

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
FEBRUARY 19, 2020**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on February 19, 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 final plat for IFA Subdivision No. 2, located at 504 North 900 West in the GC-2 Planned Commercial zone
3. Hearing, review and action on a commercial site plan for Bank of America and Apollo Burger located at 504 North 900 West in the GC-2 Planned Commercial zone
4. Hearing, review and action on amendments to Section 17.4.608(6) (TOD Zone) of the American Fork City Municipal Code
5. Hearing, review and action on amendments to Section 15.01.1850 of the American Fork City Municipal Code
6. Other Business
7. Site Plan Committee Report
8. Review and action on the minutes of the February 5, 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

AGENDA TOPICS:

Review and action on the final plat for IFA Subdivision No. 2, located at 504 N. 900 W. in the GC-2 (Planned Commercial) zone.

Hearing, review and action on a commercial site plan for Bank of America and Apollo Burger, located at 504 N. 900 W. in the GC-2 (Planned Commercial) zone.

ACTION REQUESTED: Recommendations of approval to City Council.

BACKGROUND INFORMATION				
Location:		504 N. 900 W.		
Applicants:		Reeve & Associates, Inc.		
Existing Land Use:		Vacant		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Commercial		
	South	Commercial		
	East	Commercial		
	West	Commercial		
Existing Zoning:		GC-2 (Planned Commercial)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	GC-2		
	South	GC-2		
	East	GC-2		
	West	C (Commercial) Lehi City		
Land Use Plan Designation:		Design Commercial		
Zoning within density range?		x	Yes	No

Background

The site plan and subdivision cover the same area; therefore, one staff report will review both items. The site plan and subdivision consist of approximately 1.5 acres; southwest, and in front of, the IFA building at approximately 500 N. 900 W. The area is currently vacant. At one time, a car was approved for the site, but was never constructed.

The subdivision plat splits Lot 1, IFA American Fork Commercial Subdivision, into two separate lots - becoming Lots 6 and 7, IFA Subdivision No. 2. Apollo Burger is proposed

on Lot 6, and Bank of America is proposed on Lot 7. Points of access are from the interior parking area, as well as one additional point off of 900 W. This will function as right-in/right-out.

The site plan proposes two structures. Apollo Burger (3,450 sq. ft.) and Bank of America (4,559 sq. ft.). Parking and landscaping are provided per Code. Renderings of the bank and restaurant structures are included in the submittal materials.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Design Commercial”. The subdivision and site plan are consistent with the Land Use Plan Designation.

Section 17.8.211 of the Development Code

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

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

The final plat is created from an existing lot, and all conditions of a preliminary plan have been addressed. Therefore, no preliminary plan is necessary.

- 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 any concerns in their report.

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

Engineering will make this determination.

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

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

FINDINGS OF FACT

After reviewing the application for subdivision and 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 17.7.601 (Planned Commercial Development Projects) of the Development Code.
2. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

POTENTIAL MOTIONS

SUBDIVISION

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat for IFA Subdivision No. 2, with the finding (#2) 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 final plat for IFA Subdivision No. 2.

TABLE

Mr. Chairman, I move that we table action on the final plat for IFA Subdivision No. 2.

SITE PLAN

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for Bank of America and Apollo Burger, with the finding (#1) 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.

TABLE

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

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 2/19/2020

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: IFA Subdivision No. 2

Project Address: 504 North 900 West

Developer / Applicant's Name: Wadsworth Development Group

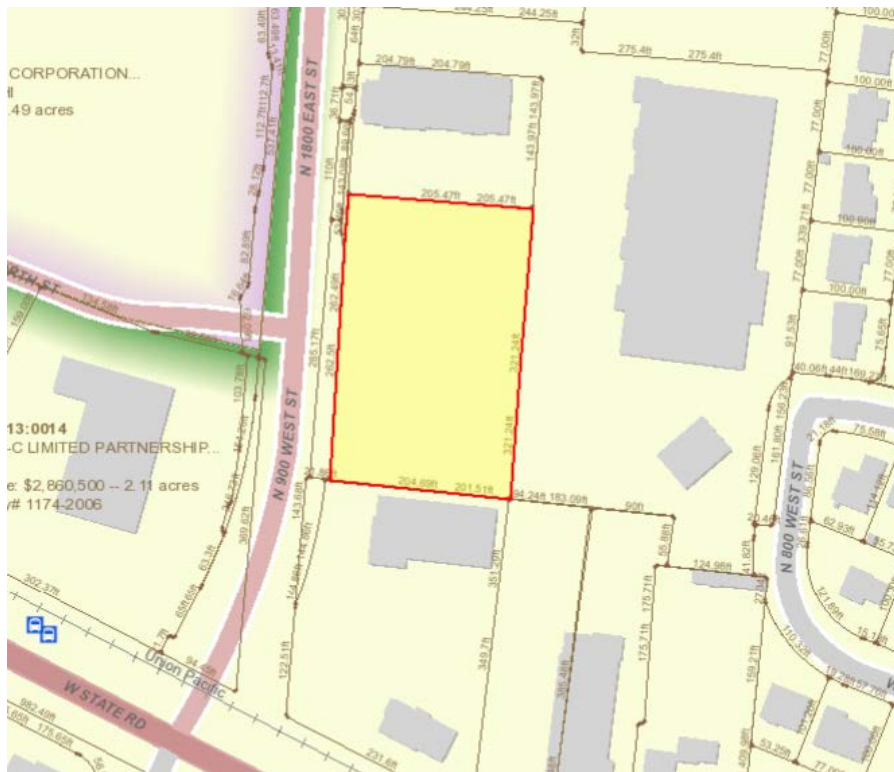
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 2/19/2020 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. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
3. **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.
4. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
5. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
6. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
7. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
8. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
9. **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).

IFA SUBDIVISION NO. 2

BEING A VACATION OF LOT 1, IFA AMERICAN FORK COMMERCIAL SUBDIVISION AMENDED
PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

CP-3 N89°58'01"W 2,667.56' 2,470.60
NORTHWEST CORNER OF SECTION 15, T.5S., R.1E., SLB&M, FOUND 1-INCH PIPE

CP-2 S89°58'45"W (BASIS OF BEARINGS) 2,675.99' 196.96'
NORTH QUARTER CORNER OF SECTION 15, T.5S., R.1E., SLB&M, FOUND SCRIBE IN CONCRETE

CP-1 NORTHEAST CORNER OF SECTION 15, T.5S., R.1E., SLB&M, FOUND BRASS CAP MONUMENT

NOTES

PROPERTY IS LOCATED IN ZONE GC-2 (PLANNED COMMERCIAL)

SETBACKS (MAIN BUILDINGS):
*SEE AMERICAN FORK CODE OF ORDINANCES.

FRONT YARD: 30 FEET
REAR YARD, INTERIOR LOT: 30 FEET
REAR YARD, CORNER LOT: 10 FEET
SIDE YARD, INTERIOR LOT: 8 FEET
SIDE YARD, CORNER LOT: 10 FEET

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

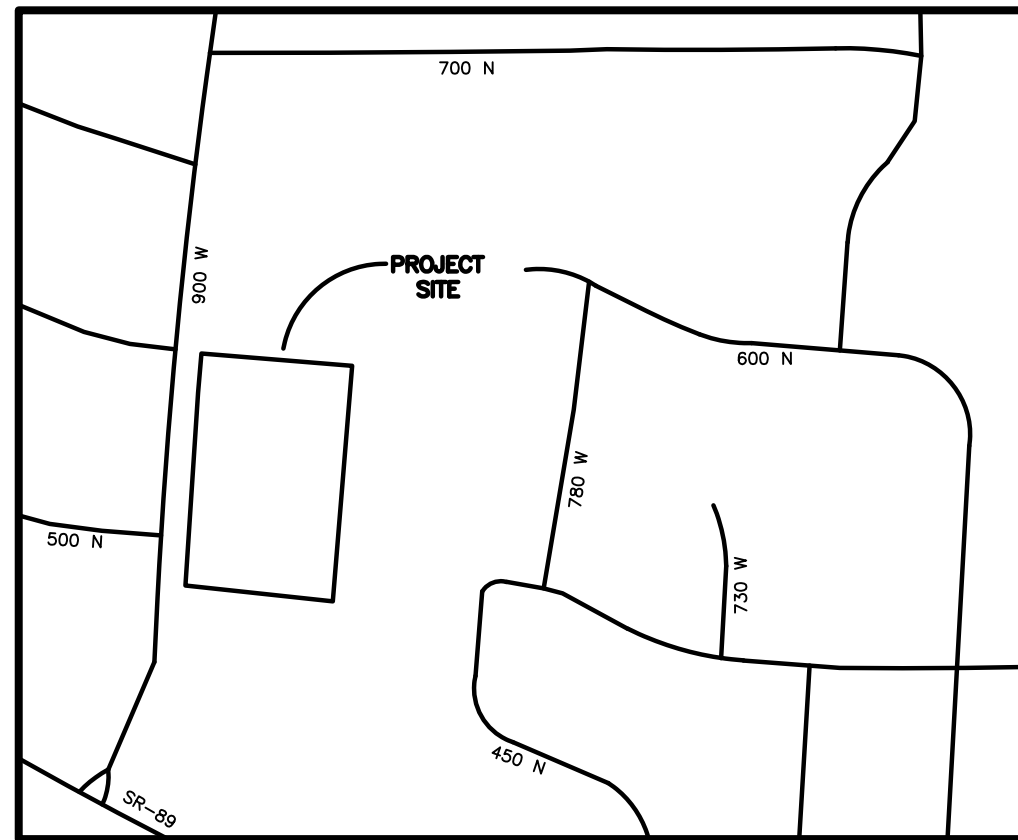
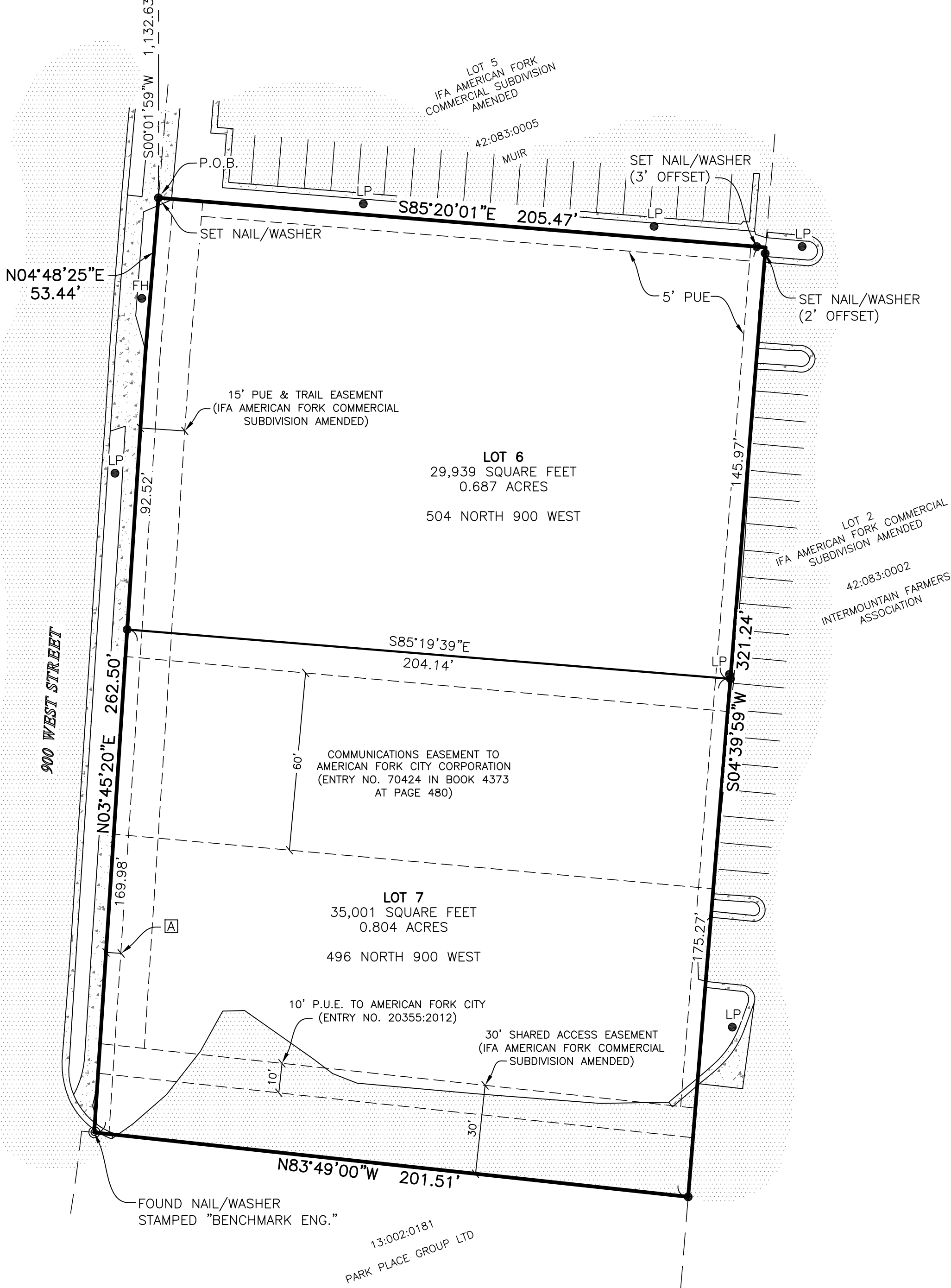
1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON- OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.
2. BOUNDARY CORNERS ARE MARKED AS SHOWN HEREON.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL: 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.

DEVELOPER:

WADSWORTH DEVELOPMENT
PARKER ROBERTSON
166 EAST 14000 SOUTH, SUITE 210
DRAPER, UTAH 84020

LEGEND

- ◆ = FOUND SECTION CORNER MONUMENT
- = SET 5/8" REBAR & PLASTIC CAP
STAMPED "REEVE & ASSOCIATES" OR OTHERWISE AS NOTED
- = 5' EASEMENT FOR SIDEWALK AND PEDESTRIAN ACCESS ALONG WESTERLY SUBDIVISION LINE
- ◎ = FOUND AS NOTED
- LP = LIGHTPOLE
- FH = FIRE HYDRANT
- = SECTION/MONUMENT TIE LINE
- = BOUNDARY LINE
- - - = EASEMENT LINE
- · - · - = TAX ID PARCEL LINE
- ▨ = EXISTING PAVEMENT
- ▩ = EXISTING CONCRETE
- Scale: 1" = 30'



VICINITY MAP

NOT TO SCALE

BOUNDARY DESCRIPTION

ALL OF LOT 1, IFA AMERICAN FORK COMMERCIAL SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JUNE 16, 2015 AS ENTRY NO. 52287-2015, IN THE UTAH COUNTY RECORDER'S OFFICE, AND BEING SITUATE IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER IS 196.96 FEET N89°58'01"W ALONG THE SECTION LINE AND 1,132.63 FEET S00°01'59"W FROM THE NORTH QUARTER CORNER OF SAID SECTION 15, AND RUNNING THENCE ALONG THE LOT LINES OF SAID LOT 1 THE FOLLOWING FIVE (5) COURSES: (1) S85°20'01"E 205.47 FEET; (2) S04°39'59"W 321.24 FEET; (3) N83°49'00"W 201.51 FEET; (4) N03°45'20"E 262.50 FEET; (5) N04°48'25"E 53.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,940 SQUARE FEET OR 1.491 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN A BRASS CAP MONUMENT MARKING THE NORTHEAST SECTION CORNER AND A SCRIBE IN CONCRETE MARKING THE NORTH QUARTER CORNER OF SECTION 15, T.5S., R.1E., SLB&M, SHOWN HEREON AS: S89°58'45"W

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP **4955170120B**, EFFECTIVE JULY 17, 2002.

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRMAN

PLANNER

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS _____ DAY OF _____, 20____

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED:

CITY ENGINEER

ATTEST:

CLERK-RECORDER

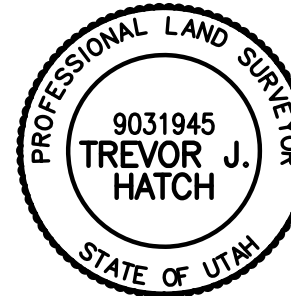
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **IFA SUBDIVISION NO. 2** IN **AMERICAN FORK CITY, UTAH COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **UTAH COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **AMERICAN FORK CITY, UTAH COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A TWO LOT SUBDIVISION AND NAME SAID SUBDIVISION **IFA SUBDIVISION NO. 2** AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I/WE HEREUNTO SET OUT HAND

THIS _____ DAY OF _____, 20____.

NAME/TITLE

FOR: WADSWORTH DEVELOPMENT

ACKNOWLEDGMENT

STATE OF UTAH _____)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY'S FULL NAME & COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

SITE CONTROL

POINT	DESCRIPTION	NORTHING	EASTING
CP-1	BCM◆	7311567.035	1553790.189
CP-2	BCM◆	7311566.062	1551114.203
CP-3	BCM◆	7311567.600	1548446.648

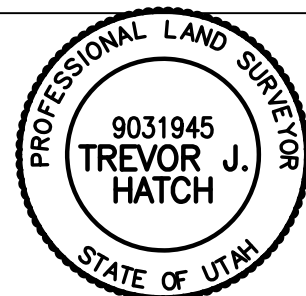


Reeve
& Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

IFA SUBDIVISION NO. 2

BEING A VACATION OF LOT 1, IFA AMERICAN FORK COMMERCIAL SUBDIVISION AMENDED
PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 15,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



LAND SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

PROJECT INFORMATION

Surveyor: **T. HATCH** Name: **IFA SUB. NO. 2**
Drafter: **A. INABNIT** Number: **6255-36**
Begin Date: **10-30-19** Revision: _____
Scale: **1"=30'**

UTAH COUNTY RECORDER'S OFFICE

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 2/19/2020

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: Bank of America & Apollo Burger

Project Address: 496 North 900 West & 504 North 900 West

Developer / Applicant's Name: Wadsworth Development Group

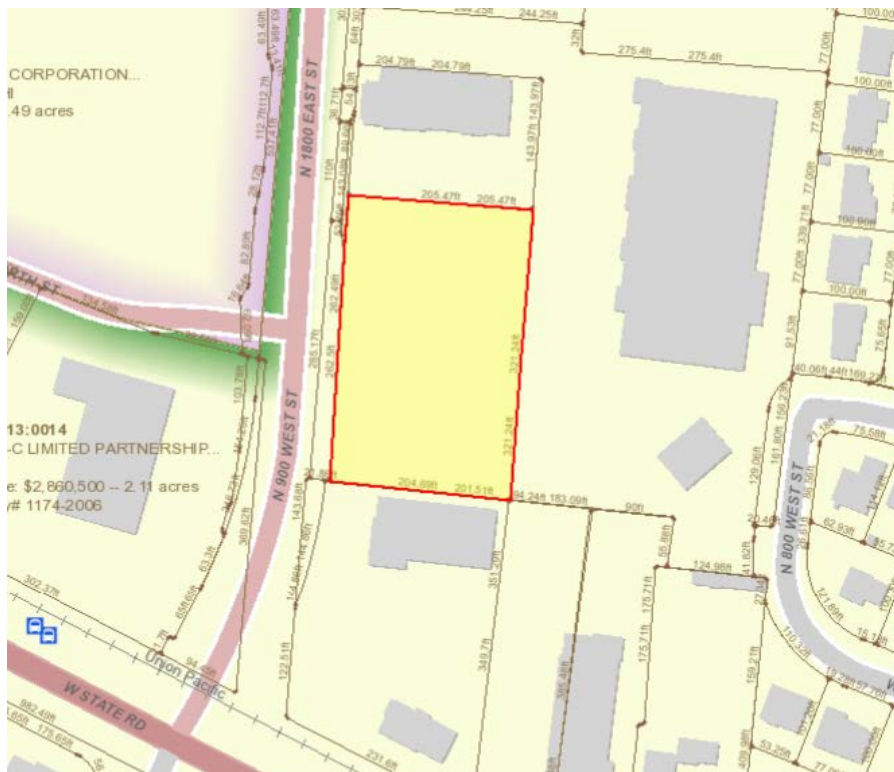
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☐ 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 [Click here to enter a date. 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:

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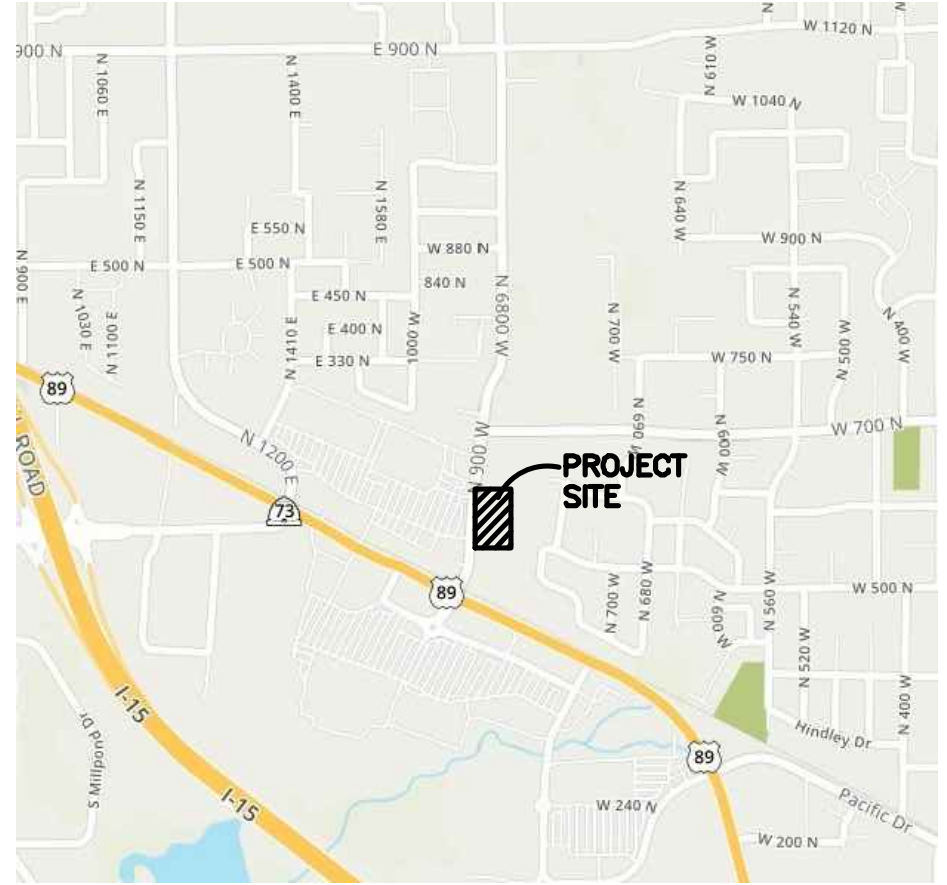
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7. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
8. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
9. **Mylar:** Submit a 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).

Project Narrative/Notes/Revisions

- 11/12/19 CK - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 12/13/19 CK - UPDATED PER CITY REVIEW COMMENTS.
- 01/09/20 CK - UPDATED PER CITY REVIEW COMMENTS.
- 01/29/20 CK - UPDATED STORM DRAIN PER PLANS FROM BENCHMARK ENGINEERING.
- 02/06/20 CK - UPDATED SINGLE DUMPSTER DESIGN PER A.F. CITY REVIEW COMMENTS DATED 01-16-2020.

Bank of America & Apollo Burger Site Plan

AMERICAN FORK CITY, UTAH COUNTY, UTAH
OCTOBER 2019



Vicinity Map
NOT TO SCALE

Sheet Index

Sheet 1 - Cover/Index Sheet

Sheet 2 - Notes/Legend

Sheet 3 - Existing Site & Demolition Plan

Sheet 4 - Proposed Site Plan

Sheet 5 - Grading & Drainage Plan

Sheet 6 - Utility Plan

Sheet 7 - Civil Details

Sheet 7.1 - Civil Details

Sheet 7.2 - Civil Details

Sheet 8 - Storm Water Pollution Prevention
Plan Exhibit

Sheet 9 - Storm Water Pollution Prevention
Plan Details

Sheet L1 - Landscape Plan

Sheet L2 - Irrigation Plan

Sheet L3 - Irrigation Details

TRAFFIC SIGNAL PLANS DATED
3/30/2017 BY PINETOP ENGINEERING
ARE INCLUDED AS REFERENCE

NORTH PARCEL - 29,893 S.F.		
HARDSCAPE	21,769 S.F.	72.8%
BUILDING	3,450 S.F.	11.5%
LANDSCAPE	4,674 S.F.	15.7%

PARKING - NORTH PARCEL	
FAST FOOD W/SIT DOWN & TAKEOUT = 12 STALLS PER 1,000 S.F. OF DINING AREA	
1,079 S.F. DINING = 13 STALLS REQUIRED	
225 L.F. STACKING SPACE / 18' VEHICLE = 12 VEHICLES	
REGULAR STALLS	27
ADA STALLS	2
BIKE STALLS	2

SOUTH PARCEL - 35,047 S.F.		
HARDSCAPE	26,996 S.F.	77.0%
BUILDING	4,559 S.F.	13.0%
LANDSCAPE	3,492 S.F.	10.0%

PARKING - SOUTH PARCEL	
1 STALL PER 200 S.F.	
4,559/200 = 23 STALLS REQUIRED	
REGULAR STALLS	34
ADA STALLS	2
BIKE STALLS	2

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Parker Robertson
Wadsworth Development
166 East 14000 South, Ste 210
Draper, UT 84020
PH: (801) 748-4088

Project Contact:

Project Manager: Jeremy Draper
Project Engineer: Nate Reeve

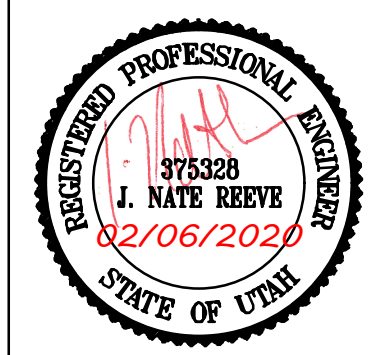


DATE	DESCRIPTION
12-13-19	CK City Comments
01-09-20	CK City Comments
01-29-20	CK SD Updates
02-06-20	CK City Comments

Bank of America & Apollo Burger Site Plan

AMERICAN FORK CITY, UTAH COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer:
J. NATE REEVE, P.E.
Drafter:
C. KINGSLEY
Begin Date:
OCTOBER 2019
Name:
BANK OF AMERICA
& APOLLO BURGER
SITE PLAN
Number: 6255-36

Sheet	9
1	Sheets

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF APPLICABLE), PRODUCT MANUFACTURER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITS AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDBLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK COMPLETED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF THE WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) THE PLANS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER-- OR ENGINEER--FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK COMPLETED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE AN UNUSUAL OR UNSAFE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROTECT AND MAINTAIN AT ALL TIMES SIMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON 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 THESE PLANS.

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

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY. IMPROVEMENT PLANS OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO COVERING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Flood Information Data:

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAPS. COMMUNITY PANEL NUMBERS 4955170120B DATED JULY 17, 2002.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

Legend

— SW LAT —	= PROPOSED SECONDARY WATER LATERAL	■	= PROPOSED WATER METER
— LD LAT —	= PROPOSED LAND DRAIN LATERAL	■	= EXISTING WATER METER
— W LAT —	= PROPOSED WATER LATERAL	■	= PROPOSED CATCH BASIN
— SS LAT —	= PROPOSED SEWER LATERAL	□	= EXISTING CATCH BASIN
—W/8—	= PROPOSED CULINARY WATER LINE	— — —	= DRAINAGE SWALE
—EX.W---	= EXISTING CULINARY WATER LINE	⊠	= PLUG W/ 2" BLOW-OFF
—SW/8—	= PROPOSED SECONDARY WATER LINE	⊠	= PLUG & BLOCK
—EX.SW---	= EXISTING SECONDARY WATER LINE	○	= STREET LIGHT
—SS/8—	= PROPOSED SANITARY SEWER LINE	—	= SIGN
—EX.SS---	= EXISTING SANITARY SEWER LINE	BLDG	= BUILDING
—SD/15—	= PROPOSED STORM DRAIN LINE	C&G	= CURB & GUTTER
—EX.SD---	= EXISTING STORM DRAIN LINE	CB	= CATCH BASIN
—LD/8—	= PROPOSED LAND DRAIN LINE	C.F.	= CUBIC FEET
—EX.LD---	= EXISTING LAND DRAIN LINE	C.F.S.	= CUBIC FEET PER SECOND
—IRR/18—	= PROPOSED IRRIGATION LINE	FC	= FENCE CORNER
—EX.IRR---	= EXISTING IRRIGATION LINE	FF	= FINISH FLOOR
✕	= FENCE LINE	FFE	= FINISH FLOOR ELEVATION
⦿	= PROPOSED FIRE HYDRANT	FG	= FINISHED GRADE
○	= EXISTING FIRE HYDRANT	FH	= FIRE HYDRANT
●	= PROPOSED MANHOLE	FL	= FLOW LINE
○	= EXISTING MANHOLE	GB	= GRADE BREAK
•	= PROPOSED SEWER CLEAN-OUT	INV	= INVERT
⌵	= PROPOSED GATE VALVE	L.F.	= LINEAR FBET
⌵	= EXISTING GATE VALVE	NG	= NATURAL GRADE

PP	= POWER/UTILITY POLE
P.U.E.	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE
R.O.W.	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOI	= TOP OF PUMP ISLAND
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= OUTFALL CURB

Reeve & Associates, Inc.

