

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
JANUARY 22, 2020**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on January 22, 2020 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. Review and action on the Houle Annexation Agreement, for property located at approximately 935 East 50 South and consisting of approximately .60 acres
3. Hearing, review and action on a site plan for Dollar Tree, located at 648 East State Street in SC-1 Planned Shopping Center zone
4. Review and action on the 2020 American Fork City Planning Commission Meeting Schedule
5. Review and action on the election of Planning Commission Officers
6. Other Business
7. Site Plan Committee Report
8. Review and action on the minutes of the January 8, 2020 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

Review and action on an agreement for the Houle Annexation, consisting of .60 acres, located in the area of 935 East 50 South

The Houle annexation closes an island of unincorporated County land in the vicinity of 935 East 50 South. The annexation area consists of .60 acres. The R1-9,000 zone is proposed, matching surrounding properties. No development is proposed, and an existing home is found on the property.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Houle Annexation Agreement.

DENIAL

Mr. Chairman, I move that we recommend denial of the Houle Annexation Agreement.

TABLE

Mr. Chairman, I move that we table action on the Houle Annexation Agreement.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 1/22/2020

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: Houle Annexation

Project Address: 935 East 50 South

Developer / Applicant's Name: David & Jamilyn Houle

Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 1/22/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Plan Submittal:



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.

ANNEXATION AGREEMENT (Houle Annexation)

This Agreement, made and entered into this _____ day of _____, 20__, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and David and Jamilyn Houle, (hereafter referred to as "Applicants"), is based on the following:

RECITALS

WHEREAS, Applicants are the owners of parcels of privately-owned real property constituting the entirety of the *Houle Annexation*, which annexation is located within the unincorporated territory of Utah County and contiguous to the corporate boundary of the City. A "Request to Initiate Annexation of Land Within an Island or Peninsula" (Attachment 1), together with an Annexation Area map (Attachment 2) prepared by the Applicant showing the real property proposed for annexation (hereafter referred to as "Annexation Area").

WHEREAS, the Annexation Area constitutes a portion of an existing island, as defined by Utah State law; and

WHEREAS, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted Resolution No. 2019-08-30R indicating its intent to annex the entire Annexation Area. Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held.

WHEREAS, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) execute this Agreement and enact an ordinance of annexation relating thereto, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to the terms and conditions of this Agreement and any other conditions required prior to annexation.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

SECTION 1 - Applicability of Agreement: The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified on Attachment 2. Attachment 2 is hereby made part of this Agreement.

SECTION 2 - Annexation a benefit to Applicants: Applicants and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicants hereby acknowledge and agree that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth under the terms of the City's Development Code and Impact Fee Ordinance and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3 - Authority of Applicants: Applicants hereby affirm that they are the current owners of at least 75% of the Annexation Area and have complete authority to enter into this Agreement and bind the Annexation Area hereto.

SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification: The Land Use Element of the General Plan shows the Annexation Area classified as Residential Low Density. Therefore, the zone classification attached to the parcel shall be R-1-9,000. A map illustrating the zone classification has been prepared by the City and is made part of this agreement (Attachment 3).

SECTION 5 - Right-of-way to be Conveyed. The City's Transportation Element of the General Plan provides for the development of 50 South as a Major Collector with a bike lane. As a condition of annexation, Applicants hereby agree to convey to the City any right-of-way necessary for 50 South in the location shown on the plat prepared by the Applicant and approved by the City (Attachment 4). Applicants shall have no obligation to construct any right-of-way improvements unless and until any improvement or development occurs on the parcel adjacent to the right-of-way, or as otherwise required by City Code, subject to the provisions as outlined in the American Fork City Development Code Section 17.5.126 (Minimum Level of Improvements Required).

SECTION 6 - Conveyance of Water Right: Applicants acknowledge that the dedication of water rights is required pursuant to City Code Section 17.1.400—Conveyance of Water. City acknowledges that Applicants have a sufficient basis to delay the time of conveyance of water rights until the time of development in accordance with City Code Section 17.1.400(C). A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as Attachment 5.

SECTION 7 - Open Ditches to be Piped: Applicants acknowledge that it is their burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders, as part of any forthcoming development project. Such piping shall be completed prior to or in concurrence with the development of the parcel and in compliance with City Code Section 17.8.303 – Plan to identify and accommodate natural constraints to development.

SECTION 8 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way Dedicated to City: Applicants agree to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as right-of-way to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

SECTION 9 - Impact Fees: No impact fees are required as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicants or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicants acknowledge that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

SECTION 10 - Default: Should any of the parties default in the performance of any of the terms of this Agreement, the parties shall first seek mediation to resolve any defaulting performance. The defaulting party shall pay all costs and expenses, including mediation fees and/or reasonable attorney's fees, which may arise from enforcing this Agreement, whether such remedy is pursued by mediation and/or filing suit or otherwise.

SECTION 11 - Notice: Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

- a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003
- b. If to Applicants, to David and Jamilyn Houle, 935 E. 50 S. American Fork UT, 84003.

SECTION 12 - Counterparts and Severability: In the event that any provision of this Agreement shall be held invalid and unenforceable, such provision shall be severable from, and such invalidity and unenforceability shall not be construed to have any effect on, the remaining provisions of this Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

SECTION 13 - Entire Agreement: This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties, and this agreement shall bind the heirs, assigns, and successors in interest of the respective parties. If any party shall breach this Agreement, the other party shall be entitled to recover their attorney fees and court costs in addition to other lawful damages resulting therefrom.

IN WITNESS WHEREOF, the parties have signed this agreement on the date first mentioned above.

Applicants names

MAYOR

Applicants signatures

ATTEST:

