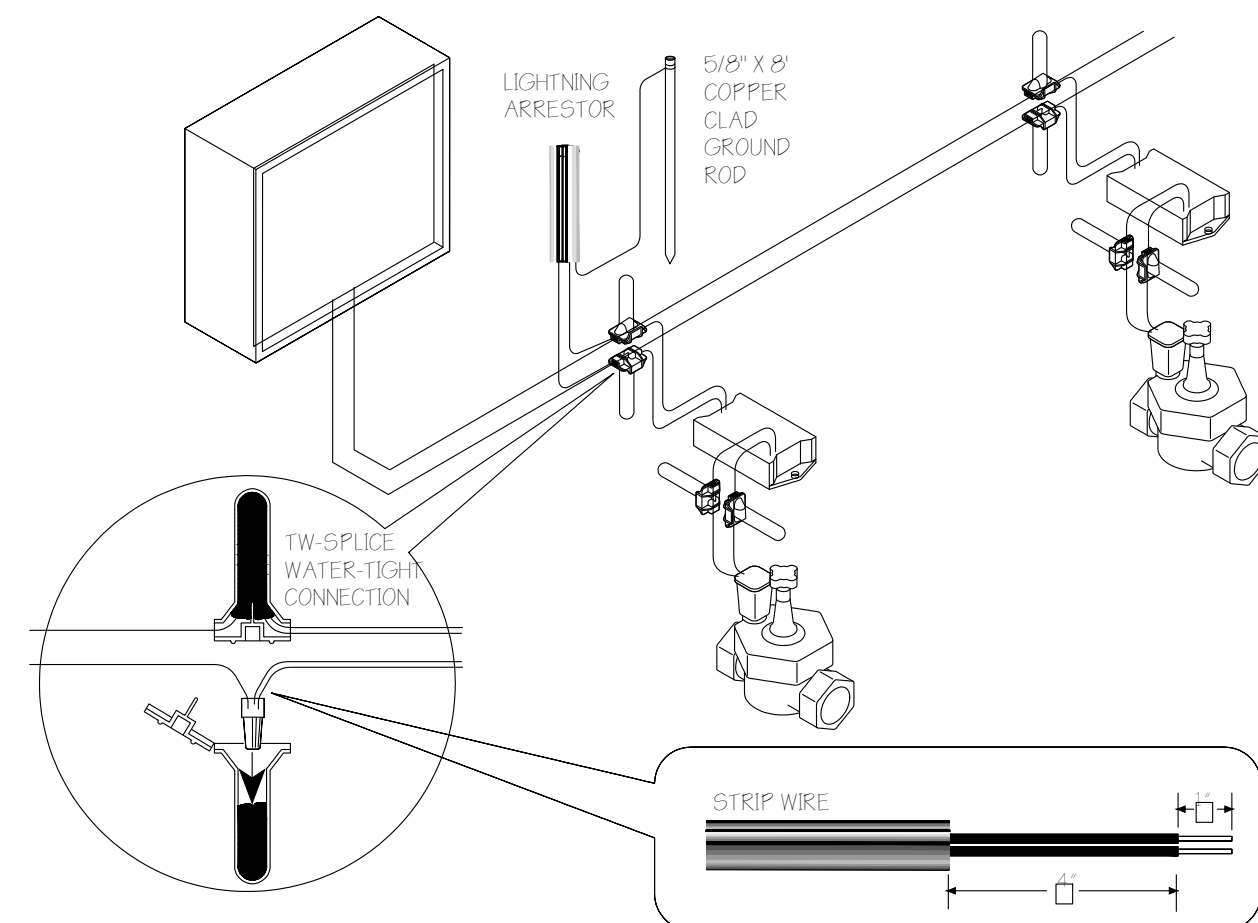
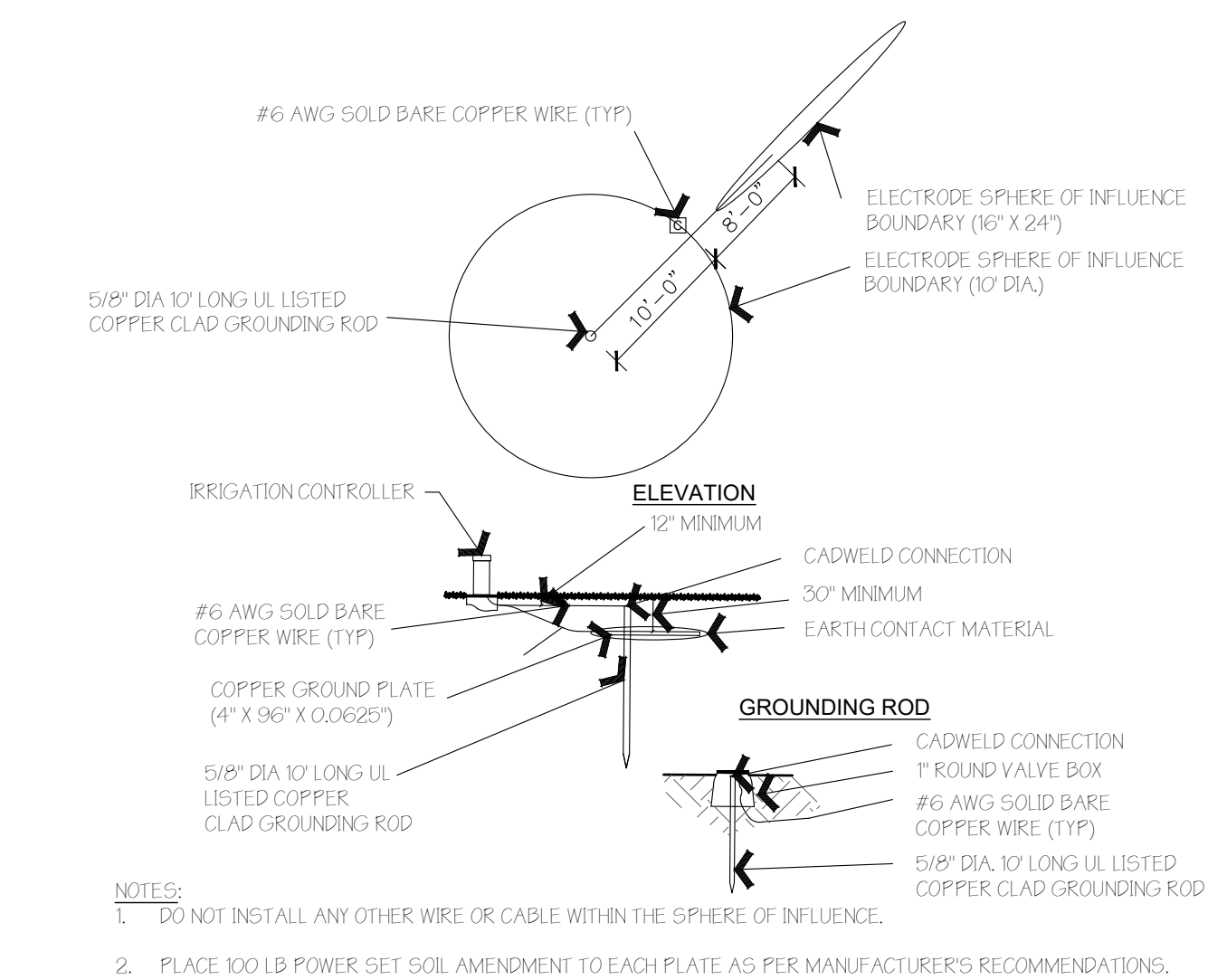
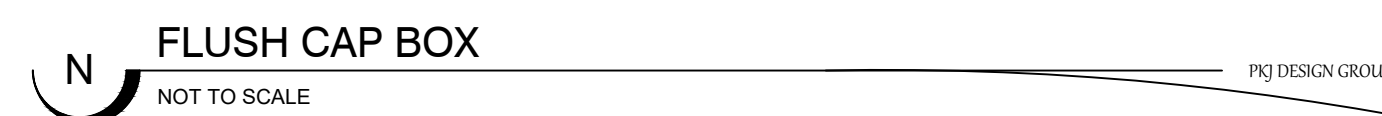
PLOT DATE: 7/25/2019