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	12-13-19	CK City Comments
	01-09-20	CK City Comments

Bank of America & Apollo Burger

Site Plan

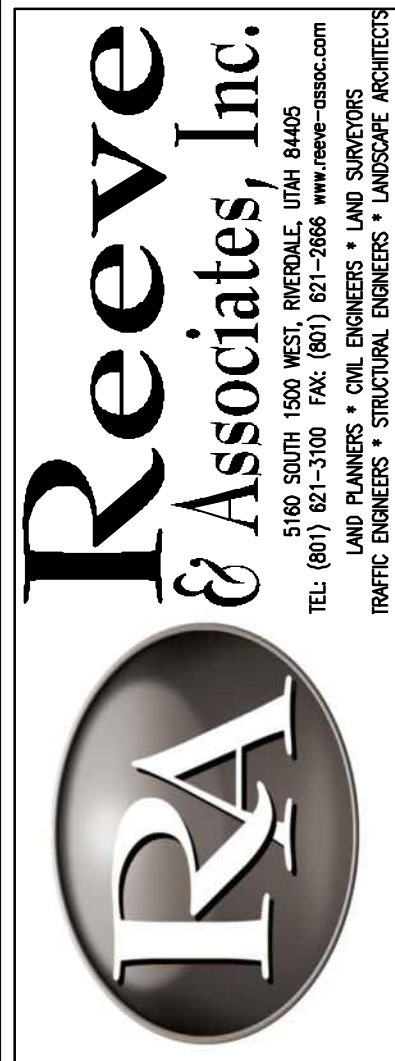
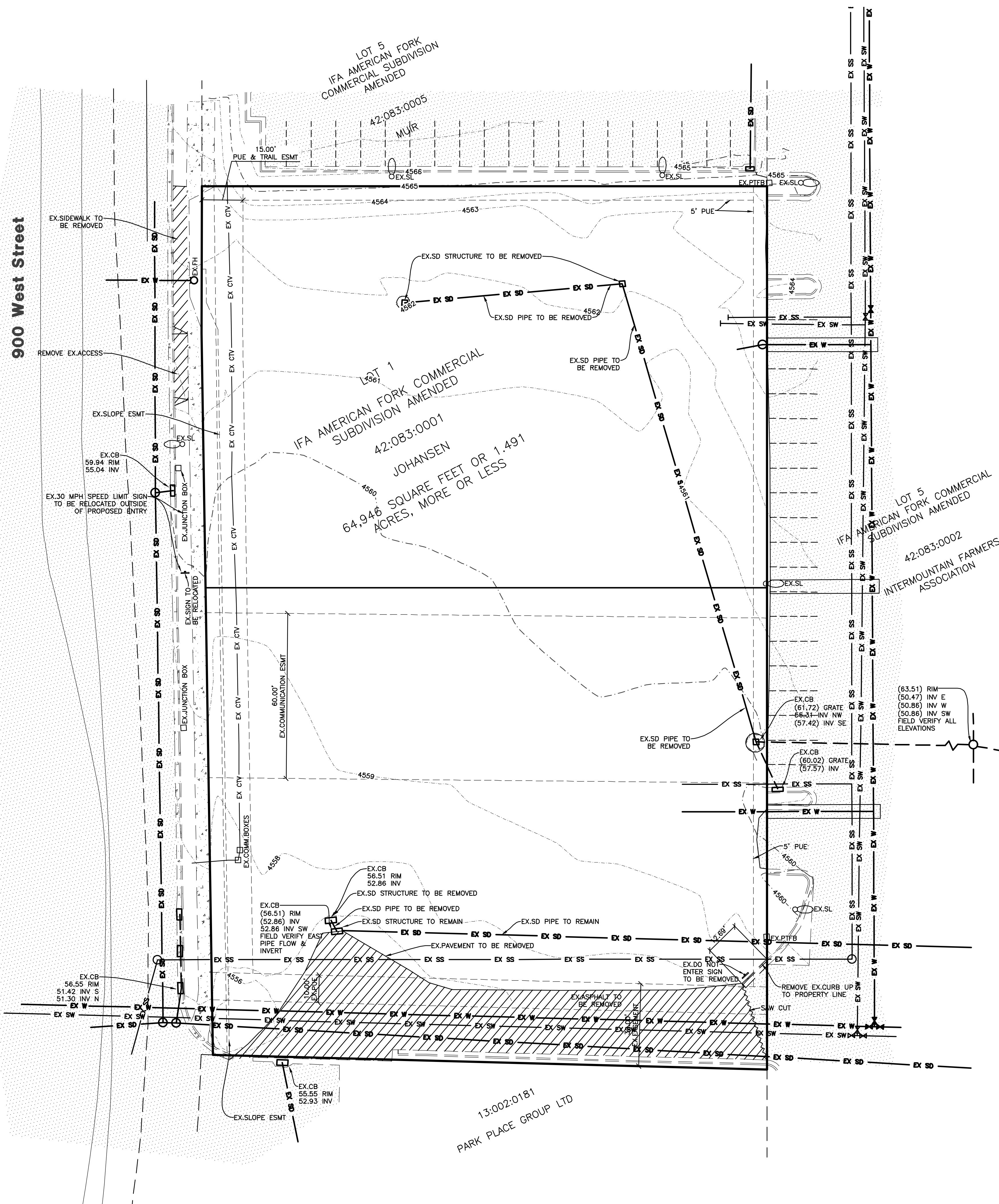
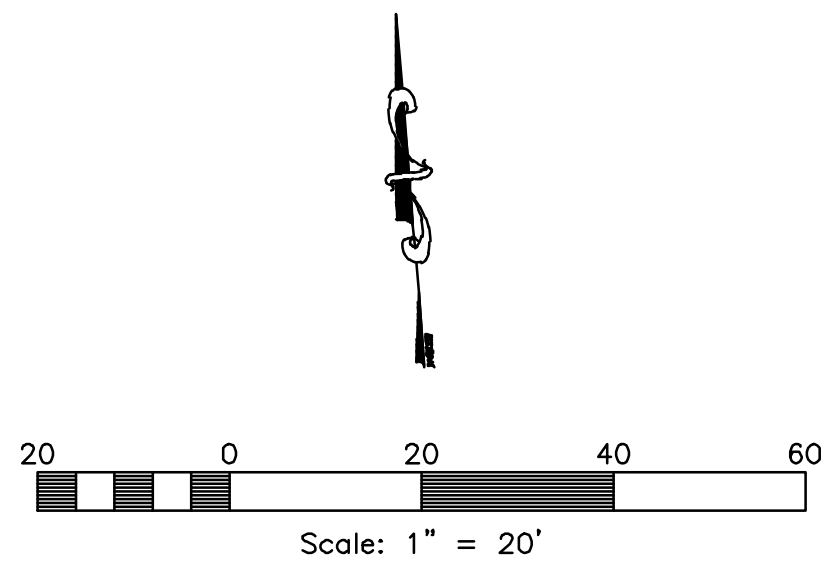
AMERICAN FORK CITY, UTAH COUNTY, UTAH

Notes/Legend



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	C. KINGSLEY
Begin Date:	OCTOBER 2019
Name:	BANK OF AMERICA & APOLLO BURGER
	SITE PLAN
Number:	6255-38

Sheet	9
2	Sheets

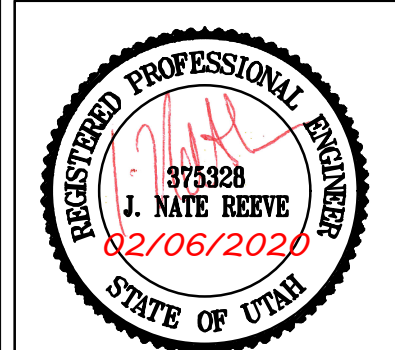


DATE	DESCRIPTION
12-13-19	CK City Comments
01-09-20	CK City Comments
01-29-20	CK SD Updates

Bank of America & Apollo Burger
Site Plan

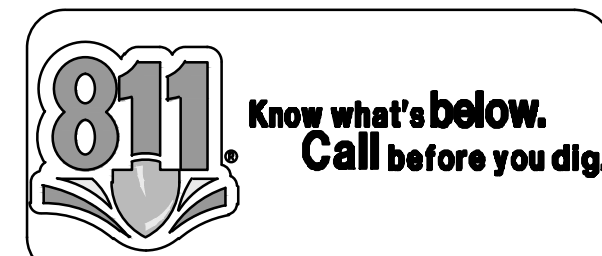
AMERICAN FORK CITY, UTAH COUNTY, UTAH

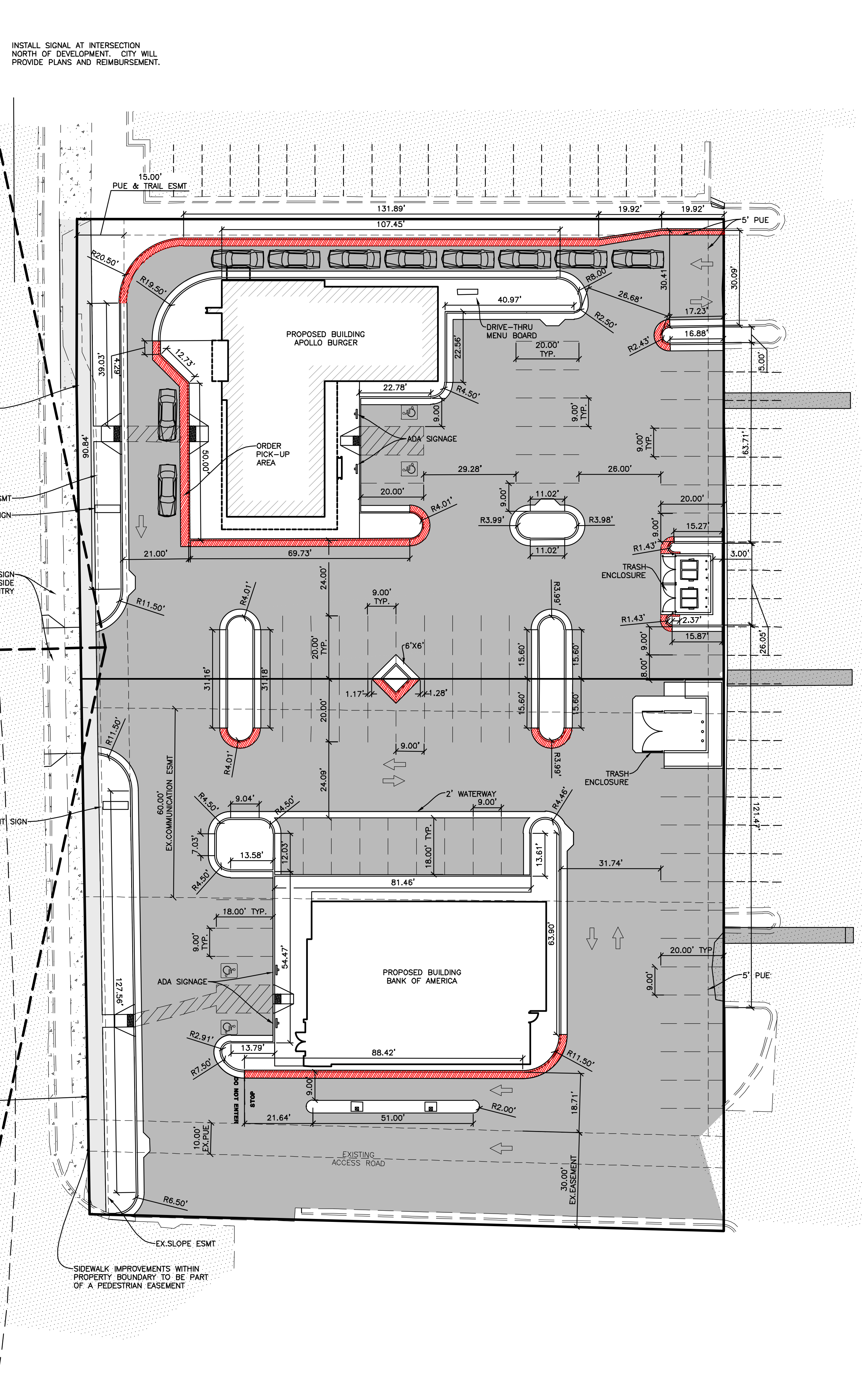
Existing Site & Demolition Plan



Project Info.

Engineer:
J. NATE REEVE, P.E.
 Drafter:
C. KINGSLEY
 Begin Date:
OCTOBER 2019
 Name:
BANK OF AMERICA
& APOLLO BURGER
 SITE PLAN
 Number: 6255-36

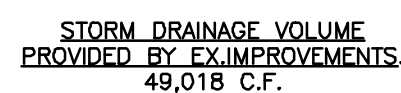




- 811** Know what's below.
Call before you dig

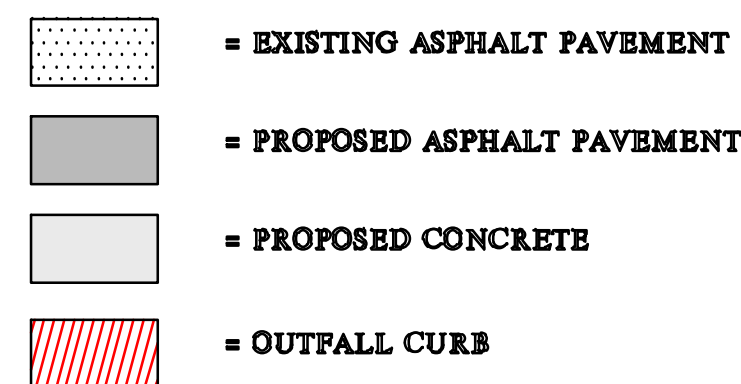
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Reeve & Associates, Inc. - Solutions You Can Build On



NOTES:

- SITE DETENTION TO BE PROVIDED WITH EXISTING IMPROVEMENTS FOR THE IFA COMMERCIAL SUBDIVISION
- 2 INDEPENDENT COMMUNICATION LINES TO BE INSTALLED FOR THE BANK
- STUB UTILITIES TO WITHIN 5' OF THE PROPOSED BUILDINGS



STORM DRAINAGE CALCULATIONS			
Rational Method (Q=CIA)			
Area Identification (A)	Rational Coefficient (C)		C _{IA}
Roof = 84.274	0.9		75846.6 S.F.
Gravel = 18.551	0.65		12058.2 S.F.
Hardscap = 323.924	0.85		27533.8 S.F.
<u>Landslipping = 18.551</u>	0.2		3710.2 S.F.
Sum:	445350 S.F.		Sum: 366950 S.F.

C. Storm water detention:
Detention Area
 Stormtech Volume
 248 chambers @ 194.3 cf = 48,186 cf
 16 ends @ 52 cf = 832 cf

Total Retention Volume : 49,018 cf

Is there enough existing storm water storage? **48,600 cf** **YES**

D. Orifice Design:

$$Q = C_d A_o \sqrt{2gh}$$

Total acreage of development:	10.24 acres
Allowable discharge:	0.2 cfs/acre
Max head:	6.50
Design diameter for new orifice:	5.5 in.

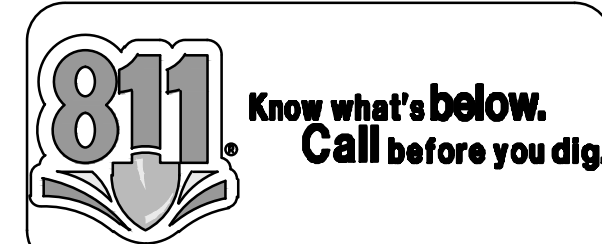
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01-09-20	CK City Comments
01-29-20	CK SD Updates
02-06-20	CK City Comments

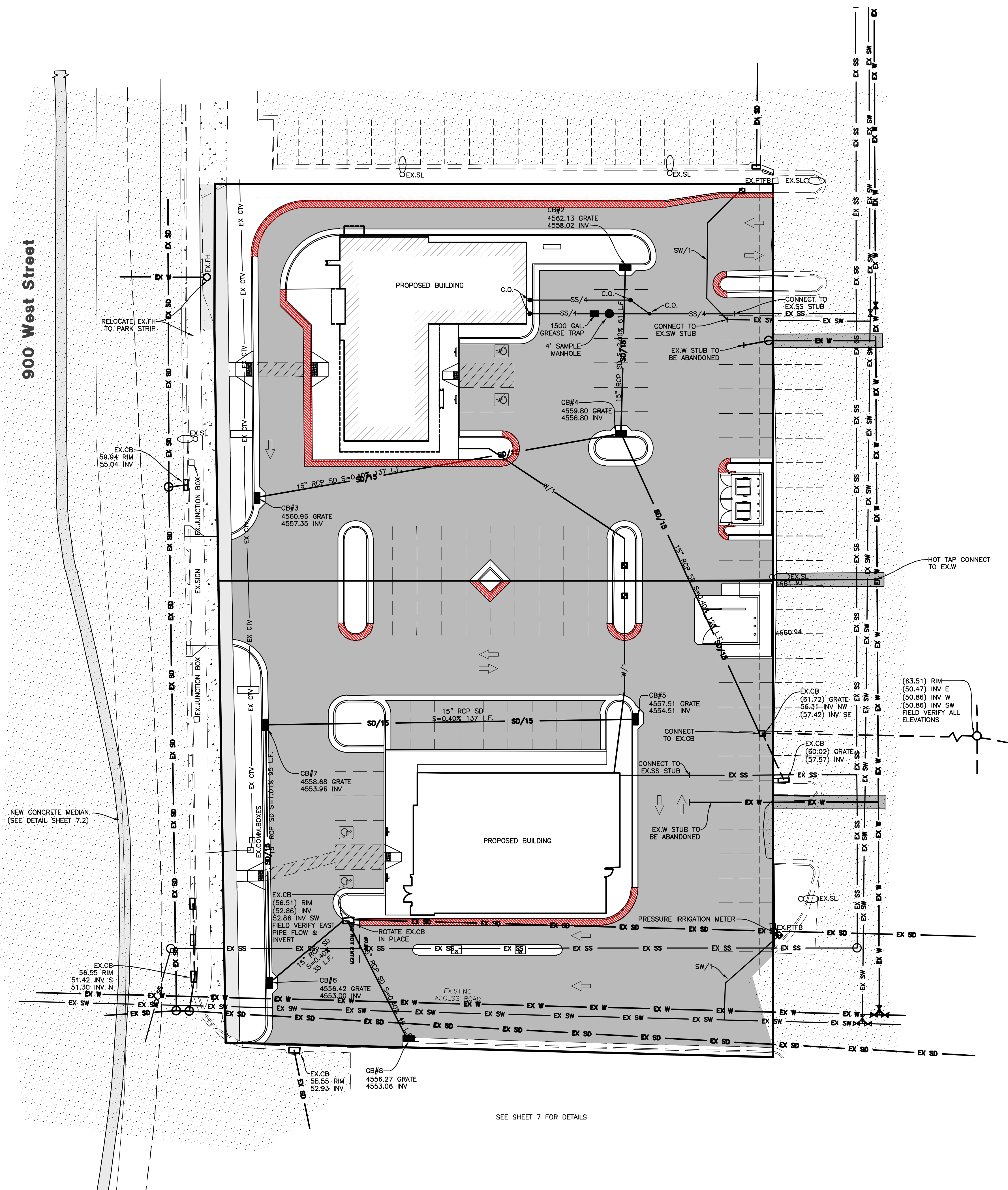
**Bank of America & Apollo Burger
Site Plan**
AMERICAN FORK CITY, UTAH COUNTY, UTAH

**Project Info.**

Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
 Begin Date: OCTOBER 2019
 Name: BANK OF AMERICA
& APOLLO BURGER
SITE PLAN
 Number: 6255-36

Sheet	9
5	Sheets





- NOTES:
- SITE DETENTION TO BE PROVIDED WITH EXISTING IMPROVEMENTS FOR THE IFA COMMERCIAL SUBDIVISION
 - 2 INDEPENDENT COMMUNICATION LINES TO BE INSTALLED FOR THE BANK
 - STUB UTILITIES TO WITHIN 5' OF THE PROPOSED BUILDINGS

 = EXISTING ASPHALT PAVEMENT
 = PROPOSED ASPHALT PAVEMENT
 = PROPOSED CONCRETE
 = OUTFALL CURB



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**Bank of America & Apollo Burger
Site Plan**
AMERICAN FORK CITY, UTAH COUNTY; UTAH

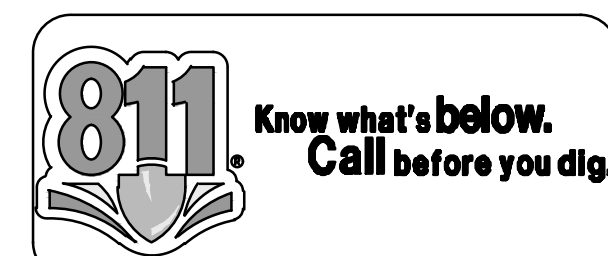
AMERICAN FORK CITY, UTAH COUNTY, UTAH

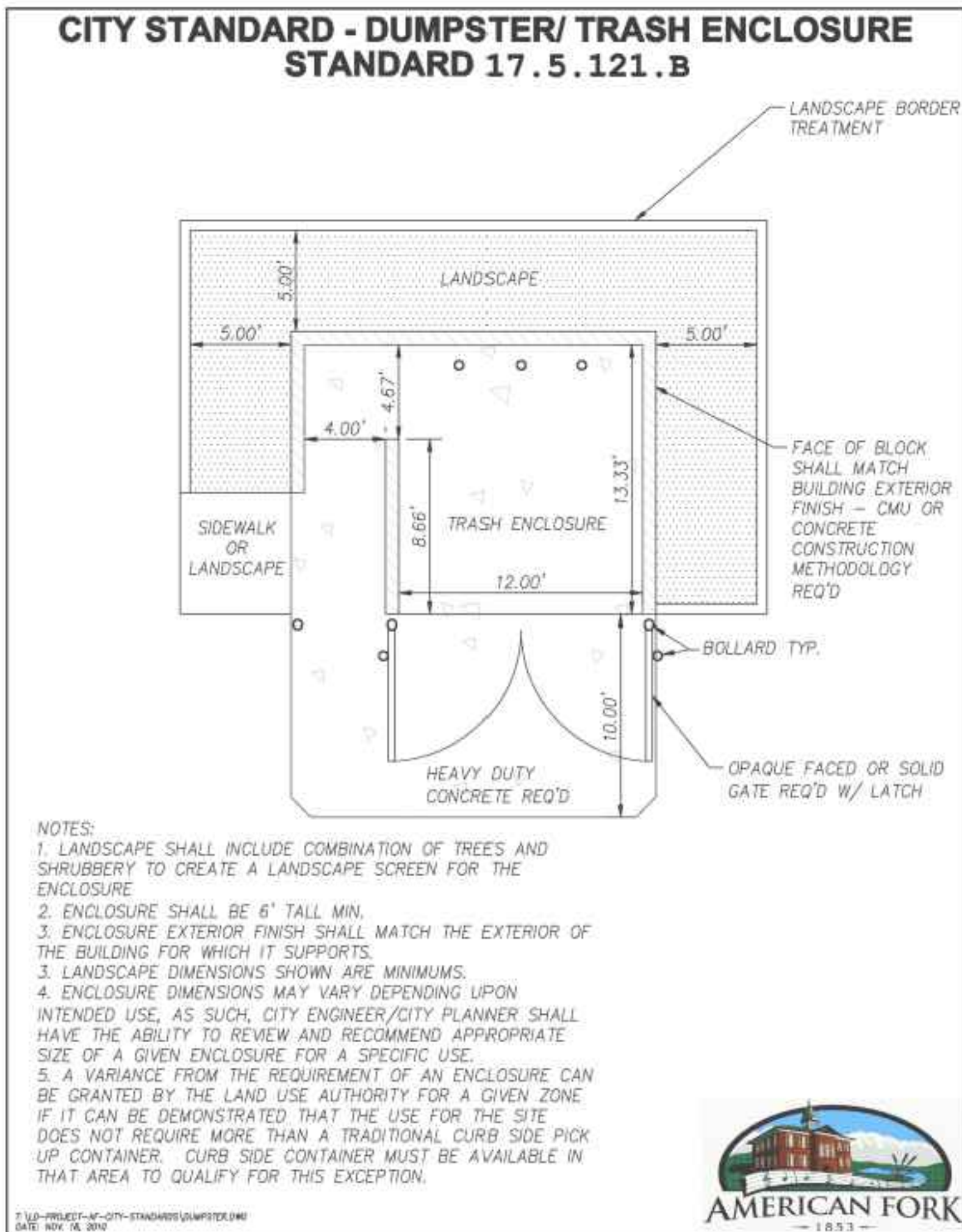
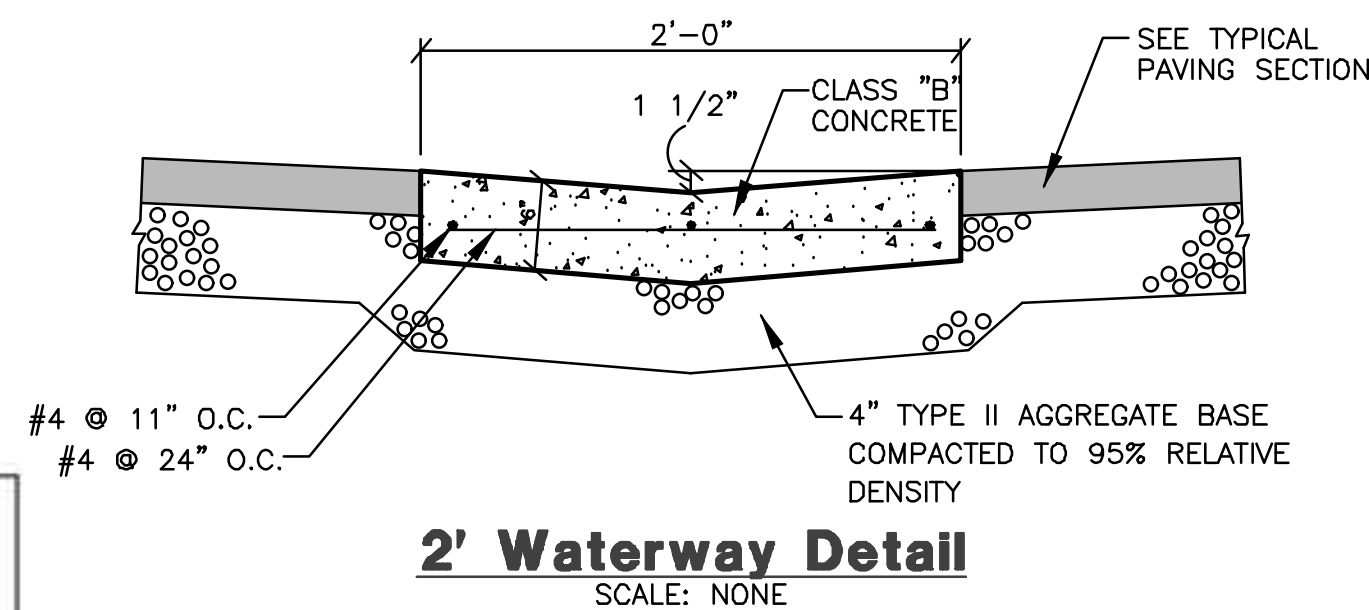
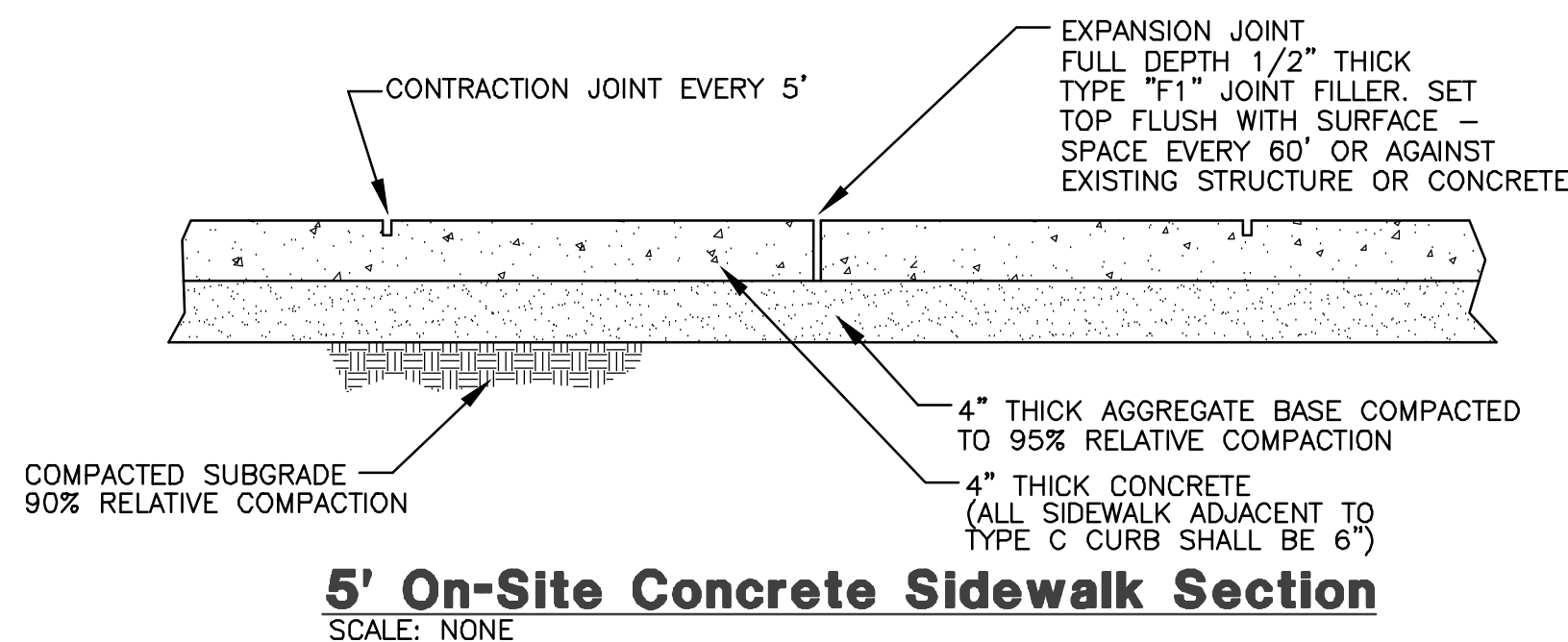
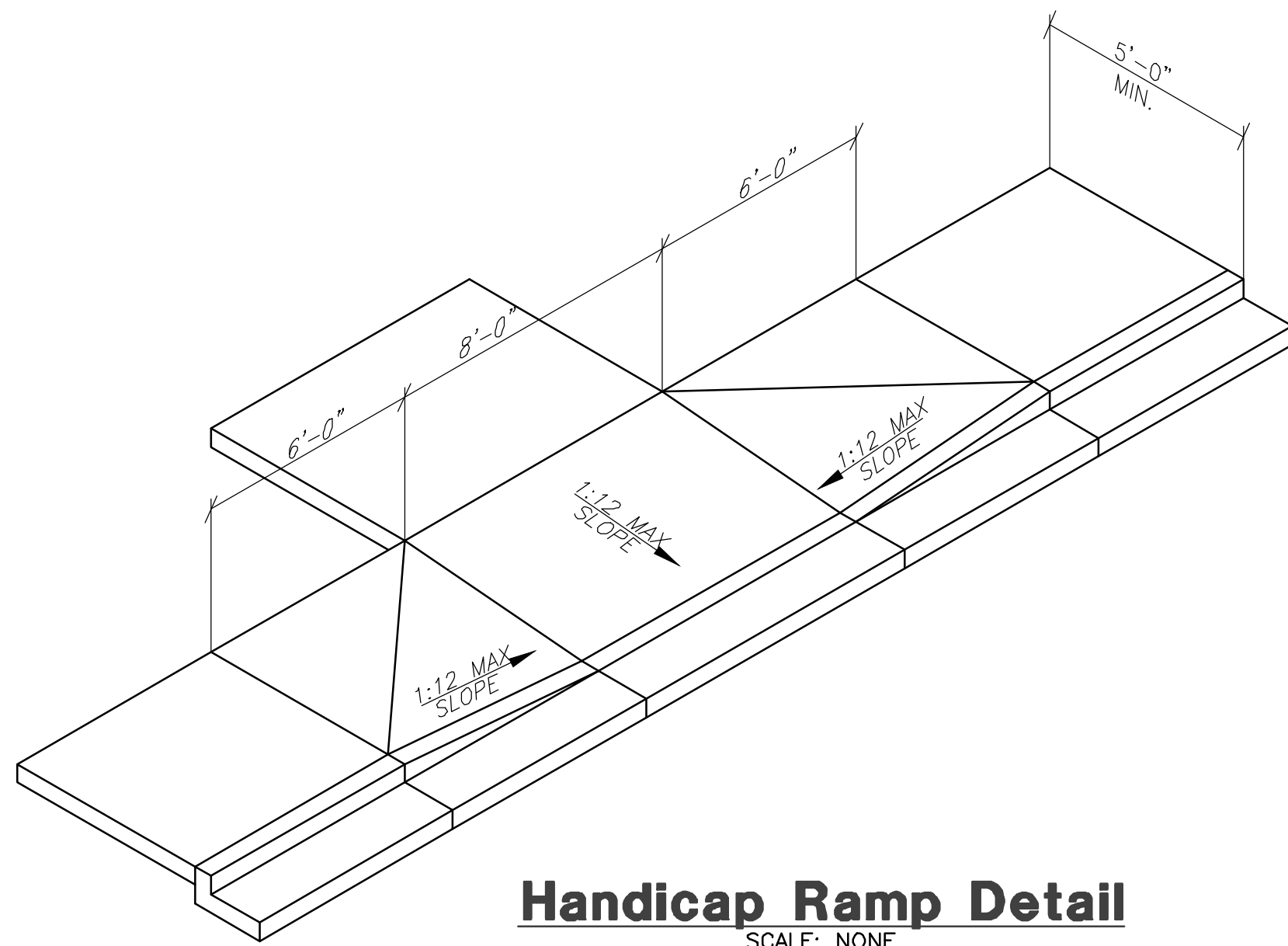
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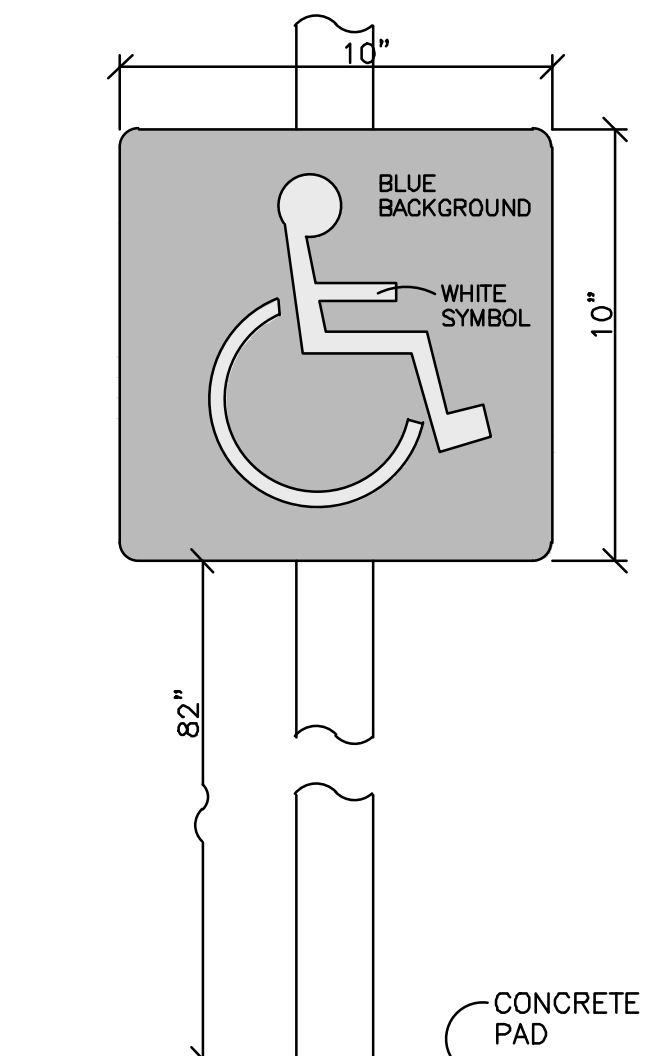
Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
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SITE PLAN
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6	Sheets