City Recorder

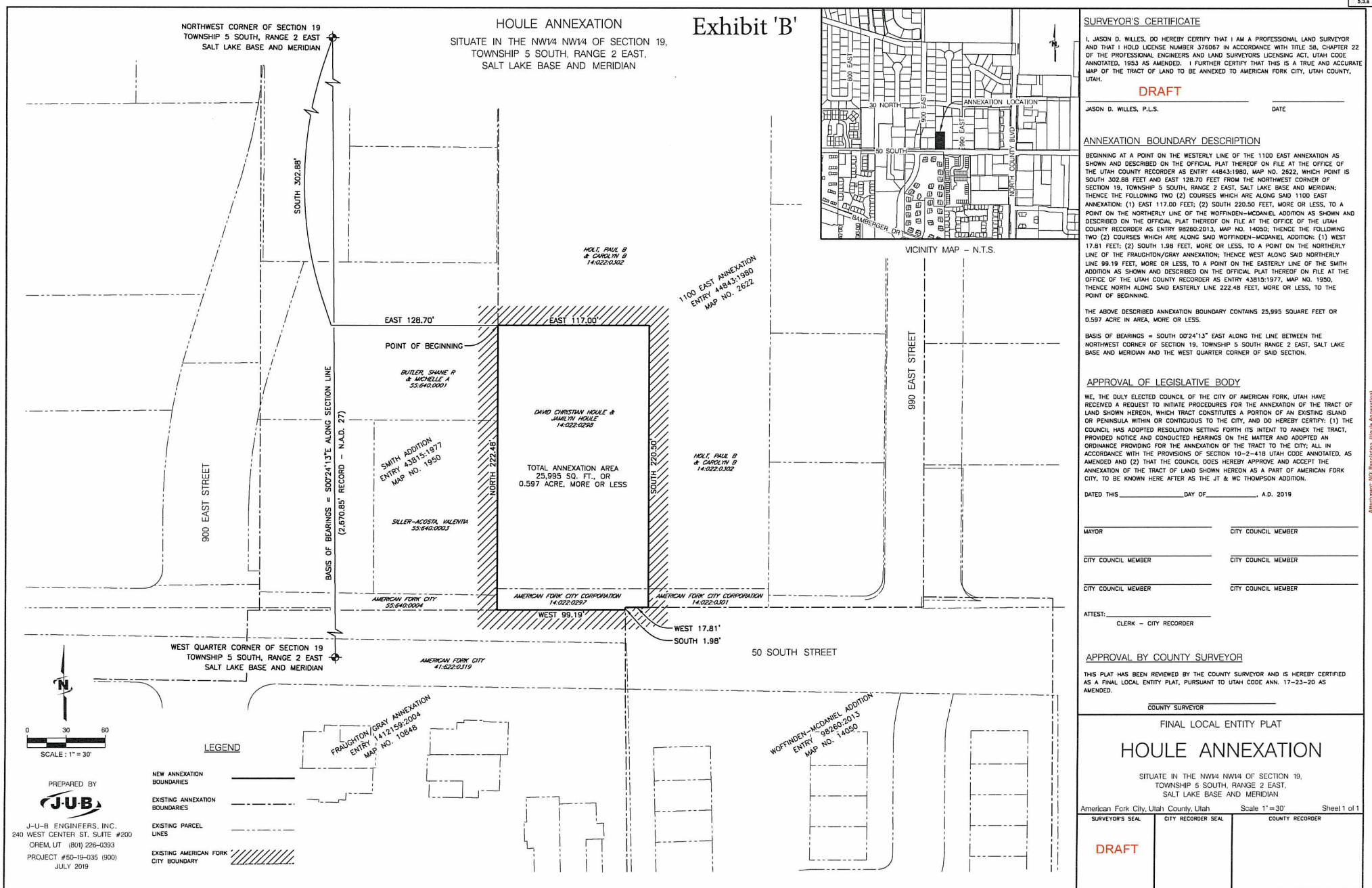
LIST OF ATTACHMENTS

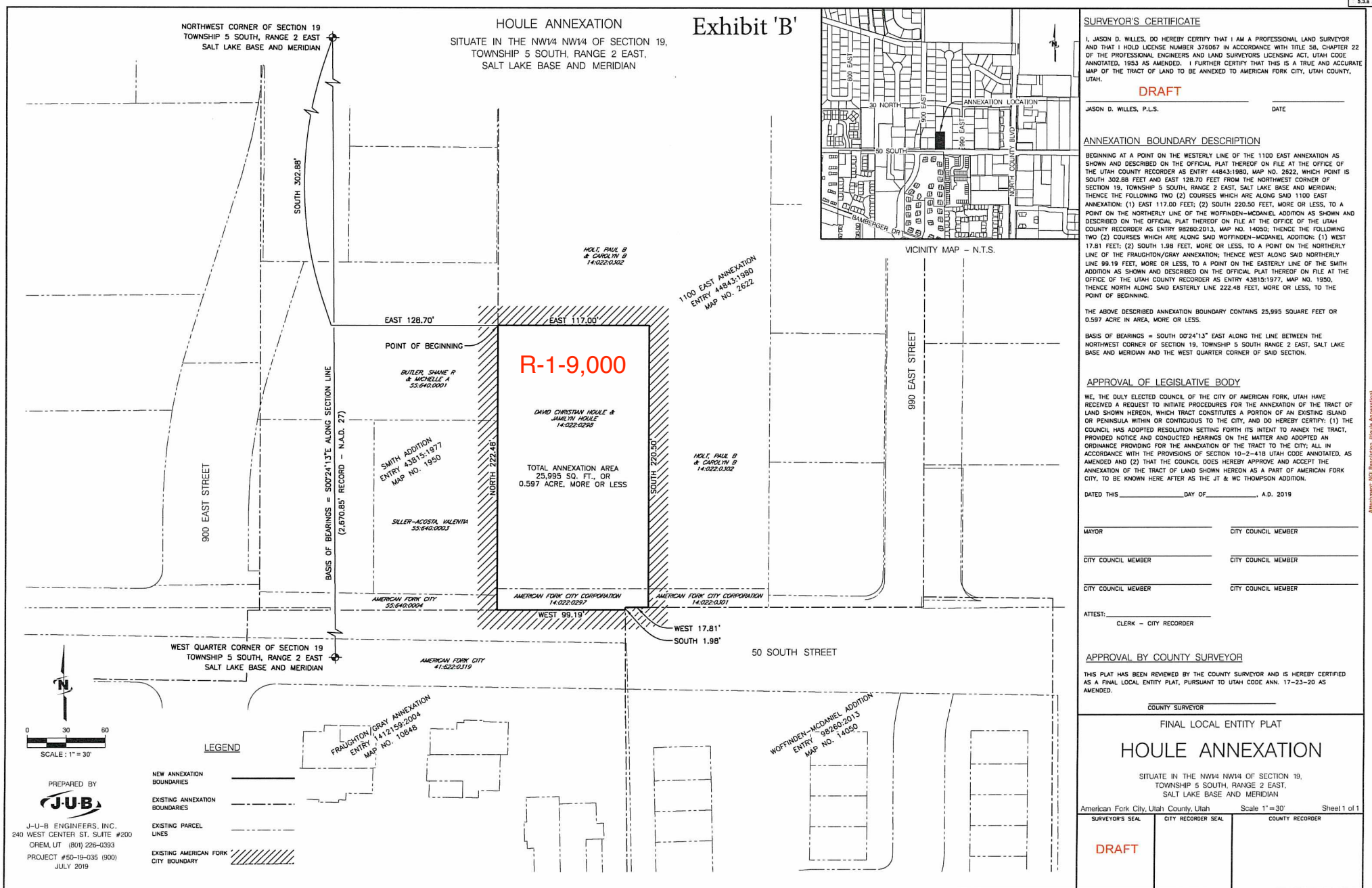
Attachment 1	Request to Initiate Annexation of Land of Within an Island or Peninsula
Attachment 2	Annexation Area Map
Attachment 3	Zone Classification Map
Attachment 4	Annexation Plat
Attachment 5	Water Delay Agreement

REQUEST TO INITIATE ANNEXATION
OF LAND WITHIN AN ISLAND OR PENINSULA

- A. The area to be annexed is contiguous to the municipality and has fewer than 800 residents, and
- B. The municipality has provided one or more municipal type services to the area for at least one year.

[illegible]





AGENDA TOPIC: Hearing, review and action on a site plan for Dollar Tree, located at 648 East State Street, in the SC-1 (Planned Shopping Center) zone.

ACTION REQUESTED: Recommendation of approval to City Council.

BACKGROUND INFORMATION				
Location:		648 East State Street		
Applicants:		Galloway & Company		
Existing Land Use:		Commercial		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Commercial		
	South	Residential		
	East	Commercial		
	West	Commercial		
Existing Zoning:		SC-1 (Planned Shopping Center)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	SC-1 (Planned Shopping Center)		
	South	PC (Planned Community)		
	East	SC-1 (Planned Shopping Center)		
	West	SC-1 (Planned Shopping Center)		
Land Use Plan Designation:		Design Commercial		
Zoning within density range?		x	Yes	No

Background

Dollar Tree proposes to combine and expand three suites in the American Fork Shopping Center. The expansion necessitates Planning Commission approval. Dollar Tree will expand to the north, toward the parking lot, creating more of a flush appearance with the existing suites to the east and west. 7 parking stalls will be removed as part of the expansion; however, sufficient parking exists within the overall shopping center. Renderings have been included in the submittal materials, illustrating the finished expanded facade.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Design Commercial". The site plan is consistent with the Land Use Plan Designation.

FINDING OF FACT

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

1. The proposed site plan meets the applicable criteria as found in Section 17.7.602 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for Dollar Tree, with the finding listed in the staff report and subject to any findings, conditions, and modifications found in the Engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the site plan for Dollar Tree.

TABLE

Mr. Chairman, I move that we table action on the site plan for Dollar Tree.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 1/22/2020

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: Dollar Tree Expansion

Project Address: 648 East State Street

Developer / Applicant's Name: Dave Pierson

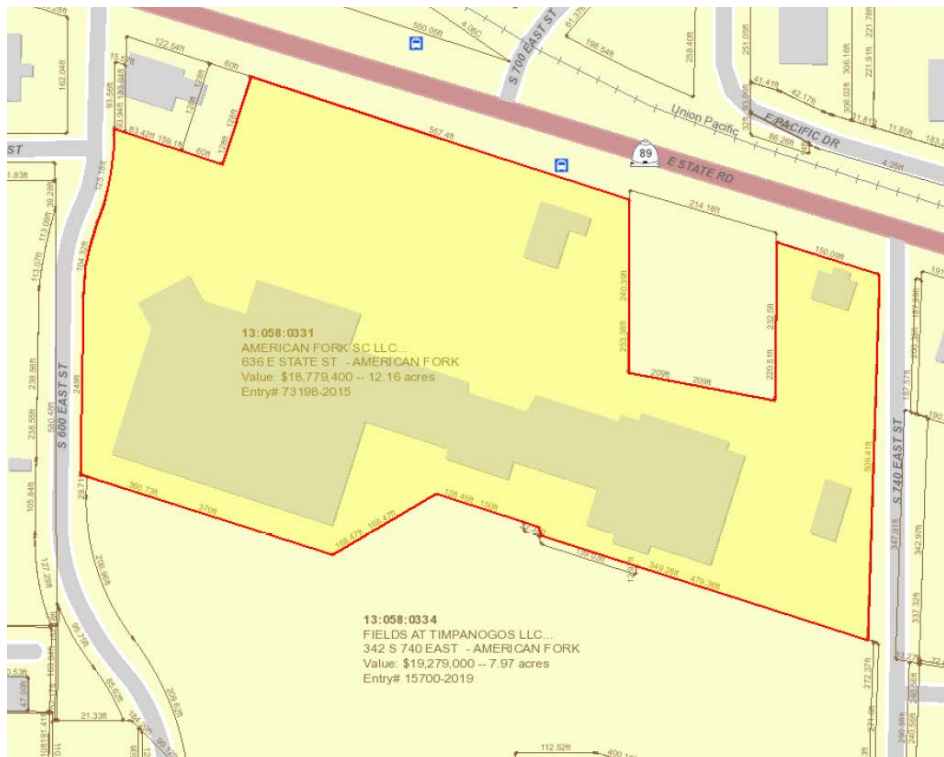
Type of Application:

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

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 1/22/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Plan Submittal:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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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.

1 ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO THE AMERICAN FORK, AND/OR GOVERNING UTILITY AGENCY STANDARDS, SPECIFICATIONS, PLANS AND DETAILS.

2 THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3 CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

4 ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

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

6 UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE JURISDICTION HAVING AUTHORITY BEFORE BACKFILLING.

7 CONTRACTOR SHALL NOTIFY THE AMERICAN FORK ENGINEERING AND INSPECTIONS 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.

8 ALL FILL MATERIAL IS TO BE IN PLACE AND PROPERLY COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

9 EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

10 IF LOCAL JURISDICTION SPECIFICALLY APPROVES USE OF DUCTILE OR GREY IRON PIPING MATERIALS, THEY SHALL BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING MINIMUM ANWWA STANDARDS: C-15 PIPE PRESSURE CLASS 300. ALL DUCTILE IRON PIPE, VALVES, FITTINGS AND APPURTENANCES SHALL BE SEAL COATED WITH POLY WRAP. ALL FITTINGS SHALL BE 250 PSI MINIMUM PRESSURE RATING.

11 MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C-478 AND/OR AMERICAN FORK OR OTHER OFFICIALLY ADOPED SPECIFICATIONS. CONCRETE BASES SHALL BE POURED IN PLACE, OR PRECAST AS THE GOVERNING SPECIFICATION ALLOWS.

12 ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS, AND AMERICAN FORK AND /OR GOVERNING UTILITY AGENCY STANDARDS AND SPECIFICATIONS.

13 TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.

14 ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 PSI.

15 SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS TO WITHIN 5 FT. OF PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE. SITE WORK CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR ON ALL UTILITY BUILDING ENTRANCE LOCATIONS.

16 IN THE EVENT OF A VERTICAL CONFLICT BETWEEN UTILITIES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE ENCASED IN A POLY-WRAPPED STEEL CASING. ALLOWABLE PIPE PRODUCTS ARE PVC SDR 25 OR SDR 35 PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11

17 DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

18 CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.

19 SEE NOTICE REQUIREMENT UNDER GENERAL PROJECT NOTES.

20 THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL SUB-CONTRACTORS HAVE INSTALLED UTILITIES IN ACCORDANCE WITH THE SPECIFICATIONS AND DESIGN (LINE, GRADE, NO SAGS, ETC.) PRIOR TO SCHEDULING CLOSE-OUT MEETINGS WITH THE CITY.

21 ALL UTILITIES SHALL BE PRE-TESTED PRIOR TO THE CITY WITNESSING THE TEST TO ENSURE THAT SAID UTILITIES WILL PASS DURING CITY WITNESS OF TESTING.

