

AMERICAN FORK CITY PLANNING COMMISSION
OCTOBER 7, 2020
NOTICE OF ELECTRONIC MEETING
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on October 7, 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 a land use map amendment from the High Density Residential to the General Commercial designation, located at 96 South 100 East
2. Hearing, review and action on a zone map amendment from the R4-7,500 Residential to the CC-1 Central Commercial zone, located at 96 South 100 East
3. Hearing, review and action on a land use map amendment from the Residential High Density to the Residential Medium Density designation, located in the area of 65 East 400 South
4. Hearing, review and action on the preliminary and final plat for Timp Hollow Plat D subdivision, located in the area of 1030 North 1150 East in the R1-12,000 Residential zone
5. Hearing, review and action on the Rawlings Zone Map Amendment from the R1-7,500 to R2-7,500 Residential zone located at 165 East 300 North
6. Hearing, review and action on a commercial site plan for Bishop Storage, located at 16 West 1500 South in the PI-1 Planned Industrial zone
7. Review and action on the minutes of the September 16, 2020 Planning Commission Regular Session
8. 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

NOTICE OF ELECTRONIC MEETING

In accordance with Resolution No. 2020-07-20R, Chairman Woffinden has determined that conducting meetings of the Planning Commission with an anchor location, such as the City Council Chambers, presents a substantial risk to the health and safety of those who may be present there. The following are facts upon which this determination has been made:

- Utah has been in a declared state of emergency due to COVID-19 since March 6, 2020, a virus outbreak that has been recognized by the World Health Organization, federal, state and local leaders as a pandemic.
- The Centers for Disease Control and Prevention (CDC) has stated that COVID-19 is easily spread from person to person between people who are in close contact with one another through respiratory droplets when an infected person coughs, sneezes, or talks. This virus can also be spread by people who are non-symptomatic.
- As reported by the Utah Department of Health, reported COVID-19 cases in Utah County continue to rise at a rate higher than reported rates for the state.
- Federal, state, and local authorities recommend that individuals limit public gatherings, wear face masks, and follow social distancing guidelines.
- It is difficult to anticipate the number of attendees at any meeting in order to maintain social distancing to comply with State Phased guidelines. Further, regardless of the number of attendees, social distancing measures for Planning Commission, staff, and attendees will be difficult to maintain in the City Council Chambers.
- COVID-19 continues to pose an immediate threat to the health, safety, and welfare of American Fork City residents.
- American Fork City can provide a way for the public to hear, or hear and view, open portions of Planning Commission meetings and to provide a way to participate in public hearings.

For the next 30 days, all Planning Commission meetings will be conducted via electronic means. The meetings are broadcast live-streamed, and available at a later time, at <https://www.americanfork.gov/AgendaCenter>. To make a public comment, email comments to zoompubliccomment@afc-city.net prior to 5:00 p.m. the day of the meeting for the comment to be read into record. Please indicate in the subject line which item your comment refers to.

AGENDA TOPICS: Hearing, review and action on a land use map from the High Density Residential designation to the General Commercial designation, located at 96 S. 100 E.

Hearing, review and action on a zone map amendment from the R4-7,500 Residential zone to the CC-1 Central Commercial zone.

ACTION REQUESTED: Recommendations of approval for land use and zone map amendments.

BACKGROUND INFORMATION				
Location:		96 S. 100 E.		
Applicants:		Melanie Johnson		
Existing Land Use:		Residential		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Library		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R4-7,500		
Proposed Zoning:		CC-1		
Surrounding Zoning:	North	CC-1		
	South	R4-7,500		
	East	R4-7,500		
	West	R4-7,500		
Land Use Plan Designation:		High Density Residential		

Background

The applicant seeks amendments to the Land Use Map and Zone Map designations, from high density to commercial. The property is located at 96 S. 100 E. and is directly south of the Library. The applicant is a real estate agent marketing the property and has had numerous inquiries of converting the existing residential use to a commercial use, such as office. A change in the land use and zone map designations is required for any commercial use to occupy the site. As the property borders a commercial zone to the north, it may make sense to extend the commercial designation and CC-1 zone to the

corner of 100 S. and 100 E. Should the property receive those commercial designations, any change of use will require a site plan approval which will come before the Planning Commission for final approval.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment.