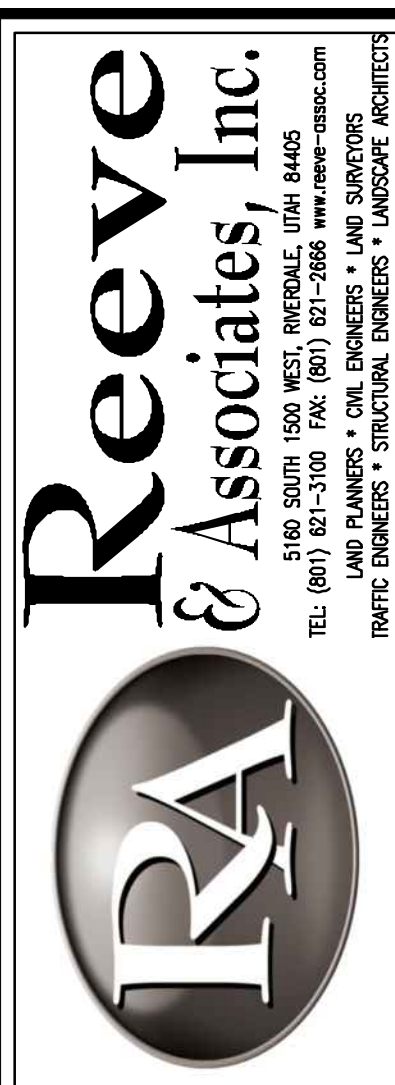
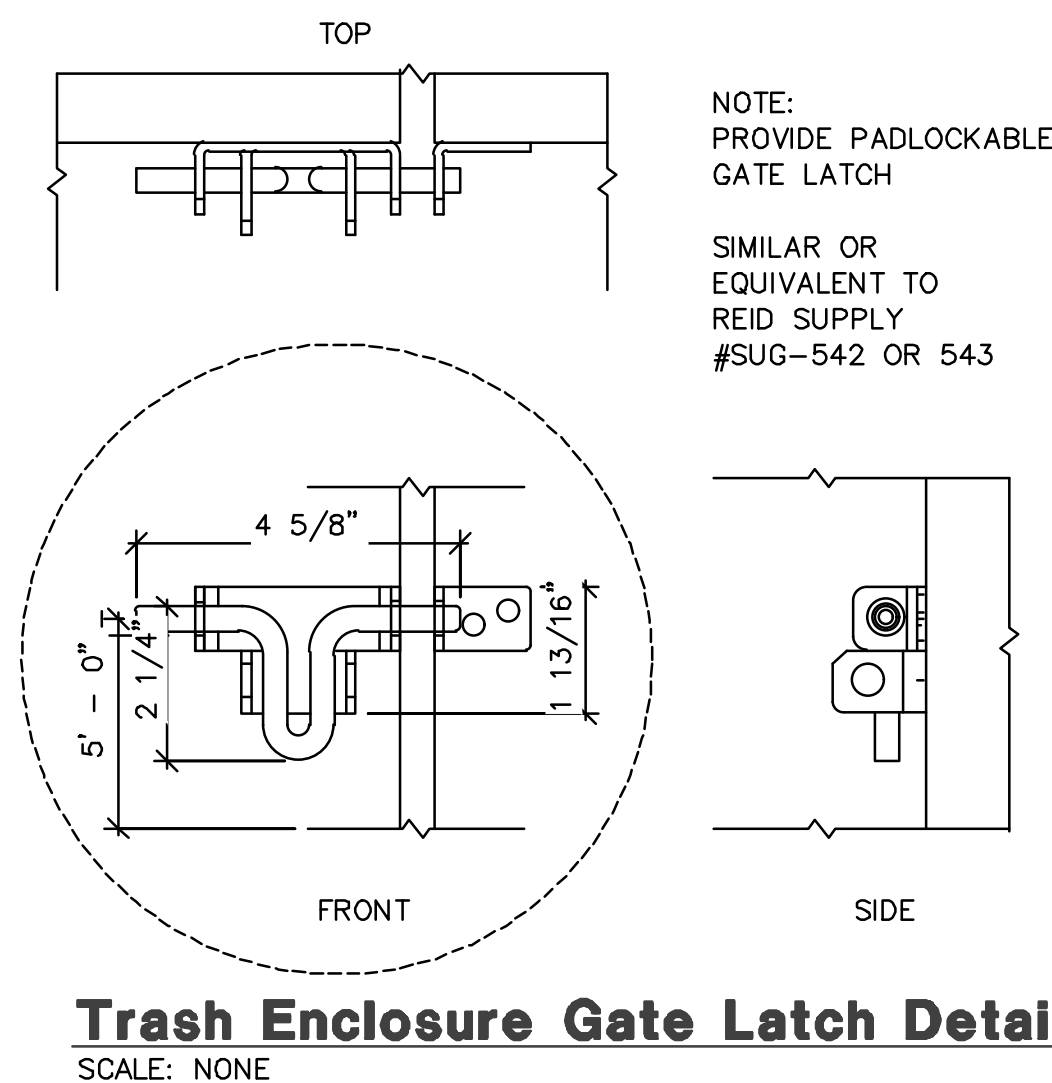
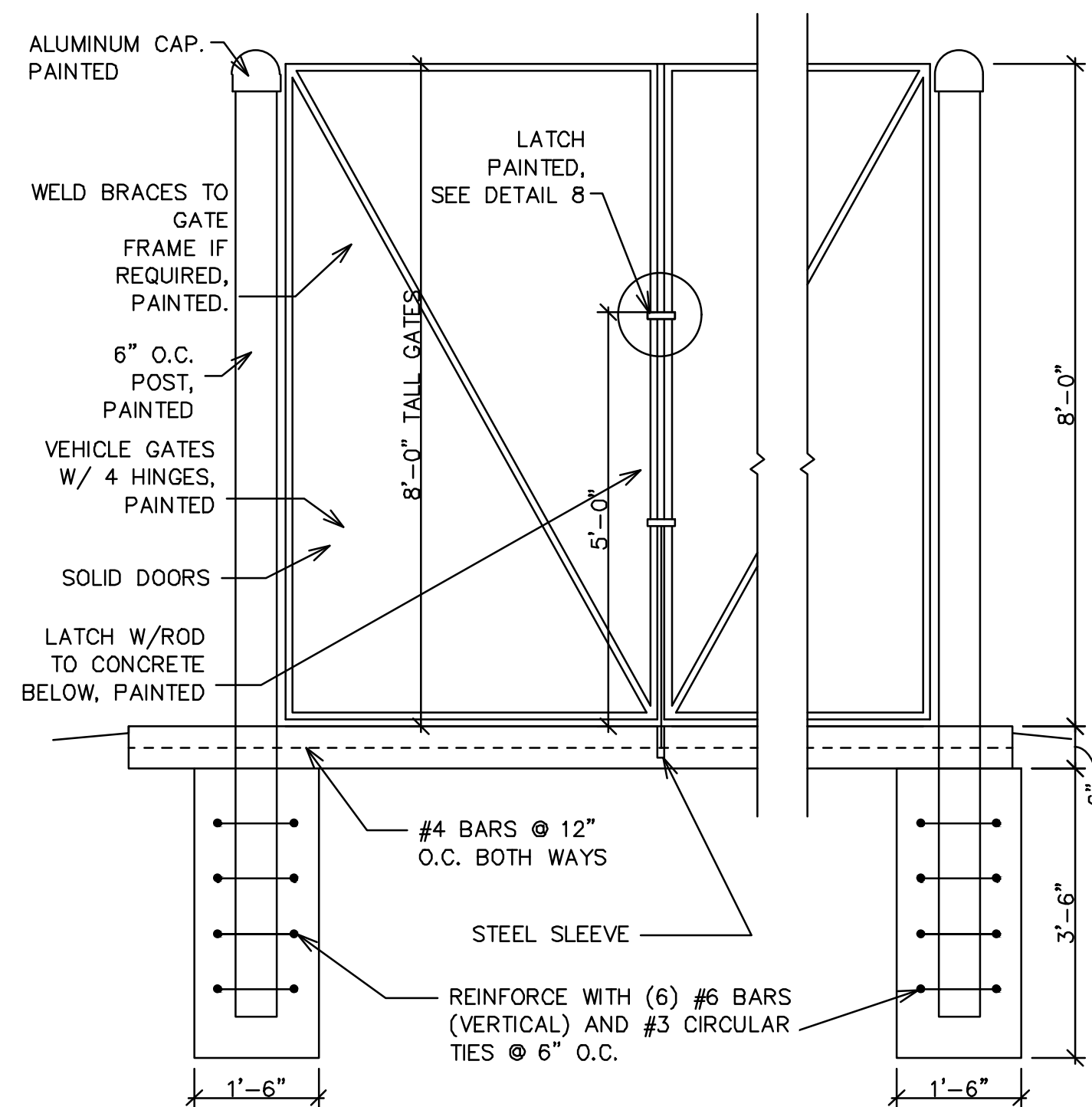
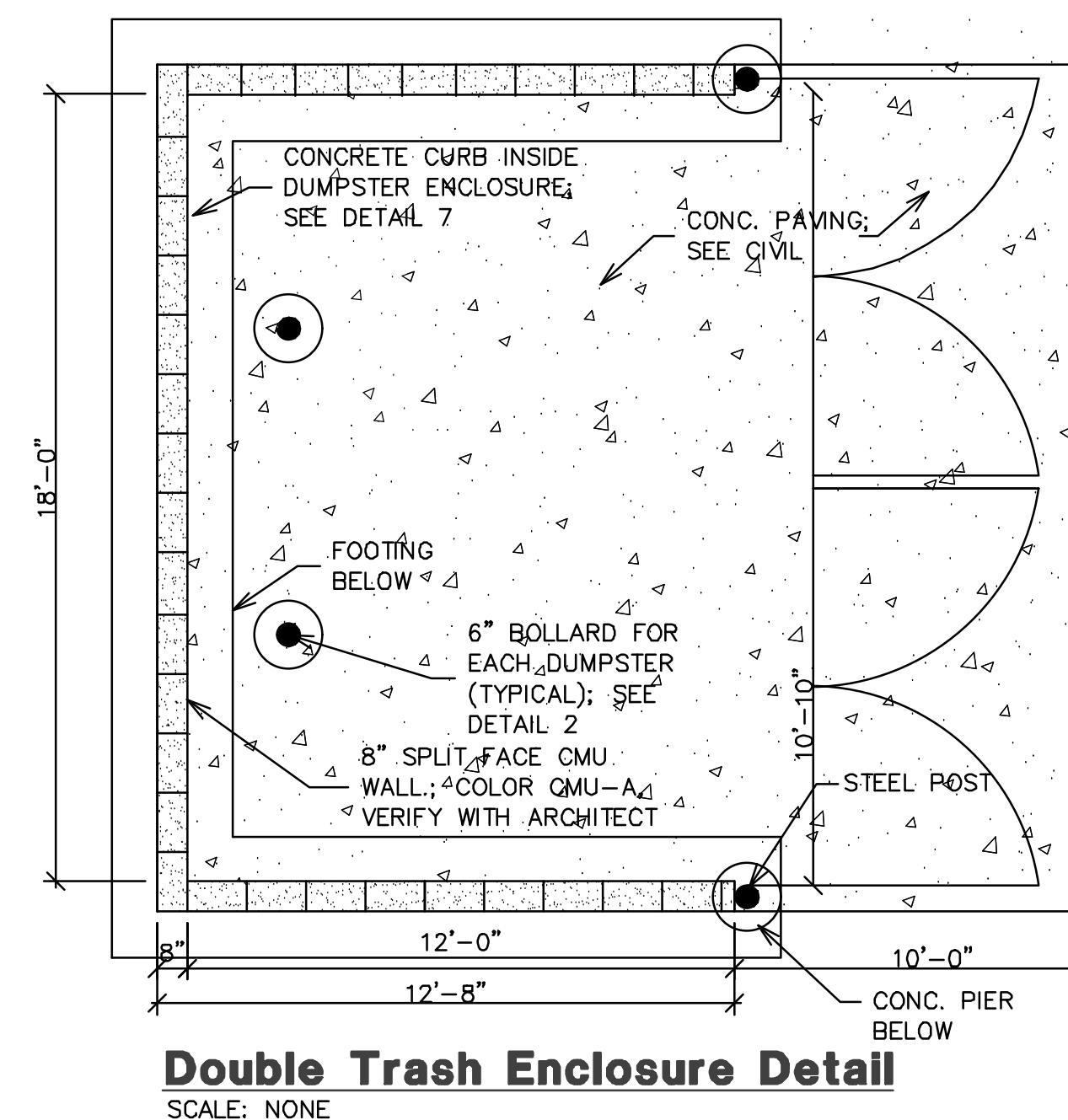
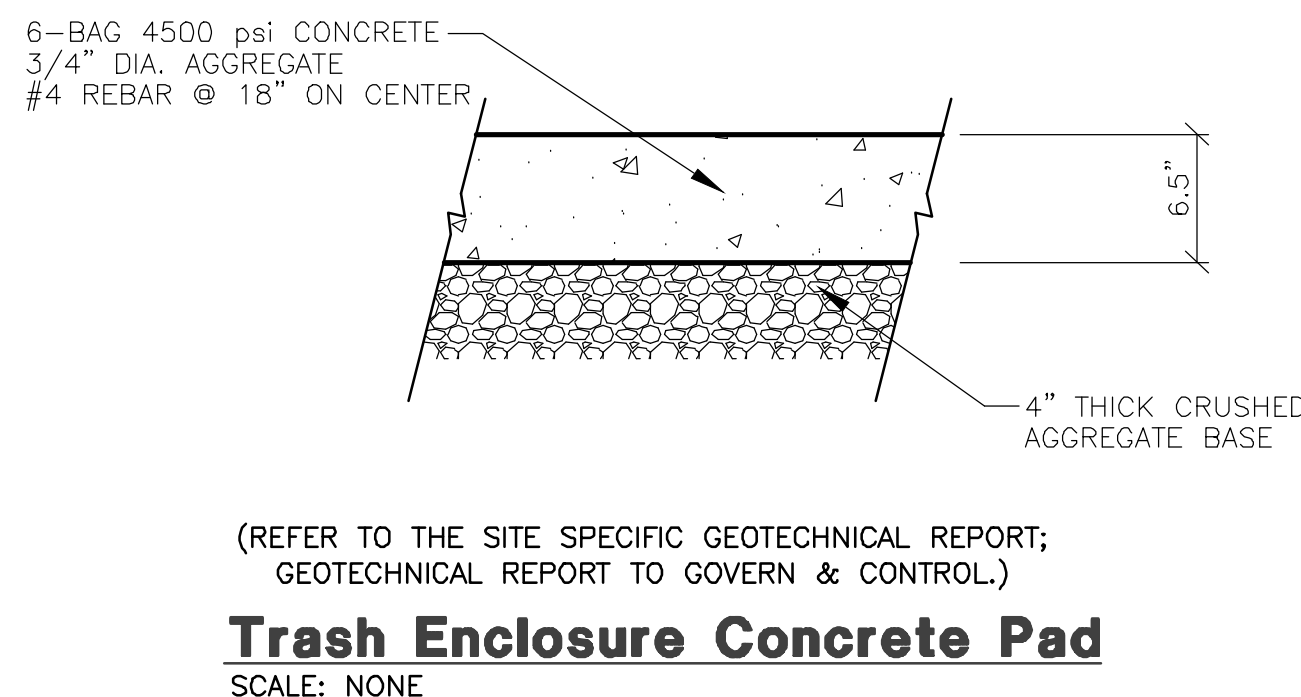
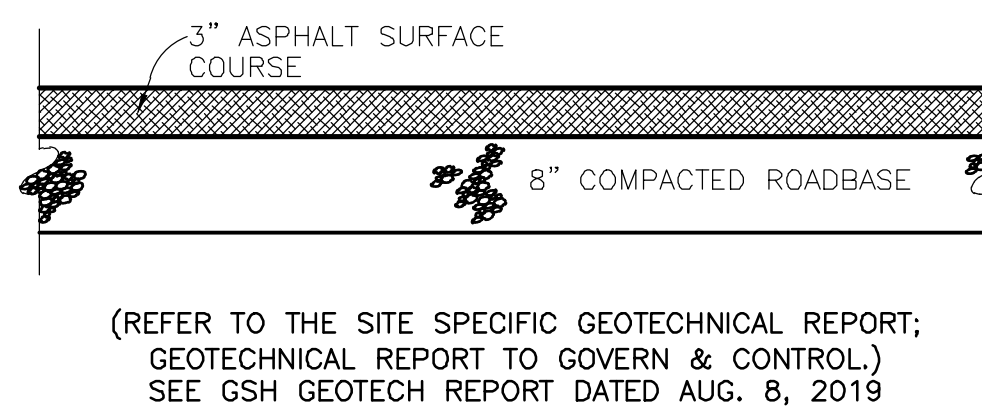
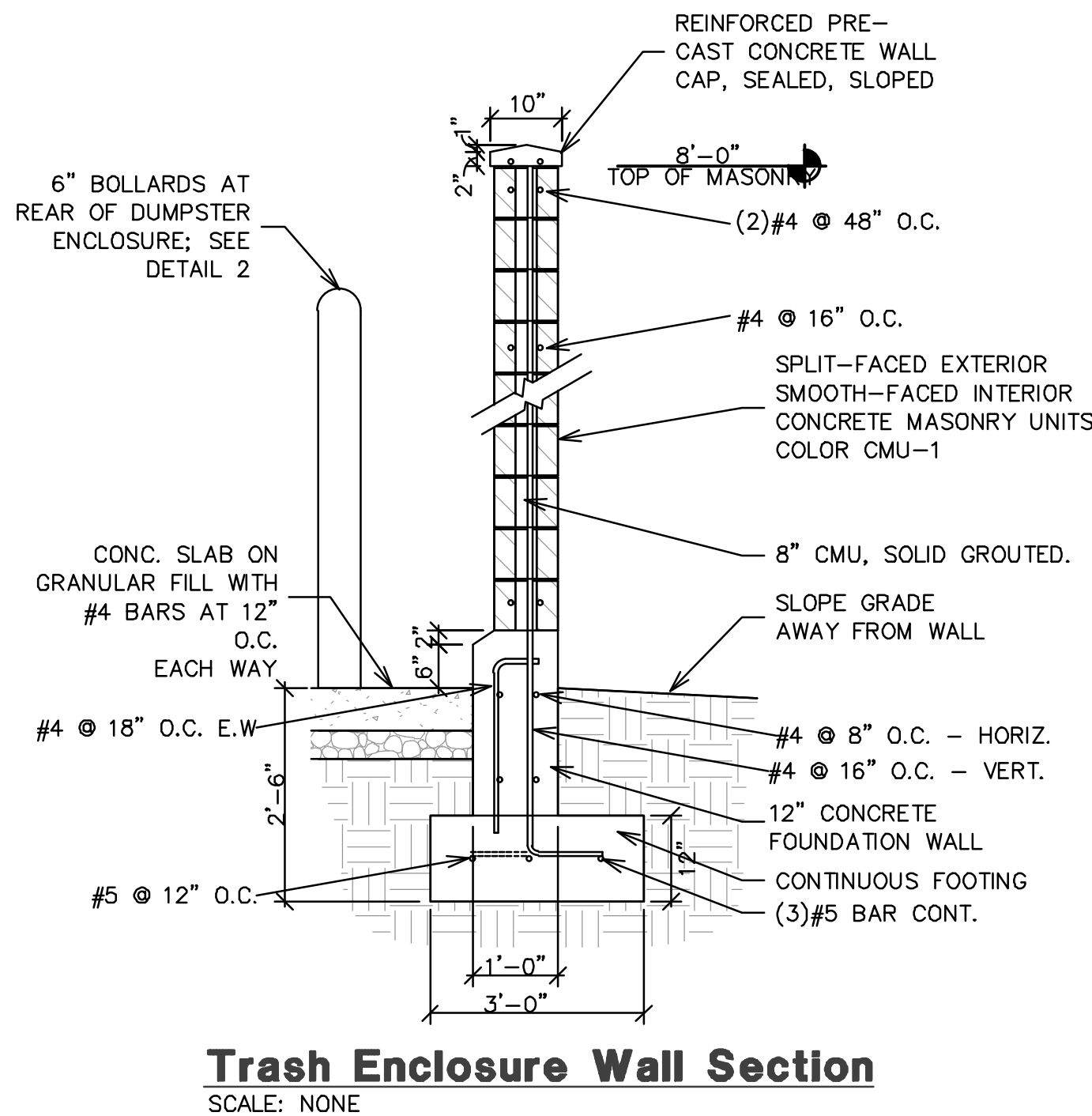




Single Trash Enclosure Detail
SCALE: NONE



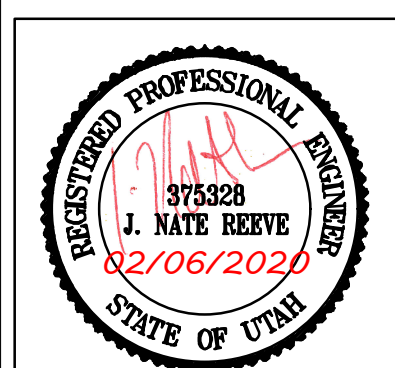
- NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.
4) ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS, AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
- ADA Stall Signage**



REVISIONS	DATE	DESCRIPTION
12-13-19	CK	City Comments
01-09-20	CK	City Comments
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Bank of America & Apollo Burger Site Plan
AMERICAN FORK CITY, UTAH COUNTY, UTAH