ALL INSTALLATION AND MATERIALS SHALL CONFORM TO CITY PUBLIC WORKS STANDARDS, OR OTHER OFFICIALLY ADOPTED STANDARDS AND SPECIFICATIONS. WATER SERVICE LINES DOWNSTREAM OF METERS 1" AND SMALLER SHALL BE TYPE K COPPER; 2" AND LARGER MAY BE TYPE K COPPER OR PVC. FIRE LOOP AND SERVICE LINES ABOVE 4 INCH DIAMETER AND LINES IN RIGHT-OF-WAYS TO BE C-800, 1" DUCTILE IRON, IF DUCTILE IRON IS APPROVED FOR USE BY CITY, CONFORM TO AWWA C-905 (PRESSURE CLASS 350). ALL PIPE AND FITTINGS PROPOSED OR INSTALLED SHALL BEAR A NSF (NATIONAL SANITARY FOUNDATION) STAMP OR SEAL AFFIXED TO THE MATERIAL. INSTALLATION OF ALL PIPE, FITTINGS, VALVES AND SERVICES, INCLUDING TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH WATER DISINFECTION SPECIFICATIONS OF THE GOVERNING JURISDICTION. (SEE SPECIFIC WATER AND SEWER NOTES ON UTILITY PLANS AND DETAILS SHEETS AND/OR PROJECT SPECIFICATION MANUAL).

ALL WATER LINES SHALL BE MECHANICALLY RESTRAINED AT ALL POINTS OF CONNECTION, FITTINGS, VALVES AND APPURTENANCES PER JOINT RESTRAINT DETAIL IN THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. IF PLANS CHANGE THE DEVELOPER SHALL SUBMIT A NEW SET OF PLANS.

MECHANICAL JOINT RESTRAINTS SHALL BE USED AT ALL POINTS OF CONNECTION, BENDS, FITTINGS, VALVES AND APPURTENANCES.

PROVIDE NO LESS THAN 6 FEET OF COVER FROM TOP OF PIPE IN PEROUS AREAS AND 5 FEET OF COVER TO BOTTOM OF PAVED AREAS UNLESS SHOWN OTHERWISE ON THE PLANS / PROFILES.

BACK FLOW PREVENTERS FOR FIRE AND DOMESTIC WATER TO BE PLACED INSIDE BUILDING WHEN NOT PROVIDED AS PART OF PUBLIC WORKS MAIN TAP AND METER VAULT. COORDINATE WITH AMERICAN FIRE PUBLIC WORKS AND THE ARCHITECTURAL PLANS.

ALL WATERLINES AT SEWER CROSSINGS SHALL HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CASING CENTERED OVER THE SEWER PIPE.

A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET FOR STORM AND SANITARY SEWERS SHALL BE MAINTAINED BETWEEN THE WATERLINE AND OTHER UTILITIES RUNNING PARALLEL TO THE DESIGNED MAINS/PIPS.

UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150 DR 18.

WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION.

CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIFY LOCATIONS AS SHOWN PRIOR TO CONSTRUCTION.

PIPE MATERIAL SUBSTITUTIONS WILL REQUIRE PRIOR APPROVAL OF OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD), AND SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. LENGTHS OF WATER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTERLINE TO CENTERLINE OF FITTINGS/BEND. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENTS AND FITTING LENGTHS.

CONTRACTOR SHALL LOCATE EXISTING VALVES PRIOR TO CONNECTION WITH THE EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE CITY PUBLIC WORKS DEPARTMENT.

ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.

DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES.

ABANDONED SERVICES SHALL BE REMOVED AND CAPPED AT MAIN LEVEL UNLESS OTHERWISE.

ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.

1 ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND/OR CITY SEWER OR OTHER OFFICIALLY ADOPTED STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

2 ALL GRAVITY SANITARY SEWER 8 INCHES IN DIAMETER OR LESS, OR PIPE SIZES BURIED MORE THAN 10 FEET, SHALL MEET SDR 35 PVC REQUIREMENTS; 10-15 INCH DIAMETER PIPE SHALL MEET ALL SDR 35 PVC MINIMUM REQUIREMENTS. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM AND TO CITY OR PUBLIC WORKS OR SEWER DISTRICT STANDARDS AND SPECIFICATIONS.

3 (SEE SPECIFIC WATER AND SEWER NOTES ON UTILITY PLANS AND DETAILS SHEETS AND/OR PROJECT SPECIFICATION MANUAL.)

4 DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.

5 RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LOT OF ASPHALT.

6 ALL SANITARY SEWER MAIN TESTING SHALL BE ACCORDANCE WITH THE CITY OR OTHER OFFICIALLY ADOPTED STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL PROVIDED TO THE OWNER'S CIVIL ENGINEERING CONSULTANT, THE OWNER, AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD.

7 COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE CITY DEPARTMENT OF PUBLIC WORKS.

8 THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.

9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

10 (A) OBTAINING ALL REQUIRED PERMITS FROM THE CITY OR OTHER REGULATORY AUTHORITIES AT THE CONTRACTOR'S COST INCLUDING PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

11 (B) RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOIL, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS, ETC.

12 (C) MAINTENANCE AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.

13 (D) PROVIDE AS-BUILT DRAWINGS TO CITY AND OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD).

14 (E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION, AND INSPECTION.

15 (F) VERIFYING ALL STANDARD DETAILS CONFORM TO THE CURRENT CITY STANDARDS AND SPECIFICATIONS.

16 (G) OBTAINING AND UNDERSTANDING ALL CITY, COUNTY, AND STATE STANDARDS AND SPECIFICATIONS PERTAINING TO THE CONSTRUCTION OF SANITARY SEWER IMPROVEMENTS.

17 (H) REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERTICALLY LOCATIONS AS SHOWN.

18 THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF ALL PROPOSED IMPROVEMENTS SHOWN.

19 THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER MAIN AND PROVIDE AN AS-BUILT ELEVATION OF THE MAIN TO THE ENGINEER OF RECORD PRIOR TO ANY NEW CONSTRUCTION.

20 SANITARY SEWER PIPES SHALL BE BEDDED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND/OR CITY WASTE WATER TREATMENT PLANT OR PUBLIC WORKS, OR SEWER DISTRICT STANDARDS, WHICHEVER IS MOST STRINGENT.

CONTOURS SHALL BE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND, ADJUSTMENT TO UPGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

2 DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED WITH SEEDING, SODDING, MULCHING ETC. NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

3 IF DURING THE OVERLAY GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SOILS SITUATION IS PRESENT, THE GEOTECHNICAL (SOILS) ENGINEER AND OWNER'S CIVIL ENGINEERING CONSULTANT OF RECORDED SHALL BE CONTACTED FOR RECOMMENDATIONS. OWNERS ENGINEER OF RECORD IS DAVE PIERSON, GALLOWAY, Phone: 801-549-7583, Email: davepierson@galloway.com.

4 UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.

5 IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDDED WITH NATIVE SEED MIX, COVERED WITH PLASTIC SHEETING OR EROSION CONTROL BLANKETS IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

6 ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5' OF THE BUILDING SLAB SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE GEOTECHNICAL (SOILS) REPORT PROVIDED BY CMT ENGINEERING LABORATORIES PROJECT NO. 11951 DATED NOVEMBER 8, 2018.

7 SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

8 SOME ELEVATIONS MAY BE EXPRESSED WITH THE FIRST TWO NUMBERS TRUNCATED. ADD 4200 TO THESE ELEVATIONS.

9 BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREIN TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

10 ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

11 ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECHNICAL (SOILS) REPORT ON THE SITE AT ALL TIMES.

12 THE CONTOURS SHOWN IN THE DETENTION/RETENTION POND AREA REPRESENT FINAL GRADE. THE TOP 6 INCHES OF MATERIAL IN THE DETENTION/RETENTION POND AND BERM AREAS SHALL BE FINISH GRADED WITH MATERIALS AS SPECIFIED IN THE PROJECT DOCUMENTS.

13 GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND AROUND ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN, CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

14 SPOT ELEVATIONS REPRESENT FLOW LINE OF CURB OR TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.

15 THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

16 ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF CLEAN NATIVE SOILS PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.

17 WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE OWNERS ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.

18 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACEMENT COMPLETED WITHOUT THE APPROVAL OF THE OWNERS ENGINEER.

19 THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL, BUILDING PLANS AND SPECIFICATIONS.

20 PRE CAST STRUCTURES MEETING STANDARDS SPECIFIED IN THE PROJECT DOCUMENTS, OR PER LOCAL CODE, WHICHEVER IS MORE STRINGENT, MAY BE USED AT CONTRACTOR'S OPTION.

21 EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

22 EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

23 PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

24 IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

25 THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

26 CONTRACTOR SHALL ADJUST AND/OR EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

27 CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

28 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SPERLICH CONSULTING, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD) FOR REVIEW.

29 CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

30 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

31 SITE WORK SHALL MEET OR EXCEED PROJECT SITEWORK PLANS AND SPECIFICATIONS.

32 ALL SITE CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4500 PSI. REFER TO GEOTECHNICAL REPORT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

(A) OBTAINING ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AUTHORITIES AT THE CONTRACTORS COST INCLUDING PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

(B) RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS, ETC. IF YOU BREAK IT, YOU ARE RESPONSIBLE TO REPAIR IT.

(C) VERIFICATION OF ANY EXISTING OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.

(D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND OWNERS ENGINEER.

(E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION, AND INSPECTION.

(F) SCHEDULING ALL REQUIRED INSPECTIONS.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND/OR CITY AND COUNTY STANDARDS, SPECIFICATIONS, AND PLANS, WHICHEVER IS MORE STRINGENT.

DISTANCES FOR STORM DRAINS ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE OR INLET TO CENTER OF MANHOLE OR INLET. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE.

ALL DISTANCES SHOWN ARE APPROXIMATE TO THE VERTICAL ALIGNMENT.

RM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL. ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GRADU, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS, SPECIFICATIONS, AND PLANS, ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

5. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

ON-SITE STORM DRAIN PIPING MAY RUBBER-GASKETED RCP, ADS OR HDPE PIPE IF THE PIPE SYSTEM OR SEGMENT "STRING DESCRIPTION" SHOWS "XX INCH - STM" OR "XX INCH - STM" UNLESS OTHERWISE SPECIFIED BY THE OWNERS ENGINEERING CONSULTANT OF RECORD. IF, FOR INSTANCE, THE "STRING DESCRIPTION" DENOTES "XX INCH - RCP", THE PIPE MUST BE OF THAT MATERIAL TO SATISFY A SPECIFIC REQUIREMENT. OTHERWISE, UNLESS OTHERWISE SPECIFIED, NON-REINFORCED CONCRETE PIPE MAY NOT BE USED FOR ANY STORM DRAIN PIPE LOCATIONS. PIPE MATERIAL SHOULD WITHSTAND SOIL CORROSIVE NATURE, BE COST EFFECTIVE, AND WITHSTAND DESIGN LOADING. OFF-SITE PIPES SHALL BE RCP OR ADS N-12 PER CITY AND/OR PROJECT DOCUMENTS, WHICHEVER IS MORE STRINGENT.

