

AMERICAN FORK CITY PLANNING COMMISSION
JUNE 3, 2020
NOTICE OF ELECTRONIC MEETING
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on June 3, 2020, commencing at 7:00 pm. Pursuant to changes in the Utah Open and Public Meetings Act and Covid-19 Guidelines, this meeting will be conducted electronically. Citizens may submit comments via email at zoompubliccomment@afcity.net prior to 5:00 pm the day of the meeting and access a YouTube live stream of the meeting at afcity.org.

The agenda shall be as follows:

1. Hearing, review and action on the preliminary plan and final plat for Mitchell Farms Plat C, located in the area of 780 West 800 North, in the R-1-12,000 Residential zone
2. Hearing, review and action on the preliminary plan and final plat for Peak Meadows Plat A, located in the area of 1200 East 300 North, in the R-1-9,000 Residential zone
3. Hearing, review and action on amendments to Section 17.5.131 of the American Fork City Municipal Code relating to water, pressurized irrigation and sewer connection standards
4. Other Business
5. Site Plan Committee Report
6. Review and action on the minutes of the May 20, 2020 Planning Commission Regular Session
7. Adjournment

John H. Woffinden, P.G.
Planning Commission Chairman

The order of agenda items may change to accommodate the needs of the commission, city staff and the public

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for Mitchell Farms Plat C, located at approximately 780 W. 800 N., in the R1-12,000 Residential zone.

ACTION REQUESTED: Approval of the preliminary plan and recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		780 West 800 North		
Applicant:		Patterson Homes/Berg Engineering		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R1-12,000		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	R1-12,000		
	South	R1-12,000		
	East	R1-12,000		
	West	R1-12,000		
Land Use Plan Designation:		Residential Low Density (3 du/ac)		
Zoning within density range?		☒	Yes	☐ No

Background

Mitchell Farms preliminary was approved in 2017. Plat C conforms with the original preliminary plan; however, the original preliminary plan has expired. Plat C is being processed as a new preliminary and final.

Plat C consists of 21 lots, ranging from 12,000 sq. ft. to 18,996 sq. ft. creating a density of 2.3 du/ac. Access is provided from the east, on 880 North, and from the south at both 780 West and 860 West. A future access will be built on 900 West as the neighboring property to the north develops.

All lots meet or exceed the requirements of the R1-12,000 zone.

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 preliminary plan and final plat are being processed concurrently. Plat C conforms to the original preliminary plan, approved in 2017.

- 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 at the time of the Planning Commission Meeting.

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

Required improvements for this plat have been constructed.

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

Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT:

After reviewing the preliminary and final plat for Mitchell Farms Plat C, the following findings of fact are offered for consideration:

1. The preliminary plan and final plat are consistent with the Land Use Plan.
2. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
3. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan subject to any findings, conditions and modifications found in the engineering report.

FINAL PLAT

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

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan.

FINAL PLAT

If the preliminary plan is denied, there can be no recommendation on the final plat.

TABLE

PRELIMINARY PLAN

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

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 6/3/2020

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: Mitchell Farms Plat C

Project Address: 780 West 800 North

Developer / Applicant's Name: Patterson Homes/Berg Civil Engineering

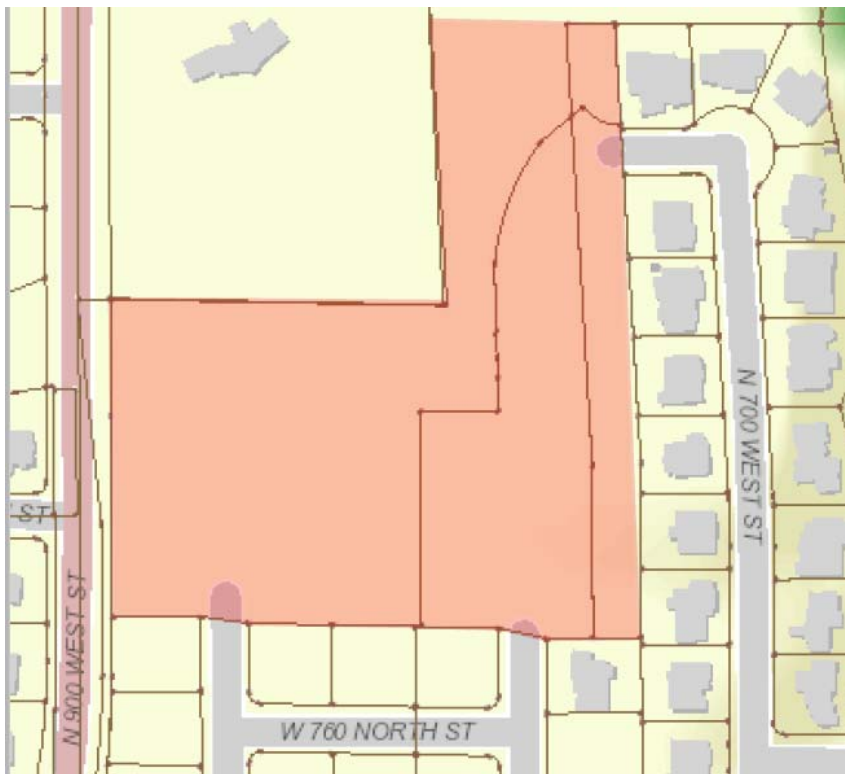
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 6/3/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:

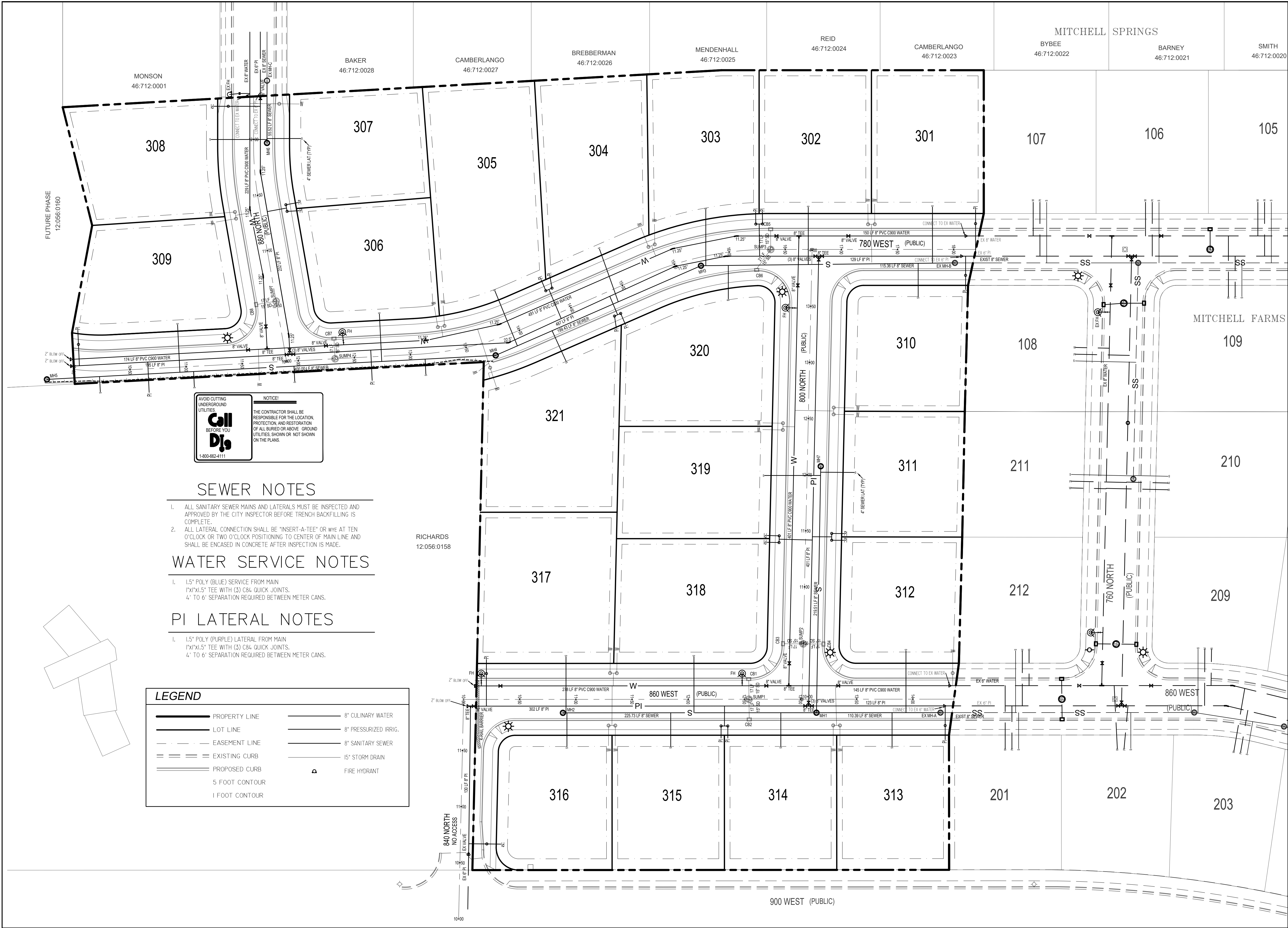


STANDARD CONDITIONS OF APPROVAL

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. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).



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1-800-662-4111

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

SEWER NOTES

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

WATER SERVICE NOTES

- 1.5" POLY (BLUE) SERVICE FROM MAIN
1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.

PI LATERAL NOTES

- 1.5" POLY (PURPLE) LATERAL FROM MAIN
1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
4" TO 6" SEPARATION REQUIRED BETWEEN METER CANS.

LEGEND

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

DEVELOPER

PATTERSON HOMES
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DEVELOPMENT

MITCHELL FARMS
SUBDIVISION

850 WEST 700 NORTH

SCALE: 1"= 40'

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ACTION			DATE
FINAL CD			5/12/2020

PROJECT

MITCHELL FARMS
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DESCRIPTION

**PLAT C
FINAL
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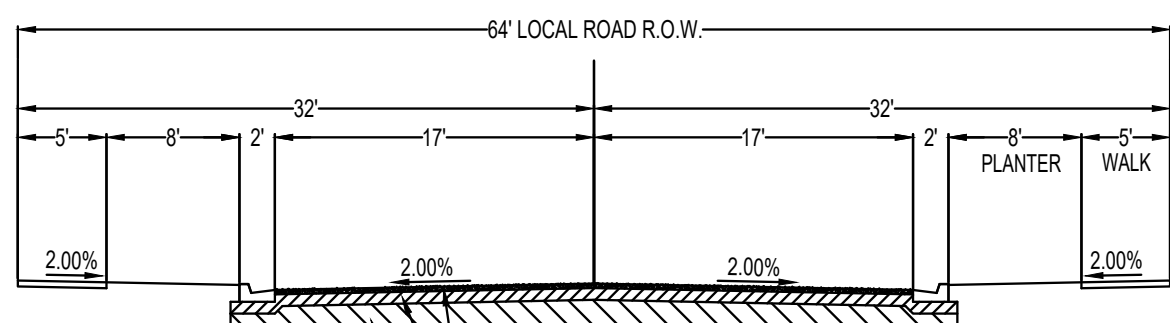
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UTILITY PLAN	C2

Utility plan/Utility plan/2017/2020 - mitchell/ptd
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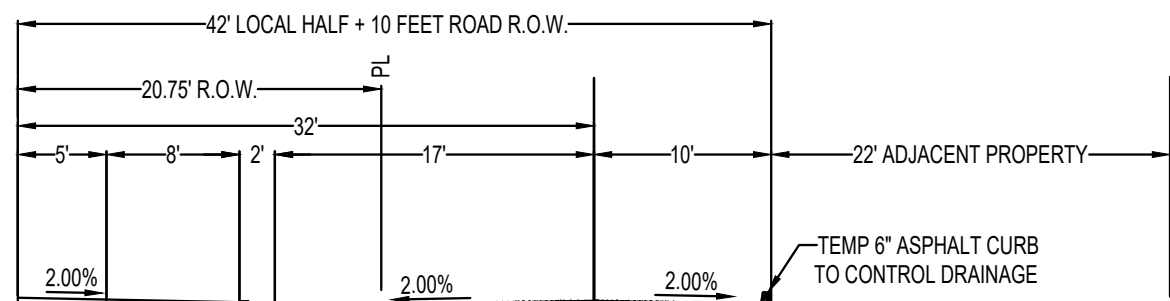
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SIDEWALK NOTE:
ALL SIDEWALK AT DRIVEWAY
APPROACHES SHALL BE 6" THICK

3" ASPHALT PER SOILS REPORT
8" ROADBASE PER SOILS REPORT
8" SUBBASE PER SOILS REPORT
(NEEDED WHEN CONSTRUCTING ON NATIVE CLAY OR SILT SOIL)

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North arrow pointing left.

Scale: 1" = 40'

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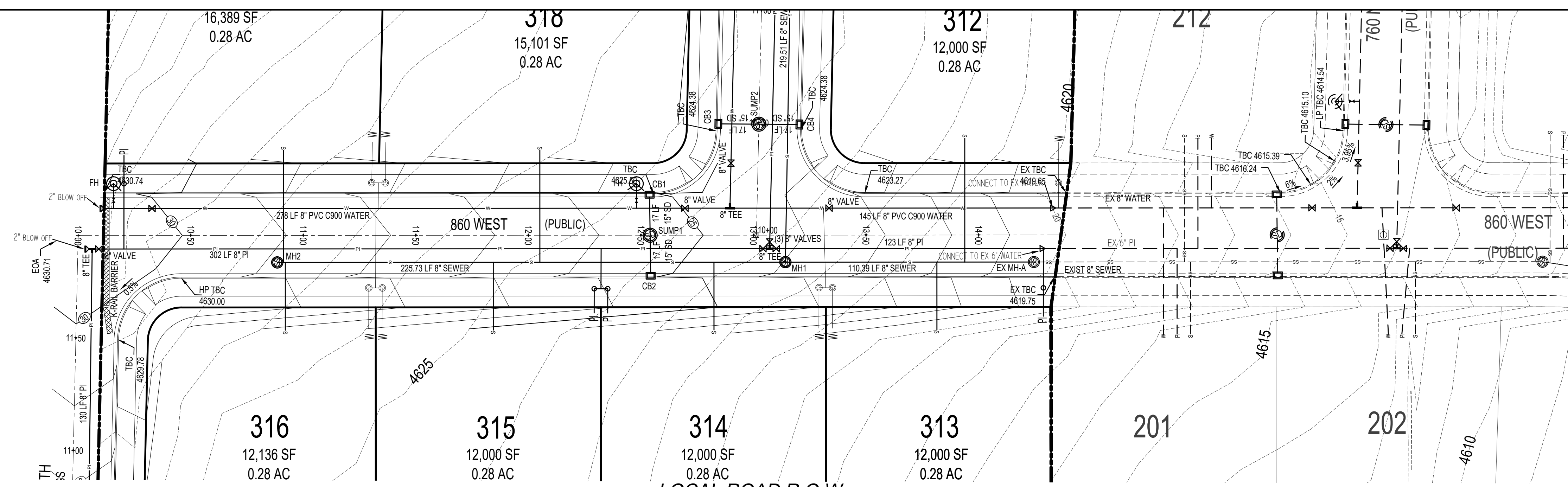
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SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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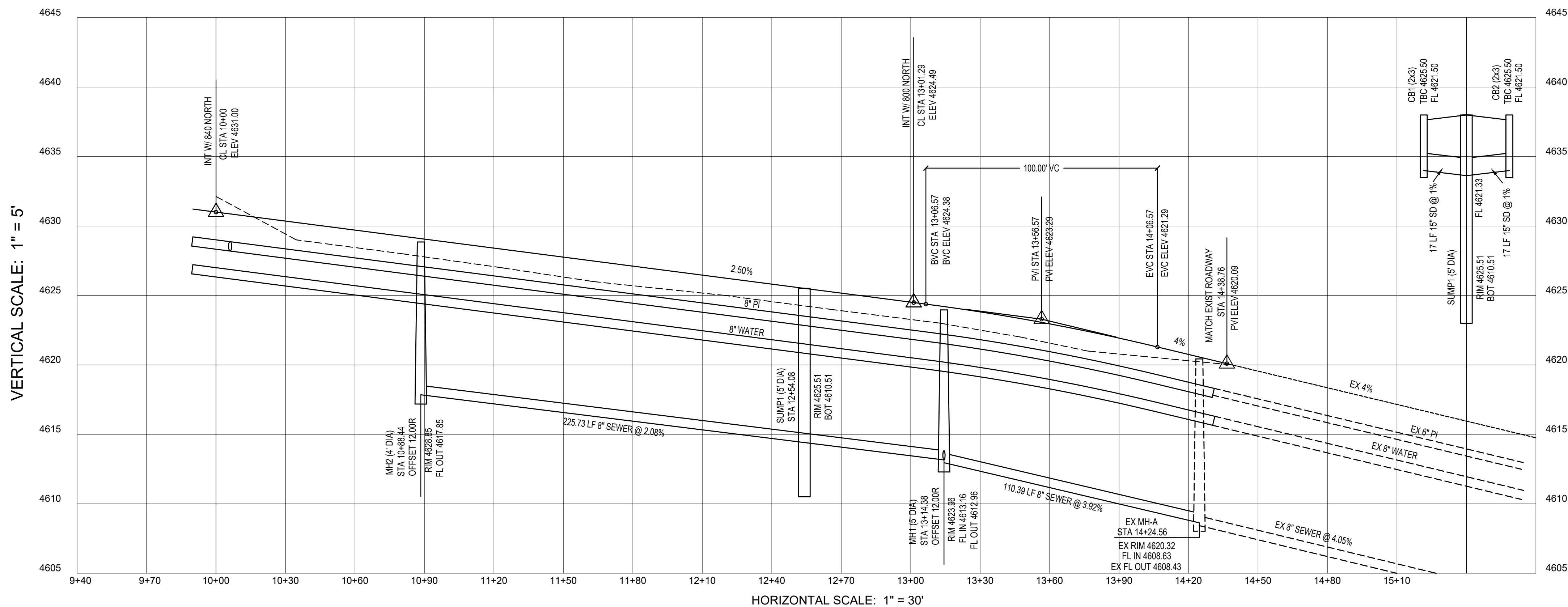
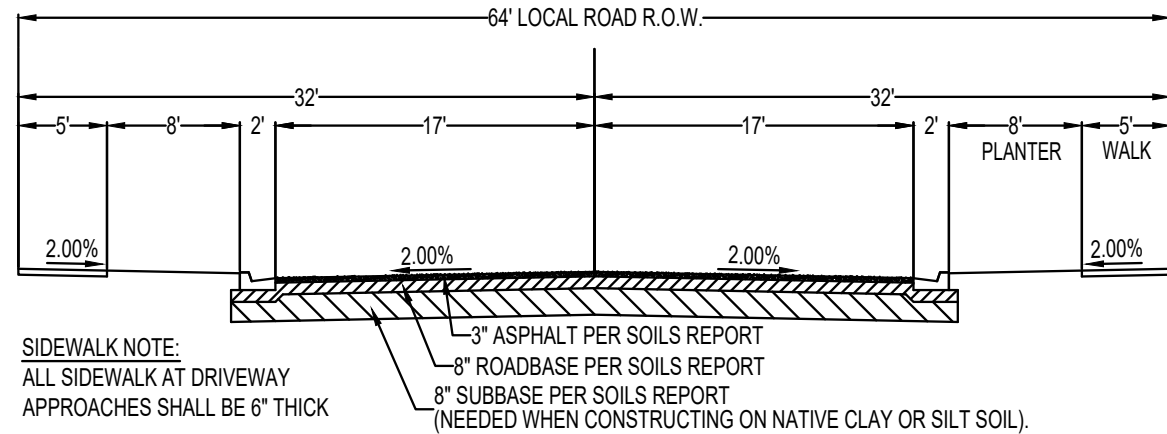
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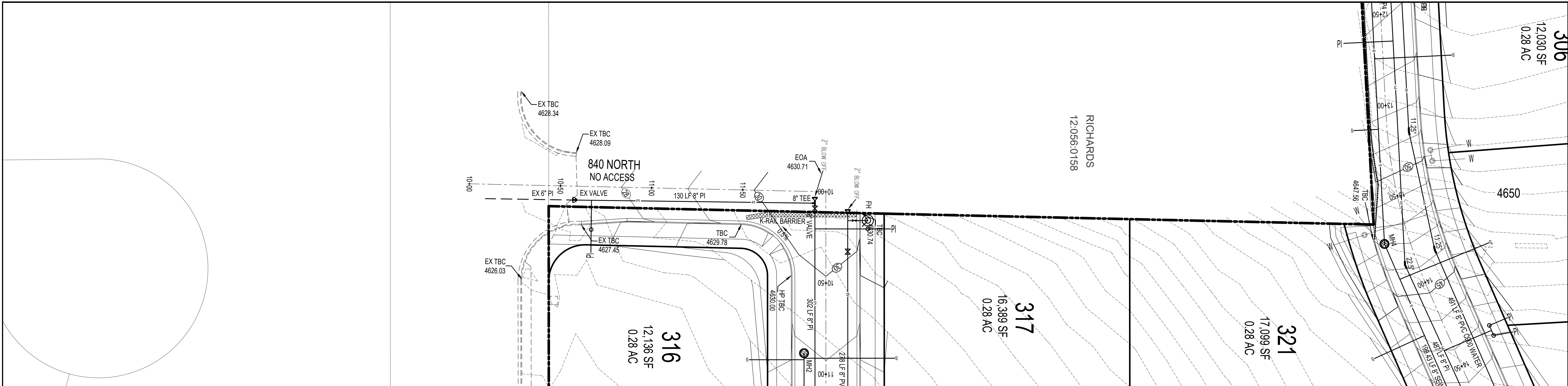
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**PLAT C
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860 W PROFILE	C4