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

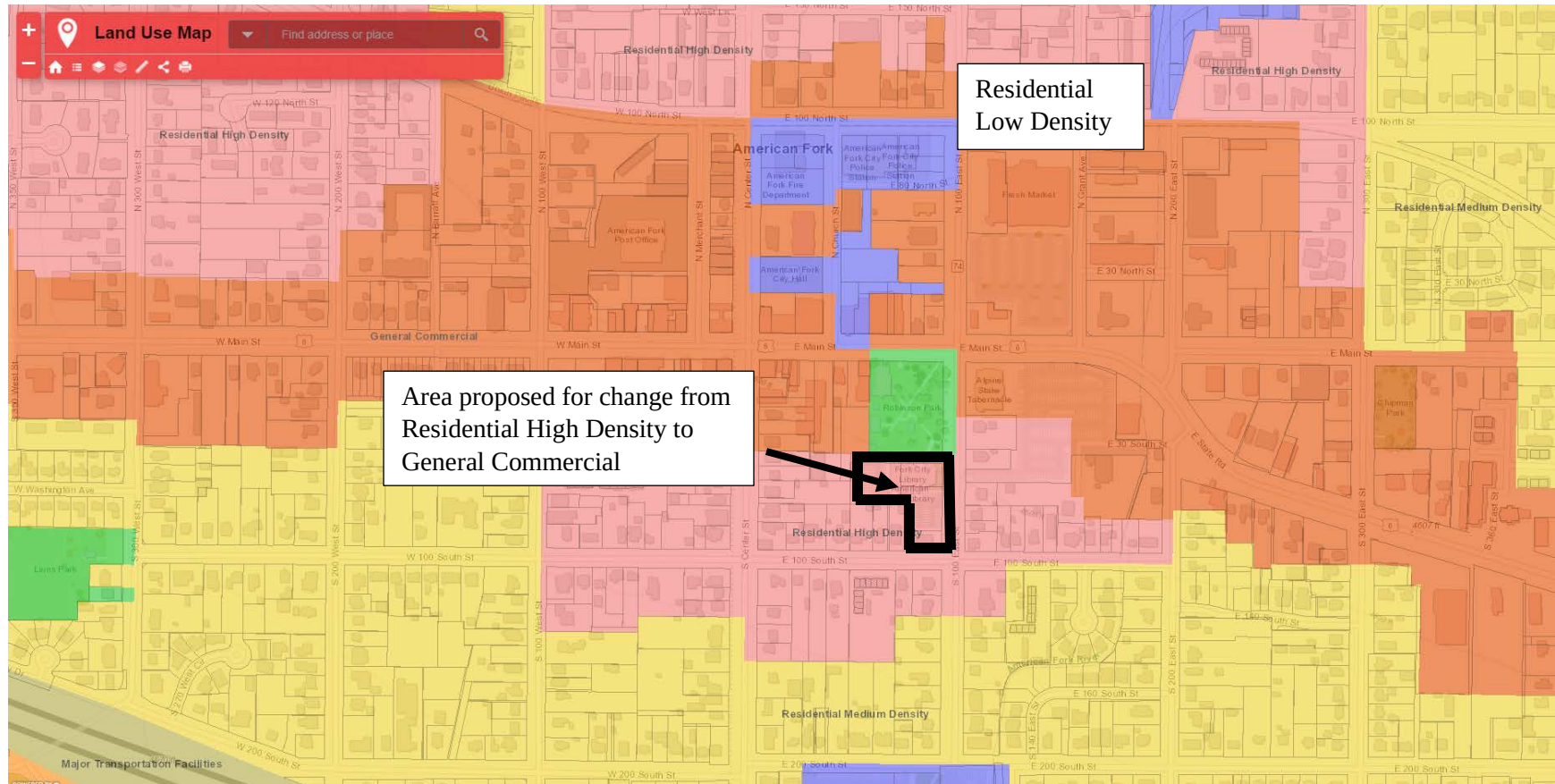
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