ALL STORM DRAIN PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

ALL STORM DRAIN LIDS IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING LIDS. IN TRUCK AREAS, A REINFORCED APRON 4 FEET WIDE OF "HD PAVING SPEC AND THICKNESS SHALL SURROUND THE INLET ON ALL SIDES. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE MINIMUM FINISH GRADE. ALL STORM DRAIN LIDS SHALL BE LABELED "STORM DRAIN".

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM DRAIN STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.

STORM DRAINS SHALL BE BEDDED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND/OR THE CITY PUBLIC WORKS STANDARDS, SPECIFICATIONS AND PLANS, WHICHEVER IS MORE STRINGENT.

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SPECIFICATIONS SET FORTH IN THE CITY PUBLIC WORKS REGULATIONS AND SPECIFICATIONS AND APPLICABLE COUNTY, STATE AND FEDERAL REGULATIONS (INCLUDING ADA GUIDELINES), WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE AGENCY HAVING JURISDICTION SPECIFICATIONS, OR ANY OTHER STANDARD, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL UTILITIES SHALL BE PROTECTED, EITHER BY PROTECTIVE CASING OR BY EXCAVATION AND APPROVED BY THE CITY PUBLIC WORKS INSPECTOR AND/OR UTAR/DOT. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY OWNER'S ENGINEER OF RECORD.

2. ALL CONTACT RELATING TO THESE DOCUMENTS (CIVIL, SWAMP AND LANDSCAPING) SHALL BE ADDRESSED TO THE OWNER'S ENGINEER OF RECORD: DAVID PIERSON, GALLOWAY, PHONE 801-549-7553 email: davidpierson@gallowayus.com

3. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN OR ARE CONFLICTING WITH ANOTHER, CONTACT THE OWNER'S ENGINEER OF RECORD FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE BID. RECORD AND/OR AS-BUILT DRAWINGS, NO ELECTRONIC (CAD) FILES WILL BE SHARED WITH ANY BIDDER, BUT WILL BE SENT TO THE GENERAL CONTRACTOR AWARDED THE PROJECT AFTER SIGNING THE OWNER'S CIVIL ENGINEER OF RECORD'S FILE SHARING DISCLOSURE.

4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS OBTAINED FROM VARIOUS AGENCIES. GALLOWAY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE WITH ALL SUCH UTILITIES IN THE AREA. NEITHER SERVICE OR ABANDONED. GALLOWAY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH WE DO AFFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. GALLOWAY HAS NO PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.

5. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.

7. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

8. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER'S CIVIL ENGINEER OF RECORD IMMEDIATELY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY OR COUNTY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY OR COUNTY PUBLIC WORKS INSPECTOR AND OWNER'S ENGINEER OF RECORD, AT ALL TIMES. CONTRACTOR TO PROVIDE TO OWNERS CONSTRUCTION MANAGER AND OWNER'S ENGINEER OF RECORD AT JOB COMPLETION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE, REFER TO EROSION CONTROL / SWAMP PLANS.

13. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED FIRST TO INSURE PROPER UTILITY CLEARANCES.

14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

15. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE CITY, COUNTY AND/OR DOT ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

16. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN ALL PUBLIC ROADS AND R.O.W'S TO THE CITY, COUNTY AND/OR DOT BEFORE BEGINNING ANY WORK ON THESE STREETS/ROADS OR HIGHWAYS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER THE APPROPRIATE AGENCY APPROVES THE PHASING PLAN, AND A PRE-CONSTRUCTION MEETING IS HELD BETWEEN THE AGENCIES(S), THE OWNER'S ENGINEER OF RECORD, THE OWNER'S CONSTRUCTION MANAGER AND THE CONTRACTOR.

17. ALL STRUCTURAL, EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

19. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARNING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY, COUNTY AND DOT.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES.

21. IN GENERAL, LIMITS OF SITE WORK ARE TO 5 FEET OF BUILDING FOOTPRINT. SOME UTILITIES WILL BE ENCASED WITHIN THE BUILDING SIDEWALKS, AND SHALL BE CONSIDERED SITEWORK AS OCCURS.

22. CONTRACTOR SHALL REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY CMT ENGINEERING LABORATORIES PROJECT NO.11951 DATED NOVEMBER 8, 2018.

1 ALL CONTACT RELATING TO THESE DOCUMENTS SHALL BE ADDRESSED TO THE DEVELOPER'S ENGINEER OF RECORD POINT OF CONTACT: DAVE PIERSON, GALLOWAY, Phone: 801-649-7563, Email:
davepierson@gallowayus.com.

2 ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THIS SHEET.

3 FEATURES REMOVED DURING MASS/DEMOLITION GRADING ARE NOT SHOWN.

4 ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) AS PUBLISHED BY THE US DEPARTMENT OF
TRANSPORTATION.

5 ALL CONSTRUCTION SHALL CONFORM TO PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS FOR -OR OTHERS ADOPTED BY CITY, COUNTY AND /OR STATE.

1 ALL HANDICAP PARKING STALLS SHALL BE PAVED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

2 ALL HANDICAP RAMPS AND ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.

(A) THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK, PEDESTRIAN ACCESS OR STORE FRONT SHALL NOT EXCEED 2.0 PERCENT. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

(B) THE GRADES WITHIN HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0 PERCENT MEASURED IN ANY DIRECTION. HANDICAP PARKING STALLS SHALL HAVE AN ACCESSIBLE ROUTE, AS NOTED BELOW, TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.

(C) ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0 PERCENT. ACCESSIBLE ROUTES EXCEEDING 5.0 PERCENT SHALL BE CONSTRUCTED WITH RAMPS AND HANDRAILS HAVING A MAXIMUM SLOPE OF 8.33 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMPS.

4 ALL SITE DIRECTIONAL SIGNS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 7 FEET AS MEASURED FROM THE GROUND TO THE BOTTOM OF THE LOWEST SIGN.

5 ALL ACCESSIBLE ROUTES THAT CROSS A VEHICULAR DRIVE SHALL CONTAIN A DETECTIBLE WARNING IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS WHETHER OR NOT A RAMP IS NEEDED.

6 THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF 1/4-INCH.

THE CONTRACTOR SHALL HAVE ALL CONCRETE FORMS THAT ARE PART OF ANY DESIGNATED ACCESSIBLE ROUTE, STORE FRONT, HANDICAP PARKING SPACE OR RAMP SURVEYED BY A LICENSED SURVEYOR AND SUBMITTED TO THE OWNER'S CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD) TO VERIFY GRADES AND CROSS SLOPES PRIOR TO PLACEMENT OF ANY CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS AND DAMAGES FOR IMPROVEMENTS INSTALLED OR OTHERWISE IMPACTED BY WORK NOT APPROVED BY THE OWNER'S CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD).

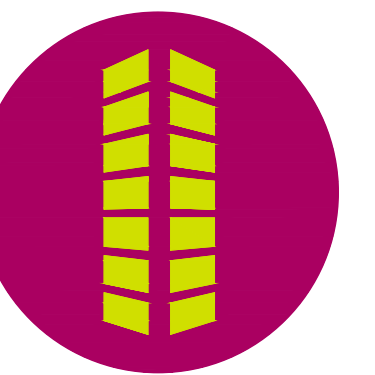


WESTERN AVENUE CAPITAL
DOLLAR TREE
AMERICAN FORK SHOPPING CENTER
HIGHWAY 89 S 700 E STREET
AMERICAN FORK, UTAH

#	Date	Issue / Description	Init.
A	12-18-19	INITIAL SITE PLAN SUBM TO AHJ	DRP
B	01-08-20	SUBMITL #2 TO AHJ FOR PC	DJS/DRP
C			
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			
N			
O			
P			
Q			
R			
S			
T			
U			
V			
W			
X			
Y			
Z			

Project No:	
Drawn By:	DJS
Checked By:	DRP
Date:	10/22/2019

C0.1



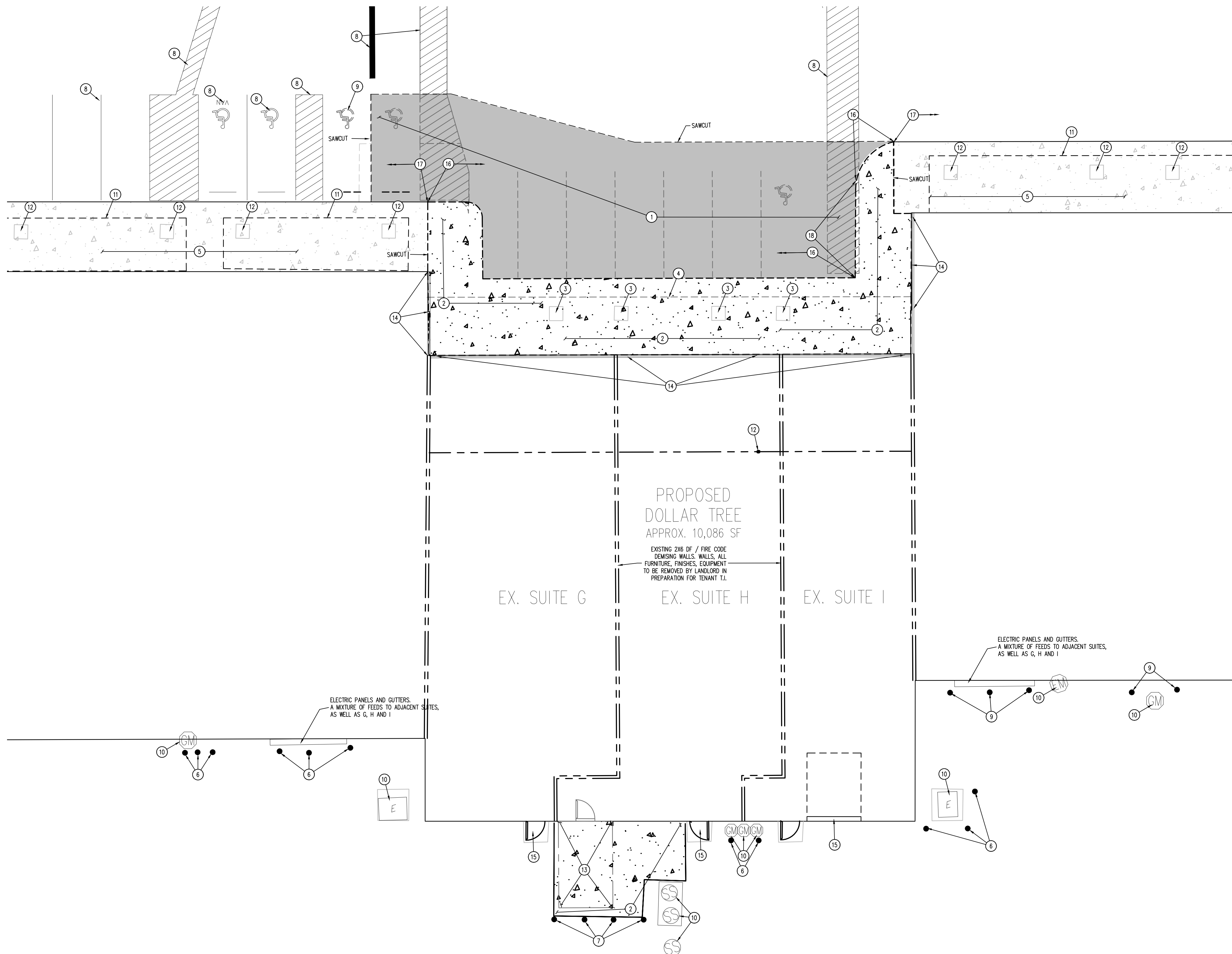
WESTERN AVENUE CAPITAL
DOLLAR TREE
AMERICAN FORK SHOPPING CENTER
HIGHWAY 89 S 700 E STREET
AMERICAN FORK, UTAH