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION



**IRRIGATION DETAILS**  
**PRELIMINARY PLANS NOT  
FOR CONSTRUCTION**  
**IR-2.5**



| ISSUE DATE                                                                                                                                                                                                                                                                                                                                        |          |          | PROJECT NUMBER |          |      | PLAN INFORMATION                                                                                                                                                                                  |  |  | PROJECT INFORMATION                                                               |  |  | DEVELOPER / PROPERTY OWNER / CLIENT                                                                                                         |  |  | LANDSCAPE ARCHITECT / PLANNER                                                                                                                                                                                                                   |  |  | LICENSE STAMP                                                                                                                                                              |  |  |   |      |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |
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| 07-25-2019                                                                                                                                                                                                                                                                                                                                        |          |          | UT19043        |          |      | <div>BLUE STAKES OF UTAH<br/>UTILITY NOTIFICATION CENTER, INC.<br/>1-800-662-4111<br/>www.bluestakes.org</div> |  |  | <div>GROVE CREEK PLAZA<br/><br/>358 N. 1100 E.<br/><br/>AMERICAN FORK, UTAH</div> |  |  | <div>Developer / Property Owner:<br/><br/>JEAN &amp; JULIE SHOAE<br/>191 SOUTH 500 EAST<br/>AMERICAN FORK, UT 84003<br/>(801)360-9351</div> |  |  | <div>PKJ DESIGN GROUP<br/>PKJ DESIGN GROUP L.L.C.<br/>3450 N. TRIUMPH BLVD. SUITE 102<br/>LEHI, UTAH 84043 (801) 960-2698<br/>www.pkjdesigngroup.com</div> |  |  | <div><div>PM: JTA<br/>DRAWN: KBA<br/>CHECKED: TM<br/>PLOT DATE: 7/26/2019</div></div> |  |  |   |      |          |   |  |  |   |  |  |   |  |  |   |  |  |   |  |  |
| <table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table> |          |          | NO.            | REVISION | DATE |                                                                                                                                                                                                   |  |  |                                                                                   |  |  |                                                                                                                                             |  |  |                                                                                                                                                                                                                                                 |  |  |                                                                                                                                                                            |  |  | 1 | XXXX | XX-XX-XX | 2 |  |  | 3 |  |  | 4 |  |  | 5 |  |  | 6 |  |  |
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**Hearing, review and action on an amendment to Section 17.5.134.B(13) of the American Fork City Development Code relating to short-term rentals within accessory apartments**

Earlier this year, the Planning Commission recommended approval of an ordinance governing short-term rentals within the City. The Council enacted a temporary prohibition on short-term rentals shortly thereafter; and will soon consider the ordinance recommended for approval by the Planning Commission. Since the new ordinance will govern all short-term rentals, a “clean up” item, found in the accessory apartment provisions of the Code, needs to be addressed.

A provision found within the accessory apartment provisions of the Development Code prohibits short term rentals within both accessory apartments and the main dwelling containing an accessory apartment. This provision is proposed for deletion, since it is no longer valid pending the new ordinance. It is a house-cleaning item, and staff recommends approval.

**Potential Motions:**

**APPROVAL**

Mr. Chairman, I move that we recommend approval of the proposed ordinance relating to short term rentals within accessory apartments.

**DENIAL**

Mr. Chairman, I move that we recommend denial of the proposed ordinance.

**TABLE**

Mr. Chairman, I move that we table action on the proposed ordinance.

ORDINANCE NO \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 17.5.134.B(13) OF THE AMERICAN FORK CITY DEVELOPMENT CODE RELATING TO SHORT TERM RENTALS WITHIN ACCESSORY APARTMENTS, 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.** Section 17.5.134.B(13) of the American Fork City Development Code is hereby amended to read as follows:

~~13. Short term rental prohibited. No portion or room of a main dwelling or accessory apartment shall be rented more than one time in any thirty-day period.~~

**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**

**Hearing, review and action on amendments to Sections 17.4.402 and 17.4.403 of the American Fork City Development Code relating to setback modifications**

The proposed ordinance clarifies setback requirements within the GC-1 and CC-2 zones; namely side and rear setbacks. The current requirement defaults to the R-4-7,500 residential setbacks; however, this has proven difficult to implement on commercial properties. Staff reviewed the current requirements, and proposes changes to provide consistency for side and rear setback requirements within these commercial zones.