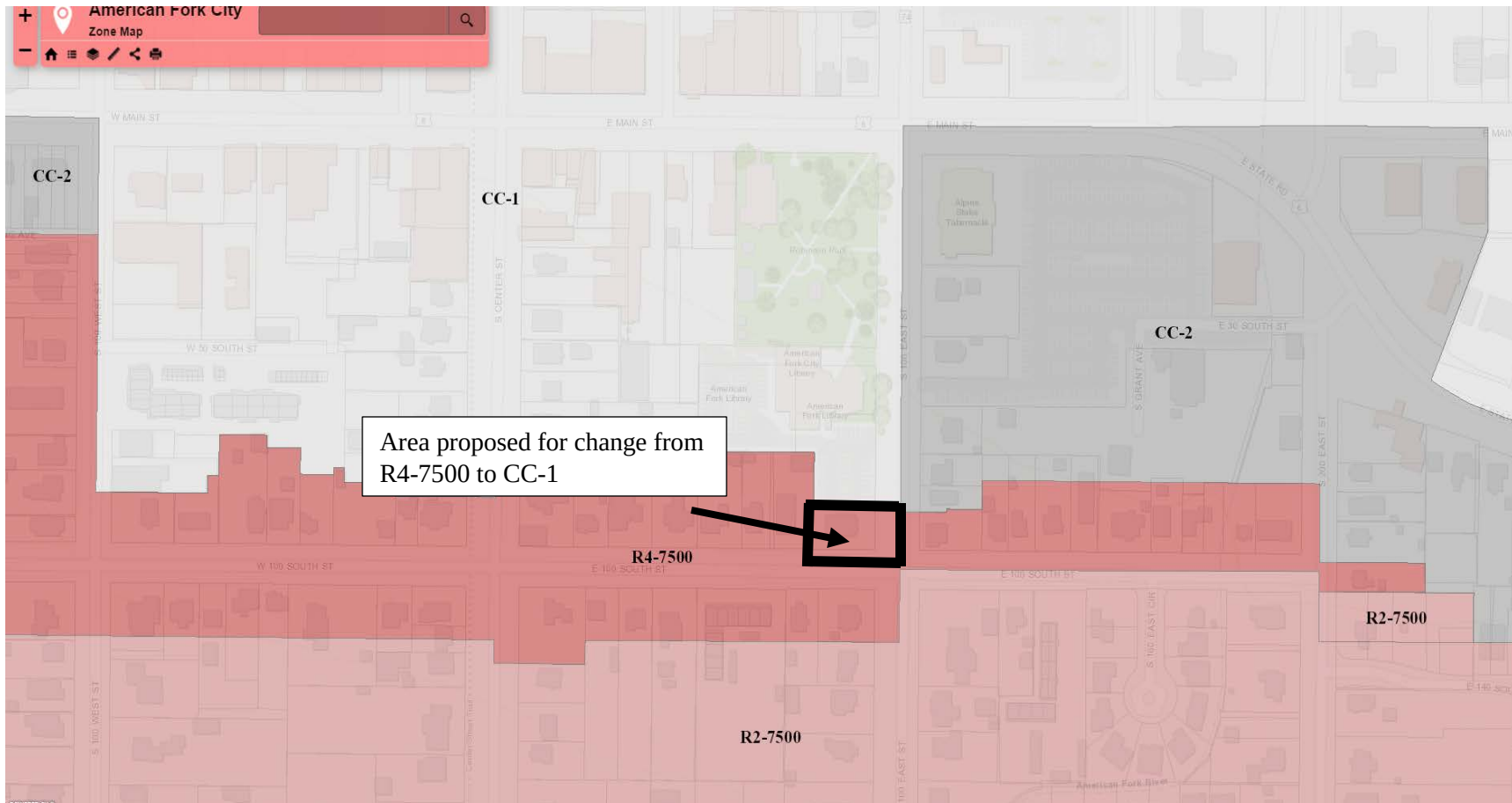
TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

Land Use Map



Zone Map





AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

GENERAL PLAN AMENDMENT (purple)

Technical Review Committee Submittal Form

Project Name: Woolley Commercial Building
Location: 9650. 100 E. American Fork
Reason/Description: Selling to a possible Commercial buyer/business
Utah County Parcel No(s): 02-024-0003