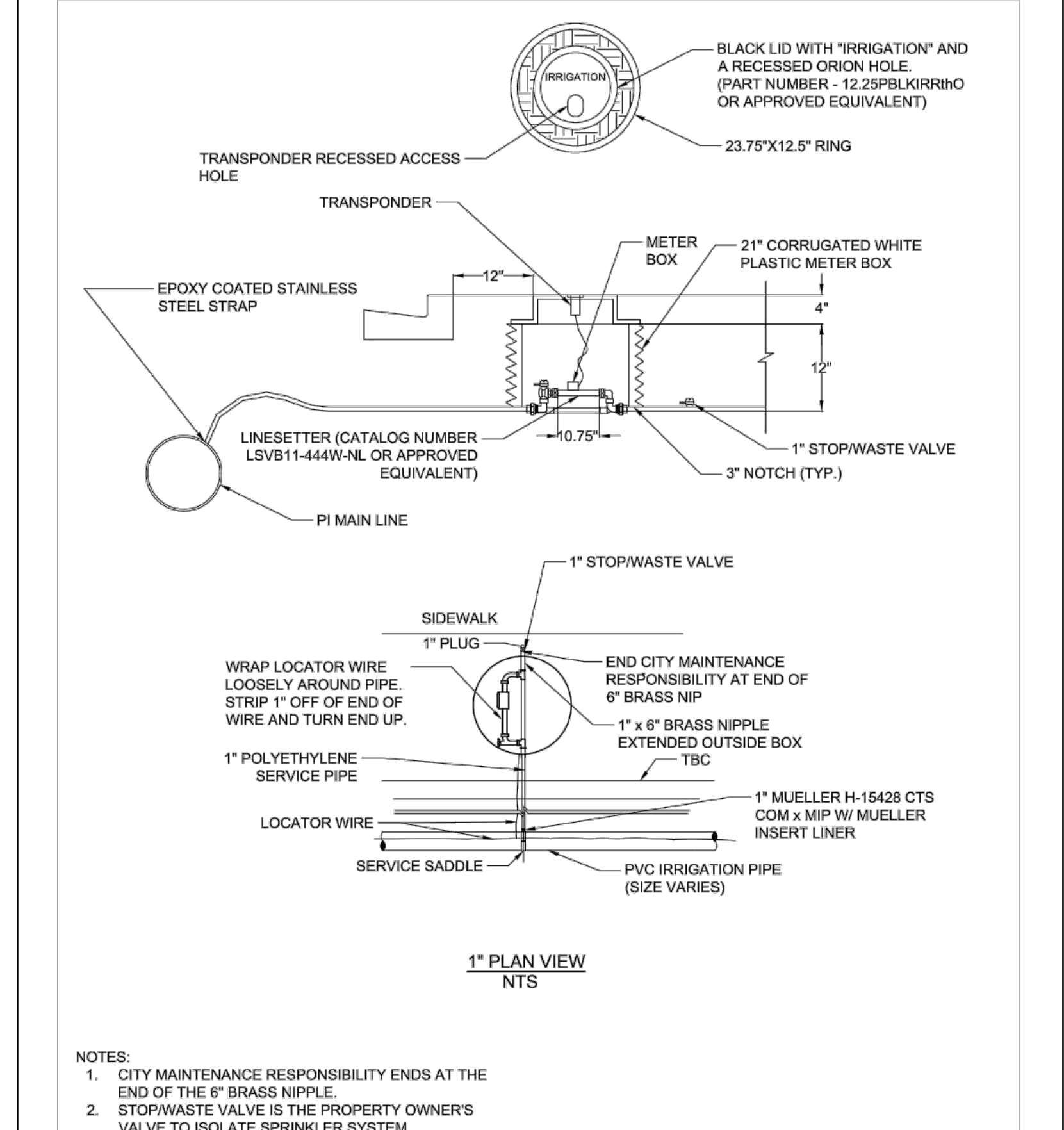
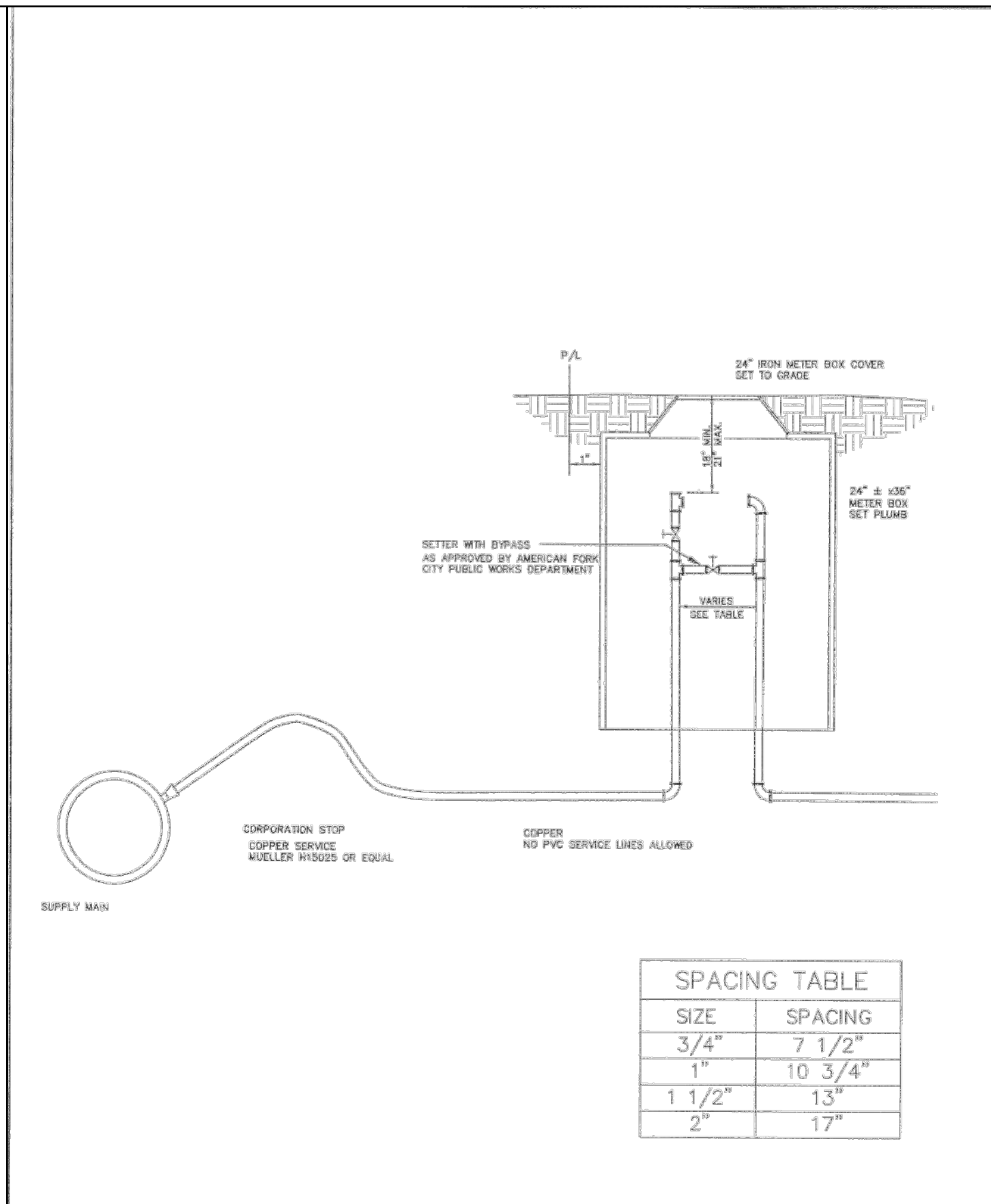
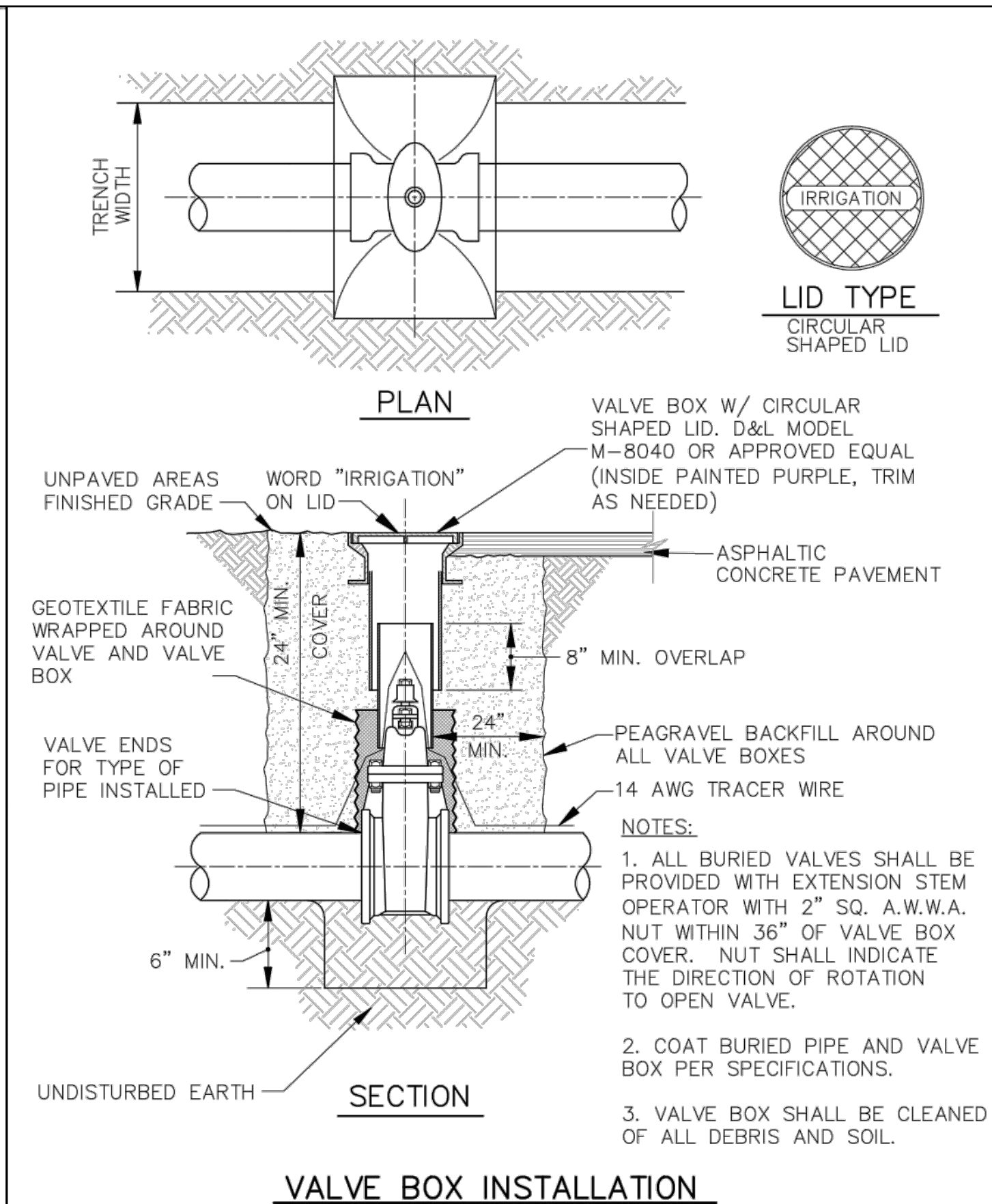
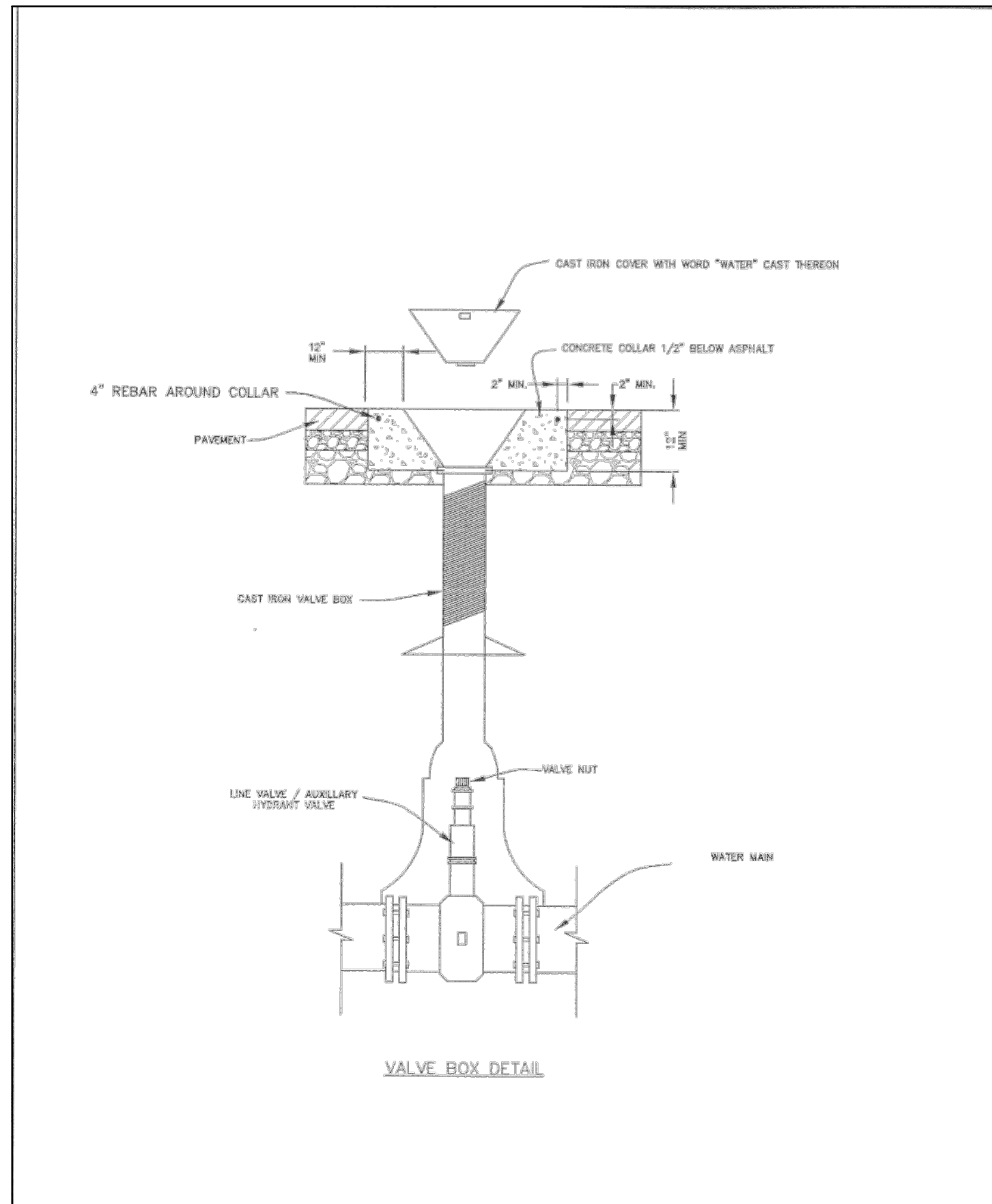
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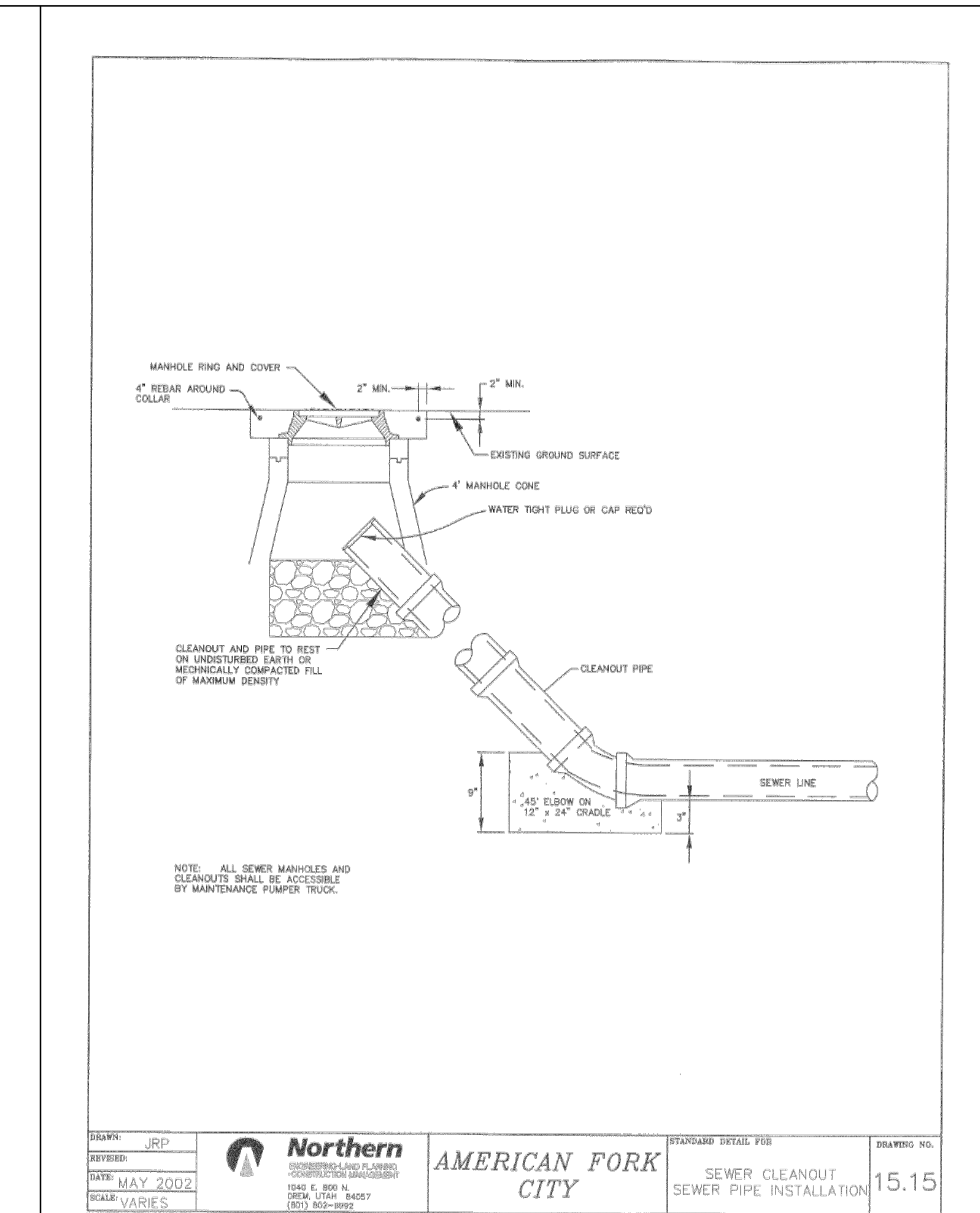
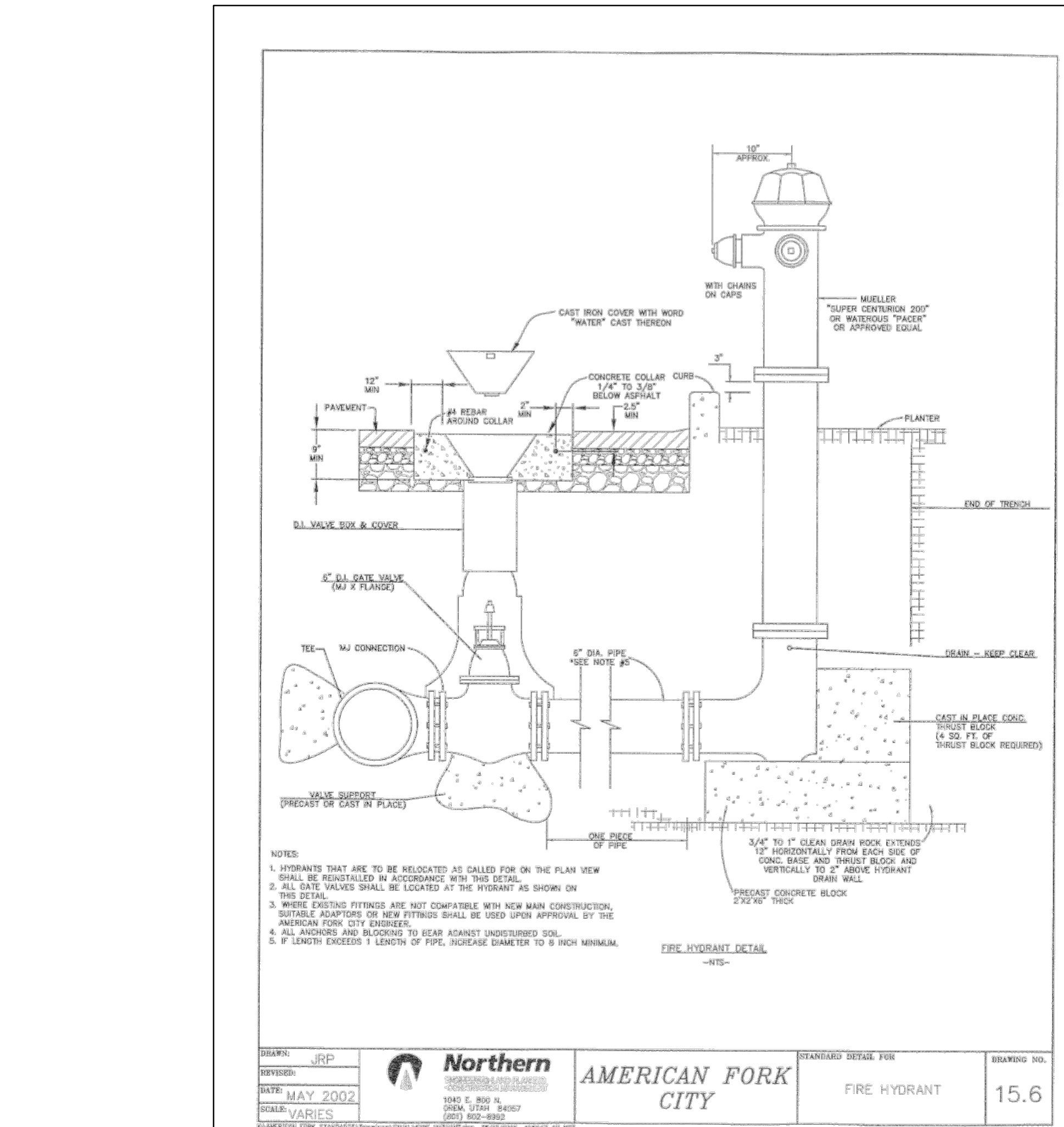
Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: C. KINGSLEY
Begin Date: OCTOBER 2019
Name: BANK OF AMERICA & APOLLO BURGER
SITE PLAN
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Sheet	9
7	Sheets

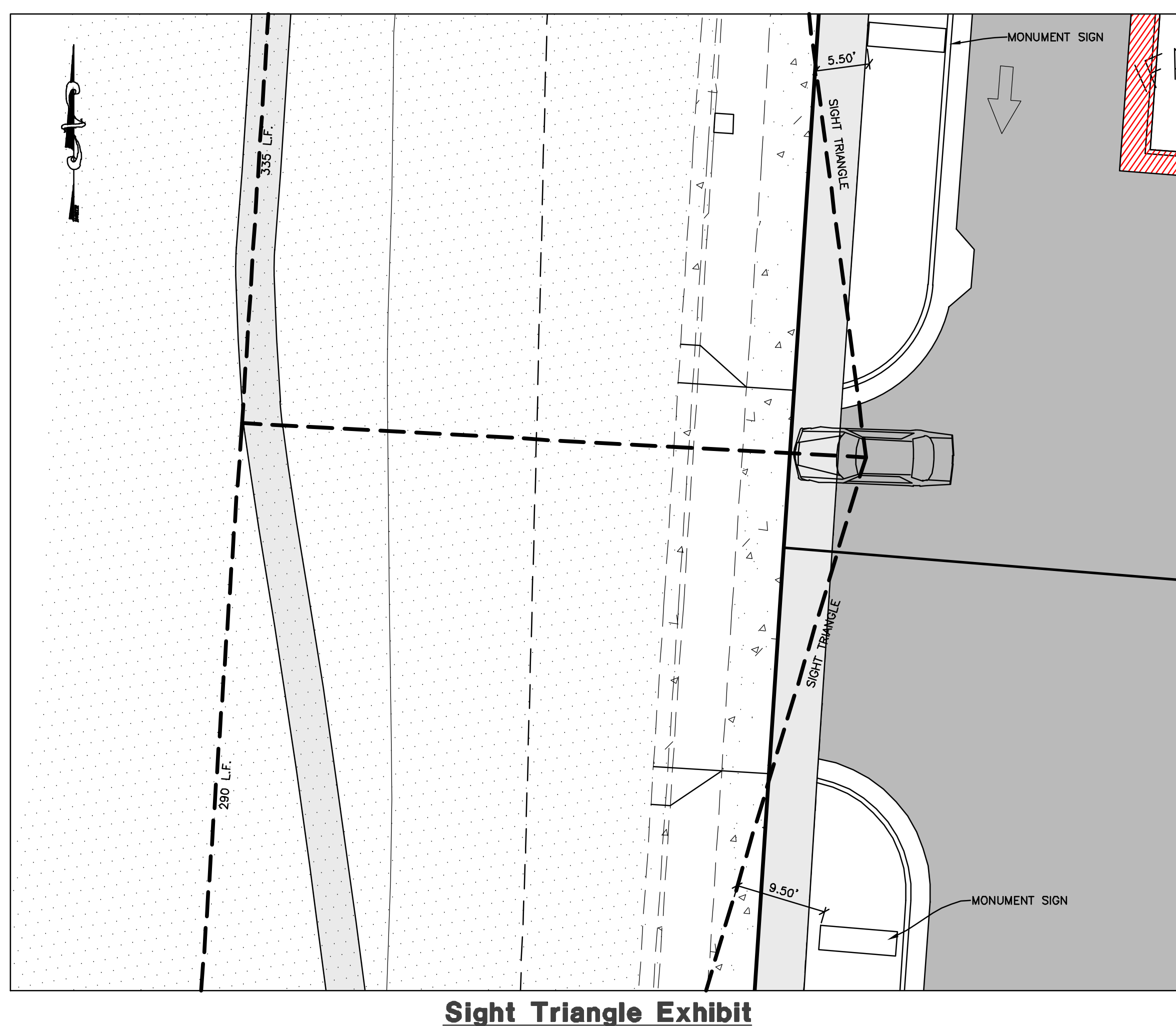
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DRAWN: JRP REVISION: 1 DATE: MAY 2002 SCALE: VARIES	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY STANDARD DETAIL FOR SECONDARY WATER VALVE BOX DETAIL DRAWING NO. 15.4A
DRAWN: JRP REVISION: 1 DATE: MAY 2002 SCALE: VARIES	Northern CONSTRUCTION & DESIGN 1040 S. 800 E. OREM, UTAH 84057 (801) 224-8888	AMERICAN FORK CITY STANDARD DETAIL FOR CULINARY WATER SERVICE CONNECTION DRAWING NO. 15.5



DRAWN: MVU REVISION: 1 DATE: MAY 2019 SCALE: VARIES	AMERICAN FORK CITY STANDARD DETAIL FOR 1" PI METER PLACEMENT DRAWING NO. 15.5D
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DRAWN: JRP REVISION: 1 DATE: MAY 2002 SCALE: VARIES	Northern CONSTRUCTION & DESIGN 1040 S. 800 E. OREM, UTAH 84057 (801) 224-8888	AMERICAN FORK CITY STANDARD DETAIL FOR SEWER CLEANOUT SEWER PIPE INSTALLATION DRAWING NO. 15.15
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RA

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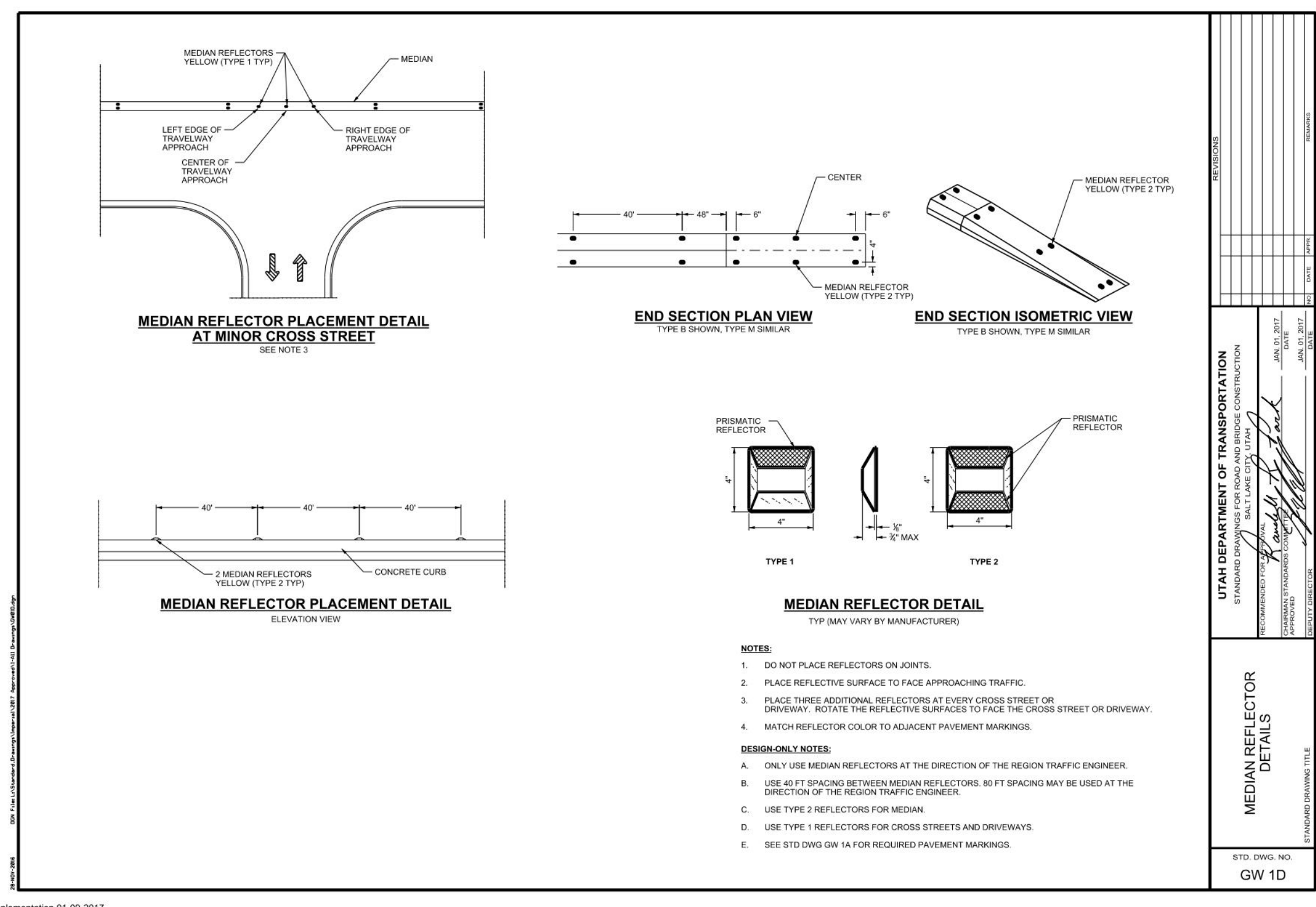
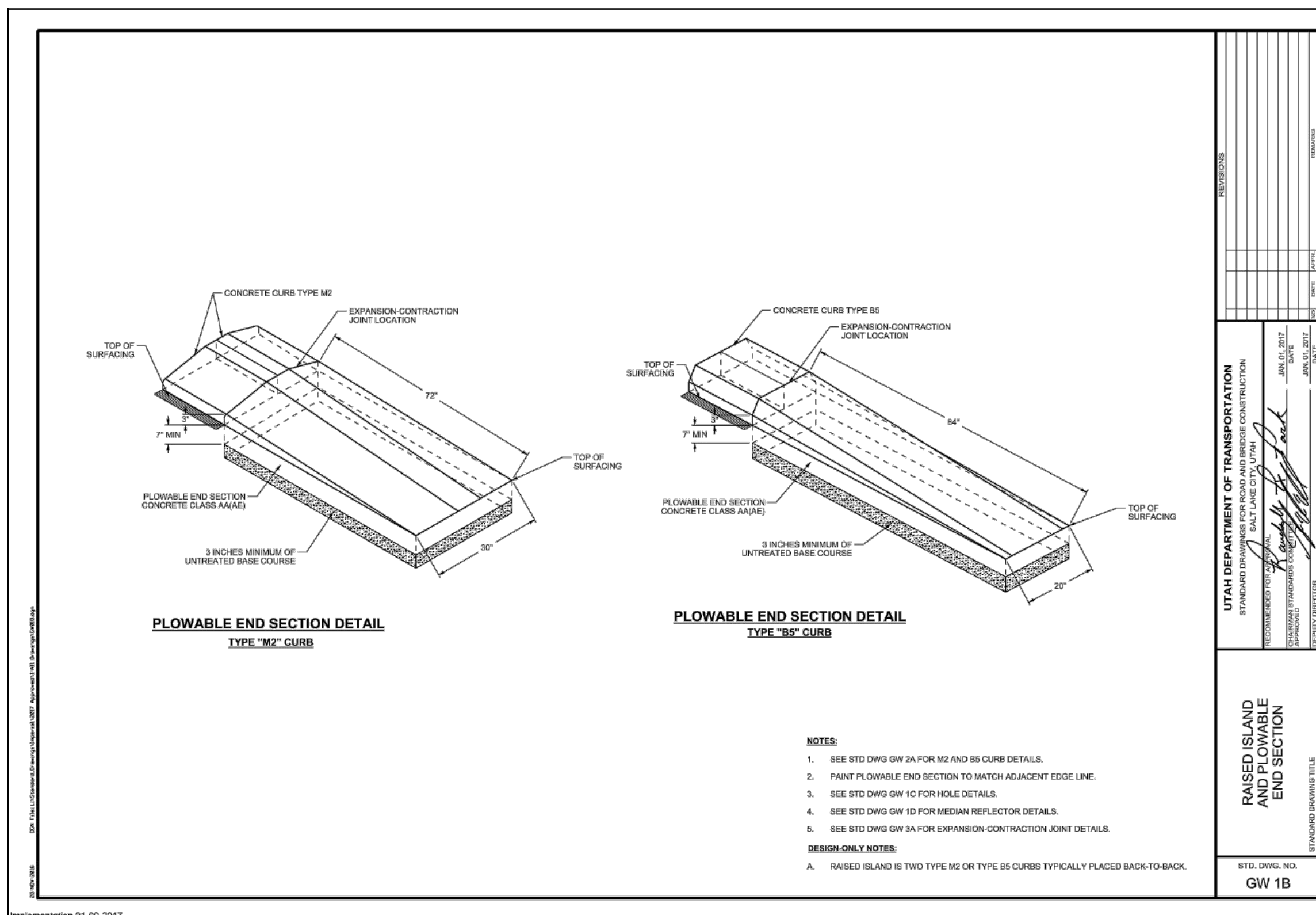
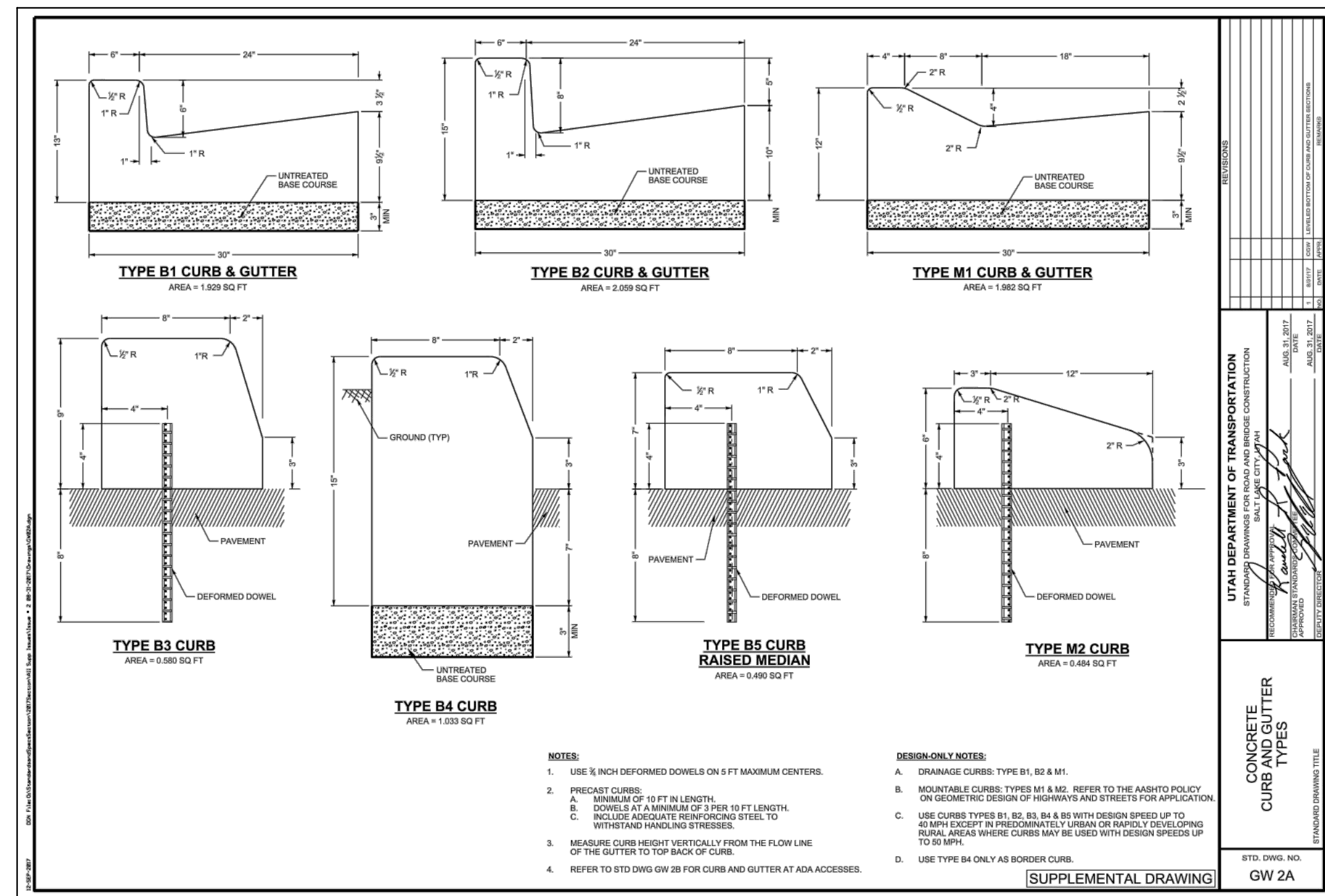
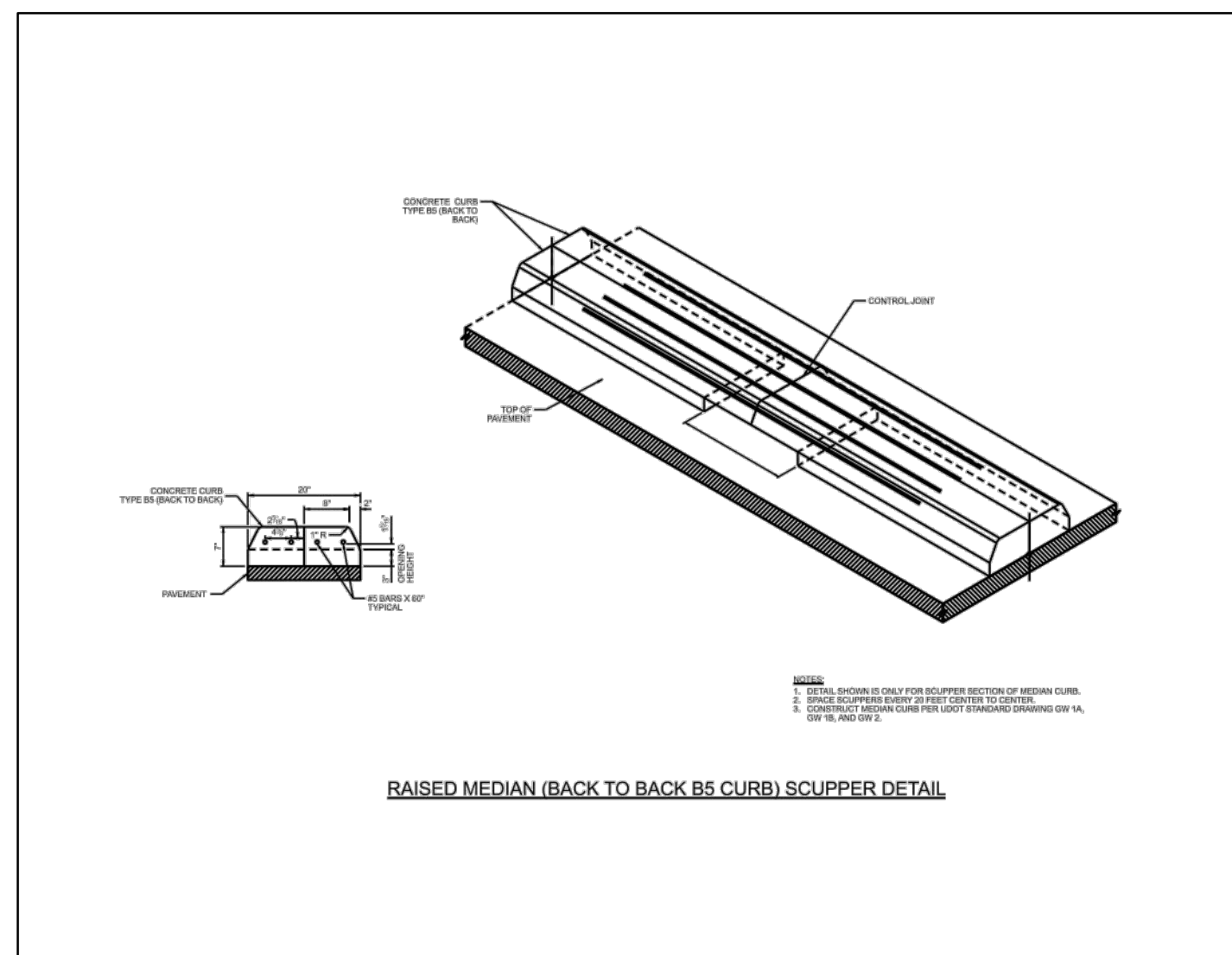
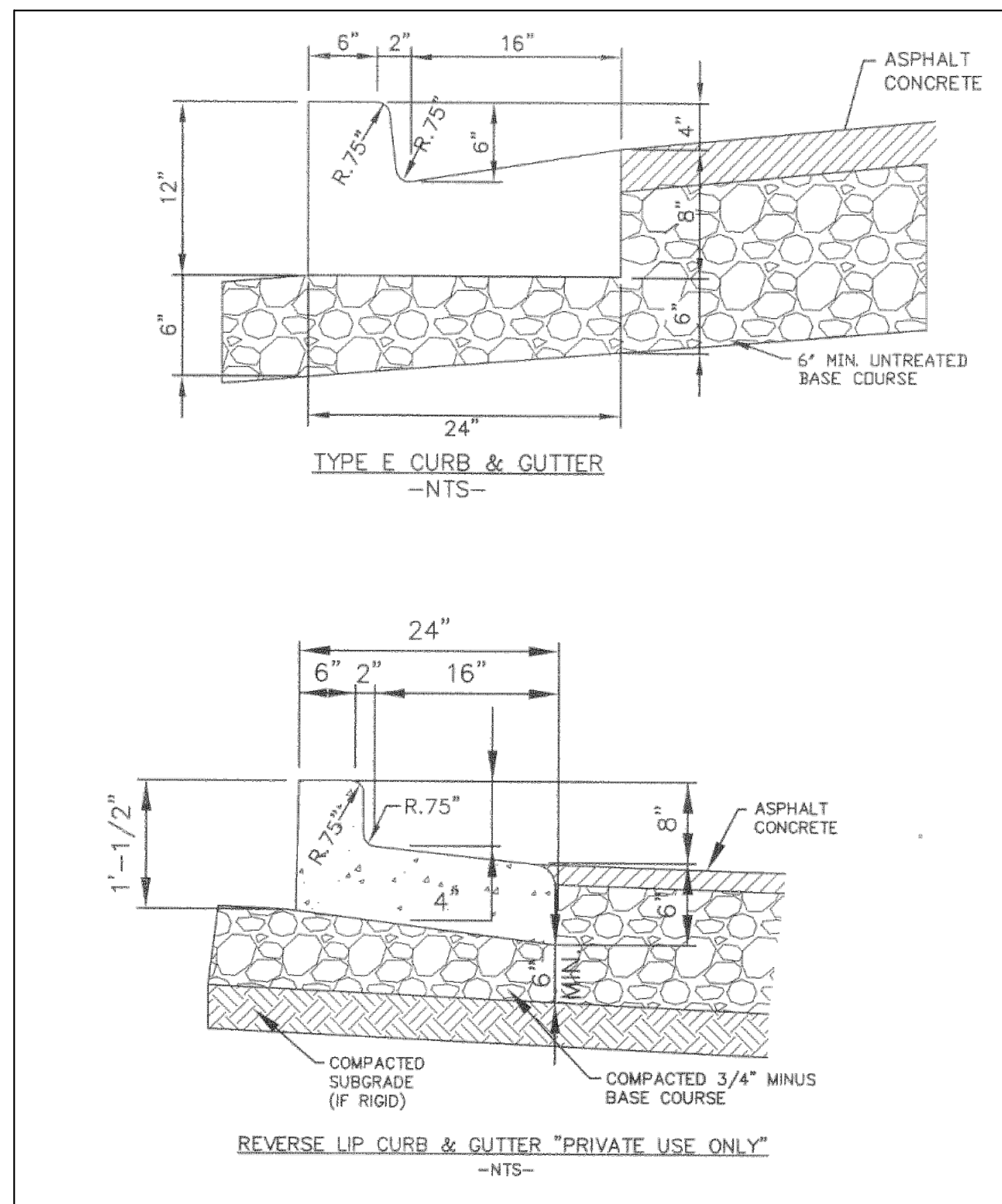
Bank of America & Apollo Burger
 Site Plan
 AMERICAN FORK CITY, UTAH COUNTY, UTAH