The proposal is to allow up to a zero lot-line setback for interior side and rear setbacks; provided there are no existing easements. This is similar to what is found in the CC-1 and GC-2 commercial zones. Allowing this flexibility will provide for increased flexibility to place structures on commercial properties.

**Potential Motions:**

**APPROVAL**

Mr. Chairman, I move that we recommend approval of the proposed ordinance relating to setback modifications.

**DENIAL**

Mr. Chairman, I move that we recommend denial of the proposed ordinance.

**TABLE**

Mr. Chairman, I move that we table action on the proposed ordinance.

ORDINANCE NO \_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS 17.4.402 (GC-1 ZONE) AND 17.4.403 (CC-2 ZONE) OF THE AMERICAN FORK CITY DEVELOPMENT CODE RELATING TO SETBACKS, 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.** Section 17.4.402.C.2(b) and (c) of the American Fork City Development Code is hereby amended to read as follows:

b. *Side ~~and Rear~~ setback.*

- (1) When abutting a street: Same as required for front setback.
- (2) Interior side and rear: There shall be no minimum side ~~or rear~~ setback requirement, except that ~~any proposed structure shall be located outside of easements along an interior side or rear property line. where a proposed building is located adjacent to a lot containing a dwelling or non-residential building having a setback of eight feet or greater, or a parcel which is vacant, the structure shall conform to the setback requirements for dwellings in the R-4-7,500 zone.~~ **any proposed structure shall be located outside of easements along an interior side or rear property line.**

~~c. *Rear setback.* Same as required under side setback—interior side.~~

**SECTION 2.** Section 17.4.403.D.1 and 2 of the American Fork City Development Code is hereby amended to read as follows:

1. ~~*Front and rear setback.* All buildings shall conform to the front and rear setback requirements for dwellings in the R-4-7,500 zone.~~ **All buildings shall be set back not less than 30'.**
2. *Side setback.*
  - a. *When abutting a street.* Same as required for the R-4-7,500 zone.
  - b. *Interior side ~~and Rear~~.* All buildings shall conform to the side setback requirements for dwellings in the R-4-7,500 zone, except that ~~where a proposed building is located adjacent to a parcel having a zone designation which allows a side or rear setback requirement less than required under the R-4-7,500 zone, the minimum side setback for the~~

~~adjacent side lot line shall be the same as for the adjacent zone.~~ There shall be no minimum interior side or rear setback requirement, except that any proposed structure shall be located outside of easements along an interior side or rear property line.

## **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.

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**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**

# UNAPPROVED MINUTES

## AMERICAN FORK CITY PLANNING COMMISSION MINUTES SEPTEMBER 18, 2019

The American Fork City Planning Commission met in a regular session on September 4, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden  
Rod Brocious  
Chris Christiansen  
Harold Dudley  
Geoff Dupaix  
Christine Anderson  
Rebecca Staten  
Eric Franson

Absent:

Staff Present: Adam Olsen, Senior Planner  
Wendelin Knobloch, Planner  
Lisa Halversen, Administrative Assistant  
Ben Hunter, Engineer

Also Present: Jake Horan, Grant Lefgren, Mike Hathorne, Eric England, Cameron Henke

### 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 fence located at 741 East Utah Valley Drive in the PI-1 Planned Industrial zone

Mr. Olsen explained that Thermoworks, located in the Utah Valley Business Park, wishes to construct an 8' tall fence along a portion of the eastern property line. Because the fence is taller than 6', the ordinance requires that it receive Planning Commission approval. Included in the submittal materials are a picture of the proposed fence, and location of the proposed fence.

Mr. Hunter had no comments from the Engineering Division.

# UNAPPROVED MINUTES

1 Mr. England represents the landscaping company, said that the property owner wants a  
2 fence to be a screen for his business.