#	Date	Issue / Description	Init.
A	12-18-19	INITIAL SITE PLAN SUBM TO AHJ	DJP DRP
B	01-08-20	SUBMITL #2 TO AHJ FOR PC	DJSIDRP
C			
D			
E			
F			
G			
H			
I			
J			
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L			
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O			
P			
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Y			
Z			

Project No:	
Drawn By:	DJS
Checked By:	DPS
Date:	10/30/2019

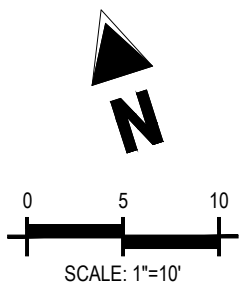
DEMOLITION PLAN

C0.2



SITE LEGEND	
	PROPERTY LINE
	SAWCUT LINE
	EXISTING CONCRETE
	ASPHALT TO BE REMOVED
	ELECTRICAL BOX
	EXISTING / PROPOSED FIRE HYDRANT
	EXISTING / PROPOSED MANHOLE

SITE NOTES	
(1)	EXISTING ASPHALT TO BE REMOVED.
(2)	EXISTING CONCRETE TO BE REMOVED.
(3)	EXISTING CANOPY COLUMNS TO HAVE ARCHITECTURAL CLADDING / FINISHES REMOVED, OR COMPLETE STRUCTURAL MEMBER. SEE ARCHITECTURAL PLANS FOR EXTENT OF REMOVAL.
(4)	EXISTING BUILDING CANOPY SURFACING MATERIALS TO BE REMOVED IN PREPARATION FOR CONSTRUCTION OF NEW STRUCTURE AND FACADE. SEE ARCHITECTURAL PLANS FOR EXTENT OF REMOVAL.
(5)	EXISTING CONCRETE TO REMAIN IN PLACE AND PROTECTED FOR NEW TIE-IN.
(6)	EXISTING BOLLARD TO REMAIN
(7)	EXISTING BOLLARD TO BE REMOVED
(8)	EXISTING STRIPING TO REMAIN.
(9)	EXISTING STRIPING TO BE REMOVED.
(10)	EXISTING UTILITY TO REMAIN.
(11)	EXISTING BUILDING CANOPY TO REMAIN.
(12)	EXISTING COLUMN TO REMAIN.
(13)	EXISTING FREEZER / COOLER STRUCTURE AND DOOR THROUGH WALL TO BE REMOVED. PREP OPENING FOR CMU WALL.
(14)	EXISTING STOREFRONTS TO BE REMOVED AS PART OF SHELL EXTENSION PROJECT. SEE ARCHITECTURAL FOR EXTENTS AND FOR SHELL REPLACEMENT STRUCTURES TO BE INSTALLED. NOTE: SOME WORK WILL TAKE PLACE IN ADJOINING SPACES TO FULLY DEMISE THE NEW SPACE FROM THE ADJOINING. SEE ARCHITECTURAL AND STRUCTURAL.
(15)	EXISTING EXTERIOR DOORS TO REMAIN.
(16)	EXISTING ZERO FACE CURB TO BE REMOVED
(17)	EXISTING TURN-DOWN CURB TO REMAIN
(18)	EXISTING TURN-DOWN CURB TO BE REMOVED
(19)	CONSTRUCT NEW TURN-DOWN CURB, INTEGRAL WITH NEW SIDEWALKS. SEE C1.5



CAUTION - NOTICE TO CONTRACTOR

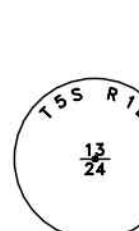
1. ALL UTILITY LOCATIONS SHOW ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



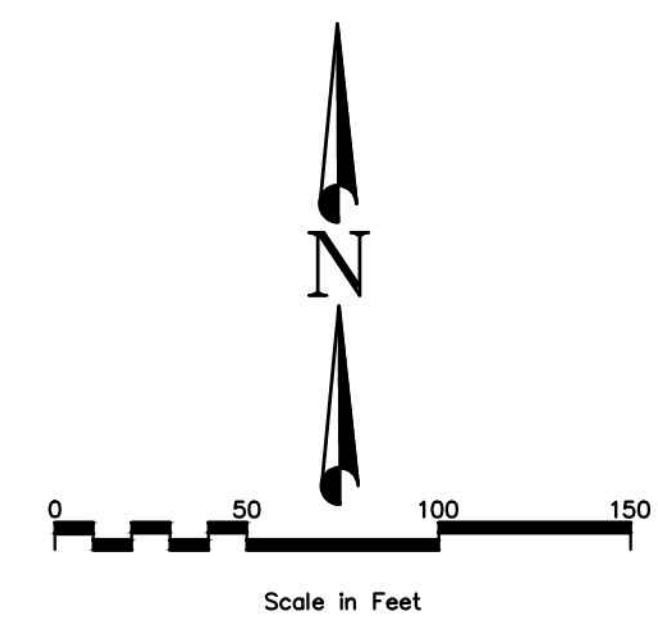
Know what's **below**.
Call before you dig.



North 1/4 Corner Section 24
T. 5 S., R. 1 E. S.L.B.&M.
Found Utah County Brass
Monument

S 89°45'23" E 2642.72'
Basis of Bearing

Northeast Corner Section 24
T. 5 S., R. 1 E. S.L.B.&M.
Found Utah County Brass
Monument



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	22978.30'	254.71'	0°38'06"	S 72°15'03" E	254.71'	127.36'
C2	22978.30'	104.58'	0°15'39"	S 72°03'49" E	104.58'	52.29'
C3	22978.30'	150.13'	0°22'28"	S 72°22'53" E	150.13'	75.07'
C4	300.00'	104.85'	20°01'30"	N 11°05'10" E	104.32'	52.97'
C5	360.00'	125.82'	20°01'30"	N 11°05'10" E	125.18'	63.56'

LEGEND

- Section Corner Monument Found (As Noted)
- Property Boundary Line
- Right-of-Way Line
- Section Line
- Easement Line
- Edge of Existing Improvements (As Noted)
- Existing Chain Link Fence Line
- Existing Barb Wire Fence Line
- Existing Water Line
- Existing Sewer Line
- Existing Storm Drain Line
- Existing Underground Electric Line
- Existing Overhead Electric Line
- Existing Fiber Optic Line
- Existing Gas Line
- Existing Electric Meter, Box, Utility Pole, Guy, Light Pole
- Existing Water Man Hole, Valve, Fire Hydrant, Meter, Fire Department Connection
- Existing Storm Drain Man Hole, Catch Basin, Roof Drain
- Existing Sewer Man Hole, Cleanout
- Existing Light Pole
- Existing Irrigation Valve
- Existing Telephone Box, Fiber Optic Box
- Existing Cable Television Box
- Existing Gas Meter
- Existing Yard Hydrant, Irrigation Valve
- Existing Traffic Light Mast Arm

600 EAST STREET
(Existing Public Right-of-Way)

STATE ROAD
U.S. 89 & 91
(Existing Public Right-of-Way)

740 EAST STREET
(Existing Public Right-of-Way)

American Fork Shopping Center LLC
Entry No. 4430:2002
648 East State Road
13.25 acres
Net Area = 12.16 acres
Tax L.D. No. 13:57:0033

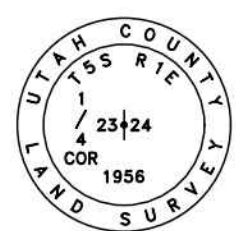
American Fork Shopping Center LLC
Parcel No. 13:058:0022
1.09 acres

1 Story Masonry Building
140,260 sq. ft.

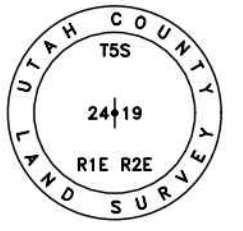
1 Story Masonry Building
2,460 sq. ft.

L.H. Perry Investments, LLC
Entry No. 28677:2010

West 1/4 Corner Section 24
T. 5 S., R. 1 E. S.L.B.&M.
Found Utah County Brass
Monument



East 1/4 Corner Section 24
T. 5 S., R. 1 E. S.L.B.&M.
Found Utah County Brass
Monument



DRAWN	MNG 7/15	CHECKED	JDP 7/15
DATE		DATE	
DESIGNED		PROJECT ENGINEER	
DATE			
APPROVED	JDP	PROJECT MANAGER	
DATE			

HFF

AMERICAN FORK CITY, UTAH COUNTY, UTAH

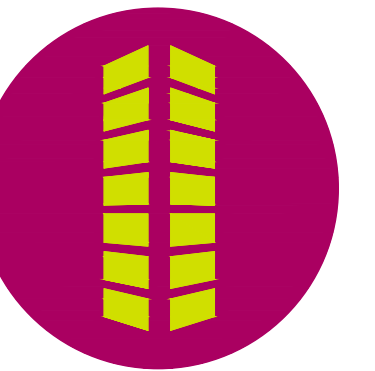


Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

IN THE NE 1/4 SECTION 24, T5S, R1E SLB&M

ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.			
2465-01			
SHEET NO.			
2 of 2			
NO.	REVISIONS	BY	DATE
4	Revised Title Commitment	MNG	8/4/15
3	Revised Power Easements	MNG	8/4/15
2	Lenders Comments	MNG	7/15/15
1	Revised Boundary	MNG	7/13/15
FILE NAME:		SCALE:	
HFF ALTA		1"=50'	