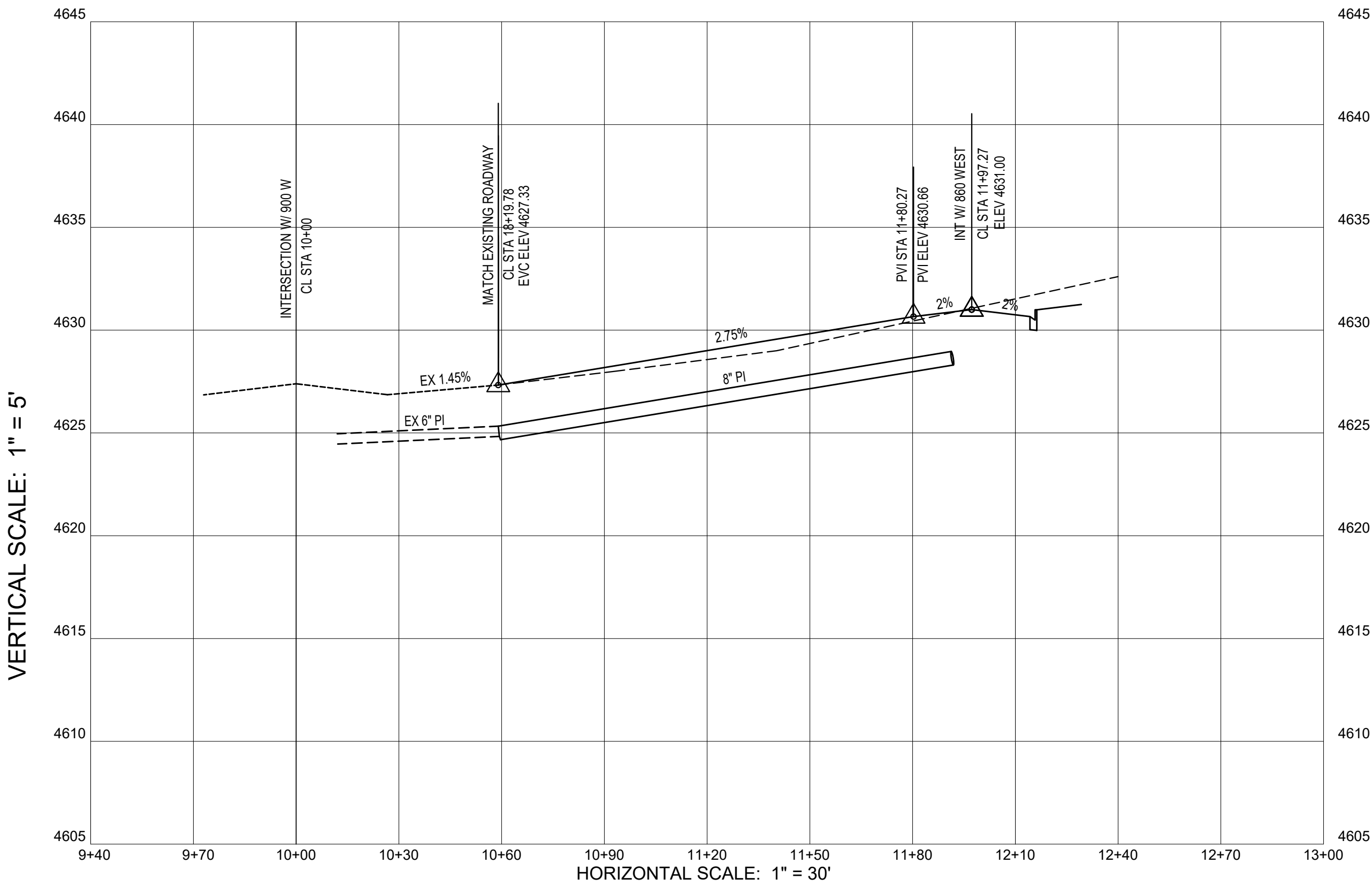
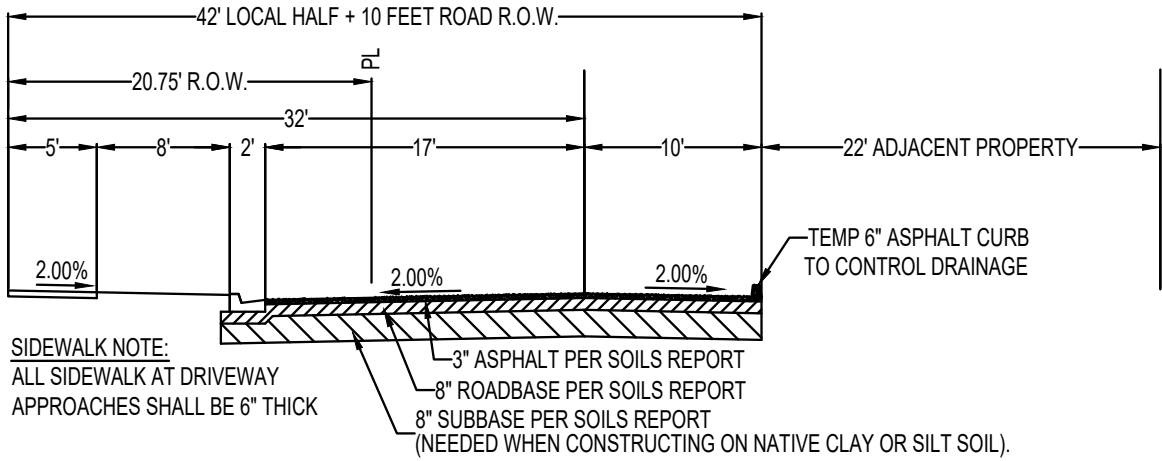
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SCALE: 1"= 30'

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**PLAT C
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840 N PROFILE	C5

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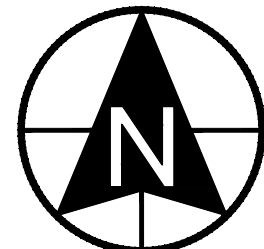


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**PLAT C
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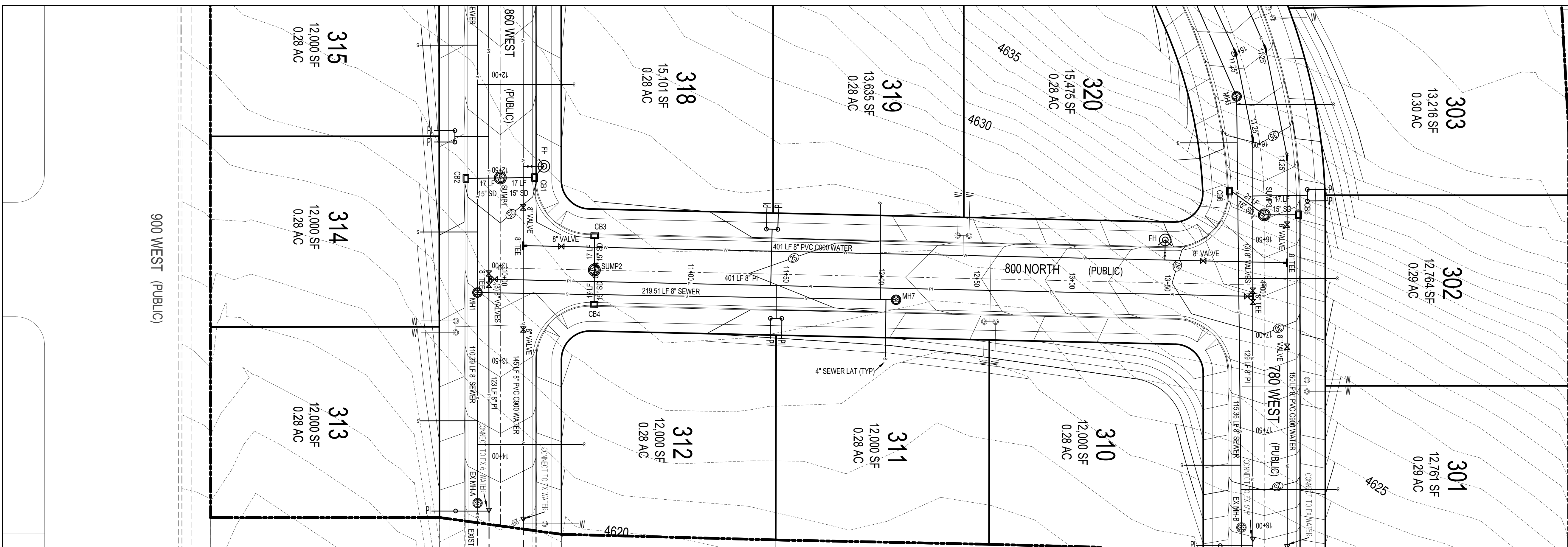
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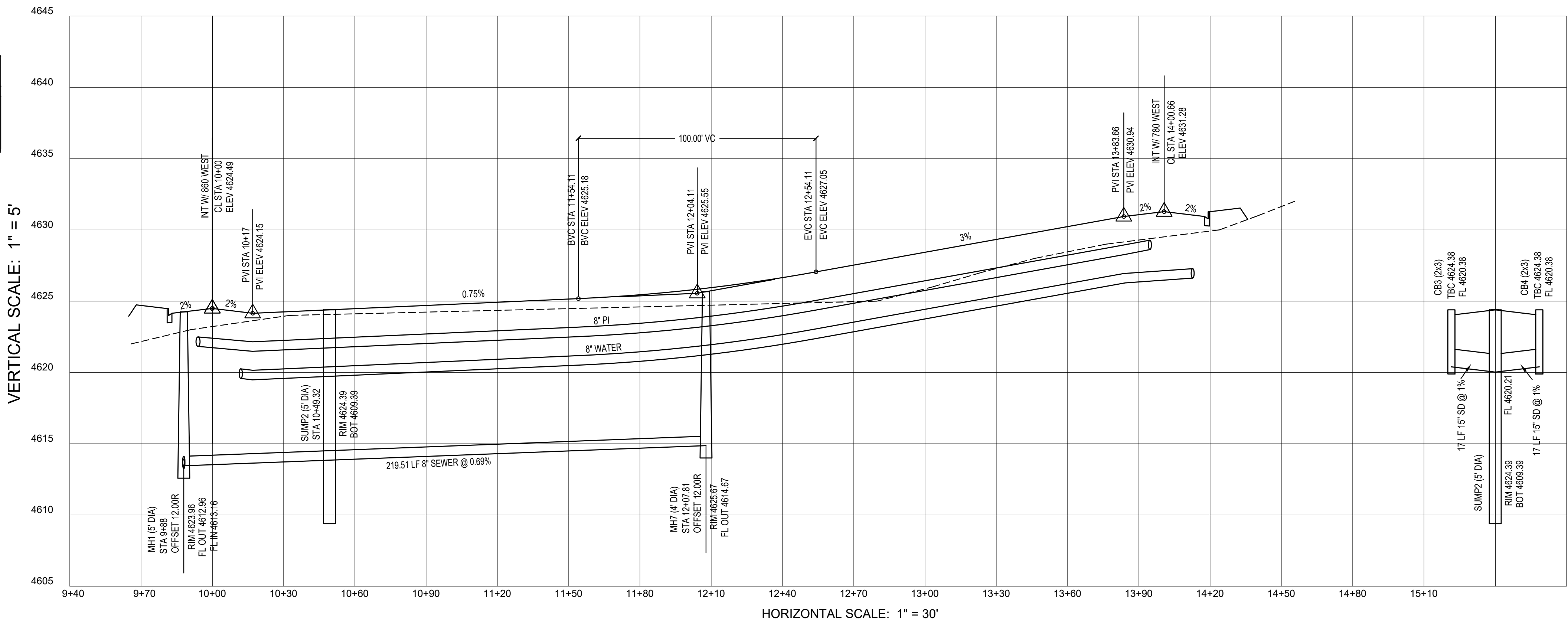
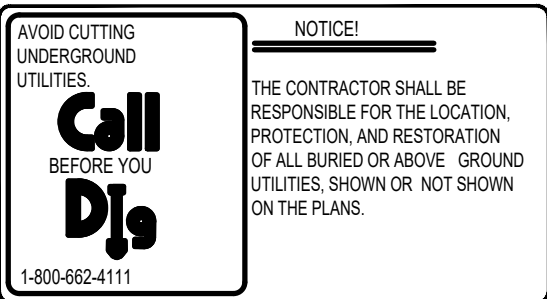
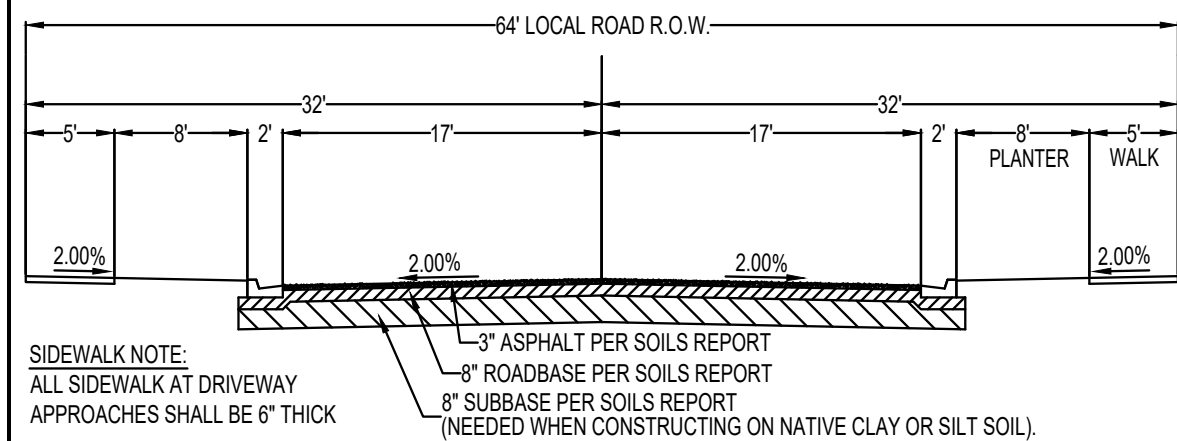
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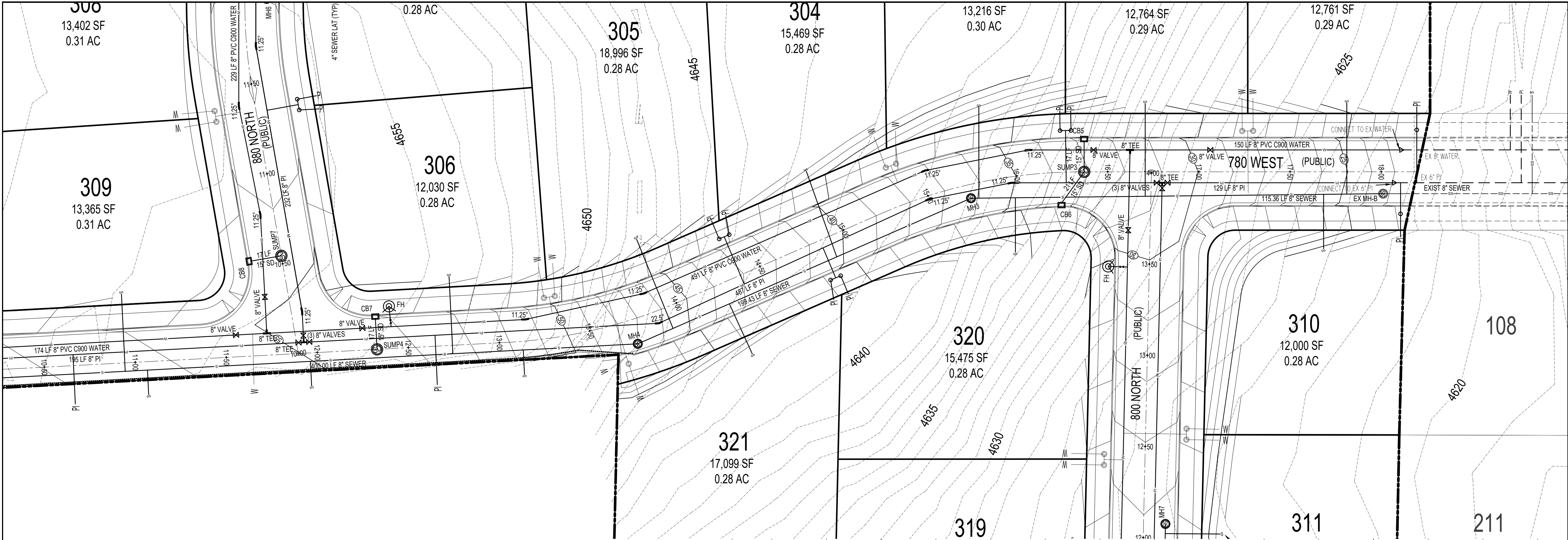
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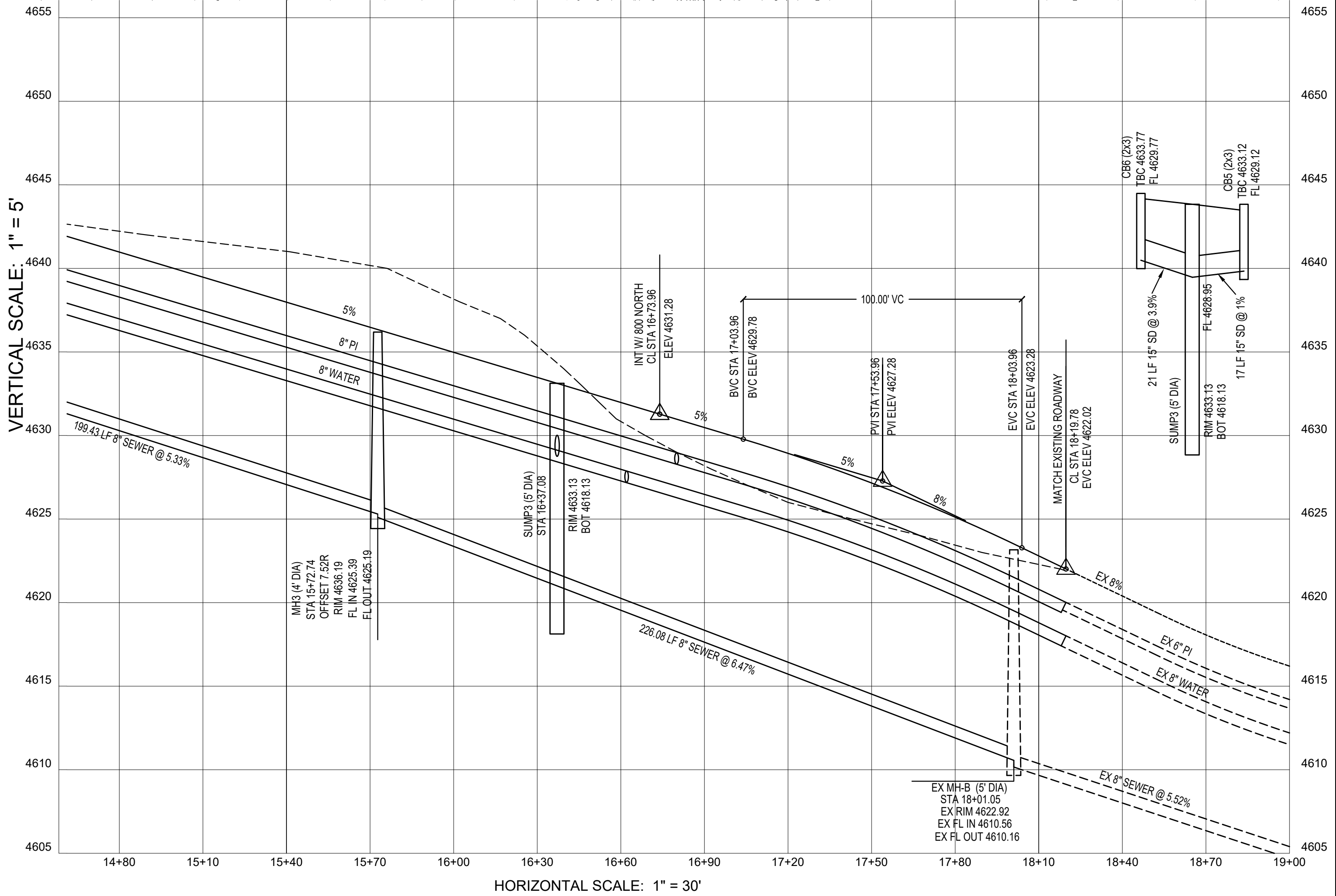
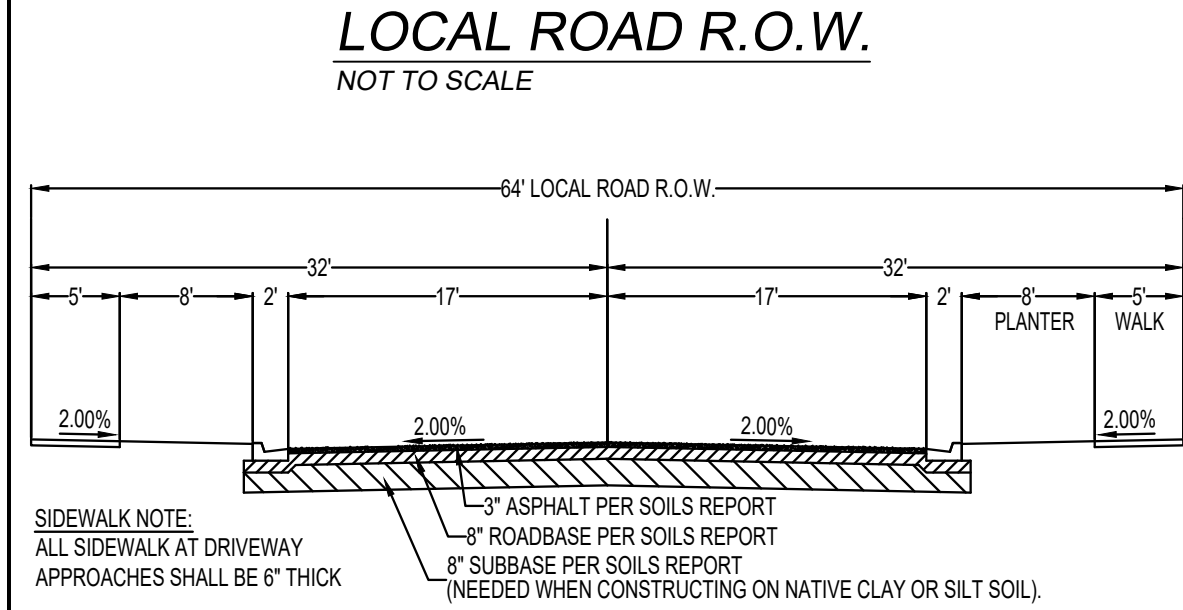
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DEVELOPMENT