3 Mr. Dudley moved to approve the site plan for an 8' tall fence, located at 741 E. Utah Valley  
4 Dr. with the finding listed in the staff report, and subject to any findings, conditions, and  
5 modifications listed in the Engineering Report.

6 Mr. Dupaix seconded the motion. Voting was as follows:

|    |                    |     |
|----|--------------------|-----|
| 7  | Chairman Woffinden | Aye |
| 8  | Rod Brocious       | Aye |
| 9  | Chris Christiansen | Aye |
| 10 | Christine Anderson | Aye |
| 11 | Harold Dudley      | Aye |
| 12 | Geoff Dupaix       | Aye |
| 13 | Eric Franson       | Aye |

14 The motion carried.  
15  
16

17 3. Hearing, review and action on a District Framework Plan for the NBFF TOD Project  
18 located in the area of 500 South 1000 West in the TOD zone  
19

20 Mr. Olsen stated that the area comprising the NBFF District Framework Plan consists of  
21 approximately 22 acres. It is located in the area of 500 South 1000 West; and runs from north to  
22 south. Nearly the entirety of the property lies within the Garden District; an exception being the  
23 very southern portion, which lies outside the TOD overlay. Within this district, the General Mixed-  
24 Use and Neighborhood Edge sub-districts are present. South of this area, a traditional low-density  
25 3 du/ac designation is present.

26 District Framework Plans are covered in Section 4 of the recently adopted TOD Code. A District  
27 Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District  
28 Framework Plans proceed through Planning Commission and ultimately City Council. Following  
29 approval of a District Framework Plan, subsequent development submittals are reviewed and either  
30 approved or denied by staff; the exception being formal subdivision plats, which still proceed  
31 through Planning Commission and City Council. Per Section 4.01.3 of the Code, District  
32 Framework Plans expire 24 months after approval "if not acted upon further through the submittal  
33 of a block plan". Extensions may be granted by the Council, if requested and deemed appropriate.

34 Section 4.02 of the TOD Code outlines submittal requirements for a District Framework Plan.  
35 Those requirements, as well as submission materials particular to this District Framework Plan,  
36 are detailed below.  
37

38 Consistency with the Land Use Plan:

# UNAPPROVED MINUTES

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

3  
4 Section 4.02 of the TOD Code, “Submission Requirements”

5 A District Framework Plan submittal must include the following exhibits:

6 a. Exhibit 1: Legal Description.  
7

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

10  
11 b. Exhibit 2: Boundary Survey.  
12

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

15  
16 c. Exhibit 3: Development Area Plan.  
17

18 The underlying Development Area Plan, adopted at the time of TOD Code approval,  
19 is provided and labeled as Exhibit 3. The area comprising the District Framework  
20 Plan is highlighted within the overall Development Area Plan; illustrating the district  
21 (Garden District). The sub-districts (General Mixed Use and Neighborhood Edge)  
22 are illustrated and labeled on Exhibit 6.  
23

24 d. Exhibit 4: Boundary Map.  
25

26 Similar to the boundary survey provided in Exhibit 2, a boundary map has been  
27 submitted and labeled as Exhibit 4. Included in the boundary map is the following, as  
28 required:  
29

- 30 i. Name and ownership of the properties.  
31 ii. Acreage of the properties.  
32 iii. Boundaries of the properties.  
33 iv. Existing land use of all properties within 500 feet. Existing land use is  
34 agriculture.  
35

36  
37 e. Exhibit 5: Constraints Map.  
38

# UNAPPROVED MINUTES

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 constraint: a pond due to a high-water table. All future submittals will work within the parameters of this constraint.

f. Exhibit 6: District Framework Plan

A district framework plan has been submitted and labeled as Exhibit 6 (multiple pages). 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 2 and 3. Block type locations have been identified, as have net and gross acreage of each block type.