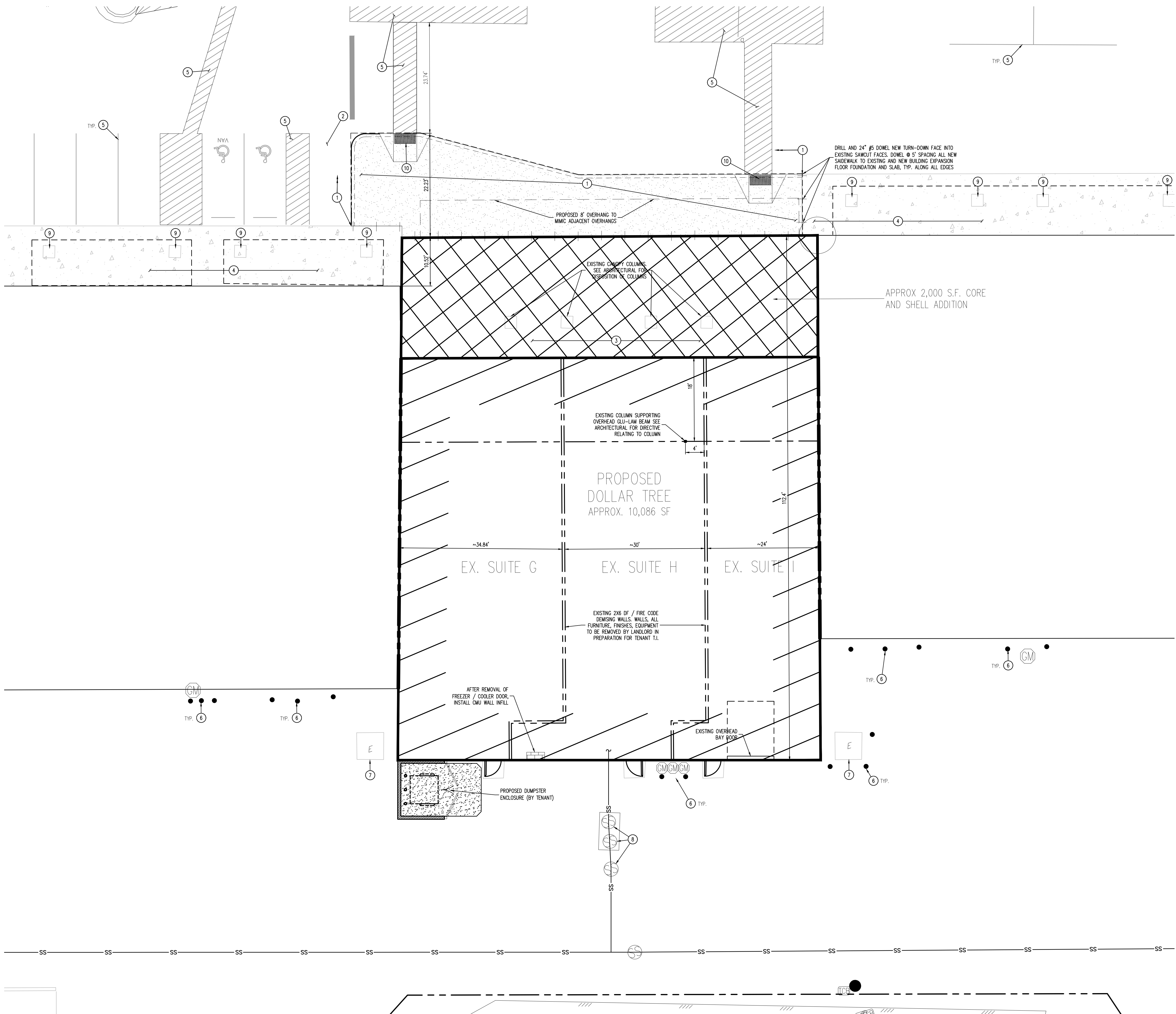


A	Date	Issue / Description	Init.
B	12-18-19	INITIAL SITE PLAN SUBM TO AHJ FOR PC	DRP
C	01-08-20	SUBMITL #2 TO AHJ FOR PC	DJS/DRP
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			
N			
O			
P			
Q			
R			
S			
T			
U			
V			
W			
X			
Y			
Z			

Project No:	
Drawn By:	DJS
Checked By:	DRP
Date:	10/22/2019

SITE PLAN

C1.0



SITE LEGEND	
	PROPERTY LINE
	SAWTOOTH LINE
	EXISTING CONCRETE
	ASPHALT TO BE REMOVED
	ELECTRICAL BOX
 	EXISTING / PROPOSED FIRE HYDRANT
  	EXISTING / PROPOSED MANHOLE
	GAS METER

SITE NOTES	
1	PROPOSED SIDEWALK WITH VERTICAL 24" TURN-DOWN. 6" CURBFACE. MATCH EXISTING THICKNESS AND ELEVATIONS.
2	PROPOSED STRIPING. MATCH EXISTING COLOR AND STYLE.
3	PROPOSED BUILDING ADDITION - APPROX 2,000 S.F..
4	EXISTING CONCRETE TO REMAIN.
5	EXISTING STRIPING TO REMAIN.
6	EXISTING BOLLARDS TO REMAIN.
7	EXISTING TRANSFORMERS TO REMAIN.
8	EXISTING GREASE TRAP/SANITARY SEWER MANHOLE TO REMAIN.
9	EXISTING CANOPY COLUMN TO REMAIN.
10	CONSTRUCT HANDICAP RAMP PER ANSI 117.1.

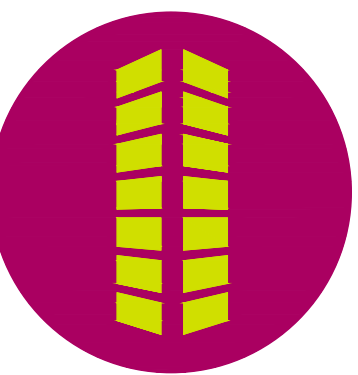
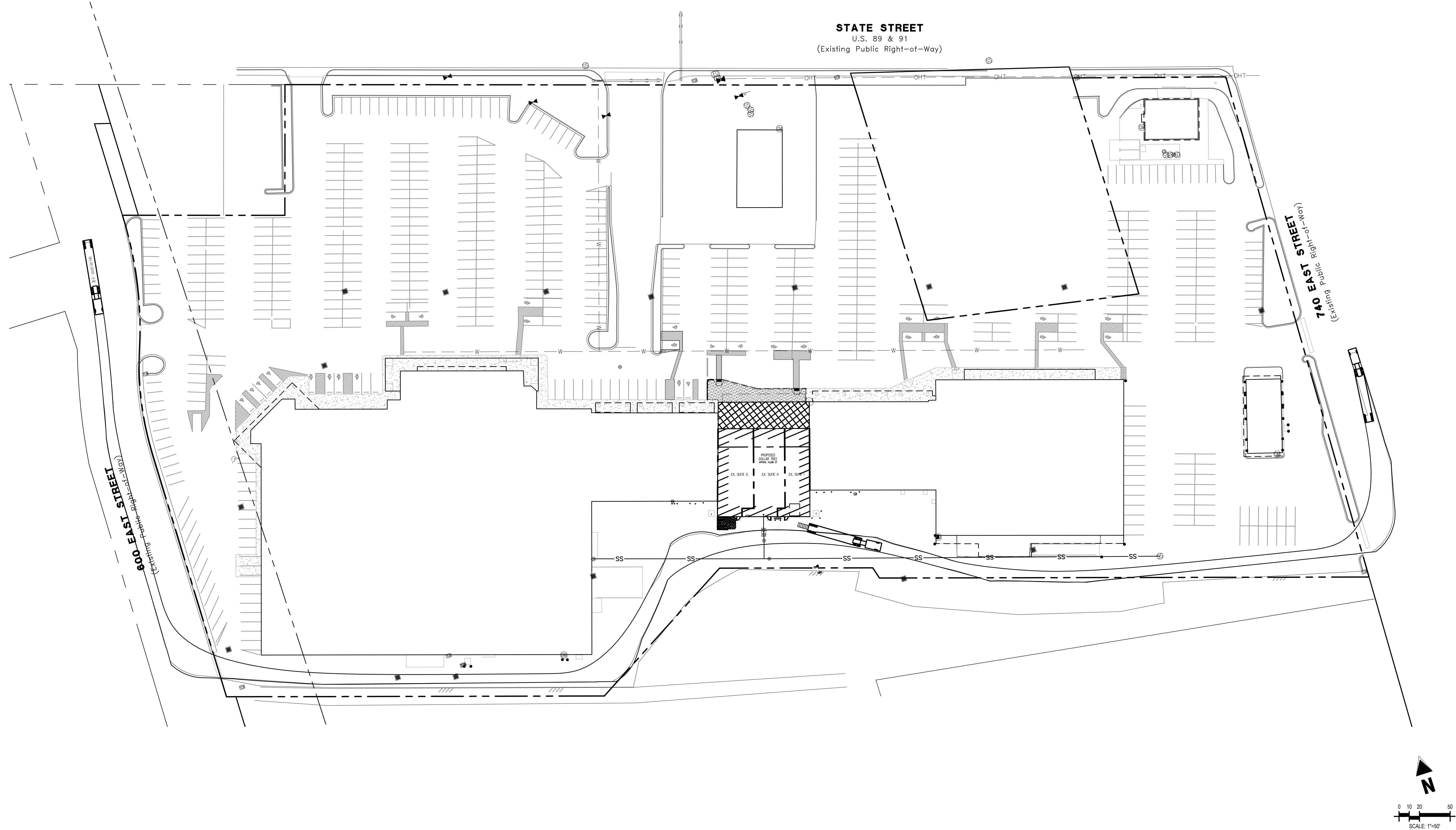
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Know what's **below**.
Call before you dig.

[illegible]

SEALANT: BURKE U-SEAL #3204 OR APPROVED EQUAL

BACKER ROD PER MANUFACTURER'S RECOMMENDATION

METAL KEYWAY JOINT BY BURKE, KEY-LOC OR APPROVED EQUAL

REINFORCING CONTIGUES ACROSS JOINT (AS APPLICABLE)

STEEL STAKES AT COLD KEYED JOINT DURING POUR

NOTE: FOR INTERRUPTED POURS, SUBSTITUTED FOR CONTROL JOINT

NOTE: SUBMIT PROPOSED ALTERNATE TO ENGINEER FOR APPROVAL

1 CONSTRUCTION JOINT DETAIL

NOT TO SCALE

9"

1/2"

CL. JOINT

1/4" DEEP PETROLEUM RESISTANT SEALANT BURKE U-SEAL #3204 OR EQUAL

TOOLED TO 1/4" RADIUS IF PLASTIC INSERT IS NOT USED

BACKER ROD PER MANUFACTURER'S SPECIFICATIONS

1/2"Ø X 18" OILED SMOOTH STEEL DOWEL @ 18" O.C.