Civil Details

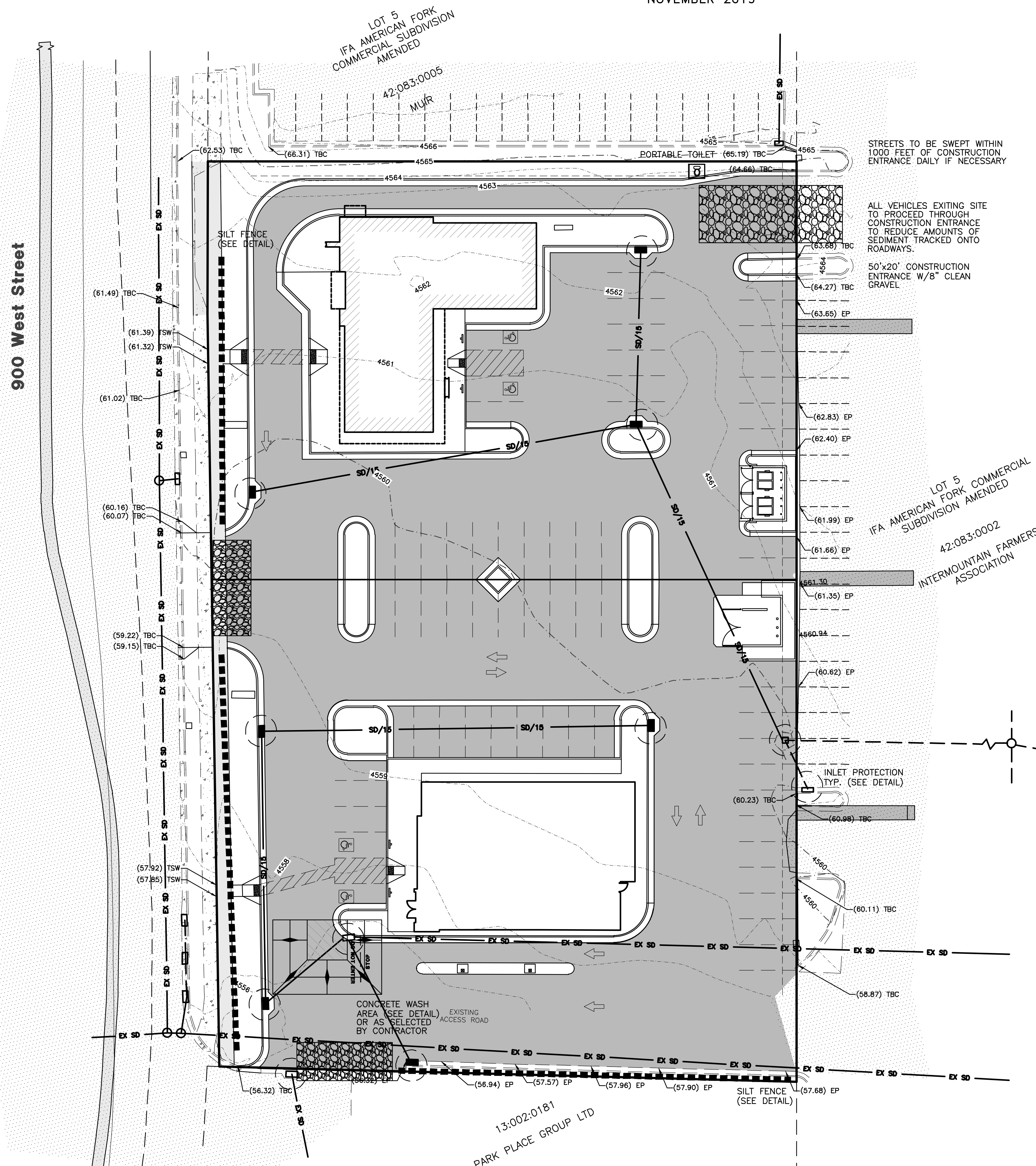
REGISTERED PROFESSIONAL ENGINEER
 J. NATE REEVE
 375328
 02/06/2020
 STATE OF UTAH

Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: C. KINGSLEY
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 SITE PLAN
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Sheet	9
7.1	Sheets



AMERICAN FORK CITY, UTAH COUNTY, UTAH
NOVEMBER 2019



STREETS TO BE SWEEPED WITHIN
1000 FEET OF CONSTRUCTION
ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE
TO PROCEED THROUGH
CONSTRUCTION ENTRANCE
TO REDUCE AMOUNTS OF
SEDIMENT TRACKED ONTO
ROADWAYS.

50'x20' CONSTRUCTION
ENTRANCE W/8" CLEAN
GRAVEL

LOT 5
IFA AMERICAN FORK COMMERCIAL
SUBDIVISION AMENDED
42-083:0002
INTERMOUNTAIN FARMERS
ASSOCIATION

INLET PROTECTION
TYP (SEE DETAIL)

(60.98) TBC

1



4560

11/11/11

EX 80

(58.87) TBC

100

EX SD ————— EX SD

—(57.68) EP

100

IT THEIR WRITTEN PERMISSION.

Construction Activity Schedule

- PROJECT LOCATION.....AMERICAN FORK CITY, UTAH COUNTY, UTAH
- PROJECT BEGINNING DATE.....NOVEMBER 2019
- BMP'S DEPLOYMENT DATE.....NOVEMBER 2019
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....PARKER ROBERTSON (801) 748-4088
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP
BY OWNER/DEVELOPER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.



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DATE	DESCRIPTION
12-13-19	CK City Comments
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Bank of America & Apollo Burger
Site Plan
AMERICAN FORK CITY, UTAH COUNTY, UTAH

Storm Water Pollution
Prevention Plan Exhibit



Project Info.

Engineer:
J. NATE REEVE, P.E.

Drafter:
C. KINGSLEY

Begin Date:
OCTOBER 2019

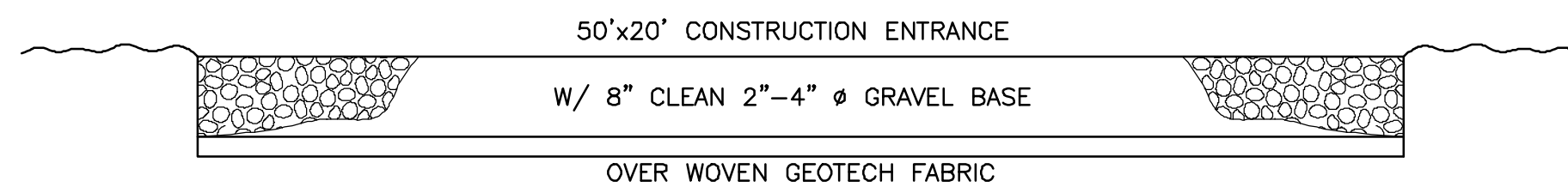
Name:
BANK OF AMERICA
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8	Sheets

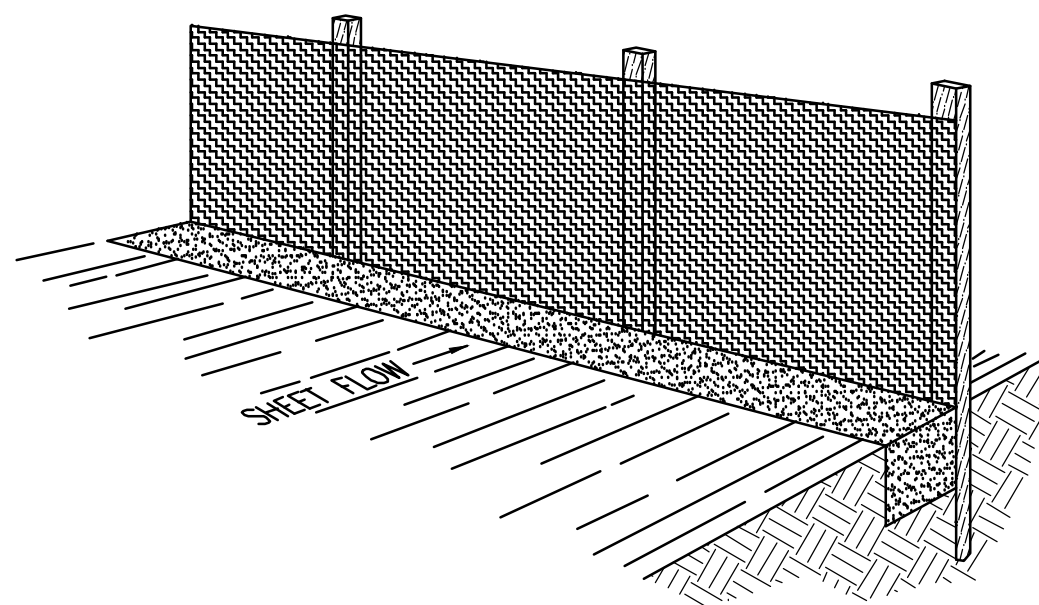
Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminates are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminates are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record or the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance

SCALE: NONE



Perspective View

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS

*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.

*Unroll the silt fence, positioning the post against the downstream wall of the trench.

*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then about the end posts to create a tight seal as shown in Figure 1.

*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.

*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

*Figure 1: Top View of Roll-to-Roll Connection

*Figure 2: Typical Silt Fence Installation and Anchor Trench Placement

*Figure 3: Silt Fence Detail

*Figure 4: Stake Detail

*Figure 5: Silt Fence Detail

*Figure 6: Stake Detail

*Figure 7: Silt Fence Detail

*Figure 8: Stake Detail

*Figure 9: Silt Fence Detail

*Figure 10: Stake Detail

*Figure 11: Silt Fence Detail

*Figure 12: Stake Detail

*Figure 13: Silt Fence Detail

*Figure 14: Stake Detail

*Figure 15: Silt Fence Detail

*Figure 16: Stake Detail

*Figure 17: Silt Fence Detail

*Figure 18: Stake Detail

*Figure 19: Silt Fence Detail

*Figure 20: Stake Detail

*Figure 21: Silt Fence Detail

*Figure 22: Stake Detail

*Figure 23: Silt Fence Detail

*Figure 24: Stake Detail

*Figure 25: Silt Fence Detail

*Figure 26: Stake Detail

*Figure 27: Silt Fence Detail

*Figure 28: Stake Detail

*Figure 29: Silt Fence Detail

*Figure 30: Stake Detail

*Figure 31: Silt Fence Detail

*Figure 32: Stake Detail

*Figure 33: Silt Fence Detail

*Figure 34: Stake Detail

*Figure 35: Silt Fence Detail

*Figure 36: Stake Detail

*Figure 37: Silt Fence Detail

*Figure 38: Stake Detail

*Figure 39: Silt Fence Detail

*Figure 40: Stake Detail

*Figure 41: Silt Fence Detail

*Figure 42: Stake Detail

*Figure 43: Silt Fence Detail

*Figure 44: Stake Detail

*Figure 45: Silt Fence Detail

*Figure 46: Stake Detail

*Figure 47: Silt Fence Detail

*Figure 48: Stake Detail

*Figure 49: Silt Fence Detail

*Figure 50: Stake Detail

*Figure 51: Silt Fence Detail

*Figure 52: Stake Detail

*Figure 53: Silt Fence Detail

*Figure 54: Stake Detail

*Figure 55: Silt Fence Detail

*Figure 56: Stake Detail

*Figure 57: Silt Fence Detail

*Figure 58: Stake Detail

*Figure 59: Silt Fence Detail

*Figure 60: Stake Detail

*Figure 61: Silt Fence Detail

*Figure 62: Stake Detail

*Figure 63: Silt Fence Detail

*Figure 64: Stake Detail

*Figure 65: Silt Fence Detail

*Figure 66: Stake Detail

*Figure 67: Silt Fence Detail

*Figure 68: Stake Detail

*Figure 69: Silt Fence Detail

*Figure 70: Stake Detail

*Figure 71: Silt Fence Detail

*Figure 72: Stake Detail

*Figure 73: Silt Fence Detail

*Figure 74: Stake Detail

*Figure 75: Silt Fence Detail

*Figure 76: Stake Detail

*Figure 77: Silt Fence Detail

*Figure 78: Stake Detail

*Figure 79: Silt Fence Detail

*Figure 80: Stake Detail

*Figure 81: Silt Fence Detail

*Figure 82: Stake Detail

*Figure 83: Silt Fence Detail

*Figure 84: Stake Detail

*Figure 85: Silt Fence Detail

*Figure 86: Stake Detail

*Figure 87: Silt Fence Detail

*Figure 88: Stake Detail

*Figure 89: Silt Fence Detail

*Figure 90: Stake Detail

*Figure 91: Silt Fence Detail

*Figure 92: Stake Detail

*Figure 93: Silt Fence Detail

*Figure 94: Stake Detail

*Figure 95: Silt Fence Detail

*Figure 96: Stake Detail

*Figure 97: Silt Fence Detail

*Figure 98: Stake Detail

*Figure 99: Silt Fence Detail

*Figure 100: Stake Detail

*Figure 101: Silt Fence Detail

*Figure 102: Stake Detail

*Figure 103: Silt Fence Detail

*Figure 104: Stake Detail

*Figure 105: Silt Fence Detail

*Figure 106: Stake Detail

*Figure 107: Silt Fence Detail

*Figure 108: Stake Detail

*Figure 109: Silt Fence Detail

*Figure 110: Stake Detail

*Figure 111: Silt Fence Detail

*Figure 112: Stake Detail

*Figure 113: Silt Fence Detail

*Figure 114: Stake Detail

*Figure 115: Silt Fence Detail

*Figure 116: Stake Detail

*Figure 117: Silt Fence Detail

*Figure 118: Stake Detail

*Figure 119: Silt Fence Detail

*Figure 120: Stake Detail

*Figure 121: Silt Fence Detail

*Figure 122: Stake Detail

*Figure 123: Silt Fence Detail

*Figure 124: Stake Detail

*Figure 125: Silt Fence Detail

*Figure 126: Stake Detail

*Figure 127: Silt Fence Detail

*Figure 128: Stake Detail

*Figure 129: Silt Fence Detail

*Figure 130: Stake Detail

*Figure 131: Silt Fence Detail

*Figure 132: Stake Detail

*Figure 133: Silt Fence Detail

*Figure 134: Stake Detail

*Figure 135: Silt Fence Detail

*Figure 136: Stake Detail

*Figure 137: Silt Fence Detail

*Figure 138: Stake Detail

*Figure 139: Silt Fence Detail

*Figure 140: Stake Detail

*Figure 141: Silt Fence Detail

*Figure 142: Stake Detail

*Figure 143: Silt Fence Detail

*Figure 144: Stake Detail

*Figure 145: Silt Fence Detail

*Figure 146: Stake Detail

*Figure 147: Silt Fence Detail

*Figure 148: Stake Detail

*Figure 149: Silt Fence Detail

*Figure 150: Stake Detail

*Figure 151: Silt Fence Detail

*Figure 152: Stake Detail

*Figure 153: Silt Fence Detail

*Figure 154: Stake Detail

*Figure 155: Silt Fence Detail

*Figure 156: Stake Detail

*Figure 157: Silt Fence Detail

*Figure 158: Stake Detail

*Figure 159: Silt Fence Detail

*Figure 160: Stake Detail

*Figure 161: Silt Fence Detail

*Figure 162: Stake Detail

*Figure 163: Silt Fence Detail

*Figure 164: Stake Detail

*Figure 165: Silt Fence Detail

*Figure 166: Stake Detail

*Figure 167: Silt Fence Detail

*Figure 168: Stake Detail

*Figure 169: Silt Fence Detail

*Figure 170: Stake Detail

*Figure 171: Silt Fence Detail

*Figure 172: Stake Detail

*Figure 173: Silt Fence Detail

*Figure 174: Stake Detail

*Figure 175: Silt Fence Detail

*Figure 176: Stake Detail

*Figure 177: Silt Fence Detail

*Figure 178: Stake Detail

*Figure 179: Silt Fence Detail

*Figure 180: Stake Detail

*Figure 181: Silt Fence Detail

*Figure 182: Stake Detail

*Figure 183: Silt Fence Detail

*Figure 184: Stake Detail

*Figure 185: Silt Fence Detail

*Figure 186: Stake Detail

*Figure 187: Silt Fence Detail

*Figure 188: Stake Detail

*Figure 189: Silt Fence Detail

*Figure 190: Stake Detail

*Figure 191: Silt Fence Detail

*Figure 192: Stake Detail

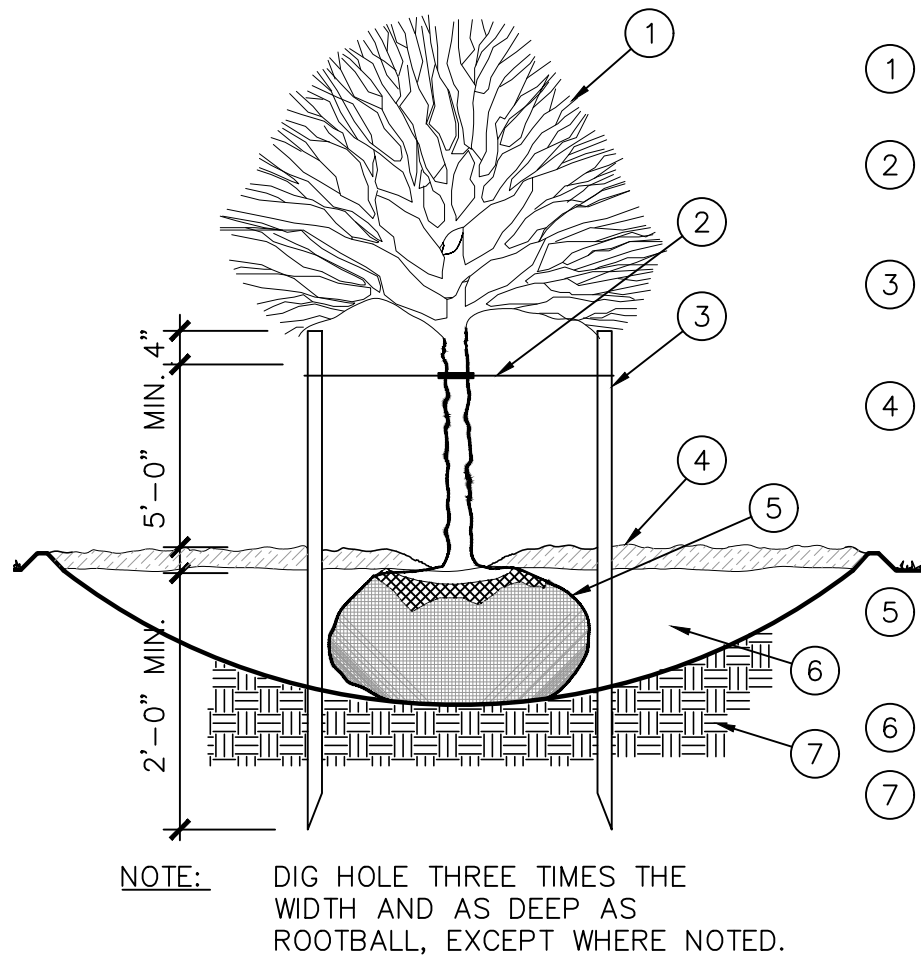
*Figure 193: Silt Fence Detail

*Figure 194: Stake Detail

*Figure 195: Silt Fence Detail

*Figure 196: Stake Detail

*Figure 197: Silt

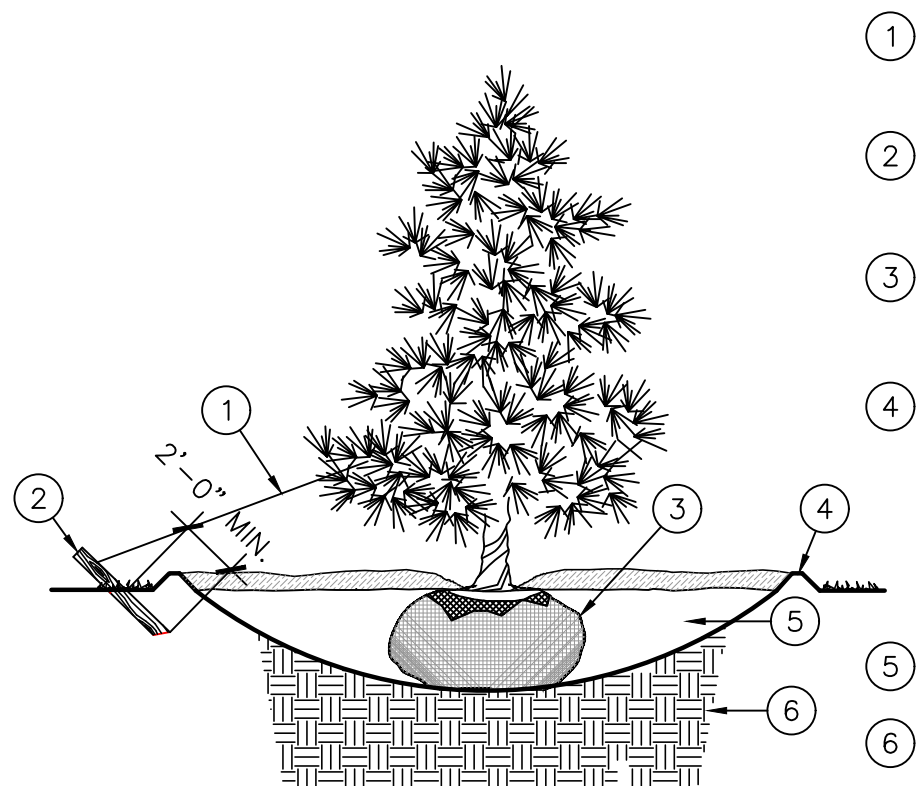


- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

NTS

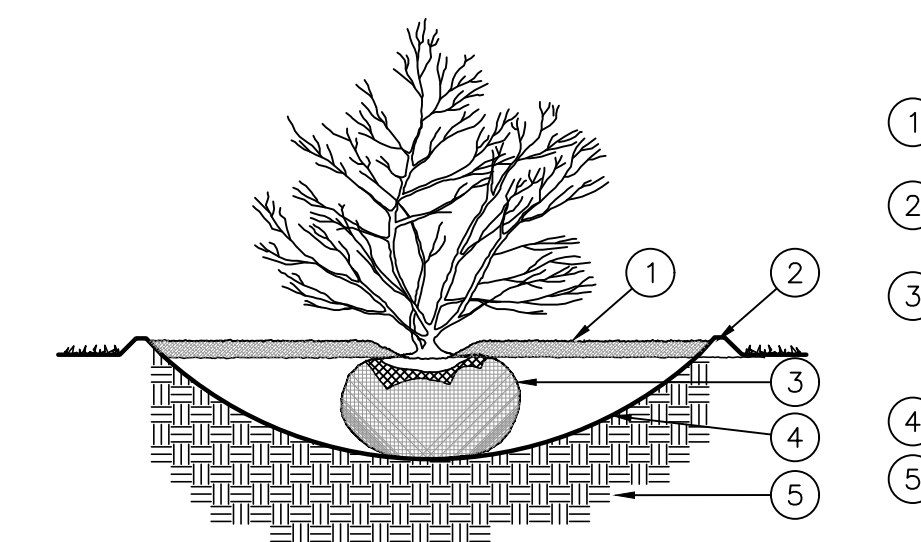


- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4" x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS

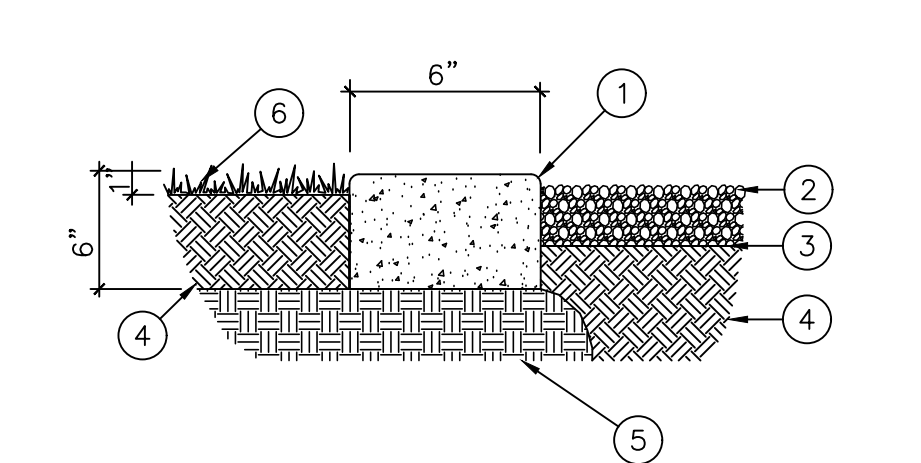


- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

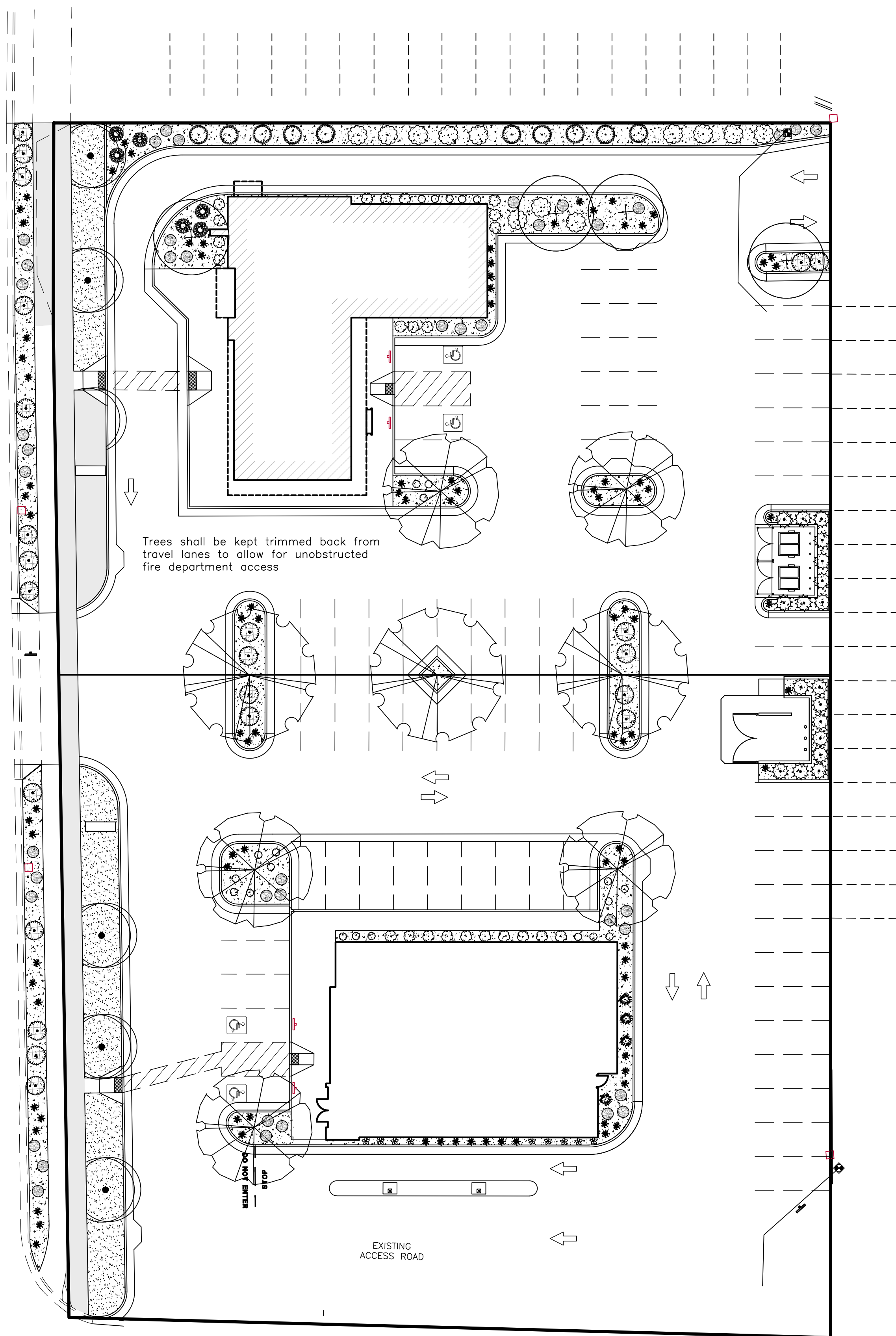
NTS



- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
- 2 BARK/ROCK MULCH
- 3 FINISH GRADE/WEED FABRIC
- 4 TOPSOIL
- 5 COMPACTED SUBGRADE
- 6 LAWN

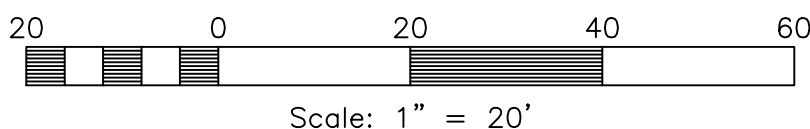
CONCRETE MOW STRIP

NTS



Trees shall be kept trimmed back from travel lanes to allow for unobstructed fire department access

EXISTING ACCESS ROAD



Plant Table

Quantity	Symbol	Scientific Name	Common Name	Size
4		Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
5		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
6		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" cal.
3		Zelkova Serrata	Japanese Zelkova	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Size
10		Taxus media 'Hicksii'	Hicks Yew	5 gal.
12		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
23		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
18		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
6		Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
23		Ribes Alpinum	Alpine Currant	5 gal.
41		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
4		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
95		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
23		Heuchera 'Sweet Tart'	Sweet Tart Coral Bells	1 gal.
9		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

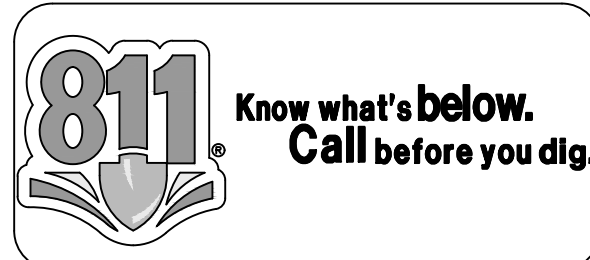
Turf Grass Poa pratensis (3 species) Kentucky Bluegrass Sod

Gravel Mulch - 1" diameter placed at 3" depth

Place 2" minus, crushed gravel mulch over Dewitt Pro 5 Weed Barrier Cloth in all planting beds. Gravel to be earth tone colors. Contractor to provide samples to owner for approval prior to delivery.