\*\*Of note: applicants request that block type 3 replace block type 2. This extension (block type 3) was approved with the ADG District Framework Plan (directly east), due to access restrictions off of 900 West, and for the allowance of rear-loaded product. Applicants request a similar extension of block type 3, to create consistency with the ADG Framework Plan; creating cohesive, consistent block types. Applicants also request that block type 3 be replaced with block type 4. A similar request, to replace block type 3 with block type 4, was approved with the Hoggard District Framework Plan, directly adjacent to the east. Again, Applicants request the change in order to create consistent block types adjacent to one another. The Planning Commission and Council is not required to approve the requests and the Applicants will likely speak to these requests in greater detail at the Planning Commission meeting.\*\*

- 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 both sub-districts within the Garden District. It is too early in the process to identify where all 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, through future submittals.
- iii. A data table including gross acreage and net acreage of the district, net acres of developable land and total acreage assigned to thoroughfares.
- 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.

# UNAPPROVED MINUTES

## 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 as identified in the City's Transportation Master Plan.
- ii. Existing, new, and modified thoroughfares.  
\*\*Applicants request modifications of roads within the underlying operational overlay. They have coordinated with Engineering on these modifications; preserving the integrity of the underlying operational overlay, as well as providing connections to adjacent properties. Engineering will discuss proposed modifications 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.
- 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:

# UNAPPROVED MINUTES

- 1 i. Existing and new bicycle networks. The exhibit notes that there will be  
2 buffered cycle track along both sides of 1100 West.  
3

4 j. Exhibit 10: Traffic Study  
5

6 Preliminary projected traffic counts for the area have been provided and labeled as  
7 Exhibit 10.  
8

9 k. Exhibit 11: Civic District Plan  
10

11 An exhibit, noting the types of allowable open space within block types 3 and 4 has  
12 been presented. Exact locations and networks of open space will be identified in future  
13 reviews. Staff will ensure compliance with open space types, locations, and  
14 percentages in future reviews; pursuant to the applicable sections of the TOD Code.  
15

16 l. Exhibit 12: Thoroughfare Assemblies  
17

18 A thoroughfare assembly is provided and labeled as Exhibit 12. Cross-sections and  
19 assembly types are provided for neighborhood streets and neighborhood collectors, as  
20 identified in the exhibit.  
21

22 m. Exhibit 13: Intersection Assemblies  
23

24 An intersection assembly exhibit has been provided and labeled as Exhibit 13. Types  
25 of proposed intersections are identified.  
26

27 n. Exhibit 14: Phasing Plan  
28

29 A phasing plan, indicating phase boundaries and sequence of each phase, has been  
30 provided and labeled as Exhibit 14. The area will be developed in two phases, as  
31 indicated in the exhibit.  
32

33 o. Exhibit 15: Detailed Architectural Standards  
34

# UNAPPROVED MINUTES

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 be placed within the area, per the block types found therein; however, approval of such standards is not part of a District Framework Plan approval.

p. Exhibit 16: Special Requirements.

As identified in previous exhibits, applicants request realignment of certain streets; extension of block type 4 to coincide with approval of block type 4 directly to the east (Hoggard DFP); extension of block type 3 to the southern boundary of the project to coincide with approval of block type 3 directly to the east (ADG DFP). The TOD Code allows Block Type 3 to be adjacent to single-family zoned properties (found directly south of the TOD overlay). Exhibit 16 illustrates these requests.

In addition, a “reference” exhibit has been provided, illustrating the related developers and proximity of properties to the NBFF properties. This provides a visual representation of alterations to the underlying transportation network approved with the Hoggard and ADG district framework plans; while preserving connectivity and the integrity of the operational overlay.

Mr. Hunter said that this plan meets their connectivity goals. The 900 West road will be shifting west and going through the middle of a block, so a modification was made in order to avoid having two major roads very close together. He indicated that the Engineering Division recommends approval of the proposed development subject to the findings and conditions listed in the staff report.

Mr. Dupaix was concerned that with losing the adjacent roadway to 900 West, the development loses some of the grid shape that is most desirable. He cautioned against these kinds of adjustments from a traffic flow standpoint.

Mr. Hunter said that we anticipate providing more connectivity in that block through local roads.

Mr. Dupaix reiterated that he wants to stick with the grid as much as possible.

Mr. Mike Hathorne represents White Horse Development, offered to answer questions. No questions were asked.