REINFORCING CONTINUOUS ACROSS JOINT (AS APPLICABLE)

JOINT FILLER

2 ISOLATION JOINT DETAIL

NOT TO SCALE

1/2"

1/4" DEEP PETROLEUM RESISTANT SEALANT

TOOLED TO 1/4" RADIUS IF PLASTIC INSERT IS NOT USED

BACKER ROD PER MANUFACTURER'S SPECS

JOINT FILLER

INTERRUPT REINFORCING AT JOINT (AS APPLICABLE)

THICKENED SLAB WHERE OCCURS, SEE THICKENED SLAB EDGE

3 EXPANSION JOINT DETAIL

NOT TO SCALE

1/4" DEEP PETROLEUM RESISTANT SEALANT BURKE U-SEAL #3204 OR EQUAL

TOOLED TO 1/4" RADIUS

BACKER ROD PER MANUFACTURER'S SPECS

REINFORCING CONTIGUES ACROSS JOINT (AS APPLICABLE)

1/4" SLAB DEPTH, MINIMUM

4 CONTROL JOINT DETAIL

NOT TO SCALE

5'-0" MIN.

4'-0"

5'-0" MIN.

FLARED SIDE PLAN

FLARED SIDE ELEVATION

DETECTABLE WARNING (SEE DETAIL THIS PAGE)

5 ADA HANDICAP RAMP DETAILS

NOT TO SCALE

DETECTABLE WARNING SYSTEMS

POLY-PLASTIC YELLOW DETECTABLE WARNING OR APPROVED EQUAL

2'

4'

6 TRUNCATED DOMES

NOT TO SCALE

2'-0" STRIP (HOLD DOWN 1/2") EXPANSION JOINT AND SEALANT AT STRUCTURE INTERFACE

VARIES SEE PLAN

1/4" PER 1" MAX CROSS SLOPE

No. 3 BAR

5"

SUBGRADE PER GEOTECHNICAL INVESTIGATION RECOMMENDATIONS FOR BUILDING FLOOR SLAB OR EXTERIOR WALKWAYS

7 CONCRETE SIDEWALK AT BUILDING

NOT TO SCALE

HEAVY DUTY CONCRETE

6" ± CONCRETE PAVEMENT SECTION

9" ± AGGREGATE BASE COURSE

BASE COURSE

SUBGRADE FOR SOIL REPORT

8 CONCRETE PAVING DETAILS

NOT TO SCALE

ASPHALT

STANDARD DUTY PAVING

A = 2" - SURFACE COURSE

B = 5" - BASE COURSE

C = 9" - AGGREGATE BASE COURSE

HEAVY DUTY PAVING

A = 2" - SURFACE COURSE

B = 5" - BASE COURSE

C = 9" - AGGREGATE BASE COURSE

BASE COURSE

SUBGRADE PER SOIL REPORT

9 ASPHALT PAVING DETAILS

NOT TO SCALE

No. 3 BAR

VARIES SEE PLAN, 6"

6"

SUBGRADE PER GEOTECHNICAL INVESTIGATION RECOMMENDATIONS

10 TURN DOWN SIDEWALK

NOT TO SCALE

Galloway

515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
gallowayus.com

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WESTERN AVENUE CAPITAL
DOLLAR TREE

AMERICAN FORK SHOPPING CENTER

HIGHWAY 89 S 700 E STREET
AMERICAN FORK, UTAH

#	Date	Issue / Description	Init.
A	12-18-19	INITIAL SITE PLAN SUBM TO AHJ	DRP
B	01-08-20	SUBMITL #2 TO AHJ FOR PC	DJS/DRP
C			
D			
E			
F			
G			
H			
I			
J			
K			
L			
M			
N			
O			
P			
Q			
R			
S			
T			
U			
V			
W			
X			
Y			
Z			

Project No: _____

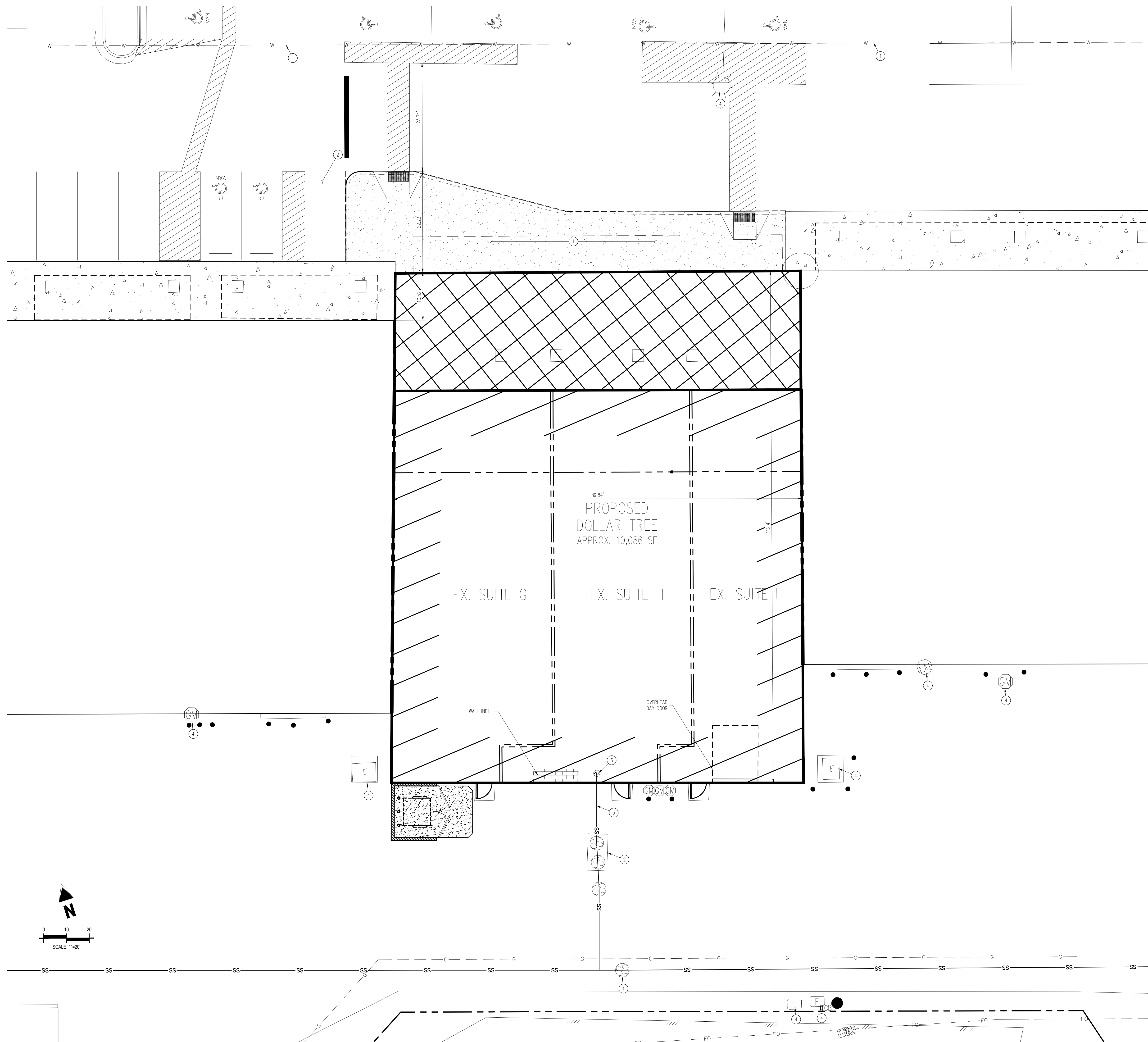
Drawn By: _____ DJS

Checked By: _____ DRP

Date: _____ 10/22/2019

SITE PLAN

C1.5



Galloway

AGENDA TOPIC: Approval of Meeting Schedule

ACTION REQUESTED: Approval of the 2020 American Fork City Planning Commission Schedule.

Background

Utah Code 52-4-202 (Open and Public Meetings Act) requires the following: "a public body which holds regular meetings that are scheduled in advance over the course of a year shall give public notice at least once each year of its annual meeting schedule as provided in this section. (b) The public notice under Subsection (2)(a) shall specify the date, time, and place of the scheduled meetings."

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move to approve the 2020 American Fork City Planning Commission Schedule.

DENIAL

Mr. Chairman, I move to deny the 2020 American Fork City Planning Commission Schedule.

TABLE

Mr. Chairman, I move to table the 2020 American Fork City Planning Commission Schedule.

AMERICAN FORK CITY 2020 ANNUAL NOTICE OF REGULAR MEETINGS

This notice is provided to inform the public of the dates of regular American Fork City meetings for 2020. Notice of the exact time, date, location, and subject matter for each public body will be provided in accordance with the Open Meetings provisions of the State Code.

City Council Work Sessions and Regular Sessions meetings:

Notice is hereby given that the City Council will hold its regular session meetings on the second and fourth Tuesday of each month at 7:00 p.m., unless noted otherwise, at the Historic City Hall, 31 North Church Street. Work Sessions will be held on the first and third Tuesday of each month at 4:00 p.m., unless noted otherwise, in the City Administrative Offices Conference Room, 51 East Main Street. The specific meeting dates are as follows:

City Council Work Session

January 7 and 21
February 6 and 7 (Retreat)
February 4 and 18
March 3 and 17
April 7 and 21
May 5 and 19
June 2 and 16
July 7 and 21
August 4 and 18
September 1 and 15
October 6 and 20
November 3 and 17
December 1

City Council Regular Sessions

January 6 @ Noon (swearing in)
January 14 and 28

February 11 and 25
March 10 and 24
April 14 and 28
May 12 and 26
June 9 and 23
July 14 and 28
August 11 and 25
September 8 and 22
October 13 and 27
November 10 and 24
December 8

Planning Commission meetings:

Notice is hereby given that the American Fork Planning Commission will meet in regular sessions on the first and third Wednesdays of each month during 2020, at 7:00 p.m., unless noted otherwise, in the American Fork City Hall, 31 North Church Street. The specific meeting dates are listed below:

January 8 and 22

March 4 and 18

May 6 and 20

July 8 and 22

September 2 and 16

November 4 and 18

February 5 and 19

April 8 and 22

June 3 and 17

August 5 and 19

October 7 and 21

December 2 and 16

Site Plan Review Meetings are held on Mondays, beginning at 2:00 p.m. by appointment in the Public Works Office, 275 East 200 North. Please call 801-763-3060 for a Site Plan Meeting appointment.