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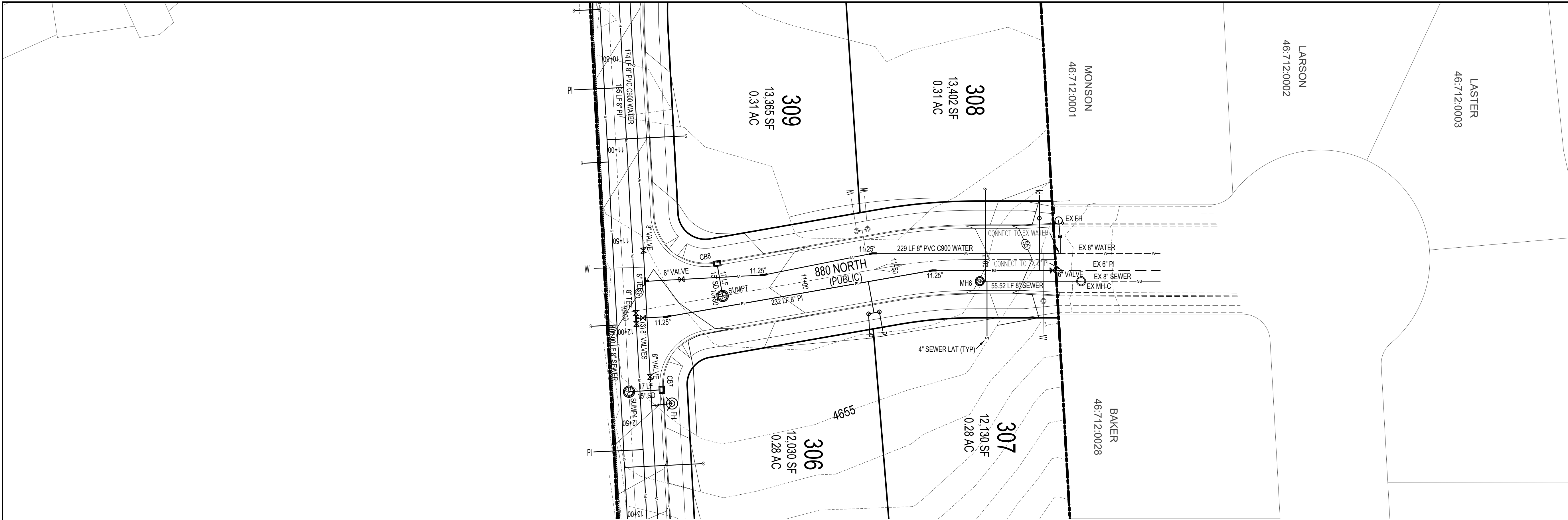
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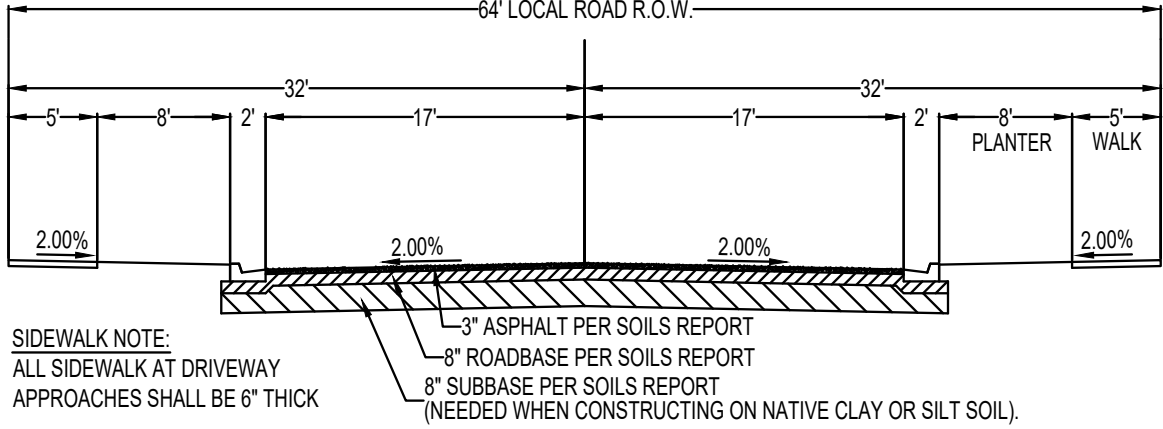
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780 W PROFILE	C7.2

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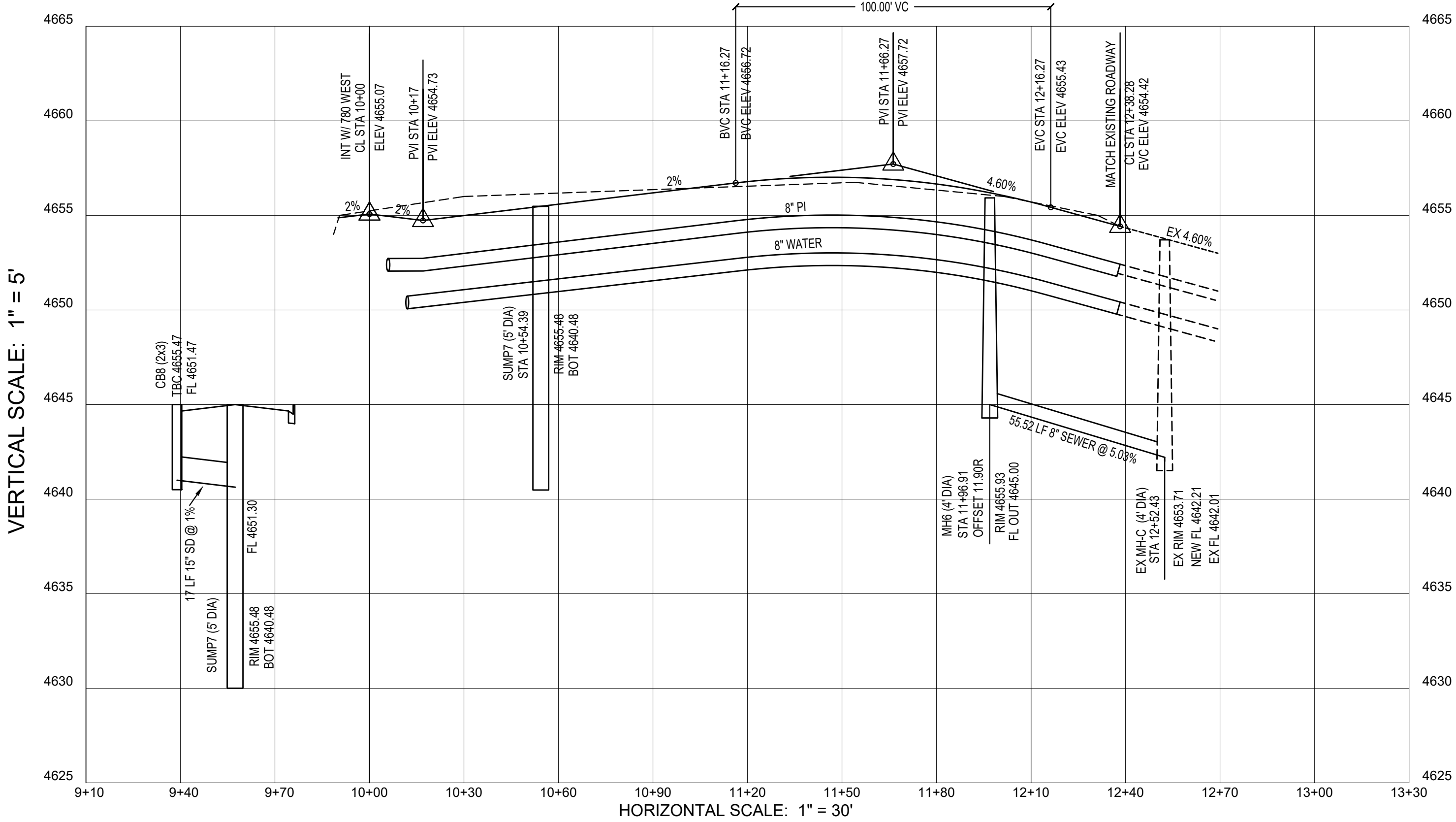


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FINAL CD	5/12/2020

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MITCHELL FARMS
SUBDIVISION

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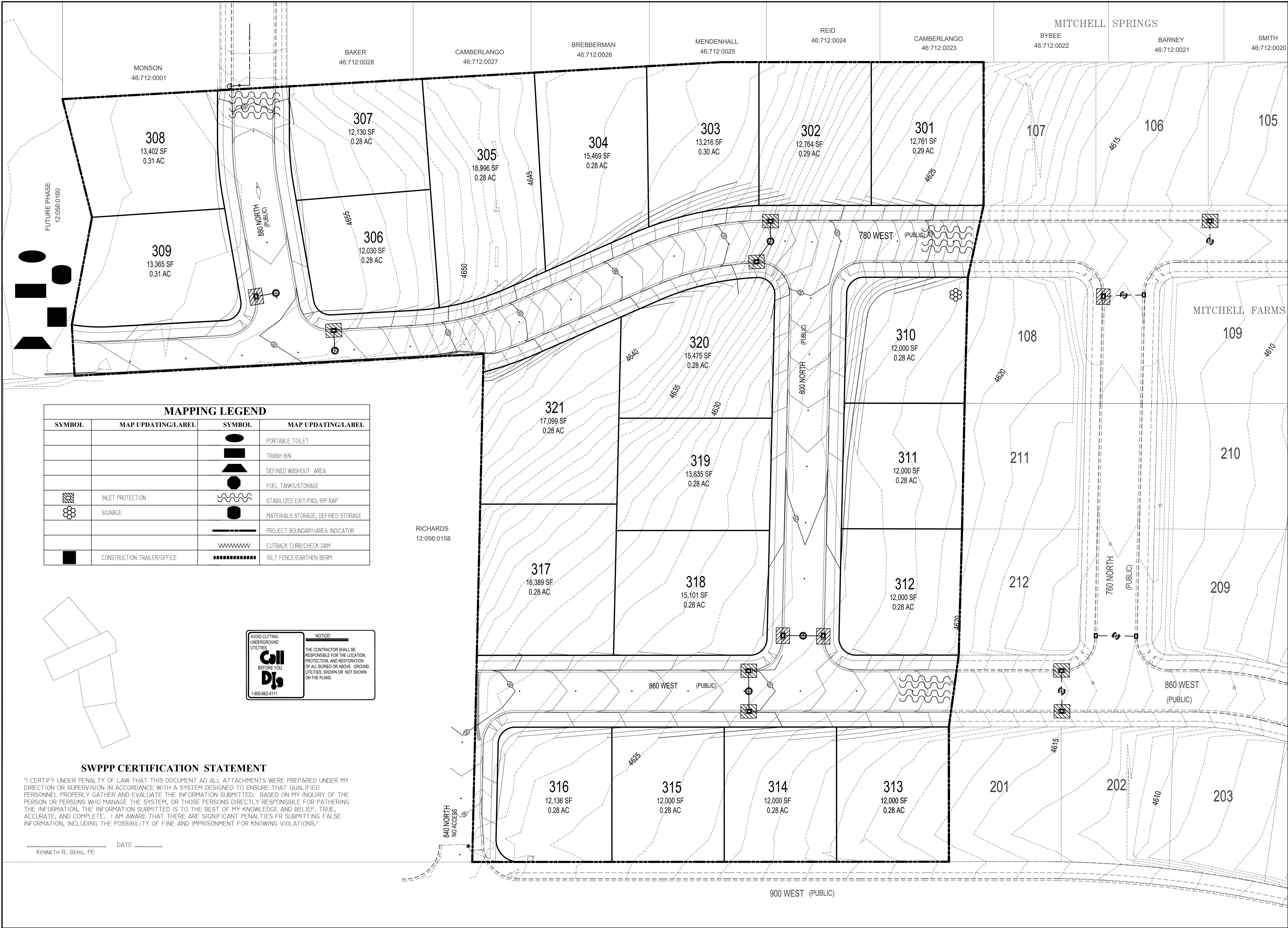
**PLAT C
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880 N PROFILE	C8

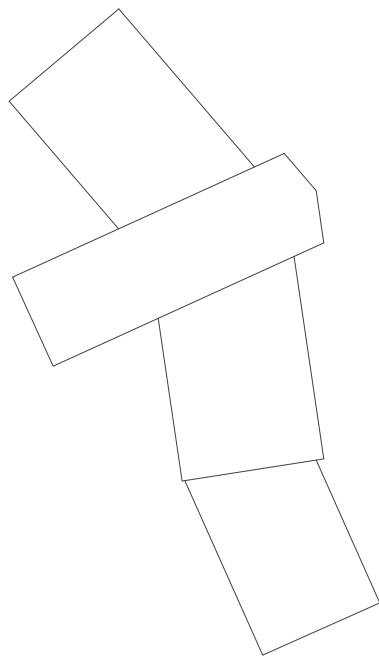
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MAPPING LEGEND			
SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
	INLET PROTECTION		FUEL TANKS/STORAGE
	SIGNAGE		STABILIZED EXIT/PAD; RIP RAP
			MATERIALS STORAGE, DEFINED STORAGE
			PROJECT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



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SWPPP CERTIFICATION STATEMENT

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

KENNETH R. BERG, PE DATE _____

DEVELOPER

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DEVELOPMENT

850 WEST 700 NORTH

SCALE: 1"= 40'

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ACTION	DATE
FINAL CD	5/12/2020

PROJECT

DESCRIPTION

PLAT C
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SWPPP	C9

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1. THIS PROJECT IS LOCATED WITHIN THE SENSITIVE LANDS AREA OF THE CITY. THEREFORE A DETAILED ENGINEERING SOILS REPORT HAS BEEN PREPARED FOR THE SITE. THIS SOILS REPORT FILED WITH AMERICAN FORK CITY, GIVES SPECIFIC RECOMMENDATIONS THAT SHALL BE FOLLOWED CONCERNING: SITE GRADING, FOUNDATIONS, CONCRETE SLAB ON GRADE, SUBSURFACE DRAINS, PAVEMENT, BACKFILL, AND UTILITY TRENCHING.
2. THE CITY OF AMERICAN FORK, A.P.W.A., UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS) SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.
3. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
4. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
7. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
8. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
10. NON-RUBBER TIERED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
12. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL FIELD LIEU BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
17. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
18. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
20. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
21. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
23. PAVEMENTS MUST BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
24. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.
25. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION
27. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.
28. PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.
3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
4. STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS TO PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
8. TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

1. ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
2. ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
3. ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
5. MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE UTAH DIVISION OF WATER QUALITY.
2. THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
5. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
6. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
8. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
9. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

I. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE AMERICAN FORK CITY, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CODE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034., SDR 35.
3. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
5. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.
6. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.
7. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.
8. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
9. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
10. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO THE AMERICAN FORK CODE OF ORDINANCES.
11. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE.
12. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO THE CITY STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).
6. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION. ALL WATER LINES CONSTRUCTION PER THIS PLAN PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
8. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
9. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
11. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
12. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
13. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

1. ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
2. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE SECONDARY WATER LINES HAVE BEEN PRESSURE TESTED, TO THE CITY OF AMERICAN FORK.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, SECONDARY WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
4. ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
5. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
6. ALL SECONDARY WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 2 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. SECONDARY WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO - SEEDED AND HYDRO - MULCHED ACCORDING TO THE CITY OF AMERICAN FORK STANDARD SPECIFICATIONS.
2. HERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.
4. ALL PUBLIC STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND END WALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORM WATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR END WALLS SURFACES.
6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE THE WORD STORM.
7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORM WATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS.
2. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION.
3. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE U.S. POSTAL SERVICE AND THE HOMEOWNER.
4. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.