Property Owner Name: Michael & Debra Woolley
Property Owner Signature: [Signature]

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Melanie Johnson (Realtor)
Address: P.O. Box 438 Lehi, UT 84043
Telephone: 801-717-5480 Fax: _____
Email: melaniejohnson@kw.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

1. Five paper submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. Electronic submittal on **DISC**:
 - a. a full plan set in one (1) single pdf
 - b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
 - c. reports (drainage, geotechnical, title) each in a separate pdf
3. Fee as determined at time of Site Plan Review Fee: \$250.00

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

PAID
9.17.20 cl



AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: Woolley Commercial Building
Location: 9650. 100 E American Fork
Reason/Description: Selling to a possible commercial buyer/business
Utah County Parcel No(s): 02-024-0003
Property Owner Name: Michael + Debra Woolley
Property Owner Signature: [Signatures]
Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)
Name: Melanie Johnson (Realtor)
Address: P.O. Box 438 Lehi, UT 84043
Telephone: 801-717-5480 Fax: _____
Email: melaniejohnson@kw.com

Submit the following to Lisa Halversen, Public Works Dept, 275 East 200 North.

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By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☒	Property Size (acres): <u>20</u> Current Zone Classification: <u>R4-7500</u>
☒	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)
☒	Does the proposed zone change conform to the Land Use Plan? ☐ Yes ☒ No If no, please submit a request for General Plan Amendment with this application.