**Public Hearing Opened**

**Public Hearing Closed**

# UNAPPROVED MINUTES

1 **Mr. Brocious moved to recommend approval of the NBFF District Framework Plan, with**  
2 **the findings as outlined in the staff report, and subject to any findings, conditions and**  
3 **modifications listed in the engineering report.**

4 **Mr. Dupaix seconded the motion. Voting was as follows:**

|    |                           |            |
|----|---------------------------|------------|
| 5  | <b>Chairman Woffinden</b> | <b>Aye</b> |
| 6  | <b>Rod Brocious</b>       | <b>Aye</b> |
| 7  | <b>Chris Christiansen</b> | <b>Aye</b> |
| 8  | <b>Christine Anderson</b> | <b>Aye</b> |
| 9  | <b>Harold Dudley</b>      | <b>Aye</b> |
| 10 | <b>Rebecca Staten</b>     | <b>Aye</b> |
| 11 | <b>Geoff Dupaix</b>       | <b>Aye</b> |
| 12 | <b>Eric Franson</b>       | <b>Aye</b> |

13 **The motion carried.**

- 14  
15 4. Hearing, review and action on adding Section 15.01.1417 to the American Fork City  
16 Municipal Code, a new detail for placement of 1.5” and 2” PI meters

17  
18 Mr. Hunter said that the Public Works Department at the request of the Water Division has  
19 looked at creating a new detail for larger pressurized irrigation water meter vaults to better  
20 accommodate maintenance and repairs of the meters as needed. This detail addresses those  
21 challenges that have historically been experienced by city maintenance personnel. The  
22 Engineering Division recommends approval of the proposed code text amendment.

23  
24  
25 **Public Hearing Opened**

26 **Public Hearing Closed**

27  
28 **Mr. Franson moved to recommend approval of the code text amendment.**

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

|    |                           |            |
|----|---------------------------|------------|
| 30 | <b>Chairman Woffinden</b> | <b>Aye</b> |
| 31 | <b>Rod Brocious</b>       | <b>Aye</b> |
| 32 | <b>Chris Christiansen</b> | <b>Aye</b> |
| 33 | <b>Christine Anderson</b> | <b>Aye</b> |
| 34 | <b>Harold Dudley</b>      | <b>Aye</b> |
| 35 | <b>Rebecca Staten</b>     | <b>Aye</b> |
| 36 | <b>Geoff Dupaix</b>       | <b>Aye</b> |
| 37 | <b>Eric Franson</b>       | <b>Aye</b> |

38 **The motion carried.**

# UNAPPROVED MINUTES

## 5. Other Business

Chairman Woffinden thanked Mr. Olsen for his efforts in putting on the commissioner's summer dinner.

Mr. Franson told the other commissioners that he needs to resign because of a schedule conflict, this is his last meeting with the commission.

## 6. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. The next meeting will be held on October 2, 2019. There are a few smaller items such as a plat for Beehive Clothing and Grove Creek Plaza. There will also be some changes to ordinances involving short-term rentals and setback requirements.

## 7. Review and action on the minutes of the September 4, 2019 Planning Commission Regular Session

**Ms. Anderson moved to approve the minutes of the September 4, 2019 Planning Commission Regular Session.**

**Mr. Dupaix seconded the motion. Voting was as follows:**

|                           |            |
|---------------------------|------------|
| <b>Chairman Woffinden</b> | <b>Aye</b> |
| <b>Rod Brocious</b>       | <b>Aye</b> |
| <b>Chris Christiansen</b> | <b>Aye</b> |
| <b>Christine Anderson</b> | <b>Aye</b> |
| <b>Harold Dudley</b>      | <b>Aye</b> |
| <b>Rebecca Staten</b>     | <b>Aye</b> |
| <b>Geoff Dupaix</b>       | <b>Aye</b> |
| <b>Eric abstained</b>     |            |

**The motion carried.**

There was a discussion on the procedure to replace Mr. Franson. Mr. Olsen stated that commissioners will nominate a commissioner to assume the position of vice-chair.

**Mr. Franson moved to adjourn.**

**Mr. Dupaix seconded the motion. All concurred.**

Meeting adjourned at 7:20 pm.

Lisa Halversen, Administrative Assistant