DEVELOPMENT

MITCHELL FARMS

SUBDIVISION

850 WEST 700 NORTH

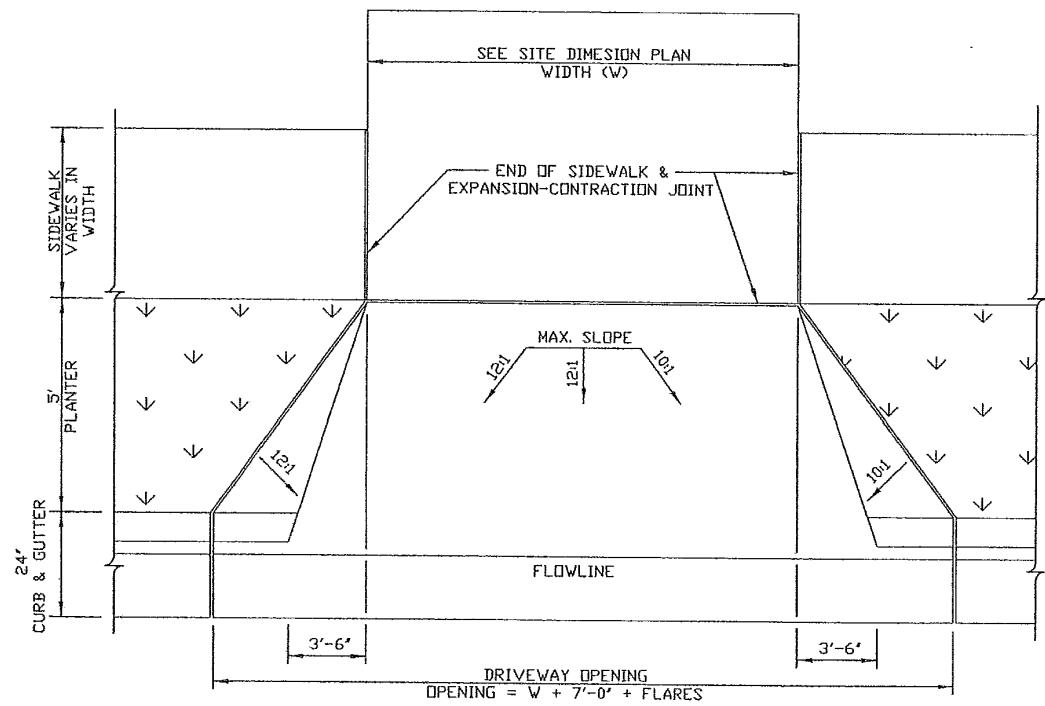
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. NOT INTENDED FOR CONSTRUCTION BIDDING, OR PERMIT PURPOSES. KENNETH R. BERG SERIAL NO. 343602 DATE: 5/12/2020
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3			
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5			
6			
7			

DESCRIPTION
PLAT C FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

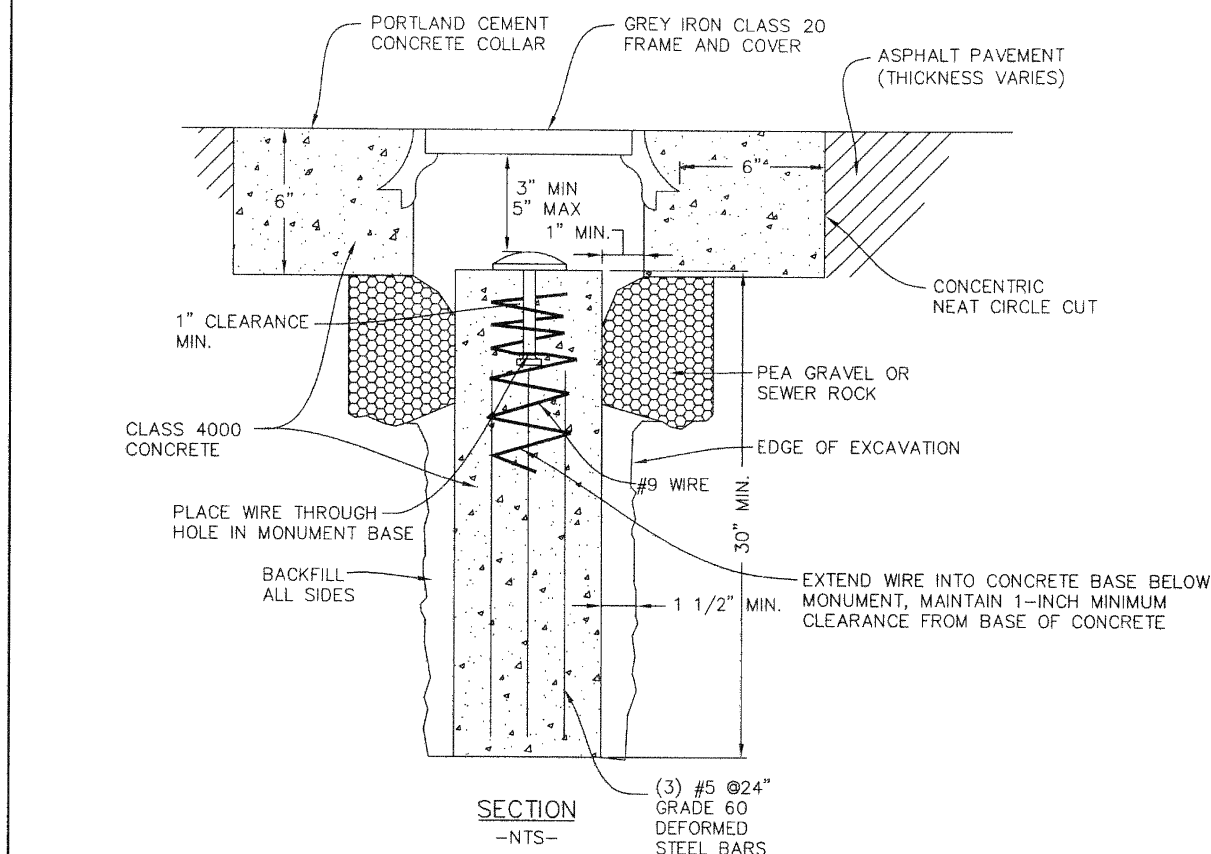
NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



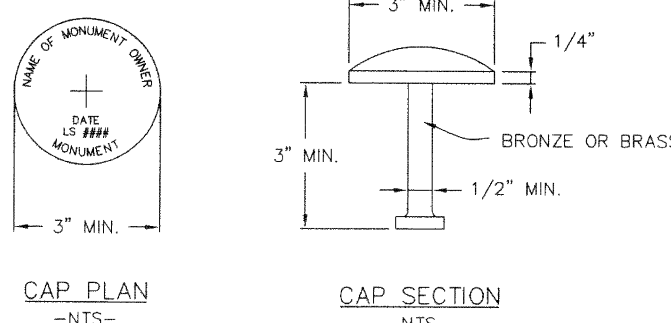
FLARED DRIVE APPROACH WITH PLANTER
-NTS-

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

DESIGN	SRP		AMERICAN FORK CITY	STANDARD DETAIL FOR	DRAWING NO.
REVISION					
DATE	MAY 2002				
SCALE	VARIABLE				



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

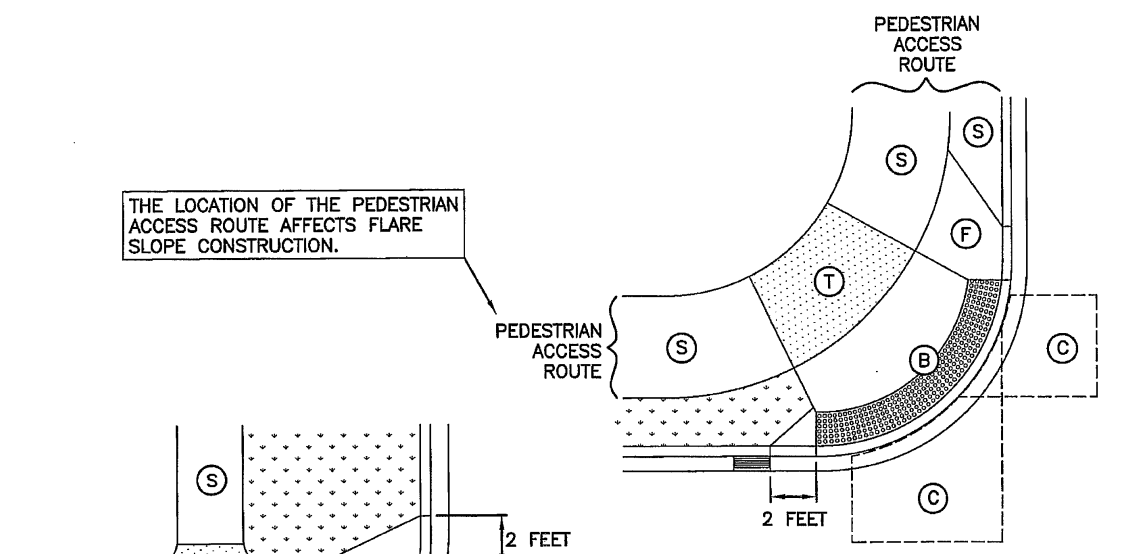


CAP PLAN
-NTS-

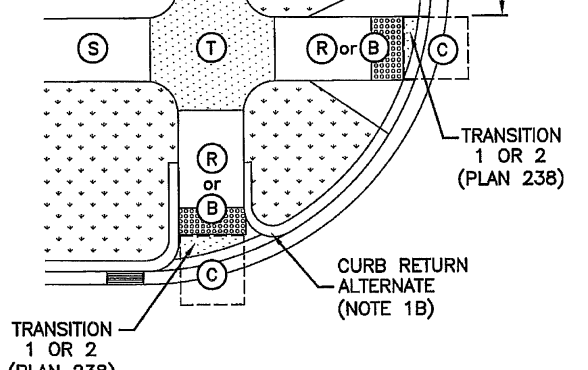
CAP SECTION
-NTS-

DESIGN	SRP		AMERICAN FORK CITY	STANDARD DETAIL FOR	DRAWING NO.
REVISION					
DATE	MAY 2002				
SCALE	VARIABLE				

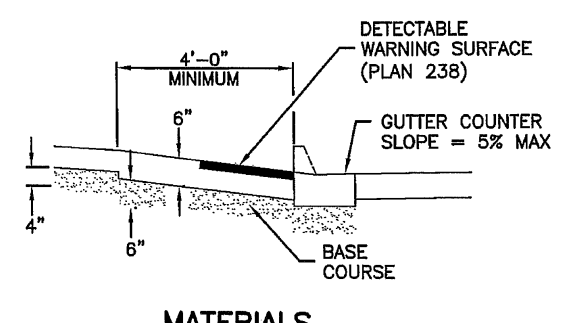
TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A



EXAMPLE B



MATERIALS

ELEMENT	DIMENSION
(T) TURNING SPACE	4 FEET WIDE MINIMUM
(R) CURB RAMP	4 FEET SQUARE MINIMUM
(B) BLENDED TRANSITION	5 FEET MINIMUM
(C) CLEAR SPACE	5 FEET MINIMUM
(S) SIDEWALK	STREET GRADE
(F) FLARE	10 FEET MINIMUM

TABLE OF DIMENSIONS

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

SLOPE TABLE

Corner curb cut assembly

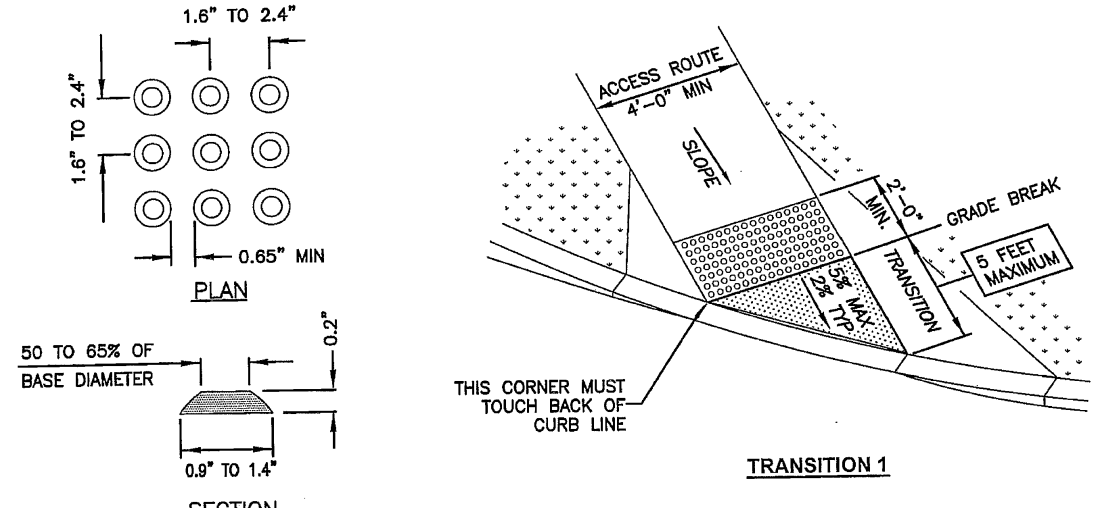
September 2011

63

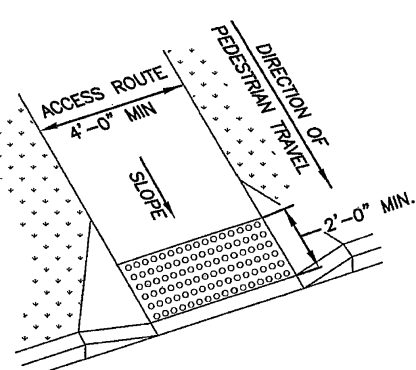
Plan

235

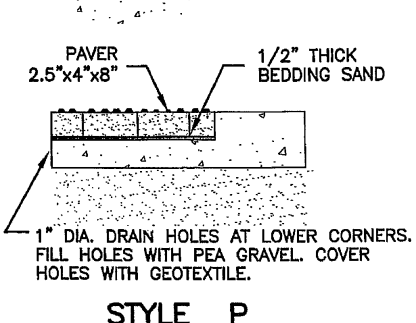
Sheet 1 of 4



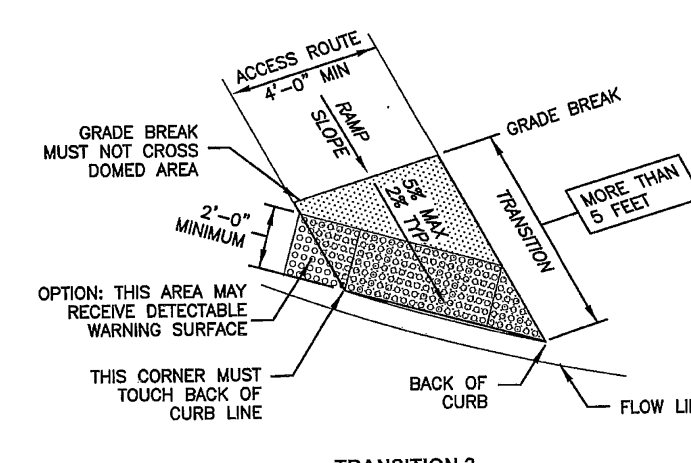
TRUNCATED DOME DETAIL



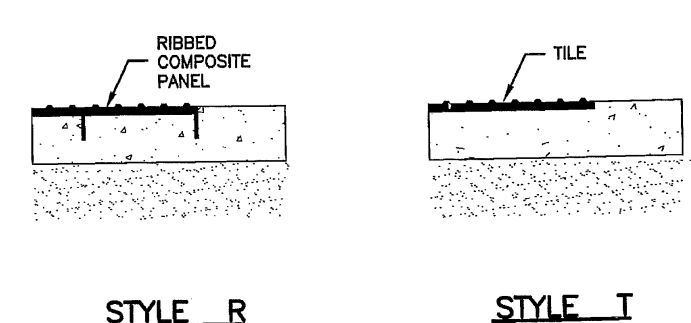
PERPENDICULAR ASSEMBLY



STYLE P



NON-PERPENDICULAR ASSEMBLY



STYLE R

STYLE T

Detectable warning surface

July 2011

79

Plan

238

DEVELOPER



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

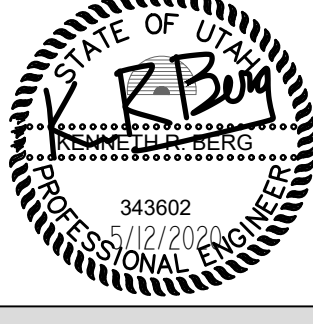
DEVELOPMENT



850 WEST 700 NORTH



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

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

ACTION	DATE
FINAL CD	5/12/2020

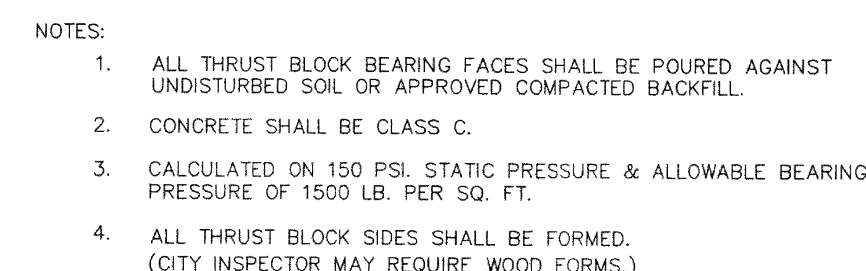
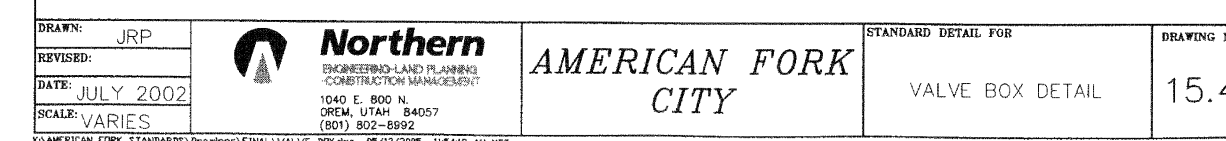
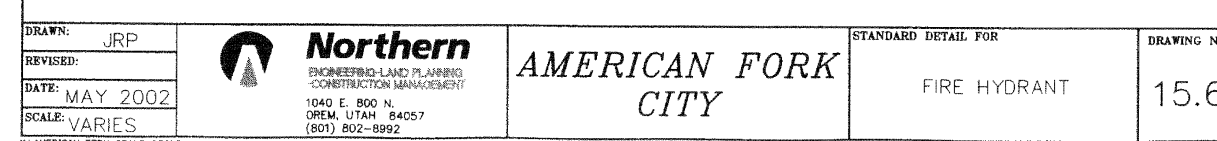
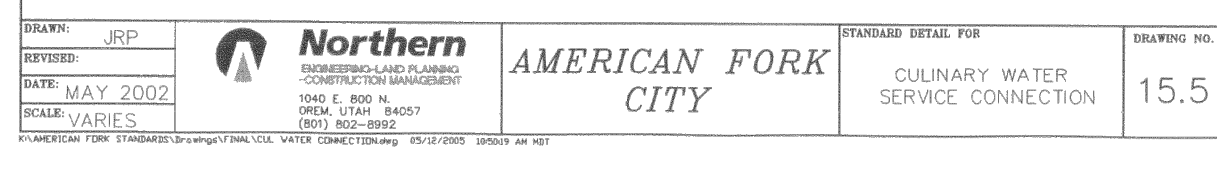
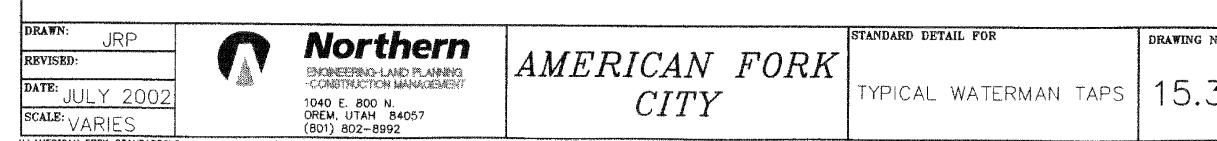
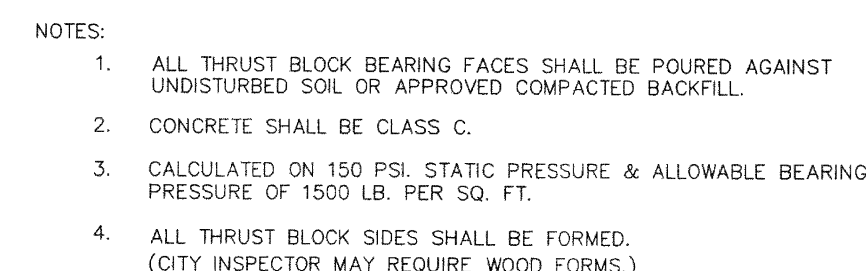
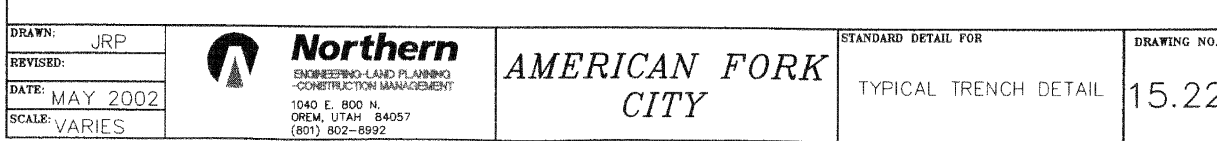
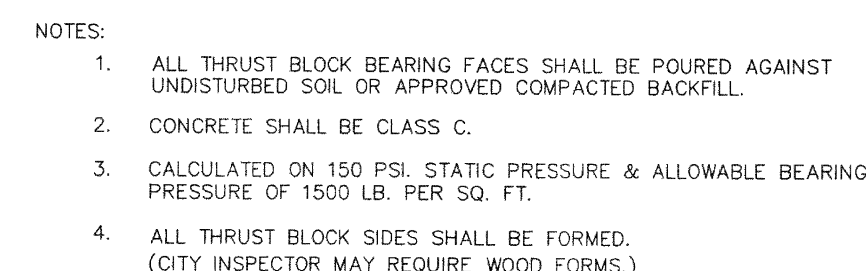
PROJECT



DESCRIPTION

PLAT C
FINAL
CONSTRUCTION
PLANS

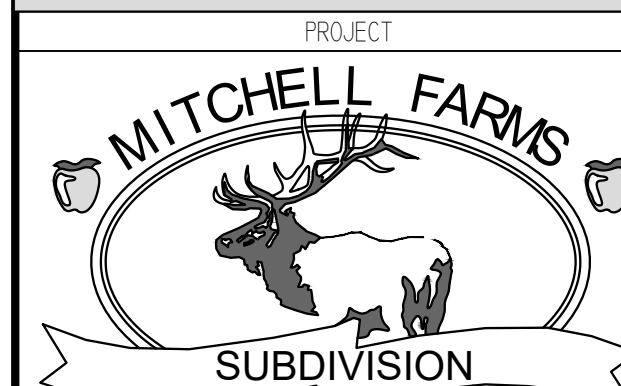
SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