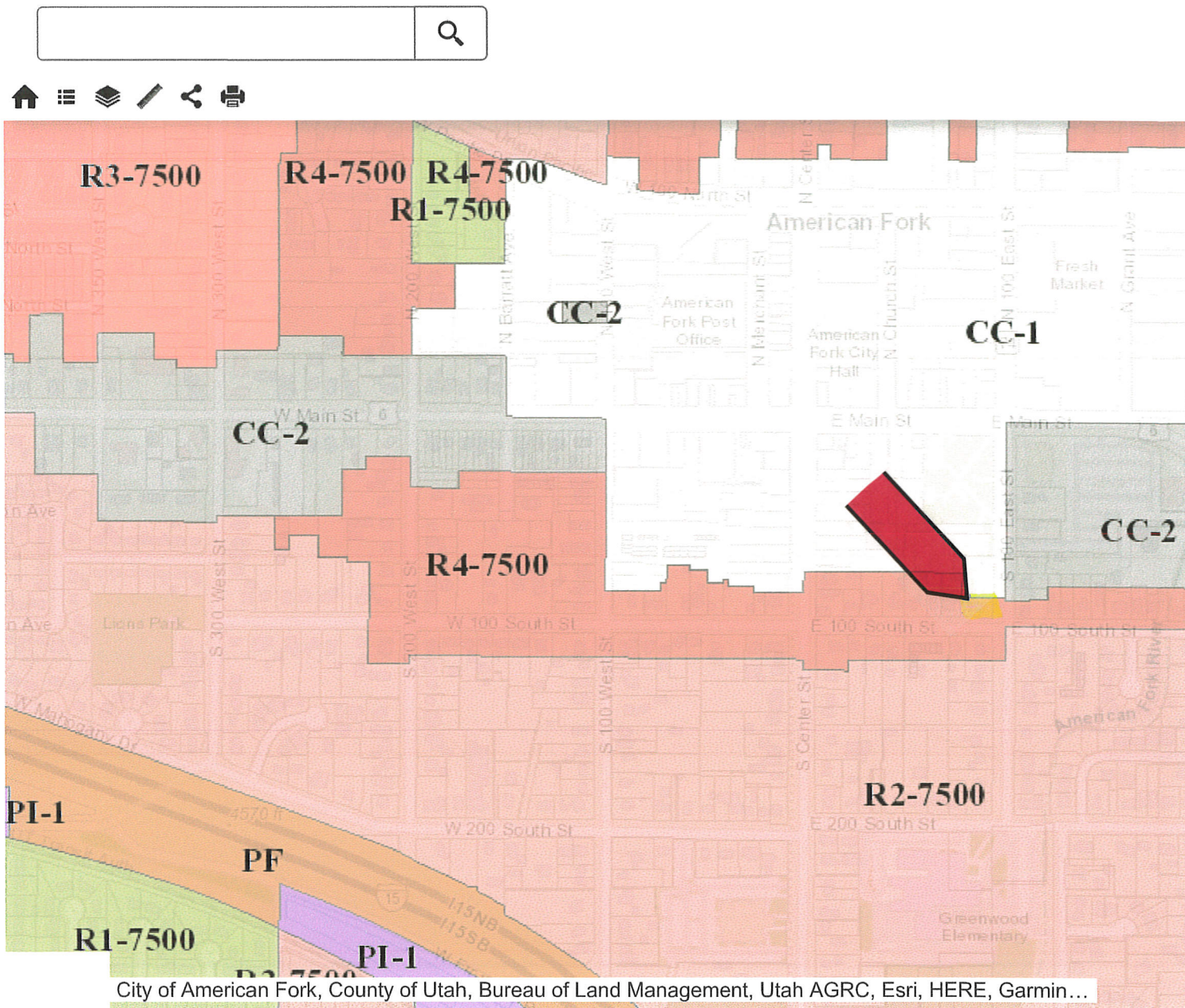
P.A.L.D.
9.17.20 CL

☒	What zone classification are you proposing for the area to be considered? <u>CC-1</u>
☒	Map illustrating property to be changed.

Link to Development Code

https://www2.municode.com/library/ut/american_fork/codes/code_of_ordinances

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102



Hello to whom it may concern,

September 17, 2020

My name is Melanie Johnson. I am the Realtor hired to sell the property located at 96 South 100 East in the city limits of American Fork. This property is just south of the library and near zones designated CC-1 and CC-2. It is currently zone R4-7500. We have had several inquiries as to possible commercial businesses that could use the property for different opportunities. Because it has not sold yet we do not know what to designate it as on the ZONE CHANGE request form. We have been approached by the ideas of a flower shop, catering business, Children's justice center, bed and breakfast, day spa and more.

In the past the sellers were told the property was already designated as Residential/Commercial. We do not have anything in writing that we can find to back up this statement.

Also the city wanted to do diagonal parking along the front as a continuation of the parking along the east side of the library and the park which are located on the same street (100 East). The sellers decided they did not want to do this at that time but the possibility is still there as the sellers have made no alterations to the front of the property.

I know you all are very busy. The sellers are short on time and need to sell their home quickly. Time is of the essence and we would appreciate any help in getting this done as soon as possible and we will do what it takes to aid in this.

We would appreciate some help with the direction we need to go in to get the zoning changed on the property. Any assistance would be greatly appreciated. Let me know if there is anything you need from us.

Thank you for your time,

Melanie Johnson

KW South Valley Keller Williams Realty

801.717.5480

melaniejohnson@kw.com

MLS# 1685867**List Price:** \$499,900**Tour/Open:** View Tour**Original List Price:** \$585,000**Status:** Active**Price Per:** \$100**CDOM:** 72**Entry Date:** 07/07/2020**DOM:** 72**Address:** 96 S 100 E**NS/EW:** 96 S / 100 E**City:** American Fork, UT 84003**County:** Utah**Restrictions:** No**Proj/Subdiv:****Tax ID:** 02-024-0003 • History**Taxes:** \$1,996**Zoning:** RES/CM**HOA?:** No**Pre-Market:****School Dist:** Alpine**Elem:** Greenwood**Sr High:** American Fork**Other Schl:****Jr High:** American Fork

Lvl	Approx Sq Ft	Bed Rms	Bath	Fam Den	Formal Living Rm	Kitchen Dining	Laun dry	Fire place
			FTH			K B F S		
4	-	-	-	-	-	-	-	-
3	625	-	-	1	-	-	-	-
2	1056	4	2	-	-	-	-	-
1	1716	-	1	-	1	1 1 1	1	1
B	1555	1	1	-	-	-	-	-
Tot	4952	5	4 0 0	3	1	1 2 1 0	1	1