PLANTING NOTES

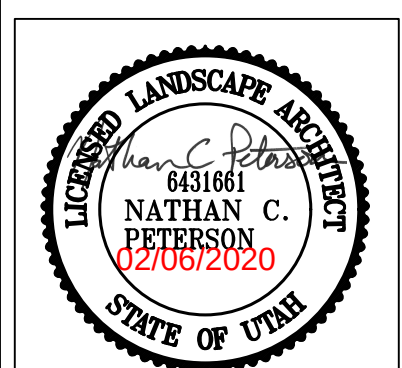
1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-1000 FAX: (801) 621-2666 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

American Fork Bank & Apollo Burger
Site Plan
AMERICAN FORK CITY, UTAH COUNTY, UTAH
Landscape Plan

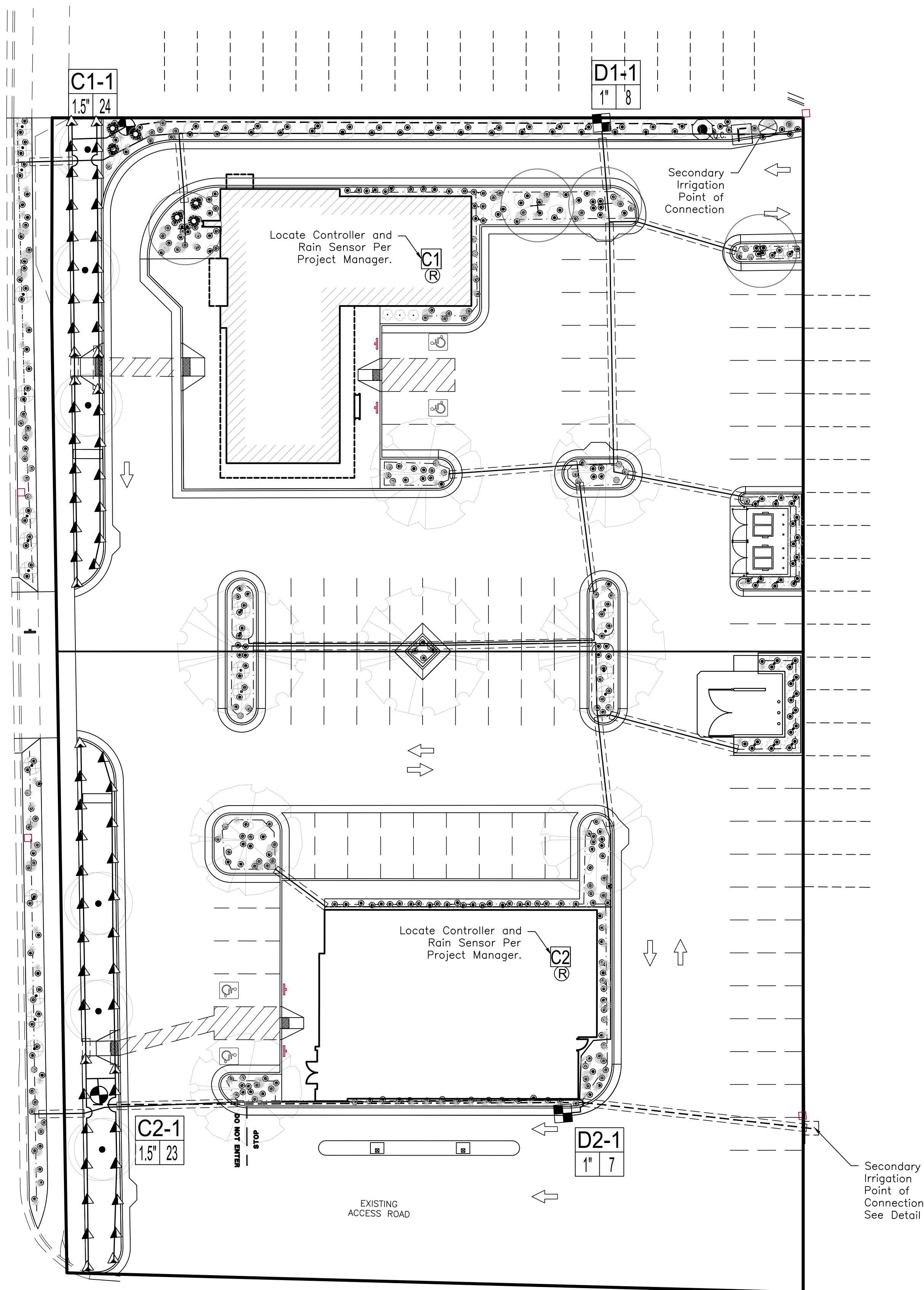


Project Info.
Landscape Architect: Nathan Peterson
Drafter: Nathan Peterson
Begin Date: OCTOBER 2019
Name: AMERICAN FORK BANK & APOLLO BURGER
SITE PLAN
Number: 6255-36

Sheet	3
L1	Sheets

IRRIGATION NOTES

1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back-charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.

**IRRIGATION SCHEDULE**

RADIUS	SYMBOL	PSI	MANUFACT.	CATALOG #	DESCRIPTION
SPRAY	QU. HALF FULL				HEAD; NOZZLE

10	▲▲▲	30	RAINBIRD	1804-SAM-PRS	SPRAY; 10' MPR
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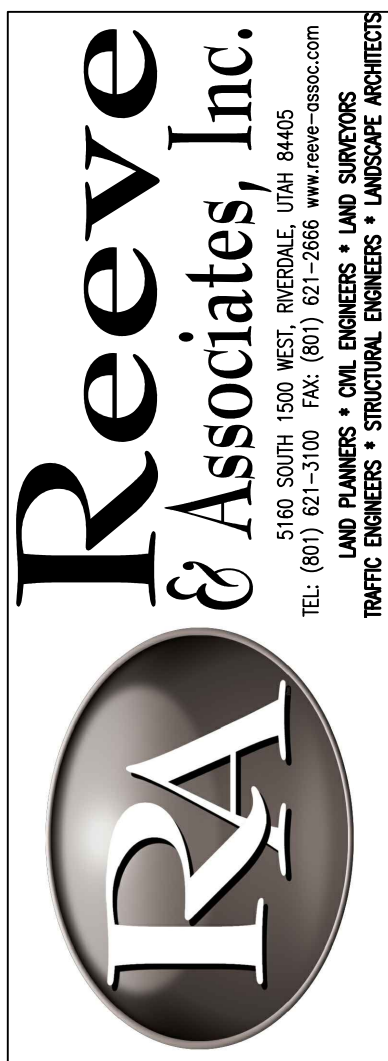
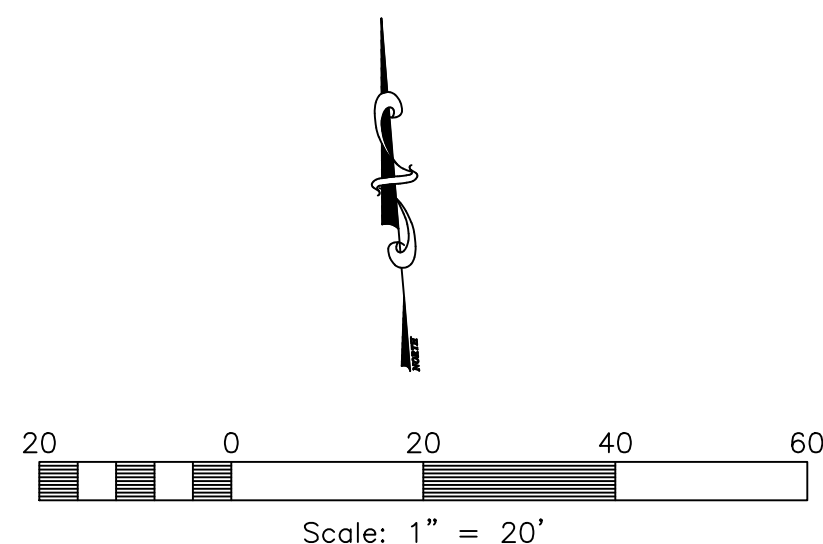
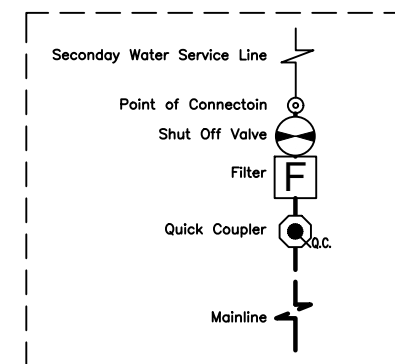
EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
⊗		MATCO	GV-X00	SHUT OFF VALVE - SIZE PER PIPE
F		AMIAD	1-1501-1151-1030	1 1/2" SCREEN FILTER 300 MICRON
⊙c.c.		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
C1 C2		RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
Ⓡ		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
■		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE
●		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL		CATALOG #	DESCRIPTION
---		SCH. 40	PVC MAIN LINE	2" PRESSURIZED IRRIGATION MAIN LINE
---		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)
---		SCH. 40	PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT

DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
●		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
---		PVC	DRIP LATERAL LINE	3/4" LATERAL SUPPLY LINE
---		POLY	DRIP LATERAL LINE	1/2" LATERAL LINE

LABELS

C-1	VALVE NO
1.5" 21	GALLONS PER MINUTE
	VALVE SIZE
D1	DRIP IRRIGATION ZONE

POINT OF CONNECTION

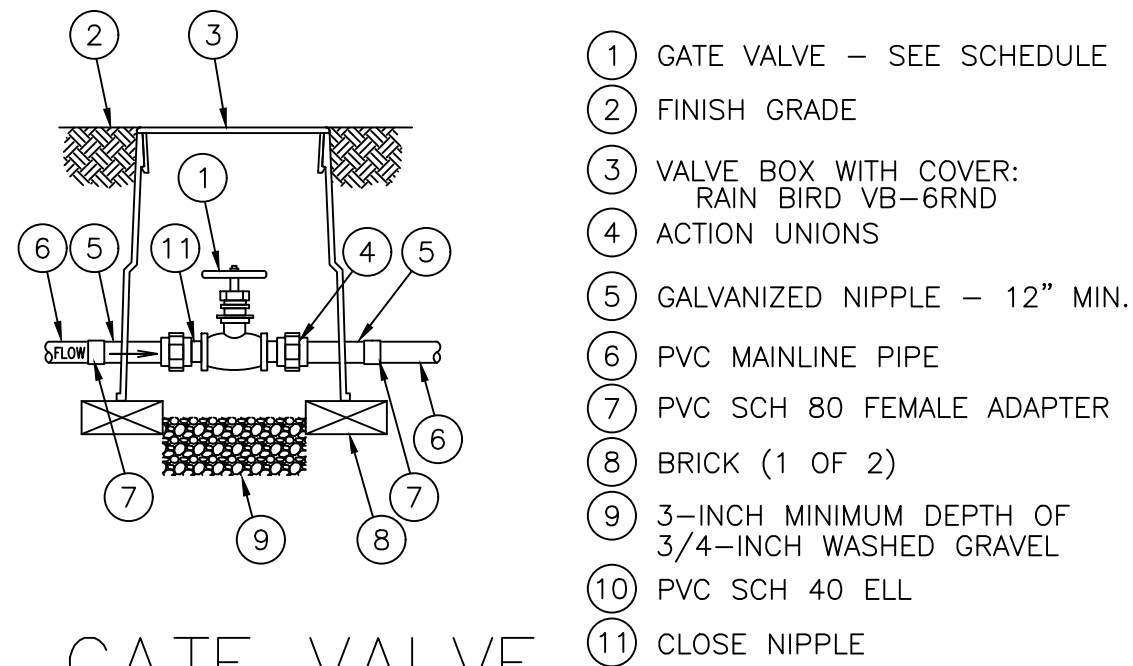
REVISIONS	DESCRIPTION
DATE	

American Fork Bank & Apollo Burger
Site Plan
AMERICAN FORK CITY, UTAH COUNTY, UTAH
Irrigation Plan



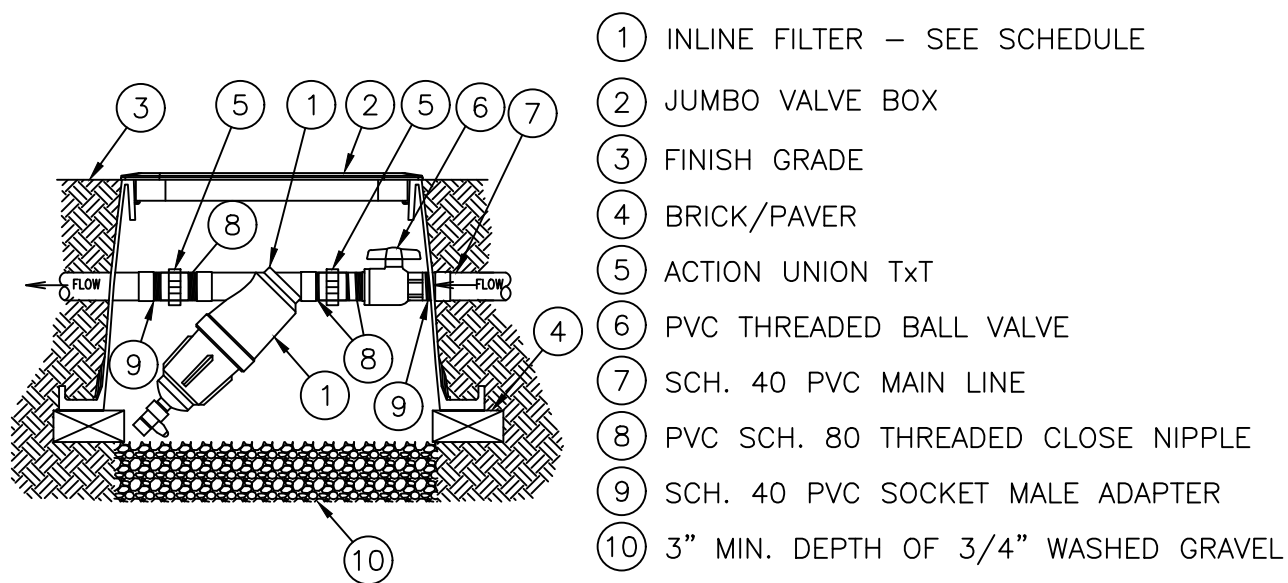
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Sheet	3
L2	Sheets



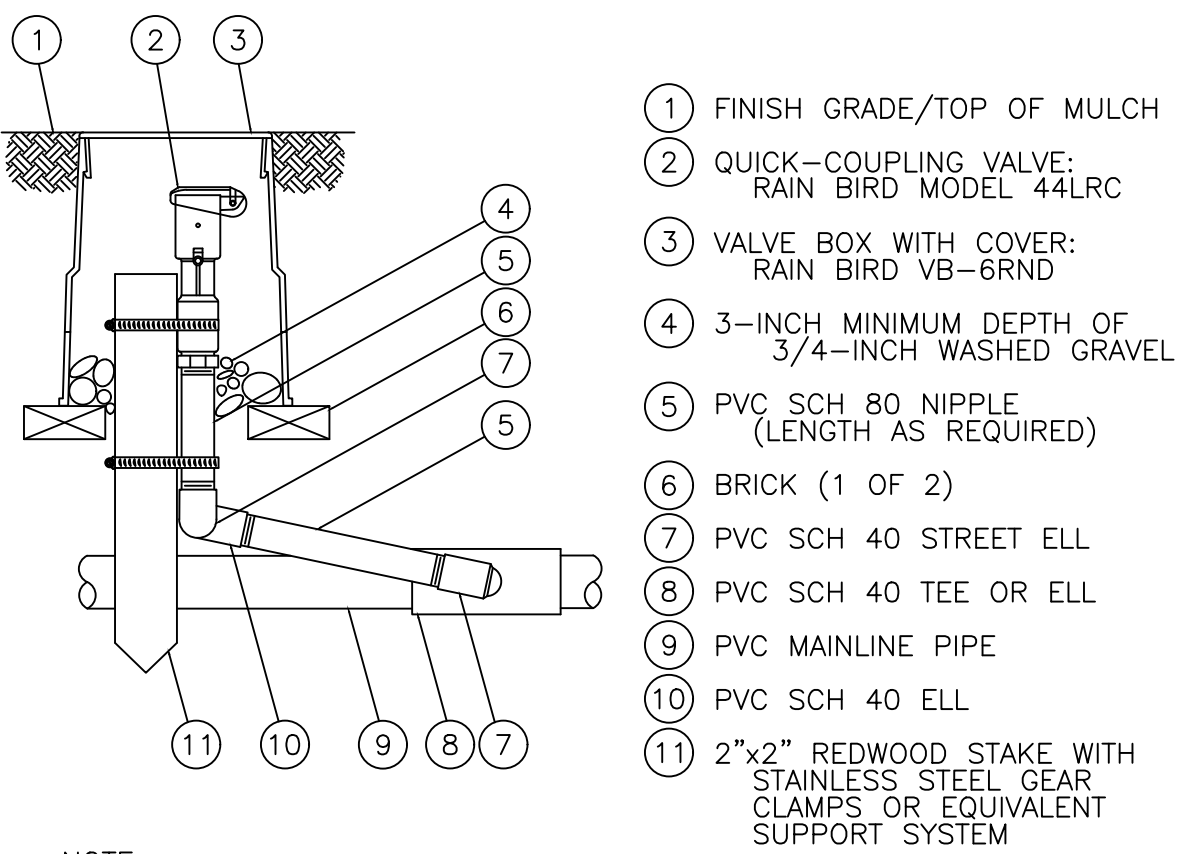
GATE VALVE

N.T.S.



MAINLINE FILTER ASSEMBLY

N.T.S.

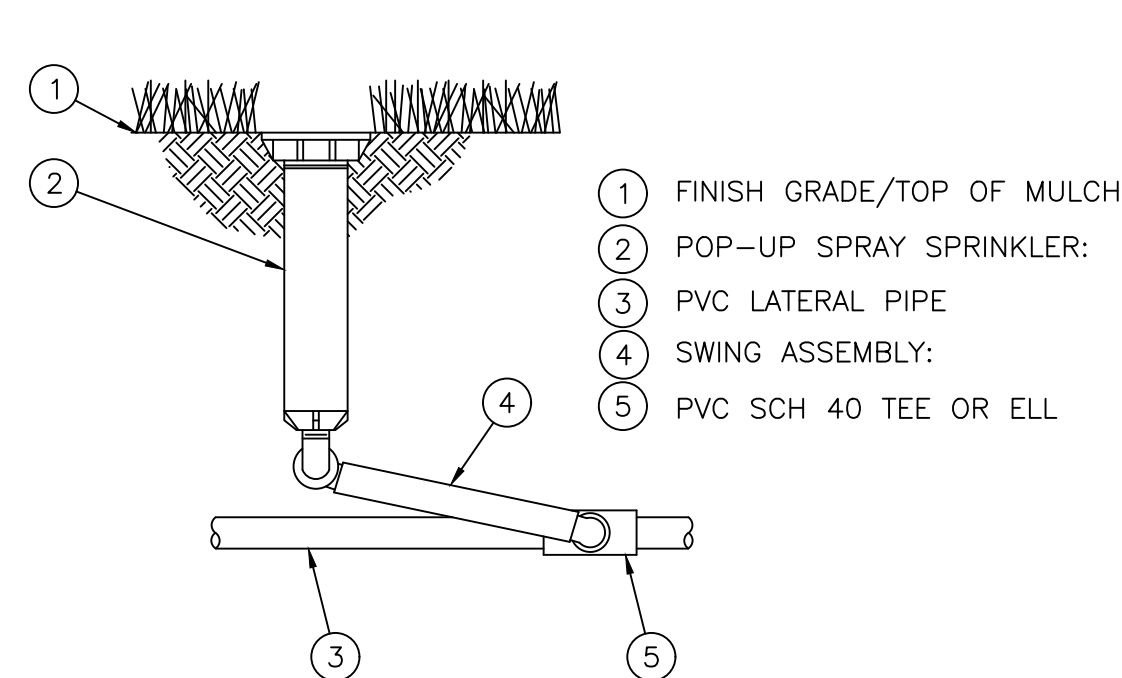


NOTE:

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO
NOMINAL QUICK COUPLING VALVE INLET SIZE.

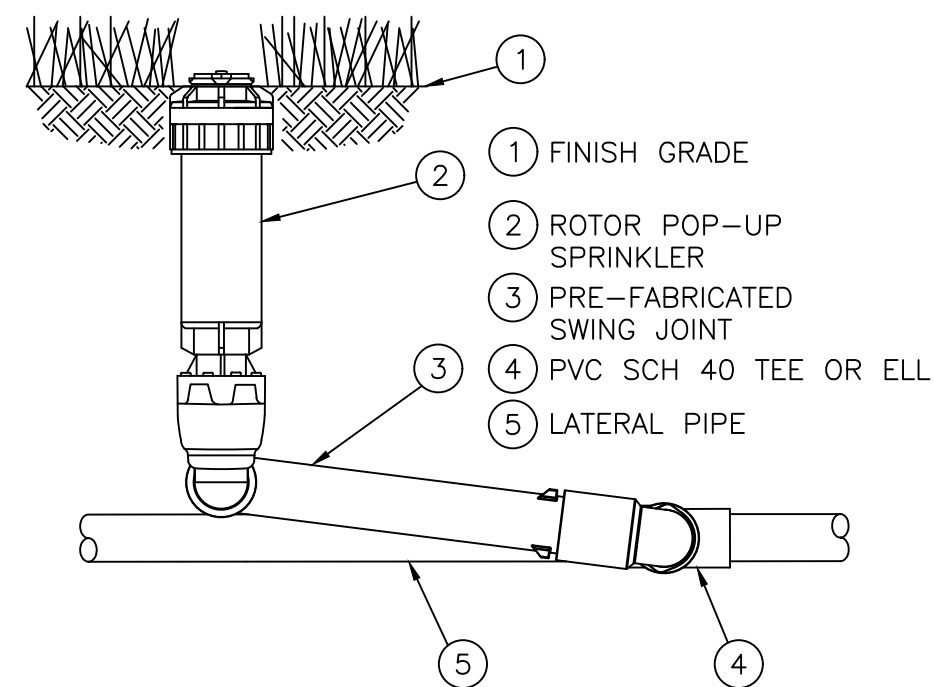
QUICK COUPLING VALVE

N.T.S.



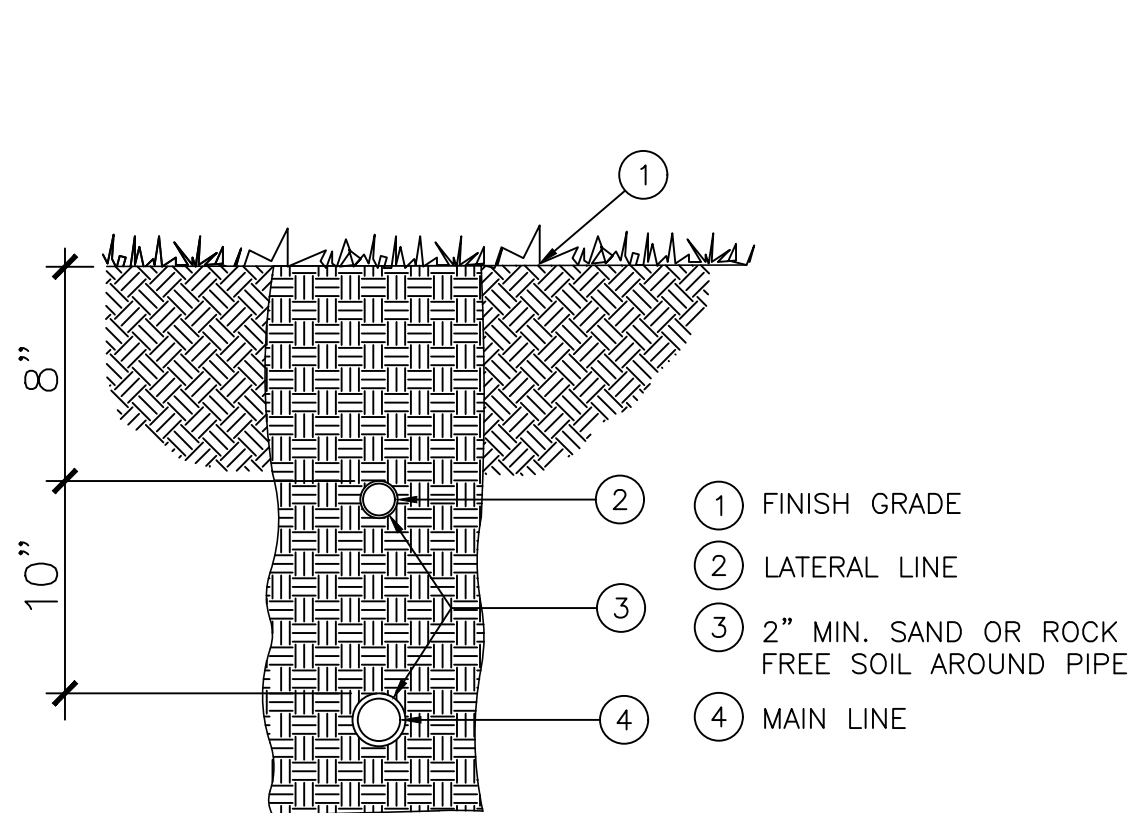
POP-UP SPRAY HEAD

N.T.S.



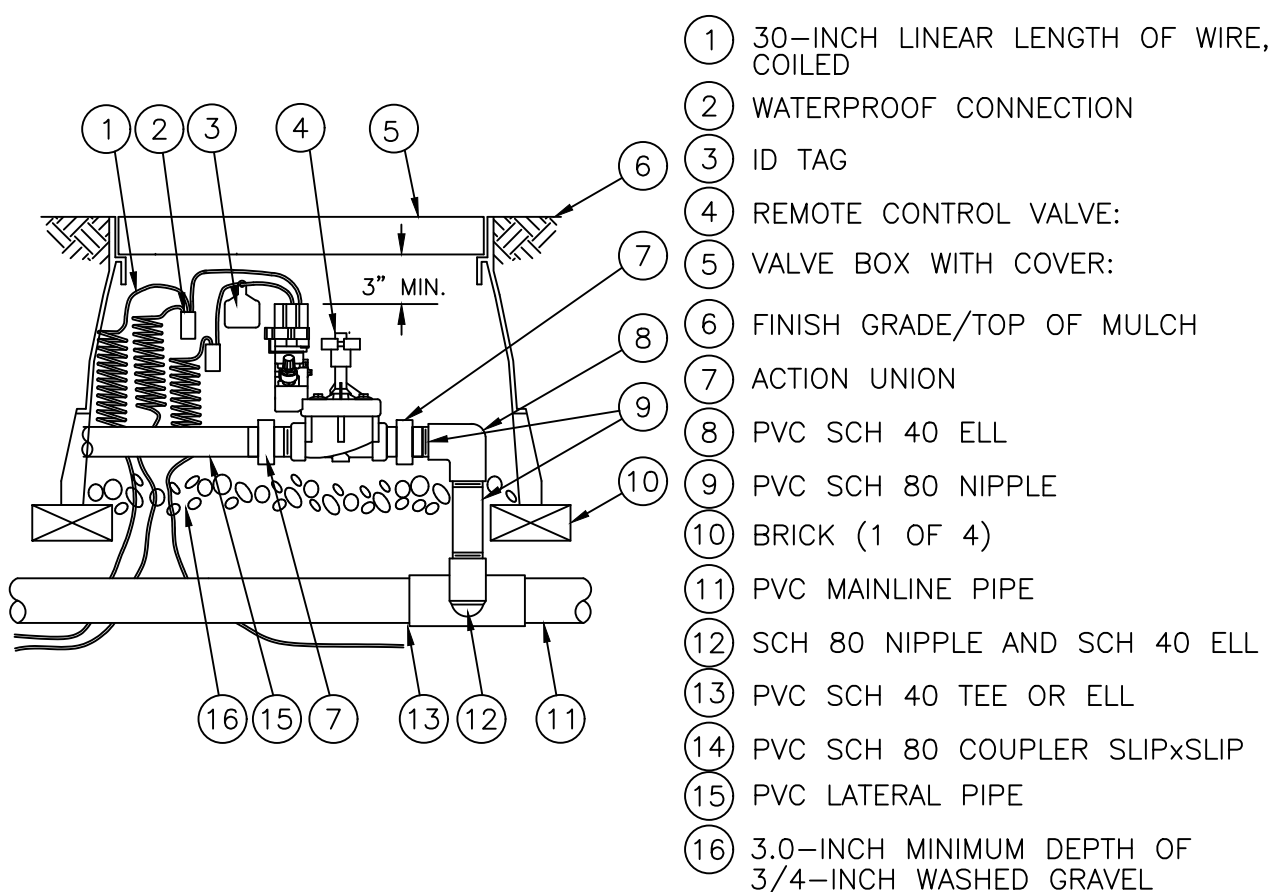
ROTOR POP-UP HEAD

N.T.S.



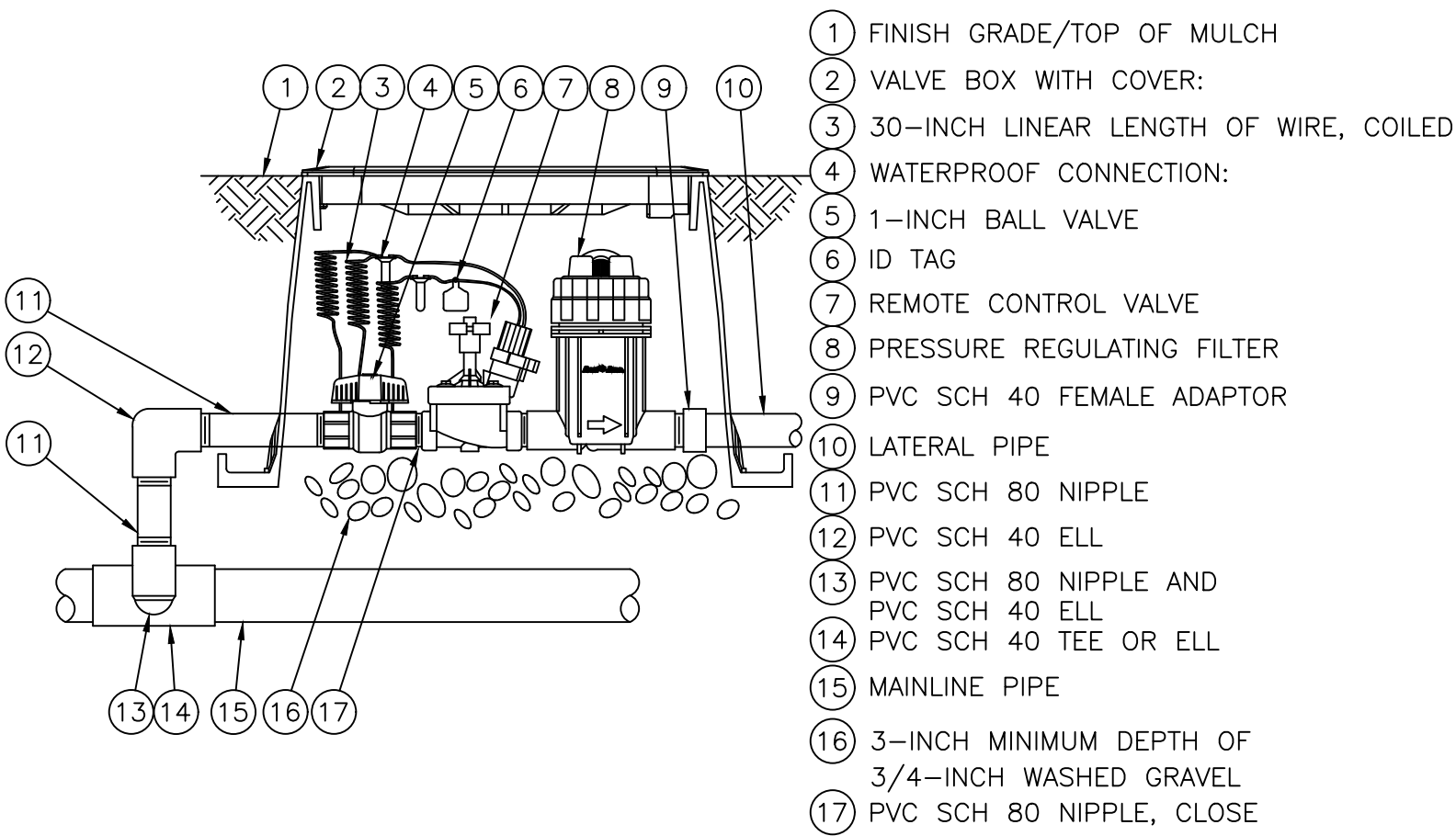
TRENCH SECTION

N.T.S.