WATER LINE THRUST BLOCK DETAILSWATER LINE THRUST BLOCK DETAILSWATER LINE THRUST BLOCK DETAILS

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

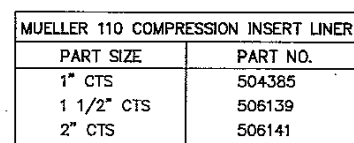
REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
FINAL CD	5/12/2020



DESCRIPTION
PLAT C FINAL CONSTRUCTION PLANS

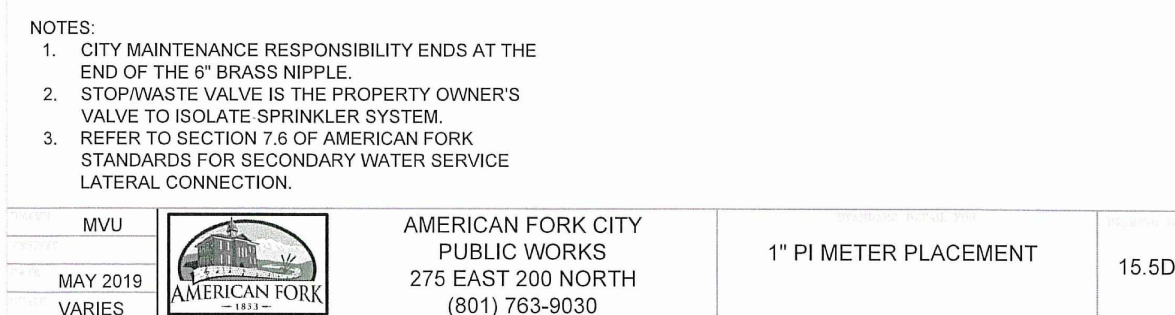
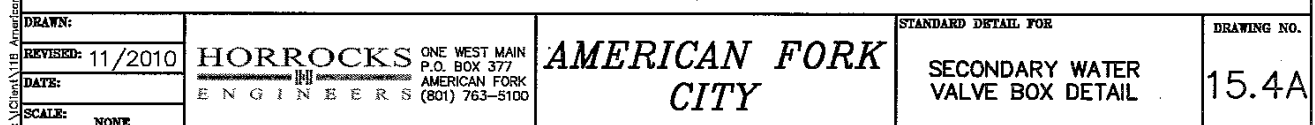
SHEET NAME	SHEET NUMBER
WATER DETAILS	<i>D2</i>



TRENCH WIDTH

IRRIGATION

LID TYPE
CIRCULAR SHAPED LID



IRRIGATION PIPE DIA. VARIES

COLEMAN CABLE SYSTEMS
14 AWG SCL BE 4E/7WU
800V RED (MODEL NO. S4503) OR APPROVED EQUAL

LATERAL WIRE

IRRIGATION SERVICE CONNECTION

PVC WIRE

CONNECT WIRES AT INTERSECTION
WRAP TIGHTLY AND ENCLOSE WITH DIECAST FILLED NUTS

IRRIGATION PIPE DIA. VARIES

PIPE INTERSECTION

LATERAL WIRE

CONNECT WIRES AT INTERSECTION
WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE

METALLIC TAPE

14 AWG

METALLIC TAPE

14 AWG

14 AWG LOCATOR WIRE

- | | | | | | |
|-------------------|-----------|--|------------------------|-------------------|-------|
| DRAWING: _____ | | STANDARD DETAIL FOR _____ | | DRAWING NO. _____ | |
| REVISION: 11/2010 | HORROCKS | ONE WEST MAIN
P.O. BOX 377
AMERICAN FORK
(801) 763-5100 | LOCATOR WIRE
DETAIL | | 15.33 |
| DATE: _____ | ENGINEERS | AMERICAN FORK
CITY | | | |
| SCALE: _____ | | | | | |



**PATTERSON
HOMES**
www.phutah.com



MITCHELL FARMS
SUBDIVISION
850 WEST 700 NORTH



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

DESCRIPTION

PLAT C
FINAL
CONSTRUCTION
PLANS

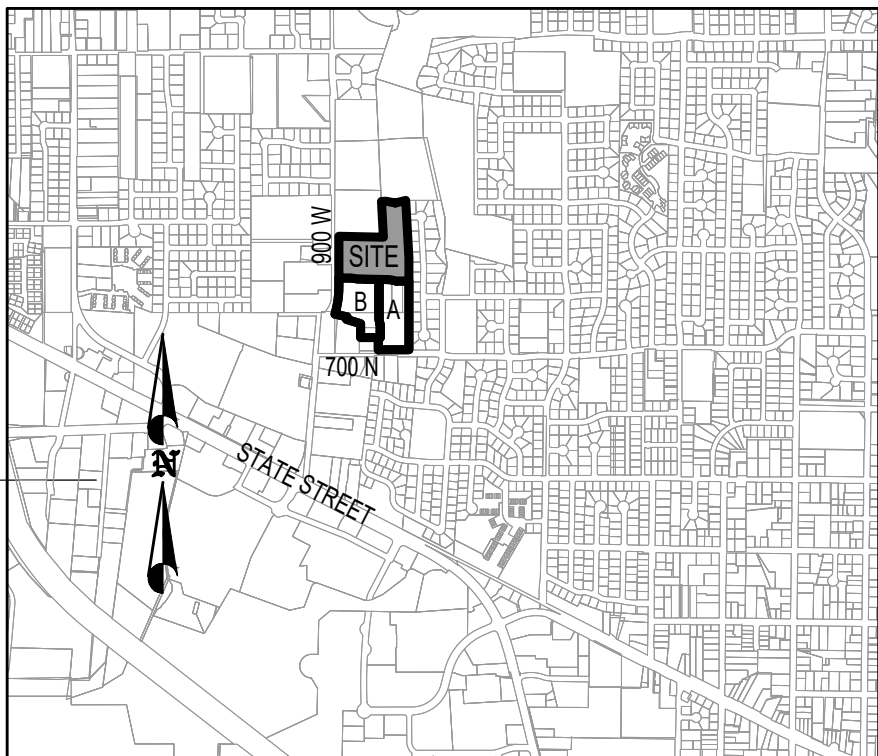
SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	<i>D4</i>

NOTES

1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

MITCHELL FARMS
PLAT "C"

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



VICINITY SKETCH

SCALE 1"=1/4 MILE

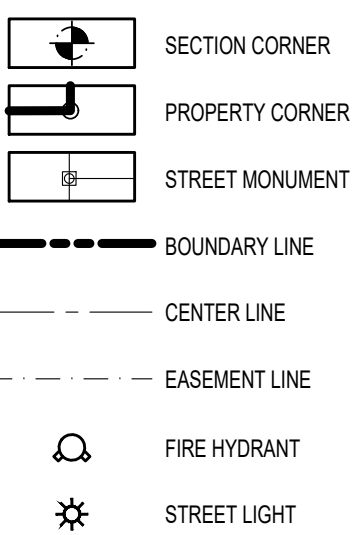
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	275.00	113.22	23°35'20"	112.42	N11°48'10"W
C2	275.00	98.54	20°31'50"	98.01	N13°19'55"W
C3	275.00	47.50	09°53'48"	47.44	N85°02'51"E
C4	307.00	126.39	23°35'20"	125.50	N11°48'10"W
C5	307.00	8.76	01°38'03"	8.76	N00°49'32"W
C6	307.00	100.41	18°44'26"	99.97	N11°00'48"W
C7	307.00	17.22	03°12'48"	17.22	N21°59'26"W
C8	243.00	87.07	20°31'50"	86.61	N13°19'55"W
C9	243.00	63.47	14°57'56"	63.29	N16°06'53"W
C10	243.00	23.60	05°33'55"	23.59	N05°50'57"W
C11	15.00	21.77	83°09'56"	19.91	N38°30'58"E
C12	243.00	41.97	09°53'48"	41.92	N85°02'51"E
C13	307.00	53.03	09°53'48"	52.96	S85°02'51"W
C14	15.00	25.35	96°50'04"	22.44	N51°29'02"W
C15	156.00	33.63	12°21'00"	33.56	N03°06'30"E
C16	188.00	33.54	10°13'22"	33.50	S02°02'41"W
C17	15.00	23.22	88°42'09"	20.97	N44°21'35"W
C18	15.00	23.91	91°19'13"	21.46	S45°37'44"W
C19	15.00	23.22	88°40'47"	20.97	N44°22'16"W
C20	20.00	31.88	91°19'13"	28.61	S45°37'44"W
C21	15.00	23.22	88°40'47"	20.97	S44°22'16"E
C22	15.00	24.54	93°43'32"	21.89	N44°25'35"E
C23	243.00	89.75	21°09'39"	89.24	N13°01'01"W
C24	307.00	50.11	09°21'09"	50.06	N18°55'16"W

TABULATIONS

DEVELOPMENT AREA	9.08 AC
EXISTING ZONING	R-1-12000
LAND USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

LEGEND



SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 352.15 FEET AND EAST 42.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE NORTH 00°01'52" WEST 424.39 FEET; THENCE SOUTH 88°43'09" EAST 184.05 FEET; THENCE SOUTH 88°43'09" EAST 268.53 FEET; THENCE NORTH 03°04'00" WEST 364.65 FEET; THENCE NORTH 86°56'00" EAST 45.61 FEET; THENCE SOUTH 79°22'00" EAST 97.30 FEET; THENCE NORTH 75°59'48" EAST 108.47 FEET TO A POINT ALONG THE WEST BOUNDARY OF MITCHELL FARMS SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) SOUTH 03°13'00" EAST 587.57 FEET AND 2) SOUTH 233.37 FEET TO A POINT ALONG THE NORTH BOUNDARY OF MITCHELL FARMS PLAT A SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) WEST 127.60 FEET, 2) NORTH 77°40'20" WEST 65.51 FEET AND 3) NORTH 88°31'16" WEST 112.34 FEET TO A POINT ALONG THE NORTH BOUNDARY OF MITCHELL FARMS PLAT B SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1) NORTH 88°49'39" WEST 111.90 FEET, 2) NORTH 88°29'26" WEST 112.36 FEET, 3) NORTH 82°10'10" WEST 64.61 FEET AND 4) SOUTH 89°58'08" WEST 120.00 FEET TO THE POINT OF BEGINNING.

AREA = 9.08 ACRES

BASIS OF BEARING IS NORTH 89°58'38" EAST (2676.06') ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 10. (NAD 27)

NUMBER OF LOTS

21

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME _____

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
APPROVED _____ CITY ENGINEER	ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. _____ BY THE

AMERICAN FORK CITY _____ PLANNING COMMISSION

PLANNER

CHAIRMAN, PLANNING COMMISSION

MITCHELL FARMS
PLAT "C"

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

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

AGENDA TOPIC: Hearing, review and action on the preliminary plan and final plat for Peak Meadows Plat A, located at approximately 1200 E. 300 N., in the R1-9,000 Residential zone.

ACTION REQUESTED: Approval of the preliminary plan and recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		1200 E. 300 N.		
Applicant:		Patterson Homes/Berg Engineering		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R1-9,000		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	R1-9,000		
	South	R1-15,000		
	East	RA-1		
	West	R1-9,000		
Land Use Plan Designation:		Residential Low Density (3 du/ac)		
Zoning within density range?		x	Yes	No

Background

This property received a zone change to R1-9,000 in November 2019, in anticipation of future development. Peak Meadows is a 9-lot subdivision with access off a future cul-de-sac, 1200 East. One existing home will remain and retain its current access off 300 North. Lots in Peak Meadows range from 9,564 sq. ft. to 13,487 sq. ft. creating a density of 3 du/ac.

All lots meet or exceed the requirements of the R1-9,000 zone.

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 preliminary plan and final plat are being processed concurrently.

- 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 at the time of the Planning Commission Meeting.

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

Required improvements for this plat have been constructed.

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

Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT:

After reviewing the preliminary and final plat for Mitchell Farms Plat C, the following findings of fact are offered for consideration:

1. The preliminary plan and final plat are consistent with the Land Use Plan.
2. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
3. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan subject to any findings, conditions and modifications found in the engineering report.

FINAL PLAT

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

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan.

FINAL PLAT

If the preliminary plan is denied, there can be no recommendation on the final plat.

TABLE

PRELIMINARY PLAN

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

FINAL PLAT

Mr. Chairman, I move that we table action on the final plat.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 6/3/2020

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: Peak Meadows Plat A

Project Address: 1200 East 300 North

Developer / Applicant's Name: Patterson Homes/Berg Civil Engineering

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 6/3/2020 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. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 0°25'13" EAST ALONG SECTION LINE 490.29 FEET AND EAST 1767.02 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°13'47" WEST ALONG A BOUNDARY LINE AGREEMENT (ENTRY 54276-2001) A DISTANCE OF 118.83 FEET; THENCE NORTH 0°13'39" WEST ALONG THE EASTERLY BOUNDARY OF QUAIL RUN ESTATES PAT "A" A DISTANCE OF 350.15 FEET; THENCE SOUTH 89°55'20" EAST ALONG THE SOUTHERLY BOUNDARY OF KIMBERLY COVE AT QUAIL HOLLOW PLAT "A" A DISTANCE OF 280.08 FEET; THENCE SOUTH 0°25'13" EAST ALONG A FENCE LINE A DISTANCE OF 470.37 FEET; THENCE NORTH 89°33'13" WEST 100.31 FEET; THENCE SOUTH 0°25'13" EAST 0.43 FEET; THENCE NORTH 89°33'13" WEST 181.37 FEET TO THE POINT OF BEGINNING.

AREA = 3.029 ACRES

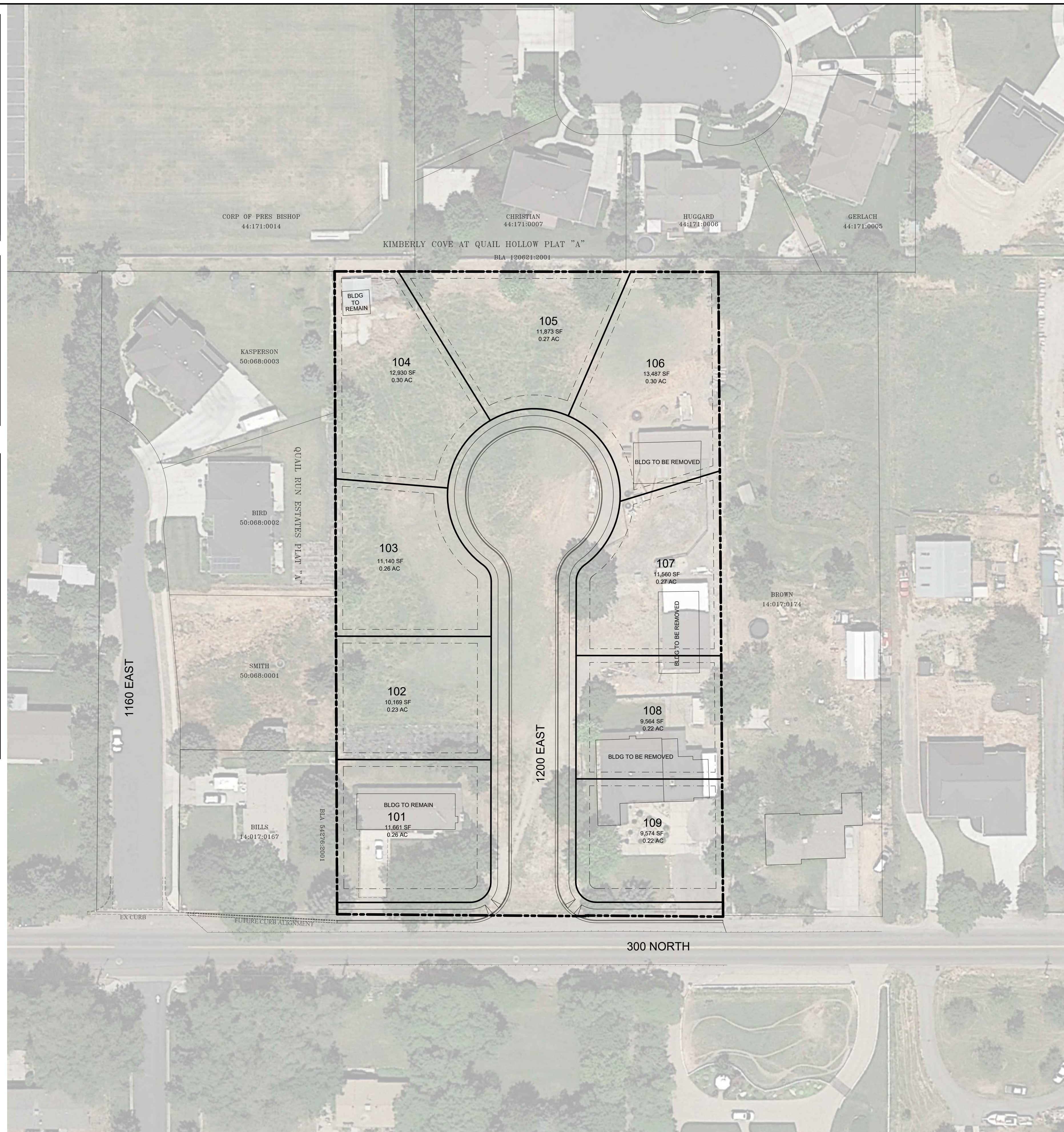
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 0°25'13" EAST ALONG SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWEST CORNER OF SAID SECTION 18. BOTH MONUMENTS WERE LOCATED AS SHOWN ON COUNTY TIE SHEETS.