Board of Adjustment meetings:

Notice is hereby given that the American Fork Board of Adjustment will meet in regular sessions on the second Wednesday of each month as needed. The meetings will begin at 6:30 p.m. in the American Fork Public Works Building, 275 East 200 North.

Library Board meetings:

Notice is hereby given that the American Fork Library Board will meet in regular sessions on the third Wednesday of each month as needed. The meetings will begin at 6:30 p.m. in the American Fork Library, 64 South 100 East. Meetings are not held in July or December.

Parks and Recreation Committee meetings:

Notice is hereby given that the American Fork Parks and Recreation Committee will meet in regular sessions on the fourth Wednesday of each month as needed. The meetings will begin at 6:00 p.m. in the Library Conference Room, 64 South 100 East.

Cemetery Committee meetings:

Notice is hereby given that the American Fork Cemetery Committee will meet in regular sessions on the first Monday of each month as needed. The meetings will begin at 10:00 a.m. in the City Administrative Office Conference Room at 51 East Main Street. Meetings are not held in January, February or September.

Beautification-Shade Tree Committee meetings:

Notice is hereby given that the American Fork Beautification-Shade Tree Committee will meet in regular sessions on the third Wednesday of each month as needed. The meetings will begin at 6:00 p.m. in the American Fork City Hall, Room B, 31 North Church Street unless otherwise noted on the agenda.

PARC Tax Advisory Board Committee meetings:

Notice is hereby given that the American Fork PARC Tax Advisory Board Committee will meet in regular sessions on the first Wednesday of each month or as needed. The meetings will begin at 5:30 p.m. in the American Fork City Administrative Offices, 51 East Main Street.

Neighborhood Preservation Committee meetings:

Notice is hereby given that the American Fork Neighborhood Preservation Committee will meet in regular sessions on the first Tuesday of each month as needed. The meetings will begin at 6:00 p.m. in the American Fork Police Department Training Room, 75 East 80 North.

Historical Preservation Committee meetings:

Notice is hereby given that the American Fork Historical Preservation Committee will meet as needed during 2020. The meetings will be held at noon in the American Fork City Hall, 31 North Church Street.

Local Building Authority:

Notice is hereby given that the Local Building Authority of American Fork will meet on an as needed basis in 2020 in the American Fork City Hall. Agendas noting the exact time, date, location and subject matter will be provided in accordance with the Open Meeting provisions of State Code. The annual meeting will be held on Tuesday, January 14, 2020, in the American Fork City Hall, 31 North Church Street, at a time yet to be determined.

Redevelopment Agency of American Fork:

Notice is hereby given that the Redevelopment Agency of American Fork will meet on an as needed basis in 2020 in the American Fork City Hall. Agendas noting the exact time, date, location and subject matter will be provided in accordance with the Open Meeting provisions of State Code. The annual meeting will be held on Tuesday, January 14, 2020, in the American Fork City Hall, 31 North Church Street, at a time yet to be determined.

*Please note that meetings on or near holidays may be rescheduled or cancelled. Meetings may also be cancelled at short notice if there is a lack of quorum.

Dated this 30 day of December, 2019.



Terilyn Lurker, City Recorder

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JANUARY 8, 2020

The American Fork City Planning Commission met in a regular session on January 8, 2020 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Chris Christiansen
Geoff Dupaix
Harold Dudley
Ryan Hunter
Christine Anderson

Absent: Rod Brocious
Rebecca Staten

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

Also Present: John Jensen

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance. The chairman indicated that the transportation amendments to the master plan have been pulled from tonight's agenda.

2. Review and action on an agreement for the Axley-Way Annexation consisting of 19.304 acres, located at approximately 900 South 500 East.

Mr. Olsen stated that the Axley-Way annexation closes an island of unincorporated land in the vicinity of 900 South 500 East. The area consists of 19.3 acres. Auto Mall Drive divides the property roughly in half. North of Auto Mall Drive, the GC-2 (Planned Commercial) zone is proposed. South of Auto Mall Drive, the PI-1 (Planned Industrial) zone is proposed.

Mr. Ryan Hunter asked Mr. Ben Hunter to touch on water questions.

Mr. Ben Hunter stated that when a new development comes into the city, anticipated water use is computed. Code requires that the city acquire water rights at the time of annexation. However,

UNAPPROVED MINUTES

we don't know yet what the land use will be, so we are entering into a water-rights delay agreement that will provide for required water rights to be conveyed at the time of development.

Street rights-of-way will be dedicated with this annexation, the majority of new right-of-way will be on 500 East. Engineering is in the process of doing signal design at this intersection as part of other development in the area. Signal right-of-way is included in this annexation, along with a right turn lane for east-bound traffic on Auto Mall Drive. The roadway dedication plat conforms with the city's needs.

Mr. John Jensen, applicant, hopes to bring a professional office space from Davies Design Build to this area with 20-30% office space. He anticipates there will be two buildings, one will be a warehouse. He plans to bring designs that will be attractive and exciting.

Ms. Anderson moved to recommend approval of the Axley-Way Annexation Agreement.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Ryan Hunter	Aye

The motion carried.

3. Hearing, review and action on amendments to the General Plan by adopting the updated Master Plans of the pressurized irrigation, sanitary sewer and culinary water elements of the General Plan.

Mr. Hunter stated that the Engineering Division recommends approval of the proposed general plan amendments for the public facilities and service elements, including the culinary water system master plan, pressurized irrigation system master plan and sanitary sewer system master plan. These updates reflect current development needs related to public infrastructure. These updates are consistent with the long-term planning and engineering goals for the City and are not detrimental to the general health, safety and welfare of its citizens. The proposed amendments also ensure that utility needs are adequate for future developments. Proposed changes will also help the city to be able to do an impact fee analysis to see if the current fee structure is sufficient for anticipated growth.

Mr. Dupaix was looking at the maps and reports for the proposals, he is concerned that there's not much reference to the age of existing infrastructure. He thinks there should be a focus on what areas are in need of repair because of age. He asked why aging infrastructure isn't shown on the plan? If this is identified visually, it makes the data clearer to a person with a non-engineering background.

UNAPPROVED MINUTES

1 Mr. Ben Hunter responded that the master plan addresses aging infrastructure, this information is
2 located in the table on page 21 of the culinary water master plan. The table shows funds needed
3 to allocate repairs to aging infrastructure in each fiscal year. This table doesn't break down
4 information regarding aging infrastructure by identifying it on a map, but shows anticipated
5 funding needed for repairs/replacement.

6 Mr. Sensanbaugher added that a lot of this information will be in the 5-year Capital
7 Improvements Plan. We don't yet know exactly which lines will need to be replaced, this is
8 being looked at in tandem with the road plans, since it is desirable to replace old water lines at
9 the same time the roads are being repaired.

10 Mr. Dupaix said that the moment we dig into and compromise a road, we should know exactly
11 what is underneath it so that repairs can be long-term repairs and we don't end up having to do
12 water, road, and sewer repairs all separately over the course of a couple of years.

13 Mr. Sensanbaugher replied that we're not there yet, but we're trying to get to that level of
14 knowledge. We are having discussions at the design phase of such projects, he gives an example
15 of the high school road/utility project. The city is trying to take a holistic approach with each
16 project, but we are not far enough along yet that we have a ten-year plan for example.

17 Chairman Woffinden stated that the city is missing institutional knowledge that disappeared
18 when Mayor Hadfield passed away.

19 Mr. Dupaix asked if utility information is being stored in the GIS system as this is a great way to
20 retain institutional knowledge.

21 Mr. Sensanbaugher replied that we are going in that direction. The city is not where we need to
22 be yet, but such data is GIS-centric and is being stored there.

23 Mr. Dupaix asked about table 12 in the sanitary sewer index, he wonders why it mentions Cedar
24 Hills.

25 Mr. Ben Hunter stated that some of our sewer information is based on numbers provided by
26 Cedar Hills.

27
28 **Public Hearing Opened**

29 **Public Hearing Closed**

30
31 Ms. Anderson asked about concerns that have been raised regarding sufficient water pressure in
32 the TOD area.

33 Mr. Ben Hunter said that projects to ensure sufficient water supply in the TOD area have been
34 bumped up in priority. There are several phases of projects that will need to get sufficient funding
35 for in order to complete.

UNAPPROVED MINUTES

Ms. Anderson asked about the timeline for such projects, will they be finished in time to ensure sufficient water supplies and pressure?

Mr. Ben Hunter stated that as they do analysis with each incoming development, the city and Horrocks Engineering will ensure that the appropriate funding and/or reimbursement agreements are done at the same time.

Mr. Sensanbaugher added that all water changes up for a vote tonight deal with how to get more water to the TOD area. There are five phases to the necessary water projects. Phase 1 is the section of water line being placed in 200 South. This is in the design phase now and will be finished in May. Construction will be dependent on funding, which depends on the CRA that the council is working on. Phase 2 is the line in front of the high school, this design is complete, and the construction timetable depends upon funding. There will have to be discussion of a water bond for some of these big projects, they won't be able to be funded any other way. Phase 3 and 4 are two segments going along Main Street down to the freeway, where phase 1 will take over, and in the Vintaro area. Engineering will be doing these designs very soon. The city is working closely with Horrocks on the timing of such projects. They are all part of a big picture, they all need to be built quickly excepting phase 5. He stated that he doesn't want to be an alarmist, but discussions about slowing down development will need to take place if the city can't get the water projects done very quickly.

Chairman Woffinden asked if the work can be done when school is out.

Mr. Sensanbaugher replied that the ideal is to try to work on these when school is out, but these are big projects that will probably take more than a couple of months to complete.

Mr. Dupaix moved to recommend approval of the General Plan Amendments.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Aye
Geoff Dupaix	Aye
Harold Dudley	Aye
Ryan Hunter	Aye

The motion carried.

4. Other Business

Mr. Olsen opened a discussion about the planning commission's winter dinner. Commissioners decide on Friday, February 21 around 6 pm. Commissioners discuss possible venues, they agree that Mr. Olsen will decide and inform them all.

UNAPPROVED MINUTES

5. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. The next agenda will have a small annexation, an addition to Dollar Tree's footprint, and the planning commission meeting schedule for 2020. The next meeting will be held on January 22, 2020.

6. Review and action on the minutes of the December 4, 2019 Planning Commission Regular Session

Mr. Dupaix moved to approve the minutes of the December 4, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Chris Christiansen	Aye
Christine Anderson	Abstain
Geoff Dupaix	Aye
Harold Dudley	Aye
Ryan Hunter	Aye

The motion carried.

7. Adjournment

Mr. Dudley moved to adjourn.

Mr. Dupaix seconded the motion. All concurred.

Meeting adjourned at 8:45 pm.

Lisa Halversen, Administrative Assistant