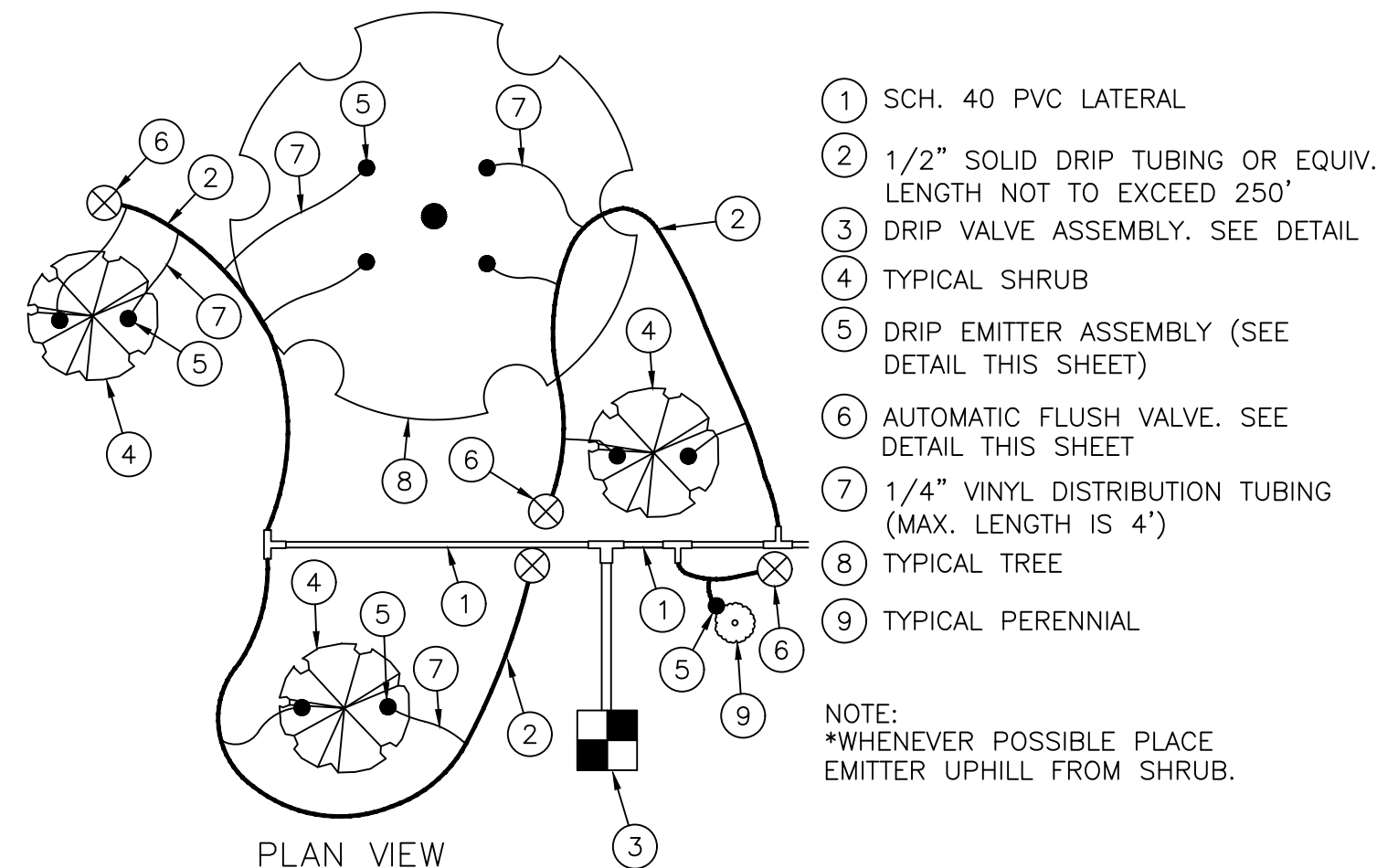
REMOTE CONTROL VALVE

N.T.S.



REMOTE CONTROL DRIP VALVE

N.T.S.

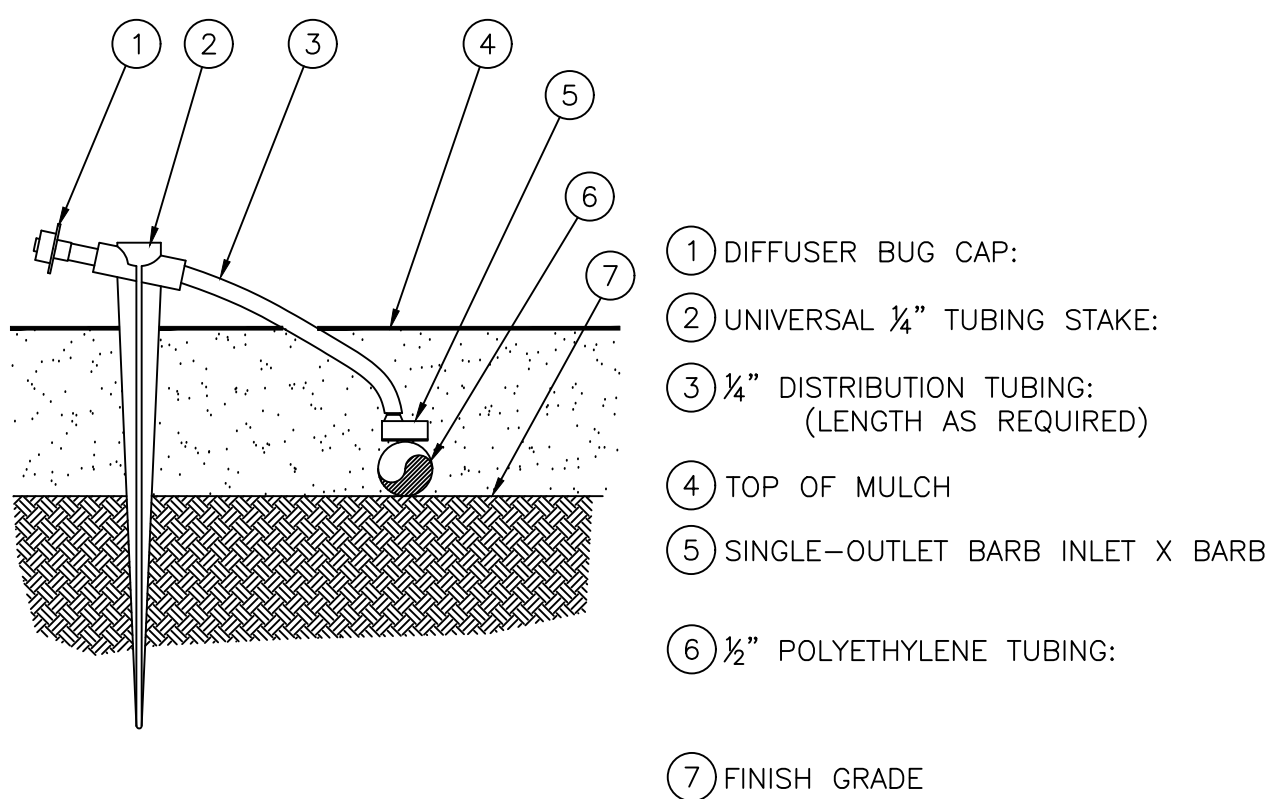


NOTE:
*WHENEVER POSSIBLE PLACE
EMITTER UPHILL FROM SHRUB.

PLAN VIEW

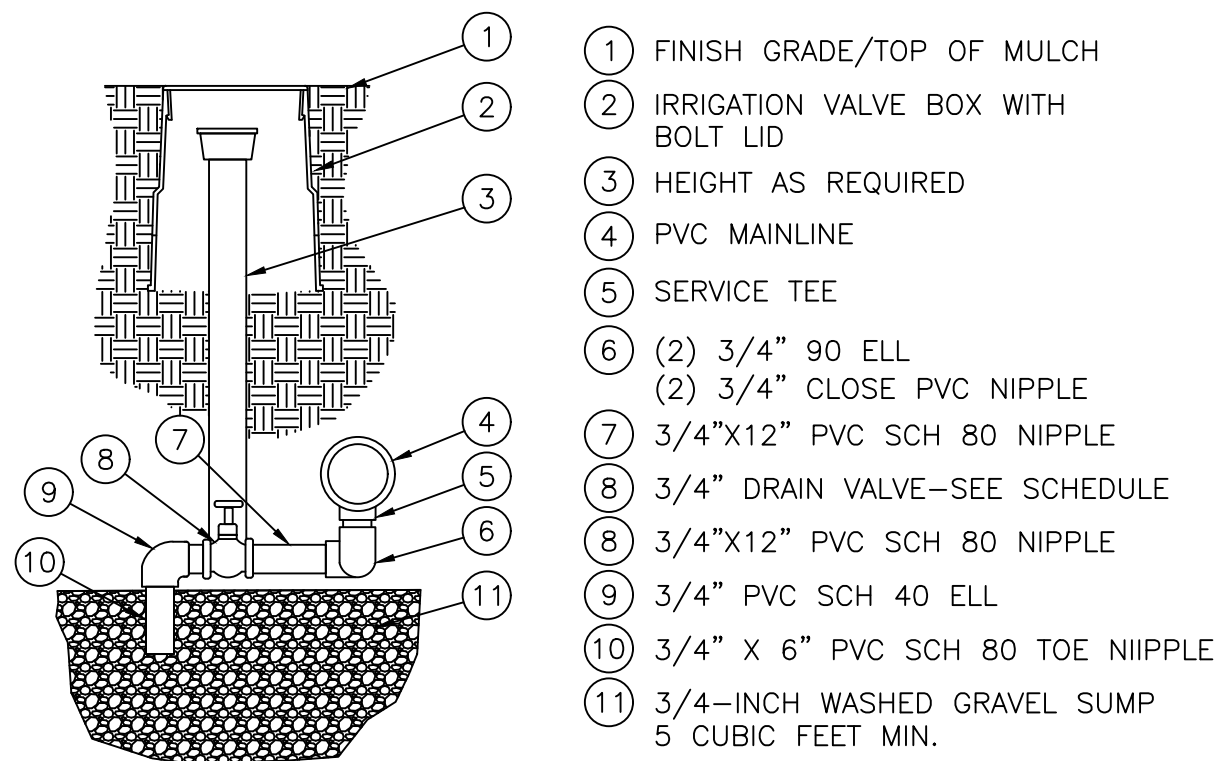
DRIP ZONE LAYOUT

N.T.S.



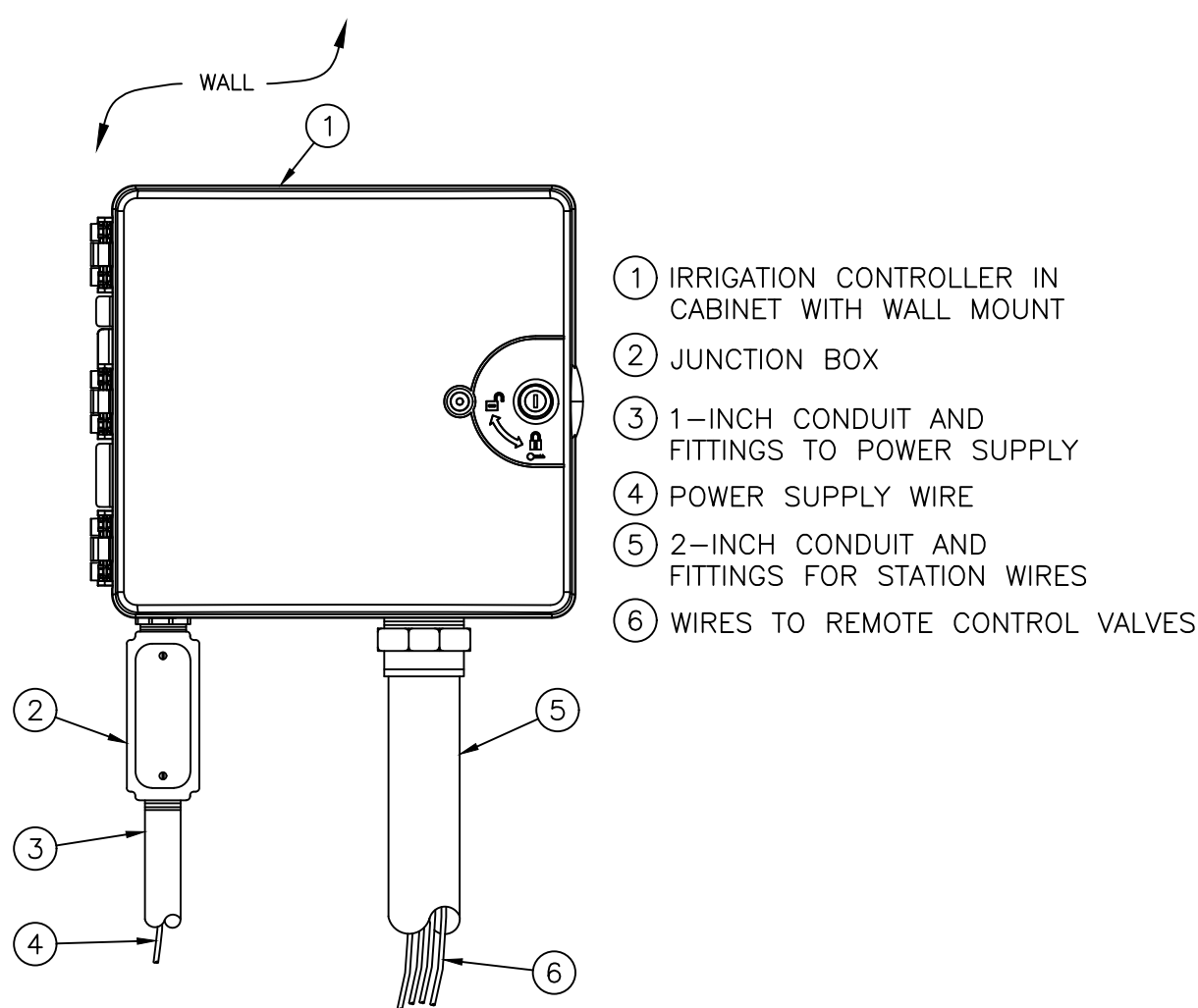
DRIP EMITTER ASSEMBLY

N.T.S.



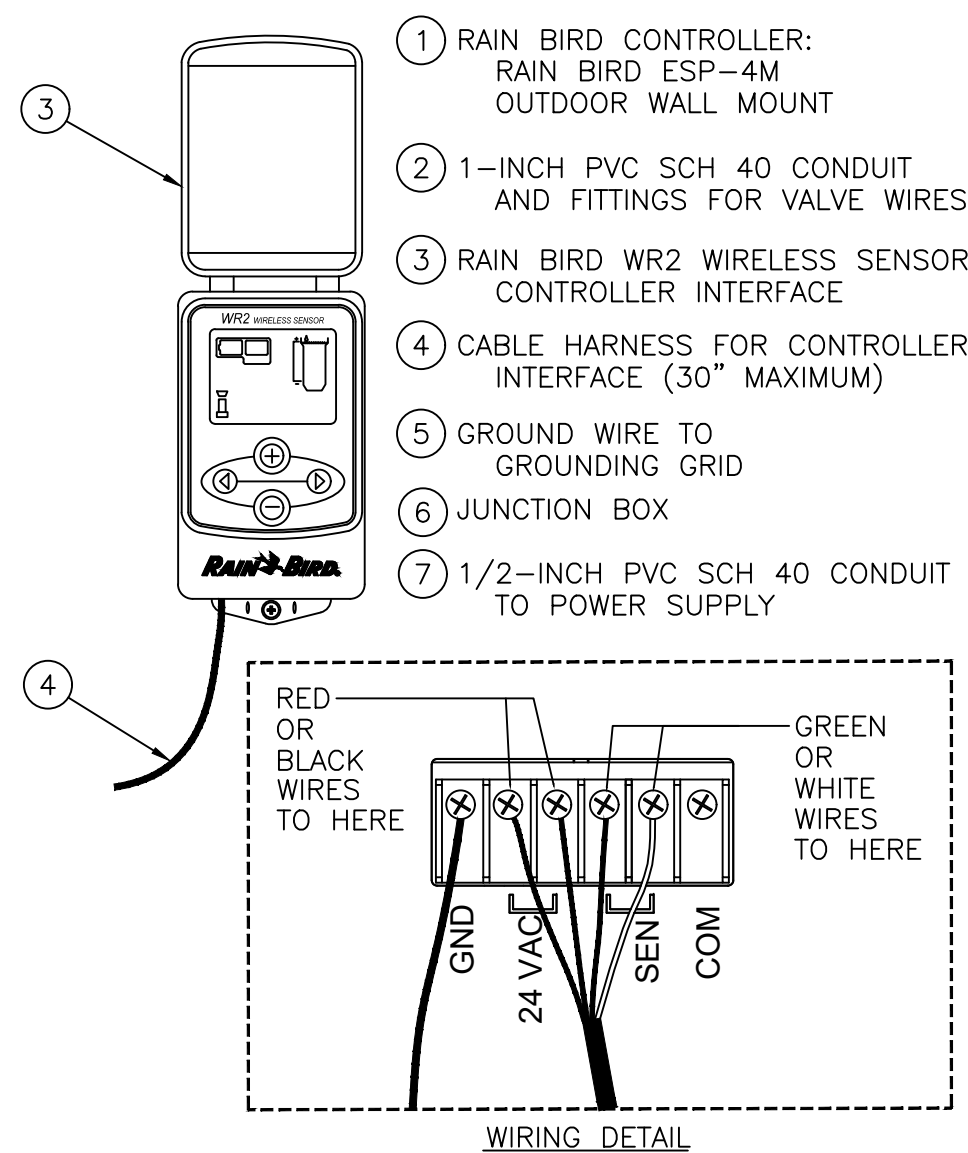
MANUAL DRAIN VALVE

N.T.S.



IRRIGATION CONTROLLER

N.T.S.

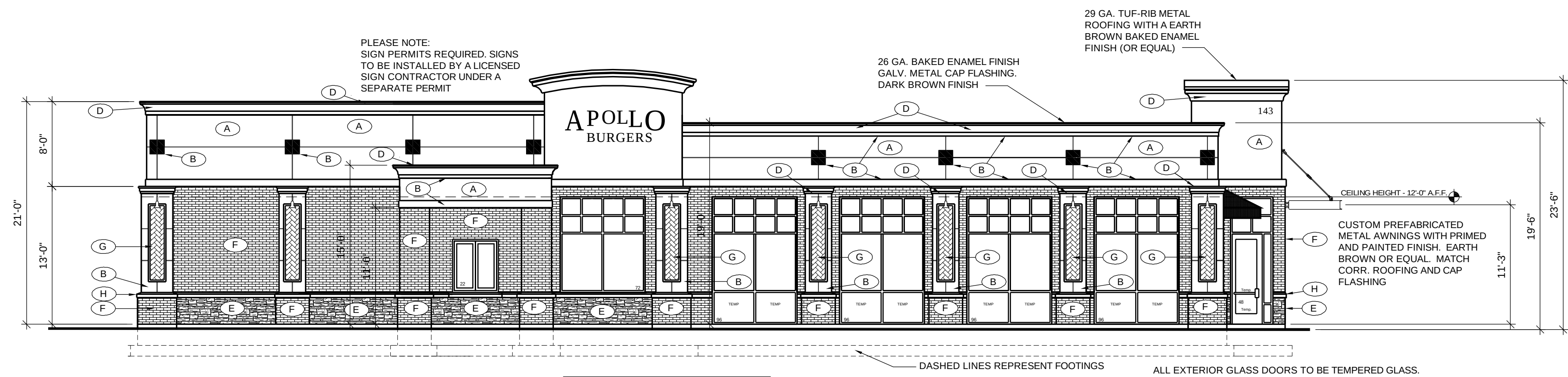


WIRING DETAIL

WIRELESS RAIN SENSOR

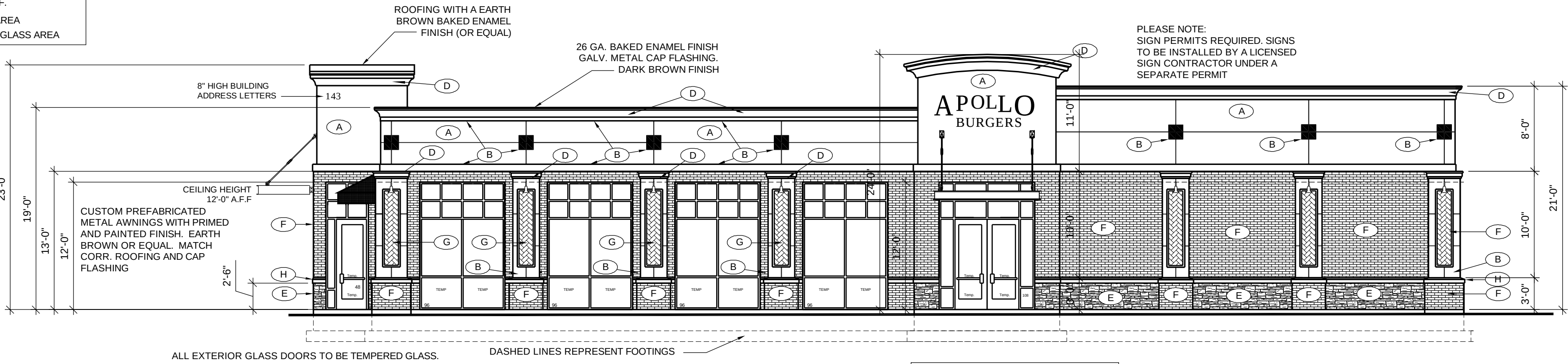
N.T.S.

REVISIONS	DESCRIPTION
DATE	



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

SOUTH SIDE GLASS PERCENTAGE
101'-0" X 12'-0" = 1,212 S.F.
478 S.F. TOTAL GLASS AREA
478 / 1212 = 40% TOTAL GLASS AREA

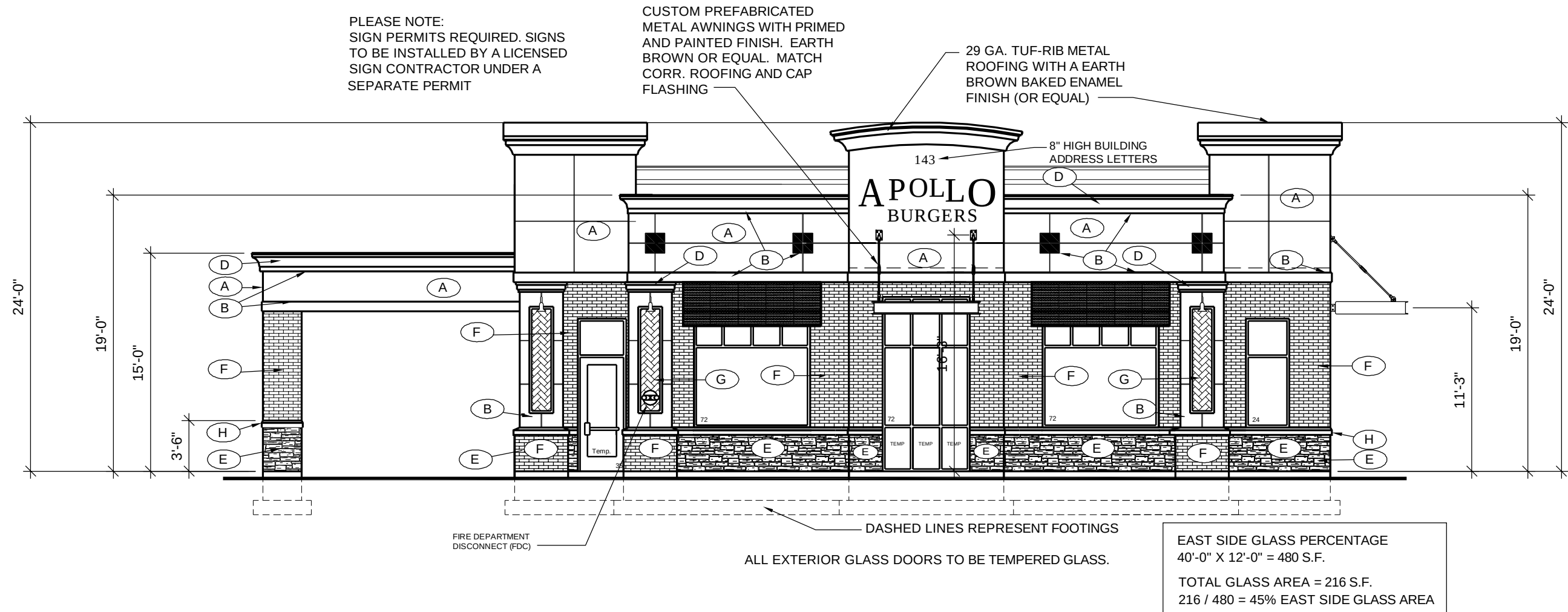


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH SIDE GLASS PERCENTAGE
101'-0" X 12'-0" = 1,212 S.F.
TOTAL GLASS AREA = 492 S.F.
492 / 1212 = 40.6% TOTAL GLASS AREA

MARK	DESCRIPTION
(A)	Dryvit Brand # 449 "Buckskin" with a Sandpetble Finish
(B)	Dryvit Brand # 142 "Spectrum Brown" with a Sandpetble Finish
(C)	Dryvit Brand # 651 "Buster Brown" with a Sandpetble Finish
(D)	Dryvit Brand # 102 "Bright White" with a Sandpetble Finish
(E)	El Dorado Stone "Mountain Ledge" Stone, Buckskin in Color
(F)	Robinson Brick, 2-1/4" Modular Brick. Copperston Finish
(G)	Robinson Brick, 2-1/2" Thin Brick. English Pub in a Harringbone Pattern
(H)	El Dorado Stone Chiseled Edge Wainscot Sill. Buckskin in Color.

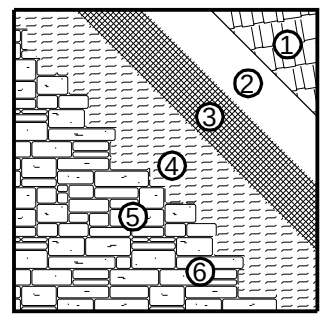
ALL EXTERIOR GLASS DOORS TO BE TEMPERED GLASS.



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

EAST SIDE GLASS PERCENTAGE
40'-0" X 12'-0" = 480 S.F.
TOTAL GLASS AREA = 216 S.F.
216 / 480 = 45% EAST SIDE GLASS AREA

**TYPICAL STONE VENEER
APPLICATION DETAIL**



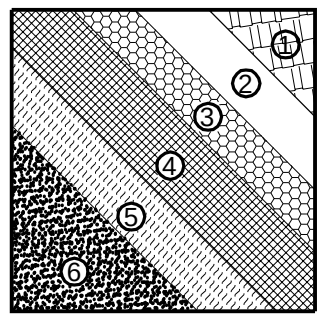
1. Plywood Sheathing
2. Grade D Bldg. Paper
3. Metal Lathe
4. Scratch Coat
5. Stone Veneer
6. Mortar Joint Type S Tooled & Rake

Cleaning: Brush with a soft, dry brush or wash with mild soapy water solution when needed to remove dust and dirt. DO NOT USE ACID, HIGH PRESSURE OR ABRASIVES.

PROVIDE 16 GA. CORR. METAL TIES @ 16" O.C. EACH WAY.

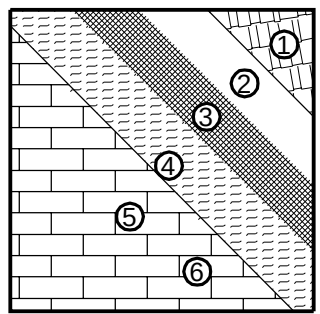
PROVIDE MASONRY WEEP HOLES IN THE BRICK AND STONE VENEER AT 4'-0" O.C. MAX.

**TYPICAL E.I.F.S.
APPLICATION DETAIL**



1. Plywood Sheathing
2. Adhesive / Attachment
3. Insulation Board (Polystyrene Board)
4. Reinforcing Mesh
5. Base Coat w/ mesh embedded
6. Finish Coat

**TYPICAL BRICK VENEER
APPLICATION DETAIL**

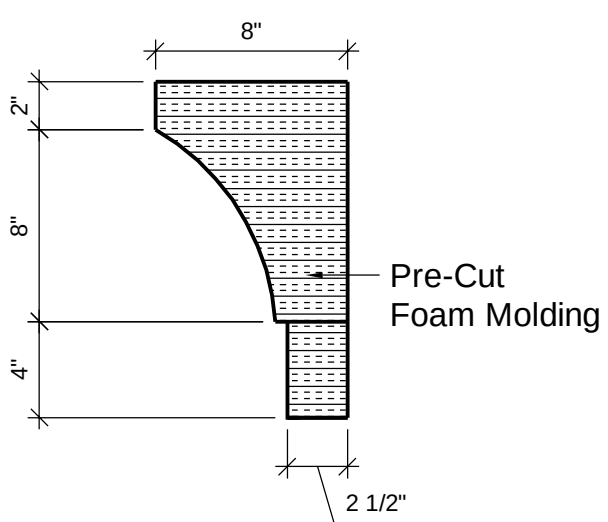


1. Rigid Substrate
2. Grade D Bldg. Paper
3. Metal Lathe
4. Mortar
5. Brick Veneer
6. Grout

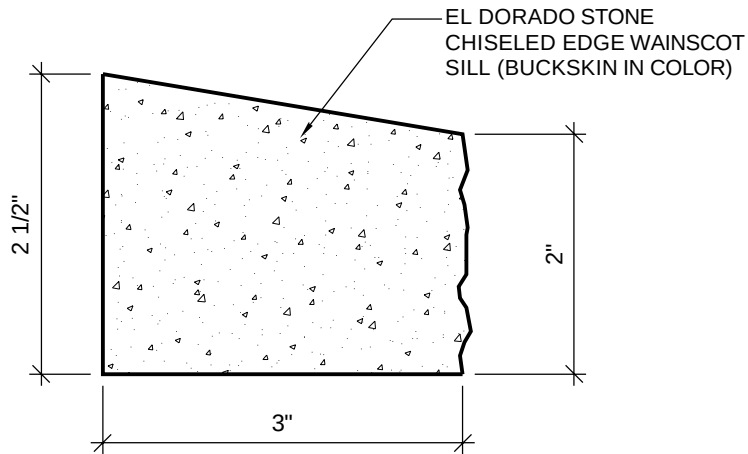
Cleaning: Brush with a soft, dry brush or wash with mild soapy water solution when needed to remove dust and dirt. DO NOT USE ACID, HIGH PRESSURE OR ABRASIVES.

PROVIDE 16 GA. CORR. METAL TIES @ 16" O.C. EACH WAY.