C0	COVER
C1	PRELIMINARY PLAN
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	300 NORTH PLAN & PROFILE
C5	1200 EAST PLAN & PROFILE
C6	SWPPP
GNI	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY

ZONE =	R-1-9
TOTAL AREA =	3.029 AC
AREA OF EXISTING 300 NORTH =	0.062 AC
NET DEVELOPABLE AREA =	2.967 AC
AREA OF NEW ROADS =	0.608 AC
AREA IN LOTS =	2.359 AC
NUMBER OF UNITS =	9 LOTS
AVE LOT SIZE =	11,418 SF
DENSITY =	3.90 DU/AC
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CIVIL ENGINEER	
BERG CIVIL ENGINEERING	(800) 492-1277
GEOTECHNICAL ENGINEER	
AMERICAN FORK CITY PLANNING DEPT.	(800) 763-3060
AMERICAN FORK CITY PUBLIC WORKS	(800) 763-3060
<u>UTILITIES</u>	
AF CULINARY WATER	(JAY BREMS) (800) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS) (800) 763-3060
AF SANITARY SEWER	(ASHTON HARDY) (800) 763-3060
AF STORM DRAIN	(ASHTON HARDY) (800) 763-3060
AF FIRE MARSHALL	(MAT SACCO) (800) 763-3060
AF CITY INSPECTOR	(DEE HOWARD) (800) 763-3060
AF SWPPP INSPECTOR	(HARLAN NIELSON) (800) 763-3060
AF FIBER	(WILL DAVIS) (800) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN) (800) 471-6576
ROCKY MOUNTAIN POWER	(TERIA WALKER) (800) 756-1310
COMCAST	(EL YSIA VALDEZ) (800) 401-3017
TSSD	(DAVID BARLOW) (800) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL) (800) 367-9026
CENTURY LINK	(JACK WESTFALL) (435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON) (800) 853-6548

1. PROJECT ADDRESS IS 1195 EAST 300 NORTH
2. ELEVATION BENCHMARK IS THE WEST QUARTER CORNER OF SEC 18, T5S; R2E, SLB&M
ELEV = 4638.44'
3. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
3. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
4. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
5. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER



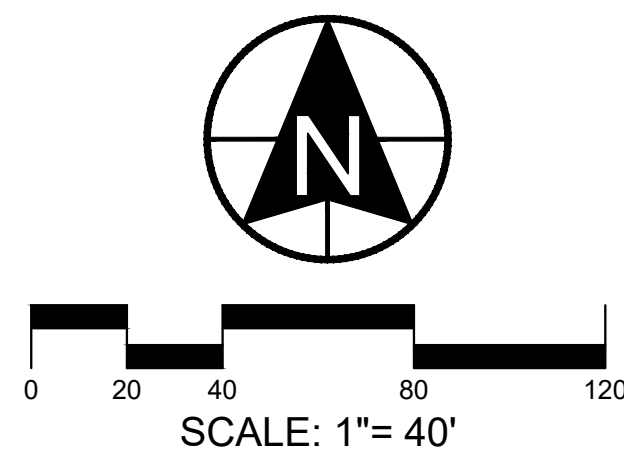
DEVELOPER



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

DEVELOPMENT

*PEAK
MEADOWS
SUBDIVISION
PLAT A*



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
ACTION			DATE
FINAL CD			5/20/2020

PROJECT
**PEAK
MEADOWS
SUBDIVISION
PLAT A**

DESCRIPTION

FINAL PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

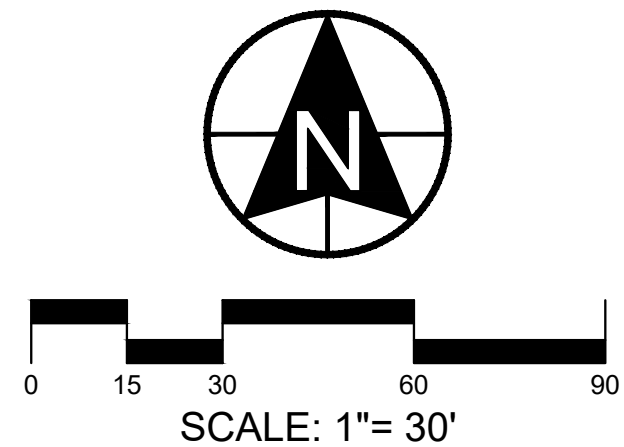
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.53	89°52'45"	21.19	N45°01'03"E
C2	15.00	14.10	53°51'40"	13.59	N26°51'10"W
C3	63.00	316.37	287°43'21"	74.31	S89°55'20"E
C4	15.00	14.10	53°51'40"	13.59	S27°00'30"W
C5	15.00	23.59	90°07'15"	21.24	S44°58'57"E
C6	63.00	64.31	58°29'09"	61.55	N24°32'26"W
C7	63.00	60.49	55°00'34"	58.19	N32°12'26"E
C8	63.00	59.12	53°46'17"	56.98	N86°35'51"E
C9	63.00	77.73	70°41'41"	72.90	S31°10'10"E
C10	63.00	54.72	49°45'40"	53.01	S29°03'31"W



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PEAK MEADOWS SUBDIVISION PLAT A



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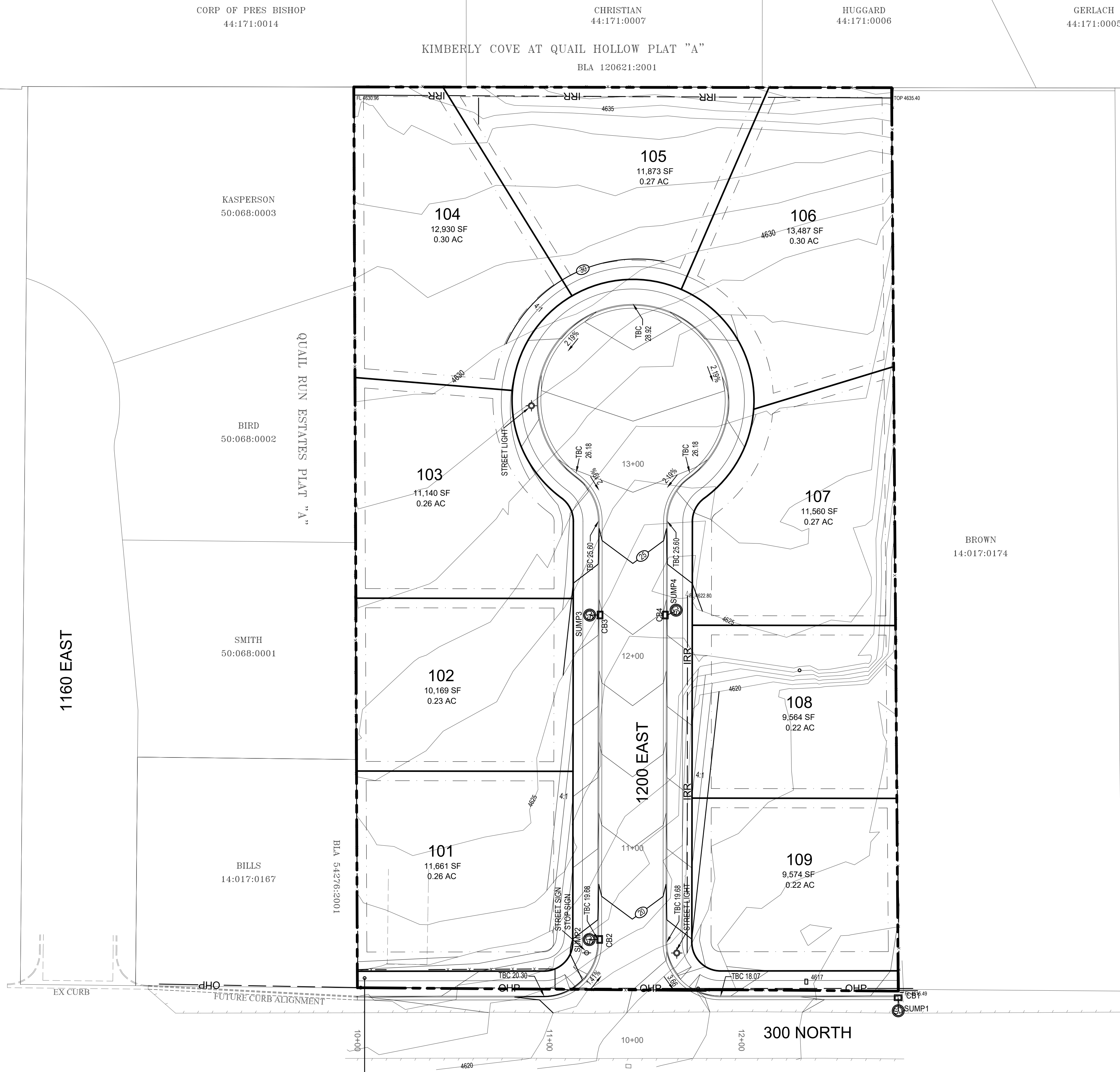
REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION			DATE
FINAL CD			5/20/2020

PEAK MEADOWS SUBDIVISION PLAT A

FINAL PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1





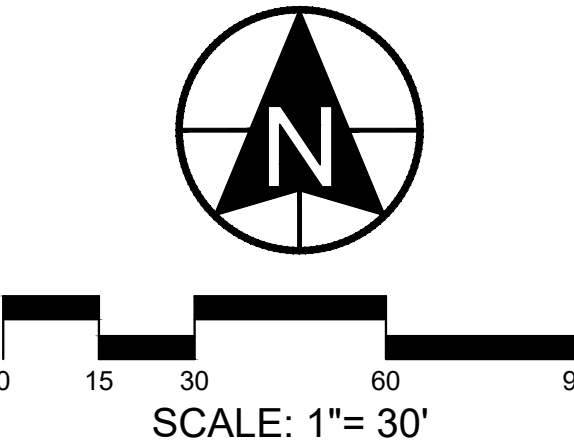
DEVELOPER



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DEVELOPMENT

PEAK
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SUBDIVISION
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SCALE: 1"= 30'



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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL CD	5/20/2020

PROJECT

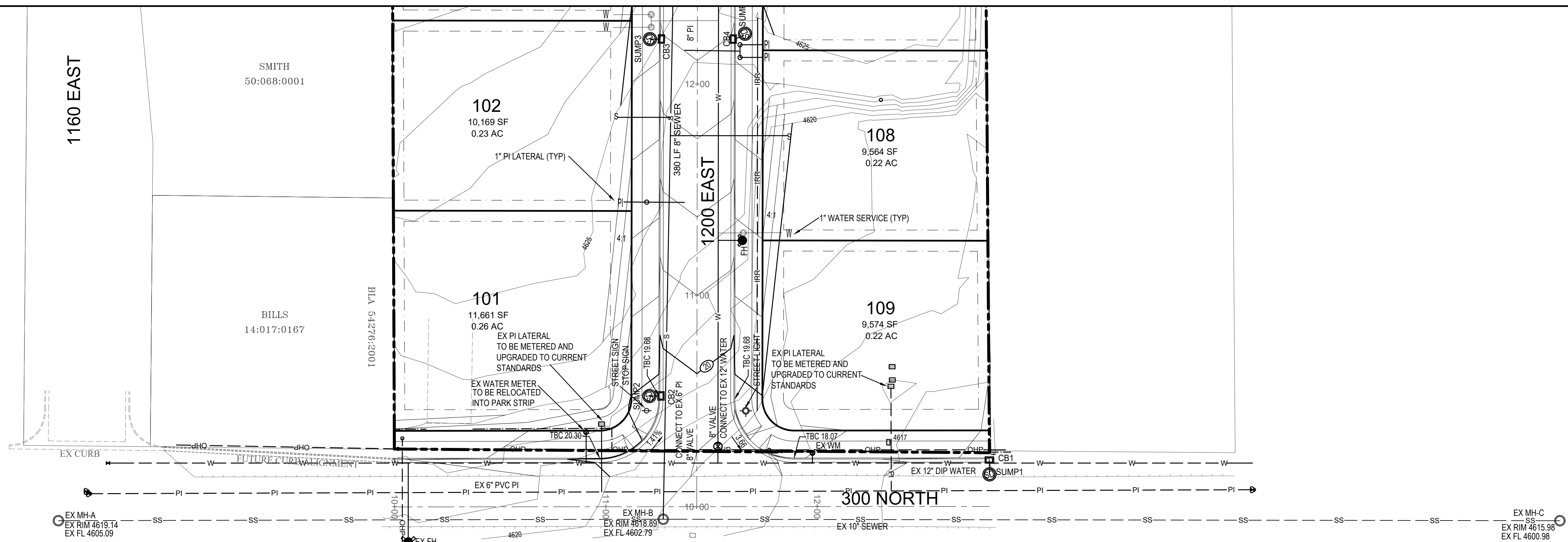
PEAK
MEADOWS
SUBDIVISION
PLAT A

DESCRIPTION

FINAL PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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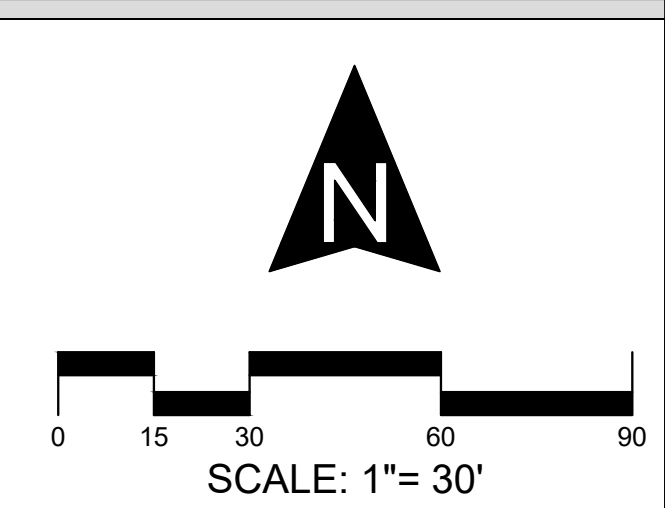
DEVELOPER

PATTERSON HOMES
www.phutah.com

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DEVELOPMENT

PEAK MEADOWS SUBDIVISION PLAT A



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ACTION			DATE
FINAL CD			5/20/2020

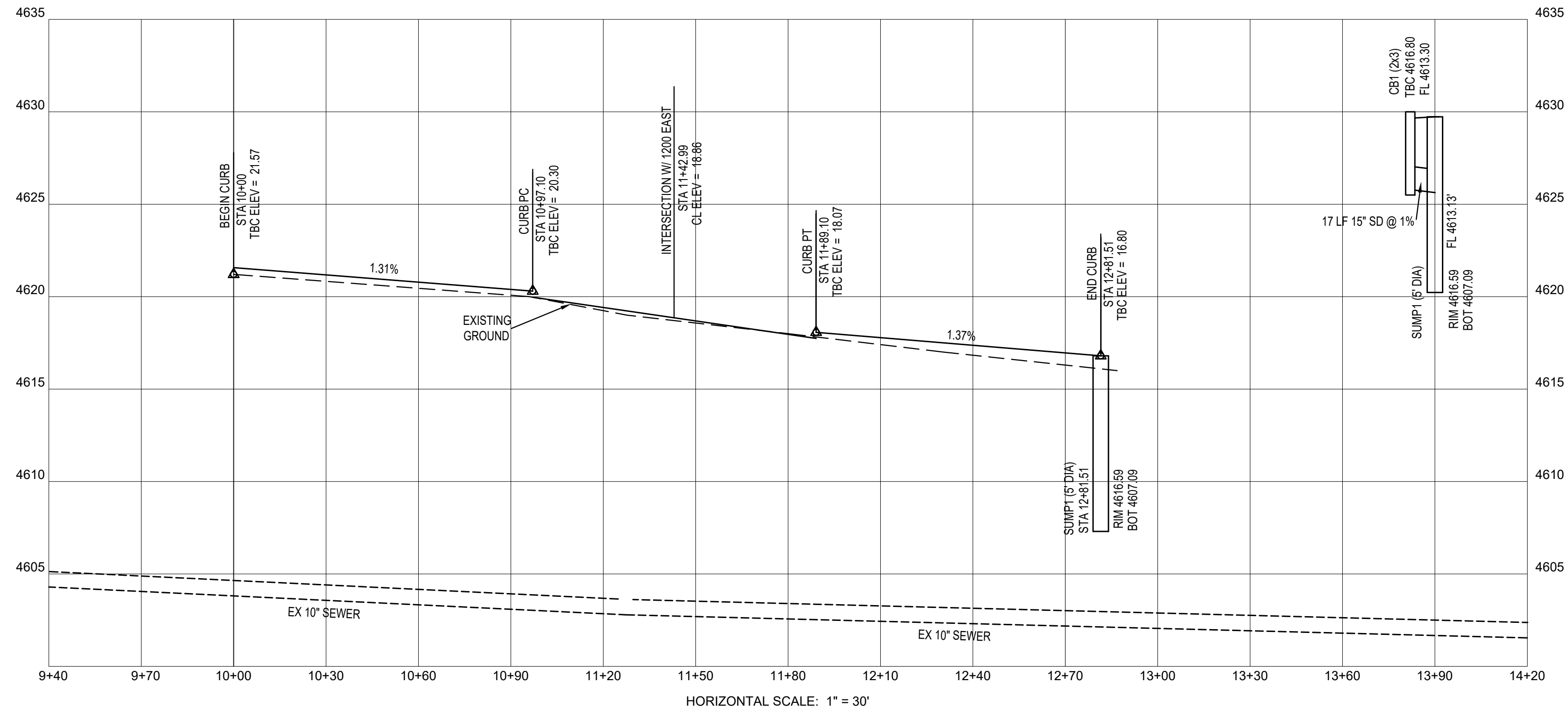
PROJECT

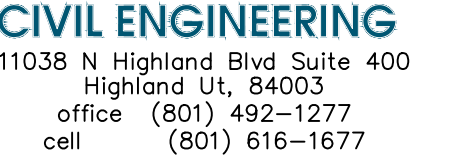
PEAK MEADOWS SUBDIVISION PLAT A

DESCRIPTION

FINAL PLANS

SHEET NAME	SHEET NUMBER
300 N PROFILE	C4





PROJECT

**PEAK
MEADOWS
SUBDIVISION
PLAT A**

SHEET NAME	SHEET NUMBER
1200 E PROFILE	C5





CORP OF PRES BISHOP
44:171:0014

CHRISTIAN
44:171:0007
KIMBERLY COVE AT QUAIL HOLLOW PLAT "A"
BLA 120621:2001

HUGGARD
44:171:0006

GERLACH
44:171:0005

KASPERSON
50:068:0003

BIRD
50:068:0002

SMITH
50:068:0001

BILLS
14:017:0167

BROWN
14:017:0174

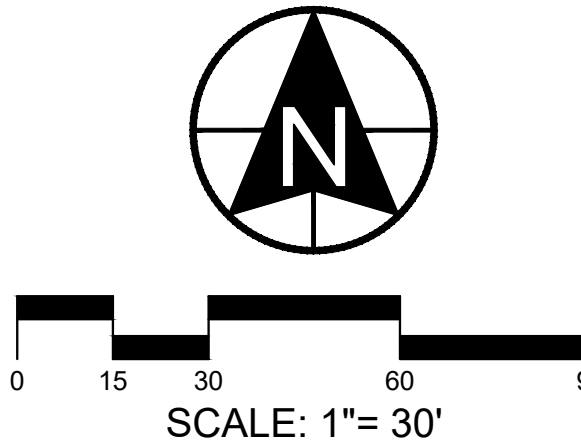
DEVELOPER



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DEVELOPMENT

PEAK MEADOWS SUBDIVISION PLAT A



CIVIL ENGINEERING
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION			DATE
FINAL CD			5/20/2020

PROJECT

PEAK MEADOWS SUBDIVISION PLAT A

DESCRIPTION

FINAL PLANS

SHEET NAME SHEET NUMBER

SWPPP

C6

SWPPP CERTIFICATION STATEMENT

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

KENNETH R. BERG, PE

DATE _____

MAPPING LEGEND

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

1. THIS PROJECT IS LOCATED WITHIN THE SENSITIVE LANDS AREA OF THE CITY. THEREFORE A DETAILED ENGINEERING SOILS REPORT HAS BEEN PREPARED FOR THE SITE. THIS SOILS REPORT FILED WITH AMERICAN FORK CITY, GIVES SPECIFIC RECOMMENDATIONS THAT SHALL BE FOLLOWED CONCERNING: SITE GRADING, FOUNDATIONS, CONCRETE SLAB ON GRADE, SUBSURFACE DRAINS, PAVEMENT, BACKFILL, AND UTILITY TRENCHING.
2. THE CITY OF AMERICAN FORK, A.P.W.A, UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.
3. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
4. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.166.
7. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
8. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTling OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
10. NON-RUBBER TIERED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
12. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
17. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS.
18. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.

19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 - INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER.
20. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
21. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
23. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER.
24. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND THE CITY OF AMERICAN FORK STANDARD CONSTRUCTION DRAWINGS.
25. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
26. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL GUIDELINES AND MUTCD MANUAL, CURRENT EDITION.
27. PUBLIC STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A GREEN BACKGROUND.
28. PRIVATE STREET SIGNS SHALL MEET ALL CITY OF AMERICAN FORK SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BLUE BACKGROUND.

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS OTHERWISE DIFFERENTIALLY BY THE CITY ENGINEER.
3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
4. "STEADY - BURNING, TYPE 'C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
8. TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-6111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

1. ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
2. ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
3. ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
5. MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE UTAH DIVISION OF WATER QUALITY.
2. THE NOI MUST BE SUBMITTED TO UTAH DIVISION OF WATER QUALITY 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE UTAH DIVISION OF WATER QUALITY GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI.
3. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS, THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. A UPDES STORM WATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
5. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE SITE, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
6. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
8. DISTURBED AREAS THAT WILL REMAIN UN-WORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE.
9. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

I. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE AMERICAN FORK CITY, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CARE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.
3. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. HOUSE PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
5. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).
6. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
8. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
9. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
11. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
12. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
13. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

1. ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
2. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE SECONDARY WATER LINES HAVE BEEN PRESSURE TESTED, TO THE CITY OF AMERICAN FORK.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, SECONDARY WATER DEPARTMENT AT (801) 763-3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
4. ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
5. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
6. ALL SECONDARY WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 2 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. SECONDARY WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO - SEEDED AND HYDRO - MULCHED ACCORDING TO THE CITY OF AMERICAN FORD STANDARD SPECIFICATIONS.
2. HERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III for 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORD CITY STANDARD SPECIFICATIONS.
4. ALL PRIVATE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III for 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND END WALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORM WATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR END WALLS SURFACES.
6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE THE WORD STORM.
7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORM WATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS.
2. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION.
3. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.
4. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.