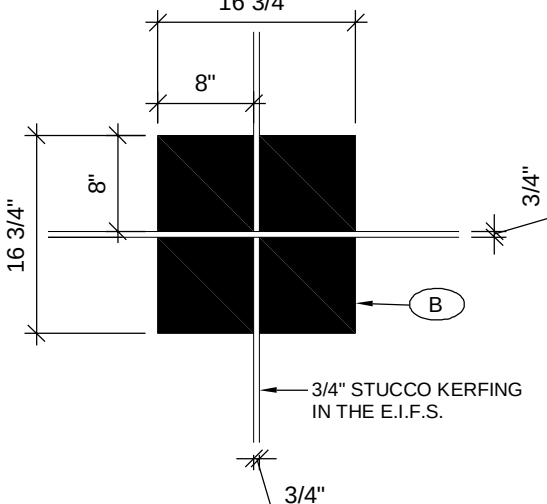
PROVIDE MASONRY WEEP HOLES IN THE BRICK AND STONE VENEER AT 4'-0" O.C. MAX.



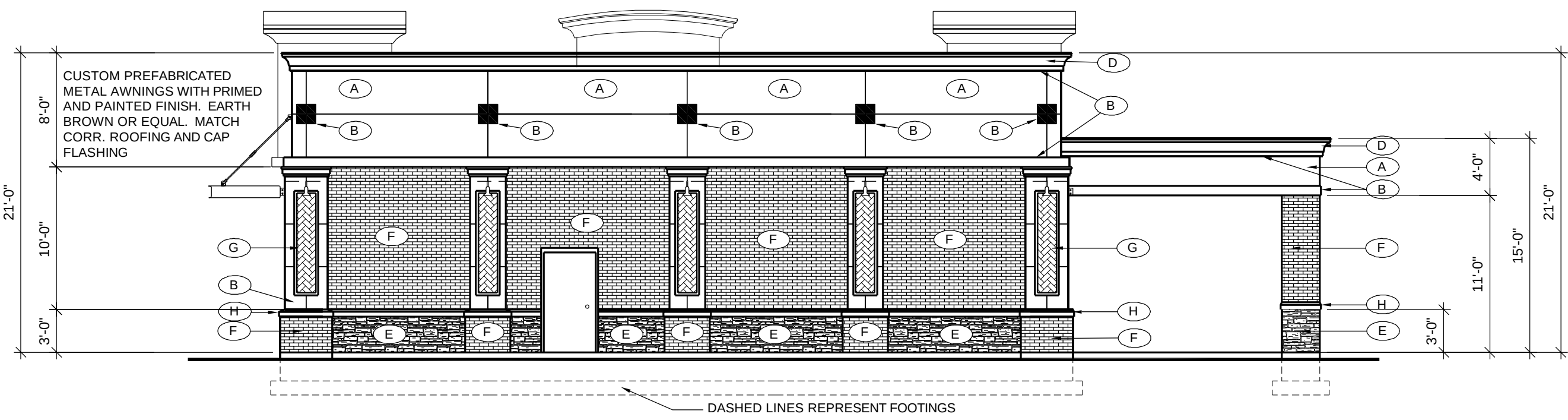
Ext. Foam Sections



Ext. Conc. Accent

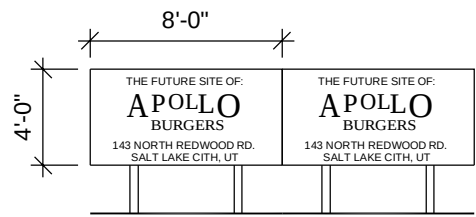


Raised Stucco Accents

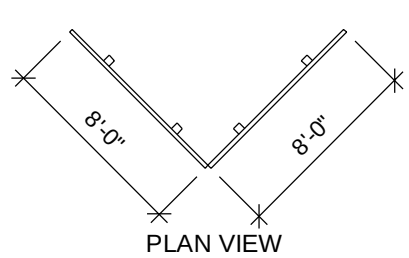


WEST ELEVATION
SCALE: 1/8" = 1'-0"

PLEASE NOTE:
SIGN PERMITS REQUIRED. SIGNS
TO BE INSTALLED BY A LICENSED
SIGN CONTRACTOR UNDER A
SEPARATE PERMIT



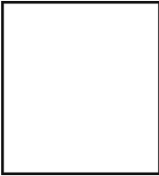
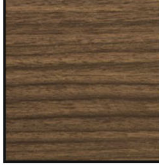
TEMPORARY BUILDING ADDRESS



ADDRESS NOTE:

DURING THE CONSTRUCTION PHASE. PROVIDE A TEMPORARY ADDRESS SIGN THAT IS EASILY VIEWED FROM THE STREET FROM ALL DIRECTIONS.

EXTERIOR DESIGN | FINISH LEGEND

	FINISH PF-01	
	MFR:	Pure + Freeform
	Color:	Clear Satin Anodized
	Finish:	Satin
	FINISH PF-02	
	MFR:	Pure + Freeform
	Color:	To Match: Benjamin Moore, HC-178 ON-8 Charcoal Slate
	Finish:	Satin
	FINISH PF-03	
	MFR:	Pure + Freeform
	Color:	Whiteout #Y89
	Finish:	Satin
	FINISH PF-04	
	MFR:	Pure + Freeform
	Pantone:	#186 C - Custom Match
	RGB:	227/24/55
	CMYK:	0/100/75/4
	HEX:	#E31837
	FINISH PF-05	
	MFR:	Pure + Freeform
	Color:	Roma Noce #SN043
	Finish:	Satin



FRONT ELEVATION



RIGHT ELEVATION

EXTERIOR DESIGN | FINISH LEGEND

FINISH | PF-01

MFR: Pure + Freeform
Color: Clear Satin Anodized
Finish: Satin

FINISH | PF-02

MFR: Pure + Freeform
Color: To Match:
Benjamin Moore,
HC-178 ON-8 Charcoal Slate
Finish: Satin

FINISH | PF-03

MFR: Pure + Freeform
Color: Whiteout #Y89
Finish: Satin

FINISH | PF-04

MFR: Pure + Freeform
Pantone: #186 C - Custom Match
RGB: 227/24/55
CMYK: 0/100/75/4
HEX: #E31837

FINISH | PF-05

MFR: Pure + Freeform
Color: Roma Noce #SN043
Finish: Satin



REAR ELEVATION



LEFT ELEVATION

Hearing, review and action on amendments to Section 17.4.608(6) (TOD Zone) of the American Fork City Municipal Code

The proposed amendments deal with the mixed-use core area of the TOD. Proposed amendments include a requirement to provide mixed-use within residential structures, as well as minimum story requirements for lot types within the core.

The mixed-use core, while intended for the highest residential densities (60+ du/ac), is envisioned to hold other uses (office, commercial, etc.) in conjunction with density. While the TOD Code is new, development proposals within the core area have consisted strictly of higher density, no mixed-use elements. Concern has been expressed that if the core area fills with high density and nothing else (no mixed-use), opportunity will have been lost to provide a true urban center where density is but one component of overall development.

The amendments propose a requirement to provide an equivalent of 100% of the ground floor area to be use/uses other than residential, for buildings fronting 200 South. For buildings fronting streets other than 200 South, the requirement is reduced to an area equivalent of 25% of the ground floor area.

The amendments also propose a minimum story requirement for buildings within the core area. The Code provides maximum story requirements, but no minimum. Providing minimum requirements will help ensure the area develops as densely and intensely as envisioned.

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the proposed amendments.

DENIAL

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

TABLE

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

Section 6 TOD Proposed Revisions

6.02.1.e(5) (add '5' under subsection e)

Exhibit 5: Building Use, including:

1. For multiple uses on a single lot, plans illustrating the location and extent of each use on the lot, including common areas. For vertically mixed uses, the location and extent of each use must be depicted for each floor,
2. A data table describing the permitted density, including the lot type, gross lot area, maximum permitted density per acre, and the resulting maximum DUs permitted on the lot,
3. A data table describing the proposed density and use, including the area in square feet and DUs allocated to each use and a row including the total DUs and building area in square feet. For vertically mixed uses, each floor must be listed individually,
4. For multiple buildings on a single lot, the above data tables must include a key to the building ID where each use is located, coordinated with Exhibit 7.
5. For buildings within the Mixed Use Core sub-district, all buildings fronting 200 South shall have an equivalent of 100% ground floor area designated for office and/or retail use (Table 6E-Building Use). For all buildings fronting streets other than 200 South, an equivalent of 25% ground floor area shall be designated for office and/or retail use (Table 6E-Building Use).

6.05.4 (add Section 4)

Building Use Standards

1. Density
 1. The maximum density of each lot is calculated in terms of *development units* (DU) per gross lot area where one development unit (DU) equals one residential unit or 1,100 square feet of non-residential. Gross lot area is calculated as the net lot area plus the area of adjacent thoroughfares, *alleys* and passages between lot lines and centerlines.
 2. Maximum density is limited to the following ratios per each lot type:

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

3. Maximum density of each lot may not be less than one DU. Fractional remainders are rounded downwards in one-half unit increments.
2. *Accessory Dwelling Units* (ADUs)
 1. An ADU is permissible as per Section 17.5.134 of the American Fork City Code.

3. Permitted Functions

1. Building use is limited to the allowable building functions and *intensity* restrictions according to Table 6E - Building Use.
2. Permitted commercial functions other than office, lodging, educational, and *civic* support are limited to the ground floor of buildings. Buildings accessed by a lightwell frontage in LT-6, LT-7, and LT-8 may be permitted a commercial function in the basement level in addition to the area located on the ground floor. Mezzanine levels are considered ground floor levels for this purpose.

4. Required Use - Mixed Use Core

1. For buildings within the Mixed Use Core sub-district, all buildings fronting 200 South shall have an equivalent of 100% ground floor area designated for office and/or retail use (Table 6E-Building Use). For all buildings fronting streets other than 200 South, an equivalent of 25% ground floor area shall be designated for office and/or retail use (Table 6E-Building Use).

Add minimum story height to tables (Lot Types 6-9)

TABLE 6A - LT-6 BUILDING FORM

BUILDING CONFIGURATION	
Number of Bldgs per Lot	limited by max. density
Height - Principal Building	<u>2 stories min.</u> 4 stories max.
Height - Outbuilding	2 stories max.
Height - Structured Parking	40 foot max.
Lot Coverage	70% max.
Lot Frontage	16 ft. - 100 ft.
Second Lot Layer	20 feet
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	0 ft. min. 12 ft. max.
(b) Front Setback Secondary	0 ft. min. 12 ft. max.
(c) Side Setback	0 ft. min. 12 ft. max.
(d) Rear Setback	3 foot min.
Frontage Buildout	70% min. at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	40 ft. max. from rear lot line
(f) Side Setback	0 ft. min. or 2 ft. min. at corner lot
(g) Rear Setback	3 foot min.

TABLE 6A - LT-7 BUILDING FORM

BUILDING CONFIGURATION	
Number of Bldgs per lot	limited by max. density
Height - Principal Building	<u>2 stories min.</u> 5 stories max.
Height - Outbuilding	3 stories max.
Height - Structured Parking	60 foot max.
Lot Coverage	80% max.
Lot Frontage	16 ft. - 200 ft.
Second Lot Layer	20 feet
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	0 ft. min. 8 ft. max.
(b) Front Setbacks Secondary	0 ft. min. 8 ft. max.
(c) Side Setback	0 ft. min. 8 ft. max.
(d) Rear Setback	3 foot min.
Frontage Buildout	70% min. at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	40 ft. max. from rear lot line
(f) Side Setback	0 ft. min. or 2 ft. min. at corner lots
(g) Rear Setback	5 foot min.

TABLE 6A - LT-8 BUILDING FORM

BUILDING CONFIGURATION	
Number of Bldgs per lot	limited by max. density
Height - Principal Building	<u>3 stories min.</u> 7 stories max.
Height - Outbuilding	n/a
Height - Structured Parking	60 ft. max.
Lot Coverage	100% max.
Lot Frontage	16 ft. - 240 ft.
Second Lot Layer	20 feet

BUILDING SETBACKS	
(a) Front Setback Principal	0 ft. min. 8 ft. max.
(b) Front Setback Secondary	0 ft. min. 8 ft. max.
(c) Side Setback	0 ft. min. 24 ft. max.
(d) Rear Setback	5 foot min.
Frontage Buildout	80% min. at setback

TABLE 6A - LT-9 BUILDING FORM

BUILDING CONFIGURATION	
Number of Bldgs per lot	limited by max. density
Height - Principal Building	<u>4 stories min.</u> 10 stories max.
Height - Outbuilding	n/a
Height - Structured Parking	60 ft. max.
Lot Coverage	100% max.
Lot Frontage	16 ft. - 260 ft.
Second Lot Layer	20 feet
BUILDING SETBACKS	
(a) Front Setback Principal	0 ft. min. 8 ft. max.
(b) Front Setback Secondary	0 ft. min. 8 ft. max.
(c) Side Setback	0 ft. min. 8 ft. max.
(d) Rear Setback	5 foot min.
Frontage Buildout	80% min. at setback

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 2/19/2020

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: Code Text Amendment of Section 15.01.1850

Project Address: American Fork City

Developer / Applicant's Name: Public Work Department – Engineering Division

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: With additional roadway classifications, this an update to include all roadway classifications. The Engineering Division recommends APPROVAL of the proposed code text amendment

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment.

TABLE

Mr. Chairman, I move that we recommend table of the code text amendment.

Sec 15.01.1850 Intersection And Access Spacing

Minimum signalized, public street and private access spacing shall be per Table 2.

Table 2. Access Management Spacing

Street Classification	Minimum Signal Spacing (feet) ^{1,8}	Minimum Street Spacing (feet) ^{1,4,8}	Minimum Commercial Access Spacing (feet) ^{1,4,8}	Minimum Residential Access Spacing (feet) ^{1,8}
Arterial street	2,640	660	330 ²	n/a ³
Major collector	1,320	660	330	n/a ³
Minor collector	1,320	330	150	150
Local street	1,320	150	150	50 ^{5,6}
Neighborhood Collector ⁷	1320	150	150	50 ^{5,6}
Business-Core Loop ⁷	1320	150	150	n/a ⁶
Core Collector ⁷	1320	150	150	n/a ⁶
Rear Lane ⁷	n/a	n/a	n/a	n/a ⁶
Rear Alley ⁷	n/a	n/a	n/a	n/a ⁶
Notes: 1. Measured center-line to center-line 2. Access to an arterial should only be granted when other reasonable access is not available to a collector or local street. If granted, the access shall be limited a right-in/right-out only. 3. Residential access shall not be granted on arterials, major collectors, business arterial, or major arterial. 4. Minimum street spacing refers to unsignalized intersection spacing; if a traffic signal is present a traffic impact study should determine if the minimum street spacing should be longer. 5. Applicable for single family detached only. 6. Accesses near a corner shall meet Figure 17.5.110-B. 7. Maximum speed limit on the TOD roads listed above shall be 25 mph. 8. Exceptions may be granted by the City Engineer based on justification on why the standard cannot be met.				

(Ord. No. 2012-05-15, § 2, 5-8-2012)

Sec 15.01.1850 Intersection And Access Spacing

~~Based on recommendations from the literature and from state-of-the-practice of other municipalities and DOTs, recommendations for m~~Minimum signalized, public street and private access spacing ~~have~~ shall ~~been compiled and are shown in~~ per Table 2.

Table 2. Access Management Spacing **Recommendations**

Street Classification	Minimum Signal Spacing (feet) ¹	Minimum Street Spacing (feet) ^{1,4,8}	Minimum Commercial Access Spacing (feet) ^{1,4,8}	Minimum Residential Access Spacing (feet) ^{1,8}
Arterial street	2,640	660	330 ²	n/a ³
Major collector	1,320	660	330	n/a ³
Minor collector	1,320	330	150	150
Local street	1,320	150	150	50 ^{5,6}
<u>Neighborhood Collector⁷</u>	<u>1320</u>	<u>150</u>	<u>150</u>	<u>50^{5,6}</u>
<u>Business-Core Loop⁷</u>	<u>1320</u>	<u>150</u>	<u>150</u>	<u>n/a⁶</u>
<u>Core Collector⁷</u>	<u>1320</u>	<u>150</u>	<u>150</u>	<u>n/a⁶</u>
<u>Rear Lane⁷</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a⁶</u>
<u>Rear Alley⁷</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a⁶</u>

Notes:

1. Measured center-line to center-line
2. Access to an arterial should only be granted when other reasonable access is not available to a collector or local street. If granted, the access ~~should~~ shall be limited ~~to a~~ right-in/right-out only ~~if possible~~.
3. Residential access ~~should~~ shall not be granted on arterials, ~~or~~ major collectors, business arterial, or major arterial.
4. Minimum street spacing refers to unsignalized intersection spacing; if a traffic signal is present a traffic impact study should determine if the minimum street spacing should be longer.
5. Applicable for single family detached only.
6. Accesses near a corner shall meet Figure 17.5.110-B.
7. Maximum speed limit on the TOD road listed above shall be 25 mph.
- 4.8. Exceptions may be granted by the City Engineer based on justification on why the standard cannot be met.

(Ord. No. 2012-05-15, § 2, 5-8-2012)

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES FEBRUARY 5, 2020

The American Fork City Planning Commission met in a regular session on February 5, 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
Rod Brocious

Absent: Rebecca Staten

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

Also Present: Keith Leon Adamson, Kevin Deushal, Larry Howden, Sarah Osmond, David Paulson, Kathy McDonald, G.H. Koefner, Carla Nielsen, Valerie Searle, Laurel Shelley, Kirt Yingling, Jennifer Harrison, Debra Aston, LaRee Finch, Roger Clarke, Daunell Clarke, Robert Bates, Dylan Hunter, Kathleen Draper and 5 others

1. Pledge of Allegiance

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

2. Hearing, review and action on the final plat of Davies Dental Subdivision Plat A, located at 291 North 300 East in the PO-1 Professional Office zone

Mr. Olsen advised that items 2 and 3 would be discussed together, but voted on separately.

Mr. Olsen stated that in October 2018, a parcel south of the existing Davies Dental was granted a rezone to the PO-1 (Professional Office) zone, in anticipation of site expansion. The items covered in this report deal with the combining of the two parcels into one, and expansion (addition) of a

UNAPPROVED MINUTES

1 structure to the site. The subdivision plat incorporates two existing parcels into one, larger parcel.
2 The resulting lot (Lot 1) will consist of .48 acres.

3 The site plan proposes a new structure to be built at the southwest corner of the property,
4 approximately 3,820 sq. ft. in size. The new structure will house an expanded dental office. The
5 existing structure will remain and will likely be used as a dental office. Parking and landscaping
6 are provided per Code. Renderings of the proposed structure are included in the submittal
7 materials.

8 Mr. Hunter said that the Engineering Division has no concerns, all infrastructure is in place for
9 the new building.

10 Mr. Dupaix asked about access to the southern half of property. The existing access is close to
11 the intersection, and the proposed access is as well. He asked if the access could be moved more
12 to the south.

13 Mr. Hunter replied that they can explore other options such as moving it more to the south and
14 further away from the intersection.

15 Mr. Brocious asked about the storm drain and impervious area.

16 Mr. Hunter said that storm water will be captured at the south-east corner and will go to a sump.

17
18 **Public Hearing Opened**

19
20 **Public Hearing Closed**

21
22 Mr. Larry Howden, architect for the project, hopes that this will be a good improvement for the
23 area.

24 Ms. Anderson has concerns about this building fitting into the residential nature of the
25 neighborhood, she hopes that the final design reflects a more residential feel.

26
27 **Mr. Dudley moved to recommend approval of the final plat for Davies Dental Plat A, with**
28 **the finding listed in the staff report and subject to any findings, conditions and**
29 **modifications found in the Engineering report.**

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

31	Chairman Woffinden	Aye
32	Chris Christiansen	Aye
33	Christine Anderson	Aye

UNAPPROVED MINUTES

Geoff Dupaix Aye
Harold Dudley Aye
Rod Brocious Aye

The motion carried.

3. Hearing, review and action on the site plan for Davies Dental Subdivision Plat A, located at 291 North 300 East in the PO-1 Professional Office zone

Public Hearing Opened

Public Hearing Closed

Mr. Dudley moved to recommend approval of the site plan for Davies Dental Plat A, with the finding listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

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

Chairman Woffinden Aye
Chris Christiansen Aye
Christine Anderson Aye
Geoff Dupaix Aye
Harold Dudley Aye
Rod Brocious Aye

The motion carried.

4. Review and action on a commercial site plan for King & McCleary located at 230 West and 240 West Main Street in the CC-2 Central Commercial zone

Mr. Olsen stated that King & McCleary proposes to convert an existing residential structure to commercial (office) use. The CC-2 zone encourages the conversion of residential structures to commercial uses, while preserving the historic residential character of west Main Street. The residential structure will be converted and used as additional office area for King & McCleary. Parking will be expanded to the north (behind) the structure, and function as one shared parking lot with the King & McCleary office directly west. An existing access will serve both properties. Parking is provided per City Code. Existing landscaping will remain.

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Ms. Anderson, Mr. Dupaix and Mr. Christiansen expressed concerns about which driveways would be used and traffic circulation. They would like one of the driveways removed to avoid confusion.

Mr. Hunter explained that the applicants are planning to construct a curb and take out the middle access. The Fire Department wanted to make sure they had enough width and maneuverability space for fire vehicles.

Ms. Anderson asked if the fence would be removed or remain, Mr. Hunter didn't remember.

Mr. Dudley says he believes it is already gone.

Mr. Dupaix moved to recommend approval of the site plan for King & McCleary, with the finding listed in the staff report and subject to any findings, conditions and modifications found in the Engineering report.

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

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

The motion carried.

5. Discussion on the Northampton House Historic Building Conservation project, located at 190 West 300 North in the R-2-7,500 Residential Zone-Historic Building Overlay

Mr. Olsen gave the history of the property. The Northampton House was a historic ward building that has been converted to its current use as a reception center. The property owner has talked to staff about potential changes to the property. The current zoning is R-2-7,500, which allows for medium density residential at 3-6 units per acre. Owner has acquired some additional adjoining property. He is proposing to demolish the existing homes, build multi-level townhomes around the perimeter and convert the reception center to assisted or senior living. City code does allow conversion of the main building into some housing units, but owner is proposing pulling in properties that are not part of the historic parcel and tying it all together. Staff feels that this is taking the code and stretching it to another use as regarding the secondary structures. It feels to staff like the proposal is going to take the historic structure and make it secondary to the other structures. Staff doesn't see how this fits in with code or the neighborhood. This is a discussion item only, no decision will be made at this time.

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1 Mr. Dudley asks about the proposed density, it would be 22 as proposed.

2 Mr. Olsen said that the historic preservation code allows for the structure to be converted to
3 residential use that is higher density, but this applies only to the structure itself and not additional
4 buildings.

5 Mr. Kurt Yinling, Northampton House property owner, presents his proposal to commissioners.
6 The current business market for reception centers is oversaturated and heavily discounted.
7 Maintenance requirements of the building itself are taking more and more of the income. They
8 want to be innovative, it's time to change to a long-term sustainable use. The land is of most value
9 to a developer, the building is of most value to the community. If the city values the building, we
10 have to use the land to help preserve it. Nobody wants this building to become vacant and derelict.
11 It needs a change of use, it is an incredible building but its current use is not sustainable. He
12 proposes to use the historic building preservation overlay to develop the property by building
13 beautiful senior townhome units with a garden atmosphere, and remodel the existing structure into
14 assisted living units.

15 The existing building requires significant seismic upgrades that would cost in the ballpark of a
16 million dollars, this cost would make it cheaper to demolish and rebuild rather than retrofit.
17 Remodeling the existing building would be too costly unless mitigated by developing other areas
18 of the property. Mr. Yingling feels that this approach is a stable one that would keep all
19 development together and beautiful for years to come, and would also benefit the older generation.

20 He agrees this proposal is a stretch, but it is a discussion, evolving, and open to modifications. It
21 is not economically feasible to renovate only the historic structure. Tearing the structure down
22 and rebuilding would be cheaper. The intent of the overlay is to help protect owners with economic
23 incentives. He has acquired 2 adjoining homes, this is a good option on multiple levels. If the
24 project is constrained to the building only, it won't be economically feasible. The overlay
25 mentions surrounding properties. The owner needs outside financial help because the building as
26 it stands isn't sustainable. They need to be innovative, they can't even sell at the appraised value.
27 They had to replace the roof last year, it took all their profits, they worked for free last year. It is
28 time for them to look at the long term challenge. There are nearly 3 acres of land involved to work
29 with. One possibility is that a developer buys and sells off lots, leaving only the meetinghouse,
30 which will probably be torn down at some point. He wants to create something that is symbiotic
31 and will be self-sustaining down the road, and that will be a benefit to the community. He feels
32 that this issue reaches beyond the zoning considerations and gives a chance to stretch out a bit and
33 explore other options. He likes the idea of townhomes that are architecturally appealing and with
34 an older aesthetic. The proposed 3-bedroom units give more options for members of the same
35 family in differing generations to live there together.

36 Chairman Woffinden asked how many units can be put in the structure itself? The new buildings
37 wouldn't be included in the overlay code. He doesn't see how this proposal fits into the code.

38 Mr. Yingling replied that the units would be 1-bedroom, there could only be 25-30 units in the
39 main building. Seismic upgrades would be very expensive. He doesn't want to put commercial or

UNAPPROVED MINUTES

1 office space in that location, the long-term highest and best use is residential. Proposed units in the
2 building itself can't be priced high enough to cover costs of renovation if adjoining property is not
3 developed as well.

4 Mr. Brocious asked about preserving the structure and the historic preservation overlay ordinance.

5 Mr. Olsen replied that the overlay allows for the preservation of the structure by changing the use
6 of the structure itself. He reminds commissioners of the old Star Mill, which added office units
7 and a commercial kitchen, and seems to be working. That project expanded the existing structure
8 by just a little bit, not by adding several new multi-story buildings. The historic overlay allows for
9 a different use than would normally be allowed in the zone.

10 Mr. Yingling agreed that this proposal isn't allowed under the code as written, but asked the
11 commission and city council to help make the economic incentives work. He would love to keep
12 Northampton House but can't keep throwing money away. There is a lot of space to develop.
13 Governor Herbert has issued a challenge to rethink possible solutions to housing crisis issues.
14 There are all sorts of things you can do to get density numbers up. This would improve property
15 values, be aesthetically pleasing and will service seniors.

16 Mr. Dudley appreciates him bringing discussion forward, he wants to hear from the neighbors.

17 Chairman Woffinden stated that it's not the place of the city to guarantee that your business makes
18 a profit, that's a risk the property owner takes.

19 Ms. Kathleen Draper lives on 300 North next door to her elderly mother. The townhouses will be
20 right in her front yard if built as proposed. 300 North is a busy road, the new housing will add to
21 the traffic. In addition, townhomes with stairs are limiting to seniors. Neighbors feel like they're
22 getting pushed out. Her family has an acre of space around them which they want to keep.

23 Ms. Jennifer Harrison, is concerned about multilevel buildings being marketed to 55 and older.
24 What is the plan if these aren't attractive to seniors? This is a community that will be highly
25 impacted by these plans. Residents are deeply concerned and want to be part of the discussions.
26 They also are concerned about their property values, they bought based on the current zoning.

27 Mr. Keith Adamson lives on the border of the parking lot of Northampton House, he sympathizes
28 with the owner. He would like the building saved, but thinks this isn't the right solution for the
29 neighborhood.

30 Mr. Roger Clarke, resident, is concerned that his back yard fence would have 3-story buildings
31 right next to it. He would sell and move.

32 Ms. Sarah Osmond, a homeowner on the west side of Northampton House, asks if these new
33 properties would be sold or rented? A cousin opened Osmond Senior Living in Lindon, and found
34 that it was more costly to sustain than they anticipated, and it has gone out of business. More senior
35 living is needed, she just isn't sure this is the right location. A multi-story with stairs isn't what
36 seniors will want.

UNAPPROVED MINUTES

1 Mr. Dupaix pulled up google maps of the building, the surrounding area of the old meetinghouse
2 is still residential. Old Star Mill operated for decades, but the area around it changed. He looked
3 at the terms “accessory” and “appurtenances”, those uses are secondary, subordinate, and
4 incidental. The way this proposal is laid out, it can’t be considered in our code. High-density
5 doesn’t make sense here. Star Mill had other prior proposals, it took time to get to where it is today.
6 He suggests rethinking options, this proposal doesn’t feel like the right solution. He advises Mr.
7 Yingling to go back to the drawing board, it will take time to come up with the best idea.

8 Mr. Ryan Hunter agrees with Mr. Dupaix, the Star Mill development was mostly kept to the
9 original building. Neighbors that have been there since the 1950s can’t be expected to be pushed
10 out, the code is there to protect them. He’s in favor of keeping the historic building, but the nature
11 of historic buildings is that they cost more to maintain. He would be interested in seeing other
12 options.

13 Ms. Anderson thanks Mr. Yingling for his time and thought, and also thanks neighbors for their
14 input. She feels like he is on a good path for finding a solution. She doesn’t feel that they have the
15 authority to approve something outside of the code, that would be too far a reach. Given the amount
16 of thought and thinking outside the box that he has done, there should be other possible options.
17 She knows that he loves the building and wants to find a way to keep it and also be respectful to
18 neighbors. She indicates that we don’t always get things the way we want, the neighbors may not
19 always have the same view for example, but code is there to protect residents.

20 Mr. Dudley states that we do need to start thinking outside the box, so our children can live here.
21 However, the scope of this project from a zoning standpoint is too much. He recommends pursuing
22 code amendments after working with neighbors.

23 Mr. Brocious said that he’s willing to look at alternate solutions and think outside the box, but that
24 he personally struggles with the high density of this proposal.

25 Mr. Christiansen expressed appreciation to the citizens for sharing their views, and to the owner
26 for putting in time and thought. He also suggested pursuing code changes and working with
27 citizens.

28 Chairman Woffinden closes the discussion, thanks both Mr. Yingling and residents, and reiterates
29 that they are here to protect the rights of both property owners and residents.

30
31 6. Hearing, review and action on modifications to the TOD – Neighborhood Collector Cross-
32 Section in the Transit-Oriented Development area

33 Mr. Ben Hunter passed out material on the neighborhood cross-section modifications for the TOD
34 that were based on feedback from the city council work session the night before. Travel lanes
35 have been narrowed, landscaped medians have been removed, and the park strips widened. The
36 neighborhood collector cross-section with proposed changes now matches other cross-sections.
37 Parking will still be provided on shoulders.

UNAPPROVED MINUTES

Ms. Anderson asked if there are any other streets left in the TOD with a median.

Mr. Ben Hunter indicated that 700 West and 200 South have adequate space and those 2 roads would be the only ones with landscaped medians. These changes are a response to concerns raised by the fire department regarding medians and road width.

Mr. Christiansen asked why the lanes went from 12 down to 10 feet wide.

Mr. Ben Hunter said that it is for traffic calming purposes, and matches the core.

Mr. Dupaix expressed concern with the 10 foot travel lanes, he'd be more comfortable with 11. He pointed out that not everyone drives small cars. He feels this may be too tight for the traffic.

Mr. Ryan Hunter agreed with those concerns. He also has concerns about parking. He does agree that traffic calming is a positive goal.

Mr. Ben Hunter stated that they've been through 30-40 iterations of this, this one has the blessings of the city council and fire department.

Mr. Brocious motions to approve the amendment to the Cross-Sections of the Neighborhood Collector of the TOD

Mr. Ryan Hunter seconded the motion. Voting was as follows:

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

The motion carried.

7. Other Business

There was no other business to discuss.

8. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. There will be proposed development along 900 West near Costco, which is proposed to be a bank and an Apollo Burger. There will also be another code amendment. The next meeting will be held on February 19, 2020.

UNAPPROVED MINUTES

1 9. Review and action on the minutes of the January 22, 2020 Planning Commission Regular
2 Session

3 **Mr. Dupaix moved to recommend approval of the minutes of the January 22, 2020 Planning**
4 **Commission Regular Session.**

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

6	Chairman Woffinden	Aye
7	Chris Christiansen	Aye
8	Christine Anderson	Aye
9	Geoff Dupaix	Aye
10	Harold Dudley	Aye
11	Ryan Hunter	Aye
12	Rod Brocious	Aye

13 **The motion carried.**

14
15
16
17 10. Adjournment

18
19 **Ms. Anderson moved to adjourn.**

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

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25 Meeting adjourned at 8:45 pm.

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33 Lisa Halversen, Administrative Assistant