**PATTERSON
HOMES**
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PEAK
MEADOWS
SUBDIVISION
PLAT A

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS.
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[illegible]

ACTION	DATE
FINAL CD	5/20/2020

PEAK
MEADOWS
SUBDIVISION
PLAT A

FINAL PLANS

SHEET NAME	SHEET NUMBER
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*GENERAL
NOTES*

GN1





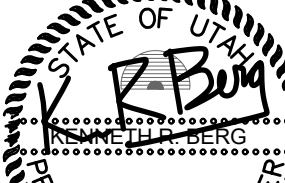
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DEVELOPMENT

PEAK
MEADOWS
SUBDIVISION
PLAT A



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Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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2			
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ACTION			DATE
FINAL CD			5/20/2020

PROJECT

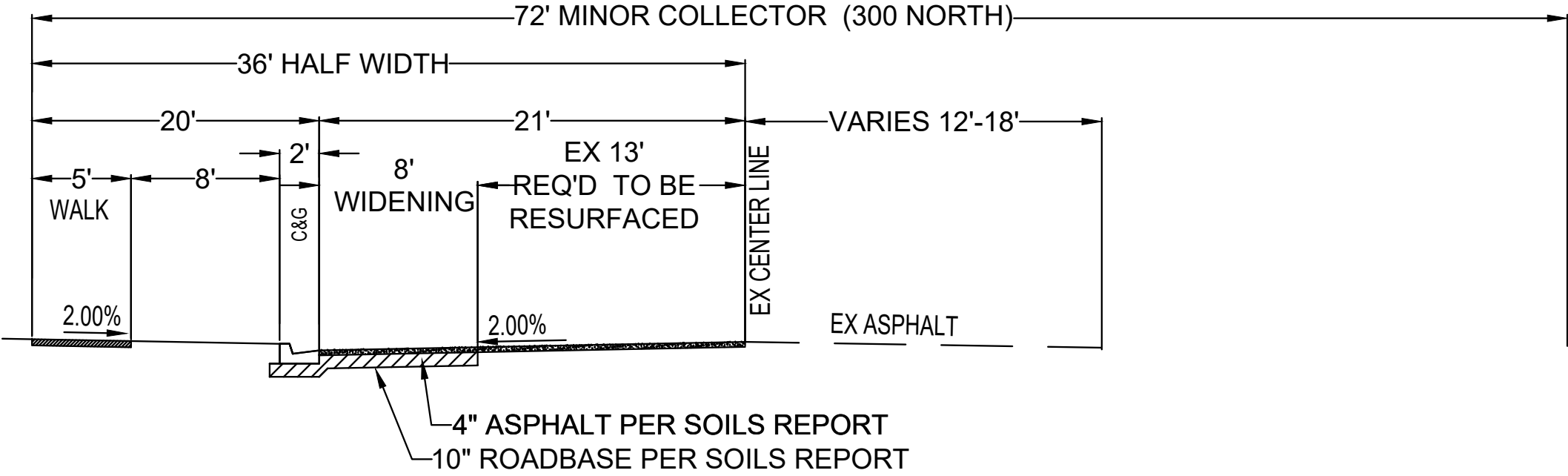
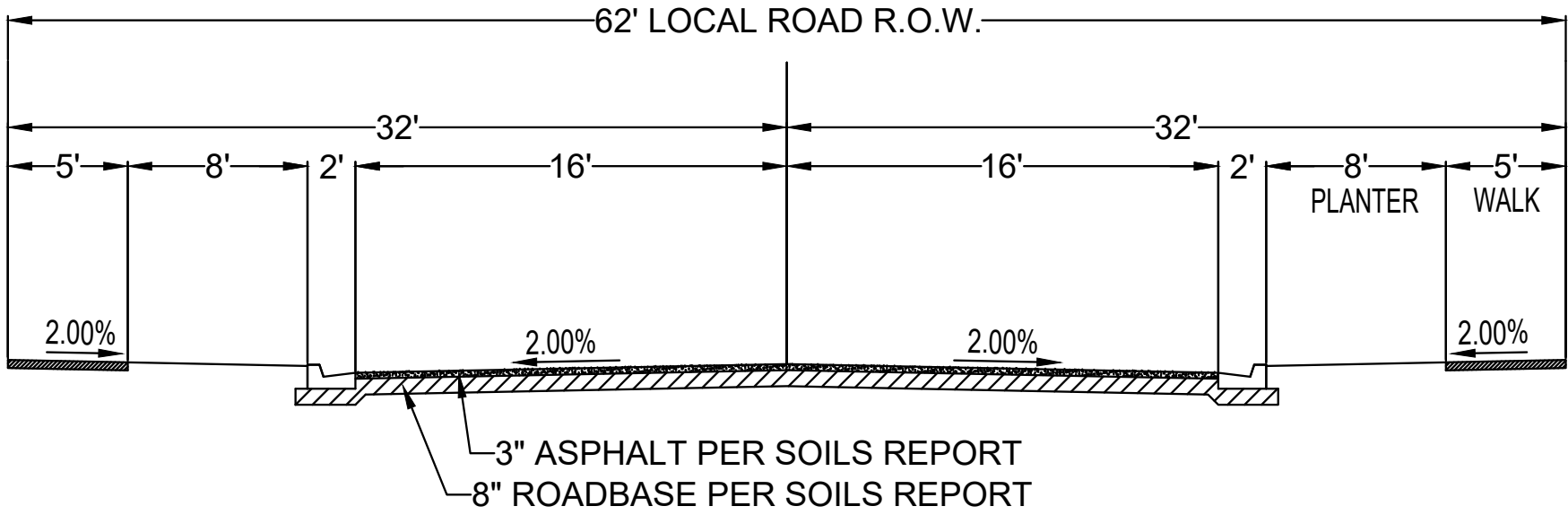
PEAK
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PLAT A

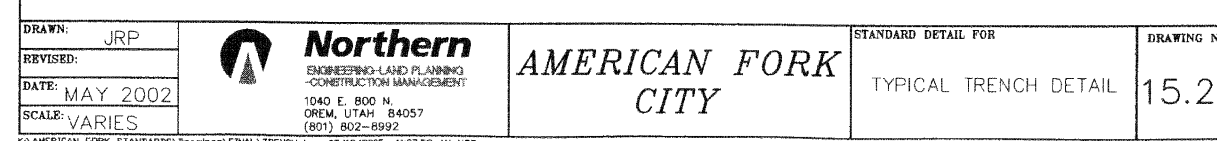
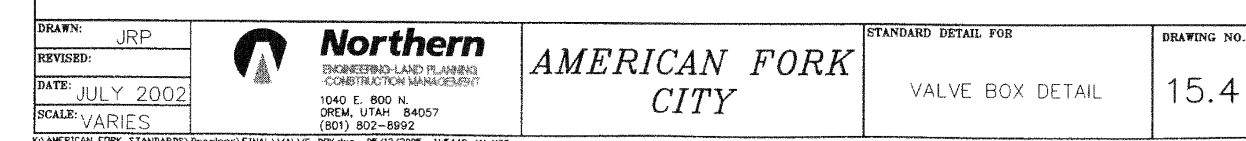
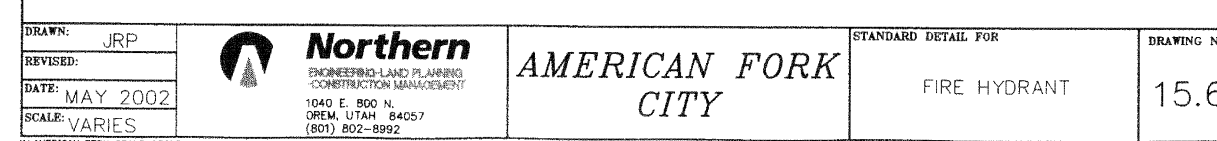
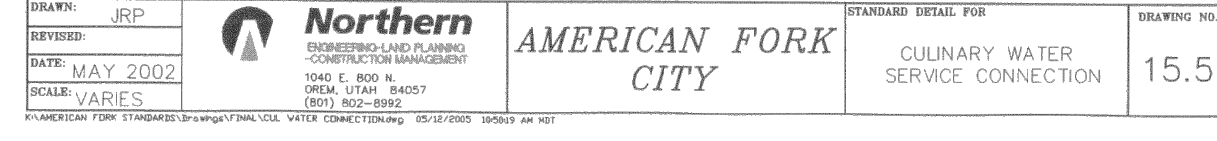
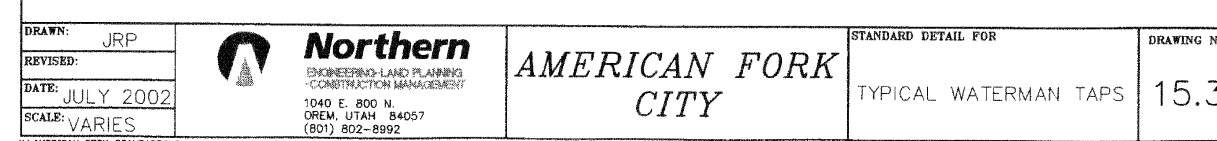
DESCRIPTION

FINAL PLANS

SHEET NAME SHEET NUMBER

GENERAL
DETAILS D0





- BEARING AREA (TYP)

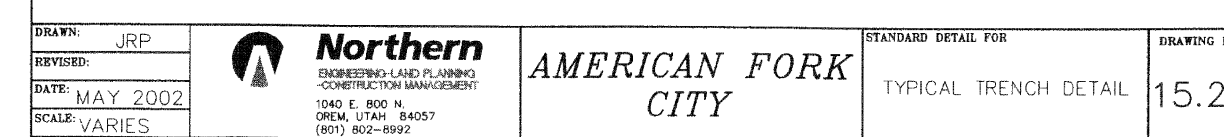
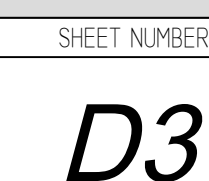
THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.

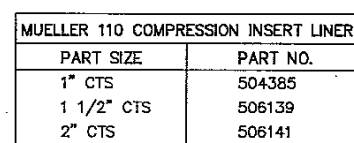
SIZE OF PIPE	TIES, VALVES DEAD ENDS			90° BENDS		45° BENDS		22 1/2° BENDS		11 1/4° BENDS	
4"	2	3	2	2	2	2	2	2	2	2	2
6"	4	5.5	3	1.5	1						
8"	6.5	9.5	5	2.75	1.5						
12"	14	20	11	5.5	3						
14"	19	26.5	14.5	7.5	4						
16"	24	34	18.5	9.5	6						
20"	27	52	28.5	14.5	16						
24"	53	74	41	21	53						
30"	81	114	62	32	16						

#4 EPOXY COATED REBAR WITH 12" MIN. EMBEDMENT

INSTALL THRUST RESTRAINT SEE PLAN NO. S12 (TYP) (MJ AND PUSH-ON JOINTS)







The drawing consists of two main views: a Plan view at the top and a Section view at the bottom.

PLAN View: Shows a top-down view of the valve box. A central circular valve box is surrounded by a circular area labeled "IRRIGATION" inside a circle. The box is set into a surface. A dimension line indicates the "TRENCH WIDTH".

SECTION View: Shows a cross-section of the installation. The valve box is embedded in a concrete or asphaltic pavement. Below the pavement is a layer of peagravel backfill. The valve box has a cover with a nut on top. The valve ends of the pipe are visible. Dimensions include "24\" MIN. COVER", "8\" MIN. OVERLAP", "24\" MIN." for the peagravel layer, and "6\" MIN." for the undisturbed earth below the peagravel.

Labels and Notes:

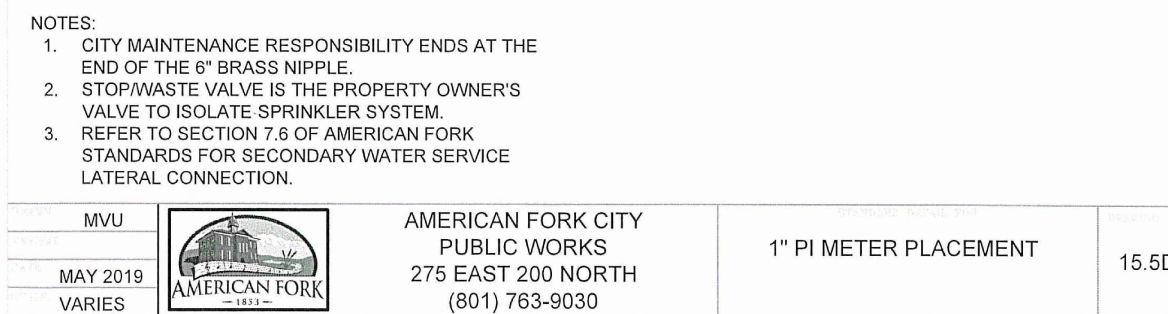
- UNPAVED AREAS FINISHED GRADE.
- WORD "IRRIGATION" ON LID
- VALVE BOX W/ CIRCULAR SHAPED LID. D.&L MODEL M-8040 OR APPROVED EQUAL (INSIDE PAINTED PURPLE, TRIM AS NEEDED)
- ASPHALTIC CONCRETE PAVEMENT
- GEOTEXTILE FABRIC WRAPPED AROUND VALVE AND VALVE BOX
- 24" MIN. COVER
- 8" MIN. OVERLAP
- 24" MIN.
- PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
- 14 AWG TRACER WIRE
- VALVE ENDS FOR TYPE OF PIPE INSTALLED
- 6" MIN.
- UNDISTURBED EARTH
- NOTES:**
 1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
 2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
 3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

LEGEND:

LID TYPE
CIRCULAR SHAPED LID

VALVE BOX INSTALLATION

DRAWN:		 HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-9100	AMERICAN FORK <i>CITY</i>	STANDARD DETAIL FOR	DRAWING NO.
DATE: 11/20/01				SECONDARY WATER	15.4A
SCALE:				VALVE BOX DETAIL	
NONE					



MMU		AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	1" PI METER PLACEMENT	15.50
MAY 2019				
VARIES				



NOTES:

- 1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C-478
- 2) THE SUMP SHALL BE CONCRETE
- 3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
- 4) THE SUMP SHALL BE LOCATED 5' OFFSET FROM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
- 5) THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
- 6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.

TYPICAL INSTALLATION

15" SDP 35 RC OR APPROVED EQUIVALENT

ANTI-SIPHON DEVICE
SNOUT
OIL-DEBRIS
HOOD

2.5' MIN

48" MANHOLE MIN

SOLIDS SETTLE ON BOTTOM

SEE NOTE

15" MIN

15" MIN

STANDARD CONCRETE LID OR APPROVED EQUIVALENT

HEAVY DUTY SOLID LID & RING (D & A-1185 OR EQUIVALENT)

FOLD GEO/TEXTILE FABRIC OVER DRAIN ROOF BEFORE BACKFILLING

FLOW LINE AND GRADE TO BE HYDRAULICALLY ENGINEERED

2" OF 2" DRAIN OR APPROVED EQUIV. ROCK UNDER SUMP

LINE EXCAVATION WITH MESH/ GEOTEXTILE FABRIC BEFORE INSTALLING SUMP

PERMISS CONTING TO BE PERMISS HOLES 12" O.C.

0.5" DRAIN ROCK

2' BUDGET

5' MIN

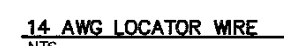
5' MIN

2' MIN

*NOTE - SUMP DEPTH OF 36" MIN. FOR < OR = 12" DRAIN OUTLET FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3X DIAM.

PRETREATMENT MANHOLE AND SUMP DETAIL

DRAWN: JRP DESIGNED: DATE: MAY 2002 SCALE: VARIOUS	 Northern ENGINEERING AND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. DREXEL, UTAH 84007 (435) 426-1000	STANDARD DETAIL FOR: AMERICAN FORK CITY PRETREATMENT MANHOLE AND SUMP	DRAWING NO: 15.14
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- NOTES:**
1. STRIP MAIN WIRE 2" Ø LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
 2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
 3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
 4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DRAWN: _____ DESIGNED: 11/2010 HORROCKS ONE WEST MAIN P.O. BOX 377 DATE: _____ IN _____ AMERICAN FORK ENGINEERS (801) 763-5100 LOCATED: _____	AMERICAN FORK CITY	STANDARD DETAIL FOR LOCATOR WIRE DETAIL	DRAWING NO. 15.33
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PEAK
MEADOWS
SUBDIVISION
PLAT A



CIVIL ENGINEERING
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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION			DATE
FINAL CD			5/20/2020

**PEAK
MEADOWS
SUBDIVISION
PLAT A**

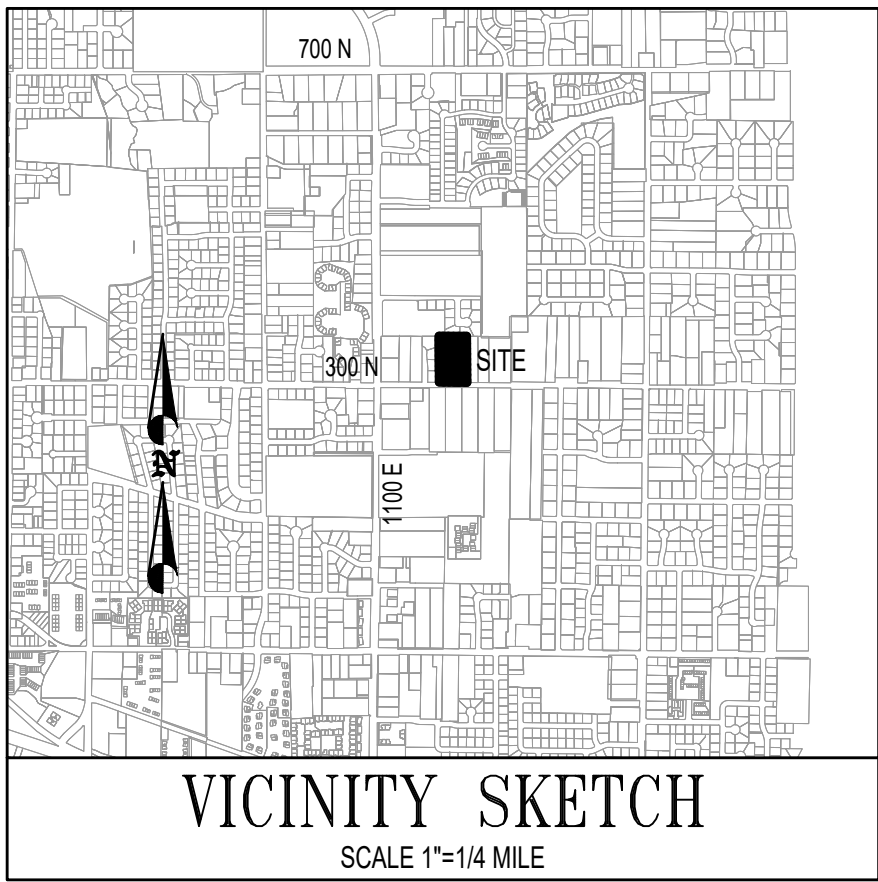
DESCRIPTION

FINAL PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	<i>D4</i>

- NOTES**
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
 2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.
 3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

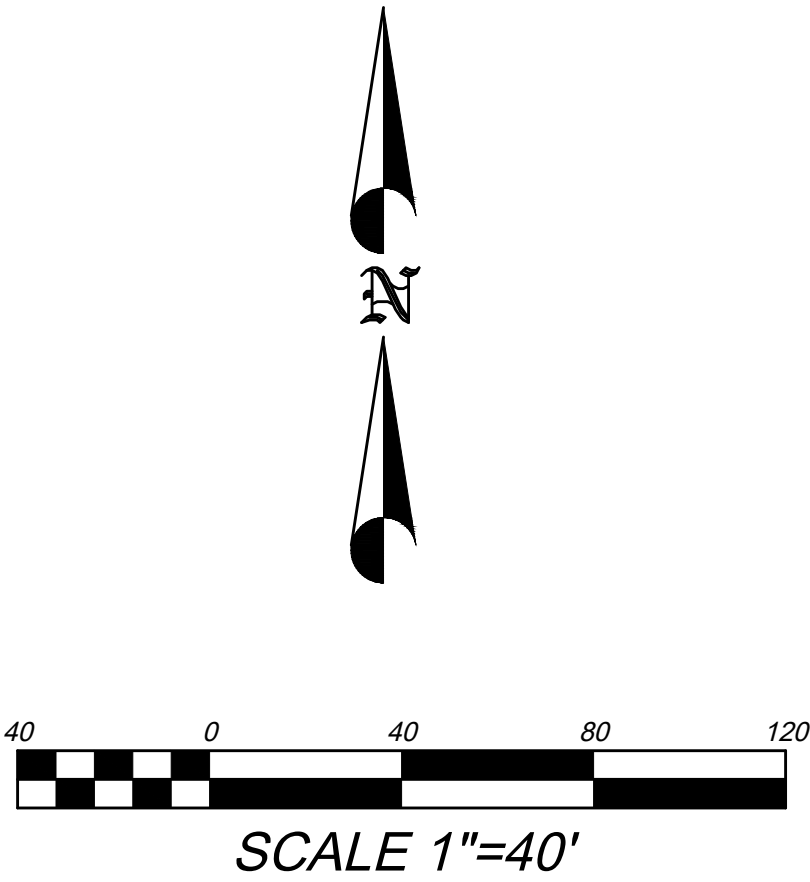
**PEAK MEADOWS
PLAT "A"**
LOCATED IN SOUTHWEST QUARTER SECTION 18
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY SKETCH
SCALE 1"=1/4 MILE

TABULATIONS	
DEVELOPMENT AREA	3.029 AC
LAND USE	SINGLE FAMILY
EXISTING ZONING	R-1-9000
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

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



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ENGINEER
Berg
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cell (801) 616-1677

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	23.53	89°52'45"	21.19	N45°01'03"E
C2	15.00	14.10	53°51'40"	13.59	N26°51'10"W
C3	63.00	316.37	287°43'21"	74.31	S89°55'20"E
C4	15.00	14.10	53°51'40"	13.59	S27°00'30"W
C5	15.00	23.59	90°07'15"	21.24	S44°58'57"E
C6	63.00	64.31	58°29'09"	61.55	N24°32'26"W
C7	63.00	60.49	55°00'34"	58.19	N32°12'26"E
C8	63.00	59.12	53°46'17"	56.98	N86°35'51"E
C9	63.00	77.73	70°41'41"	72.90	S31°10'10"E
C10	63.00	54.72	49°45'40"	53.01	S29°03'31"W

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 0°25'13" EAST ALONG SECTION LINE 490.29 FEET AND EAST 1767.02 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°13'47" WEST ALONG A BOUNDARY LINE AGREEMENT (ENTRY 54276:2001) A DISTANCE OF 118.83 FEET; THENCE NORTH 0°13'39" WEST ALONG THE EASTERLY BOUNDARY OF QUAIL RUN ESTATES PAT "A" A DISTANCE OF 350.15 FEET; THENCE SOUTH 89°55'20" EAST ALONG THE SOUTHERLY BOUNDARY OF KIMBERLY COVE AT QUAIL HOLLOW PLAT "A" A DISTANCE OF 280.08 FEET; THENCE SOUTH 0°25'13" EAST ALONG A FENCE LINE A DISTANCE OF 470.37 FEET; THENCE NORTH 89°33'13" WEST 100.31 FEET; THENCE SOUTH 0°25'13" EAST 0.43 FEET; THENCE NORTH 89°33'13" WEST 181.37 FEET TO THE POINT OF BEGINNING.

AREA = 3.029 ACRES

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 0°25'13" EAST ALONG SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWEST CORNER OF SAID SECTION 18. BOTH MONUMENTS WERE LOCATED AS SHOWN ON COUNTY TIE SHEETS.

OWNER'S DEDICATION

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

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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF _____, IN ACCORDANCE
WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE ____ CITY COUNCIL ____ OF ____ AMERICAN FORK CITY ____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS
____ DAY OF _____, A.D. ____.

____ MAYOR ____ CITY COUNCIL MEMBER

____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER

____ CITY COUNCIL MEMBER ____ CITY COUNCIL MEMBER

APPROVED ____ ATTEST ____
CITY ENGINEER CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

____ PLANNER ____ CHAIRMAN, PLANNING COMMISSION

**PEAK MEADOWS
PLAT "A"**

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

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

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AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 6/3/2020

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 Related to Culinary Water, Pressurized Irrigation, and Sewer Connection Standards

Project Address: American Fork City

Developer / Applicant's Name: Public Works 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: Residential, commercial, industrial, institutional, and mixed uses shall be served by the City's culinary water, pressurized irrigation, and sewer system. The amendments to this section regulates the required service lateral connections as applicable to the various land uses. 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.

ORDINANCE NO. 2020-06-_____

AN ORDINANCE AMENDING SECTION 17.5.131 OF THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATED TO CULINARY WATER, PRESSURIZED IRRIGATION, AND SEWER CONNECTION STANDARDS.

WHEREAS, Chapter 17.5.131 of the American Fork Municipal Code relates to culinary water, pressurized irrigation, and sewer connection standards;

WHEREAS, City Council desires to amend the connection standards for water, pressurized irrigation, and sewer;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the Code relating to connection standards to require each individually owned unit to be served by a separate connection; and

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

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.5.131 of the Municipal Code of American Fork City, relating to Culinary Water, Pressurized Irrigation, and Sewer Connection Standards is hereby amended to read as follows:

Section 17.5.131. – Culinary Water, Pressurized Irrigation, and Sewer Connection Standards.

A. Residential uses.

1. Culinary water and pressurized irrigation. Each dwelling unit shall be served by the city's culinary water and pressurized irrigation system. Each dwelling unit shall be served by an individual service lateral and meter, except that in the instance of multi-story multi-unit structures on a single lot, the city, at their sole discretion, may authorize the use of oversize connections and a master meter.
2. Sewer. Each dwelling unit shall be served by the city's sewer collection system. Each dwelling unit shall be connected to the sewer collection system by an individual lateral, except that in the instance of multi-story multi-unit structures on a single lot, the city, at their sole discretion, may authorize the use of a common lateral.

B. Commercial, industrial, mixed uses, and institutional uses. Minimum standards for culinary water, pressurized irrigation and sewer connections for commercial, industrial, mixed uses, and institutional uses are as follows:

1. Buildings. At a minimum, each building shall be served by a separate water and sewer connection which is connected directly to a city water and sewer laterals having sufficient capacity to accommodate the anticipated demand from the proposed use.

2. Lots. Each lot shall be served by an individual service lateral and meter connected to the city's pressurized irrigation system.
3. Multitenant. Each multi-tenant building shall conform to the following standards, as applicable:
 - a. In the instance of a single story building where the units in the building are designed to be divided into separate units and intended to be owned by separate owners, each unit shall be served by individual water and sewer service laterals connected directly to a city water and sewer line having sufficient capacity to accommodate the anticipated demand from the proposed use.
 - b. In the instance of a single story building where all of the units within the building are to remain in single ownership, the city may authorize the use of a single water and/or sewer connection for the entire building subject to: (1) the providing of adequate assurances of continued unified ownership, (2) submittal of a document, acceptable to the city, indemnifying the city against damages that may occur to tenants within the building as a result of a malfunction of the common utility system and agreeing to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of a sale of any of the units within the building to a separate owner.
 - c. In the instance of a multi-story, multi-unit building intended to be divided into separately owned units (condominium project), each unit shall be served by an individual water service lateral and meter which are connected directly to a city water line and each unit shall be served by an individual sewer service lateral which is connected to a city or private sewer line having sufficient capacity to accommodate the anticipated demand from the proposed use.
 - d. In the instance of a multi-story, multi-unit, mixed use building where all units within the structure are to remain in single ownership, the city may authorize the use of a single water and/or sewer connection for each land use type within the structure subject to: (1) the providing of adequate assurances of continued unified ownership, (2) submittal of a document, acceptable to the city, indemnifying the city against damages that may occur to tenants within the building as a result of a malfunction of the common utility system and agreeing to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of a sale of any of the units within the building to a separate owner.

PART II

CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

SECTION 1. Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution, or part thereof, the more stringent shall prevail.

SECTION 2. Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is

adjudged to be unconstitutional or invalid, it is hereby declared that the remainder of the ordinance shall not be affected thereby.

EFFECTIVE DATE

This amended ordinance shall take effect immediately upon its passage and publication as prescribed by law.

Passed by the American Fork City Council this ____ day of June, 2020.

ATTEST:

Bradley J. Frost
American Fork City Mayor

Terilyn Lurker
City Recorder

Sec 17.5.131 Culinary Water, Pressurized Irrigation, And Sewer Connection Standards

A. Residential uses.

1. Culinary water and pressurized irrigation. Each dwelling unit shall be served by the city's culinary water and pressurized irrigation system. Each dwelling unit shall be served by an individual service lateral and meter, except that in the instance of multi-story multi-unit structures on a single lot, the city, at their sole discretion, may authorize the use of oversize connections and a master meter.
2. Sewer. Each dwelling unit shall be served by the city's sewer collection system. Each dwelling unit shall be connected to the sewer collection system by an individual lateral, except that in the instance of multi-story multi-unit structures on a single lot, the city, at their sole discretion, may authorize the use of a common lateral.

B. Commercial, industrial, mixed uses, and institutional uses.

1. Each separate building shall be served by a separate water and sewer connection which is connected directly to a city water and sewer laterals having sufficient capacity to accommodate the anticipated demand from the proposed use.

~~1-2.~~ Each lot shall be served by an individual service lateral and meter connected to the city's pressurized irrigation system.

~~2-3.~~ In addition, each multi-tenant building shall conform to the following standards, as applicable:

- a. In the instance of a single story building where the units in the building are designed to be divided into separate units and intended to be owned by separate owners, each unit shall be served by individual water and sewer service laterals connected directly to a city water and sewer line having sufficient capacity to accommodate the anticipated demand from the proposed use.
- b. In the instance of a single story building where all of the units within the building are to remain in single ownership, the city may authorize the use of a single water and/or sewer connection for the entire building subject to: (1) the providing of adequate assurances of continued unified ownership, (2) submittal of a document, acceptable to the city, indemnifying the city against damages that may occur to tenants within the building as a result of a malfunction of the common utility system and agreeing to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of a sale of any of the units within the building to a separate owner.
- c. In the instance of a multi-story, multi-unit building ~~consisting of more than one story and designed and~~ intended to be divided into separately owned units (condominium project), ~~each containing water and sewer service, each unit shall be served with water and sewer service laterals which are separate from laterals serving other units and~~ unit shall be served by an individual water service lateral and meter which are connected directly to a city water line and each unit shall be served by an individual sewer service lateral which is connected to a city or private sewer line having sufficient capacity to accommodate the anticipated demand from the proposed use.
- d. In the instance of a multi-story, multi-unit, mixed use building where all units within the structure are to remain in single ownership, the city may authorize the use of a single water and/or sewer connection for each land use type within the structure subject to: (1) the providing of adequate assurances of continued unified ownership, (2) submittal of a document, acceptable to the city, indemnifying the city against damages that may occur to tenants within the building as a result of a malfunction of the common utility system and agreeing to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of a

~~sale of any of the units within the building to a separate owner. In the instance of a building designed and intended to be divided into separate units (condominium project), but served by common restroom and utility areas (no separate water or sewer facilities in the private owned area), such building may be served using a single water and sewer lateral connected directly to a city water and sewer line having sufficient capacity to accommodate the anticipated demand from the proposed use.~~

- ~~e. — In the instance of a building consisting of more than one story and constructed prior to the effective date of the ordinance codified in this title which is proposed for condominium conversion, the city may authorize the use of a single water and sewer lateral for the entire building subject to: (1) a determination of by the city engineer that the existing laterals have sufficient capacity, (2) submittal of condominium documents which include establishment of a condominium association and assigning responsibility and for providing water and sewer service to each unit and liability for damage in the event of malfunction, (3) any unit which includes the preparation of food shall be served by a separate grease trap, (4) submittal of a document, acceptable to the city, indemnifying the city against damages that may occur to tenants within the building as a result of a malfunction of the common utility system, which agreement shall be included as a part of the condominium documents for the project and recorded at the office of the county recorder, and (5) each condominium project utilizing a single water and sewer connection shall obtain water and sewer liability insurance coverage of at least twenty five thousand dollars (as measured in 2008 dollars), which amount shall be adjusted from year to year in accordance with the Consumer Price Index (CPI) for urban areas. In addition the city shall be listed as a certificate holder/additional named insured on any insurance policy to ensure the city is provided notice of any changes in insurance coverage.~~

(Ord. No. 08-05-26)

Sec 17.5.131 Culinary Water, Pressurized Irrigation, And Sewer Connection Standards

A. Residential uses.

1. Culinary water and pressurized irrigation. Each dwelling unit shall be served by the city's culinary water and pressurized irrigation system. Each dwelling unit shall be served by an individual service lateral and meter, except that in the instance of multi-story multi-unit structures on a single lot, the city, at their sole discretion, may authorize the use of oversize connections and a master meter.
2. Sewer. Each dwelling unit shall be served by the city's sewer collection system. Each dwelling unit shall be connected to the sewer collection system by an individual lateral, except that in the instance of multi-story multi-unit structures on a single lot, the city, at their sole discretion, may authorize the use of a common lateral.

B. Commercial, industrial, mixed uses, and institutional uses.

1. Each separate building shall be served by a separate water and sewer connection which is connected directly to a city water and sewer laterals having sufficient capacity to accommodate the anticipated demand from the proposed use.
2. Each lot shall be served by an individual service lateral and meter connected to the city's pressurized irrigation system.
3. In addition, each multi-tenant building shall conform to the following standards, as applicable:
 - a. In the instance of a single story building where the units in the building are designed to be divided into separate units and intended to be owned by separate owners, each unit shall be served by individual water and sewer service laterals connected directly to a city water and sewer line having sufficient capacity to accommodate the anticipated demand from the proposed use.
 - b. In the instance of a single story building where all of the units within the building are to remain in single ownership, the city may authorize the use of a single water and/or sewer connection for the entire building subject to: (1) the providing of adequate assurances of continued unified ownership, (2) submittal of a document, acceptable to the city, indemnifying the city against damages that may occur to tenants within the building as a result of a malfunction of the common utility system and agreeing to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of a sale of any of the units within the building to a separate owner.
 - c. In the instance of a multi-story, multi-unit building intended to be divided into separately owned units (condominium project), each unit shall be served by an individual water service lateral and meter which are connected directly to a city water line and each unit shall be served by an individual sewer service lateral which is connected to a city or private sewer line having sufficient capacity to accommodate the anticipated demand from the proposed use.
 - d. In the instance of a multi-story, multi-unit, mixed use building where all units within the structure are to remain in single ownership, the city may authorize the use of a single water and/or sewer connection for each land use type within the structure subject to: (1) the providing of adequate assurances of continued unified ownership, (2) submittal of a document, acceptable to the city, indemnifying the city against damages that may occur to tenants within the building as a result of a malfunction of the common utility system and agreeing to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of a sale of any of the units within the building to a separate owner.

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES MAY 20, 2020

The American Fork City Planning Commission met in a regular session on May 20, 2020 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

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

Absent: Rod Brocious

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

Public Comments Received:

1. Discussion on Section 17.5.133 of the American Fork City Development Code entitled "Off-Street Parking Standards."

Chairman Woffinden said that this is a discussion item only, a vote will not be taken.

Mr. Olson stated that a few years ago, the City's parking ordinance was updated by adding reference to a table from a widely accepted planning and urban design book. This was intended to clarify and provide parking standards for a number of uses that the ordinance did not address; particularly commercial uses. Part of this table also addressed parking for multi-family uses, breaking down multi-family by number of bedrooms, from studio units to two-bedroom and above units.

An unintended consequence of this addition was that it provided an alternate standard from the existing multi-family requirement of 2.25 spaces per unit, regardless of the type or number of bedrooms. The question is raised, do we follow the 2.25 per unit standard; or, do we follow the table, which allows flexibility based on bedroom count? The development community prefers the table due to its flexibility.

UNAPPROVED MINUTES

Upon discussion and direction by the Planning Commission, staff will prepare an ordinance revision clarifying the requirements for multi-family residential development.

Below are the two sections of the Code, illustrating the inconsistency.

1. Residential uses.

- a. One-family dwelling: Two spaces per dwelling unit. All spaces shall be located on the same parcel as the dwelling. No portion of a front or side setback area adjacent to a street, including any portion thereof used as a driveway, shall be construed as part of the required off-street parking area.
- b. Multiple family dwelling: Two spaces per dwelling unit, plus 0.25 spaces per dwelling unit for visitor parking. Visitor parking shall be evenly distributed throughout the project.
- c. Long-term patient care facilities (assisted living centers, rest homes nursing homes): One space for each employee during the maximum care period, plus one space for each four patient rooms for visitors.

6. Uses not specifically listed. For uses not identified in the above schedule, the number of off-street parking spaces shall be determined by the planning commission. The determination shall be based upon the requirements for the most comparable use listed, and/or that certain table entitled recommended parking ratio requirements set forth under part 3 p. 246 of that certain book entitled Planning and Urban Design Standards, 2006 Edition, which is set out below, and/or upon an independent determination of parking demands for such uses in comparable locations, all at the discretion of the planning commission.

RECOMMENDED PARKING RATIO REQUIREMENTS*

Single-family dwelling unit	Multi-family dwelling unit	2 per dwelling unit
Studio		1.25 per dwelling unit
One bedroom		1.5 per dwelling unit
Two or more bedrooms		2 per dwelling unit
Accessory dwelling unit		1 per dwelling unit

Chairman Woffinden stated that he thinks the parking requirement should be left at 2.25. Parking will always be a problem, he thinks that we should get rid of the table and leave the requirement as is.

Ms. Anderson said that she's not sure, she wants to hear others' input. They've heard from developers that other areas are requiring 2.25. She would like to know what neighboring cities are requiring.

UNAPPROVED MINUTES

- 1 Mr. Olson replied that Lehi requires 3 spaces, but most of the other cities are in line with 2 or
2 2.25 per unit. Some cities break it down further near the TOD, and the parking standard changes
3 as the bedroom count rises.
- 4 Ms. Anderson feels that in a city with higher-density these lower requirements might make
5 sense, but two people living in an American Fork apartment will probably each have a car.
- 6 Chairman Woffinden added that we don't need another mess with not enough parking.
- 7 Mr. Christiansen thinks that most units will probably be occupied with two drivers.
- 8 Mr. Dupaix doesn't see the benefit of raising the parking requirement number, two spaces per
9 dwelling seems reasonable. He thinks parking requirements should be whole numbers and not
10 broken into fractions.
- 11 Ms. Anderson said that she thinks the fractions apply to visitor parking, and Mr. Olson agreed.
- 12 Mr. Dupaix indicated that he is fine staying with the 2.25 requirement.
- 13 Mr. Dudley believes that the community needs to encourage walkability. He clarified that this
14 parking requirement is for everything outside the TOD. He feels that parking is hard to get right.
15 He thinks that a requirement of two spaces is sufficient for apartments, but 2.25 works as well.
16 He is not a fan of on-street parking.
- 17 Mr. Ryan Hunter is not in favor of lowering the number, he likes the standard as it is. In the
18 event that a developer wants to come and appeal for a lower parking requirement, that would be
19 the exception to the rule. The intent is to set an adequate standard for 90% of the time.
- 20 Mr. Olson said that some multi-family developers have requested a reduction in parking
21 requirements. They are able to make such an appeal, then it goes to the Planning Commission.
22 He doesn't know if he's ever seen a multi-family development with an excess of parking, they
23 are usually tight on spaces.
- 24 Ms. Anderson said that it sounds like most of the commissioners are in favor of keeping it at 2
25 per unit, and asked if it really needs to be 2.25? Could it be 2.125?
- 26 Chairman Woffinden said that it should be 2.5.
- 27 Mr. Ryan Hunter said that if they're going to change it, they should have studies done to give
28 them more information.
- 29 Mr. Dupaix suggested leaving the requirement at 2.25, and doing more homework before there's
30 an adjustment.
- 31 Mr. Dudley said that he agrees with Mr. Olson, there's rarely too much parking in multi-family
32 units. There should be a compelling reason to reduce the requirement. Developers will always try
33 to push it downward.

UNAPPROVED MINUTES

Chairman Woffinden said that developers make money off construction, not parking.

Mr. Olson indicated that he will clean up the tables, they are not intended for residential guidance.

Ms. Anderson added that a studio apartment might be the one exception that might not need two cars.

Mr. Olson replied that in the past, the developers will specify how many units are studio and these units get a slight reduction in parking requirements.

2. Hearing, review and action on various amendments to Section 15.01 and Section 17.9 of the American Fork City Municipal Code relating to the bonding process, release of funds, and warranty/completion periods

Chairman Woffinden asked if there had been any public comments for this item, there have not.

Mr. Ben Hunter said that these modifications came before the commission a couple of months ago. Commissioners wanted to be sure that this had the review of legal counsel. This document includes clarifications/cleanup by legal counsel before it goes to city council. It cleans up language and gives some corrections for requirements for bond releases and timely work.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to approve the code text amendments.

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

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

The motion passed.

UNAPPROVED MINUTES

3. Other Business

Mr. Dupaix expressed his thanks for the street improvements at 900 West.

4. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items. There are quite a few developments moving through TRC that aren't quite ready for Planning Commission. On the next agenda there will be two small subdivisions and more code text amendments.

Ms. Anderson asked what the moratorium area is.

Mr. Olson replied that it includes anything south and west of 1-15. We are still allowed as staff to somewhat proceed with projects. Vertical improvements are on hold, but horizontal improvements will be allowed. No building permits will be issued until the water situation is resolved.

Chairman Woffinden asked if he had any idea when the water situation will be resolved.

Mr. Olson replied that the council has set a goal of 6 months.

5. Review and action on the minutes of the May 6, 2020 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the May 6, 2020 Planning Commission Regular Session.

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
Ryan Hunter	Aye

The motion carried.

6. Adjournment

Mr. Dupaix moved to adjourn, Ms. Anderson seconds. All vote in favor.

Meeting adjourned at 7:30 pm.

UNAPPROVED MINUTES

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4 Lisa Halversen, Administrative Assistant