Roof: Asphalt Shingles**Heating:** Gas; Central; Gravity Heater**Air Cond:** Evap. Cooler; Roof**Floor:** Carpet; Hardwood; Tile**Window Cov:** Blinds; Draperies**Pool?:** Yes**Pool Feat:****Possession:** NEG**Exterior:** Vinyl**Has Solar?:** No**Landscape:** Landscaping; Full; Mature Trees; Pines**Lot Facts:** Corner Lot; Curb & Gutter; Fenced: Full; Sprinkler: Manual-Full; Terrain: Flat; View: Mountain**Exterior Feat:** Balcony; Outdoor Lighting; Porch: Open; Patio: Open**Interior Feat:** Den/Office; Kitchen: Updated; Mother-in-Law Apt.**Amenities:** Swimming Pool**Inclusions:** Basketball Standard; Ceiling Fan; Compactor; Fireplace Insert; Freezer; Microwave; Play Gym; Range; Swing Set; Window Coverings; Trampoline**Exclusions:** Dryer; Gas Grill/BBQ; Washer**Terms:** Cash; Conventional; FHA; VA**Storage:** Patio; Shed; Basement**Utilities:** Gas; Connected; Power; Connected; Sewer; Connected; Water: Connected**Zoning:** See Remarks; Single-Family; Commercial

Remarks: For appointments call Agent. Great possibilities await in this beautiful Colonial home! Perfectly located for a bed and breakfast with sweeping pines and shaded areas for relaxing. Extra large kitchen with tons of cabinets and granite counter tops for entertaining and serving guests around the big island or dine in style in the formal dining room. Huge great room/dining area for parties and formal dinners. French doors invite you to the Patio which features a swimming pool, pergola with sun shade, basketball court, playground, in ground trampoline, magnificent pine trees and plush green lawn. Vegetable gardens line the area to provide fresh picked delights! There is additional finished sq footage in the very top floor of the home with access to the roof for star gazing. Used for kids playroom and sleeping. Wonderful balcony and welcoming porches add charm and provide space for quiet conversation. Book your private showing today! This is a must see!!! 2 hour notice for all showings please.

Agt Remarks: This home would make a delightful Bed and Breakfast, Day Spa or Law Office! Currently just on the border of Commercial designation next to the American Fork Library and Park.

Excl Remarks: Water softener and refrigerator negotiable with a good offer. Some furniture and antiques are for sale.

Attached Documents

Show Inst: See Remarks; Call Agent/Appt; Key Box: Electronic**Owner:** Onfile**Owner Type:** Property Owner**Contact:** Melanie Text or call**Contact Type:** Owner**Ph 1:** 801-717-5480 **Ph 2:** 801-717-5480**L/Agent:** Melanie Johnson**Email:** melanie@interwestingredient.com**Ph:** 801-717-5480 **Cell:** 801-717-5480**L/Office:** KW South Valley Keller Williams**Ph:** 801-676-5700 **Fax:****L/Broker:** Rich Summers**BAC:** 2%**Dual/Var:** No**List Type:** Exclusive Right to Sell (ERS)**Comm Type:** Net**Wthdrwn Dt:****Off Mkt Dt:****Exp Dt:** 01/31/2021

AGENDA TOPIC: Hearing, review and action on a land use map amendment from the Residential High Density to the Residential Medium Density designation, located in the area of 65 E. 400 S.

ACTION REQUESTED: Recommendation of approval for the land use map amendment.

BACKGROUND INFORMATION				
Location:		65 E. 400 S.		
Applicants:		American Fork City		
Existing Land Use:		Residential		
Proposed Land Use:		NA		
Surrounding Land Use:	North	Greenwood Elementary School		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R2-7,500		
Proposed Zoning:		NA		
Surrounding Zoning:	North	R2-7,500		
	South	R2-7,500		
	East	R2-7,500		
	West	R2-7,500		
Land Use Plan Designation:		Residential High Density		

Background

The city-initiated land use map amendment proposes a change from the Residential High-Density designation to the Residential Medium-Density designation. The amendment will bring into congruence the existing zoning (R2-7,500) with the underlying land use designation (Medium Density). The land use map designation was changed to high density a few years ago in anticipation of a high-density redevelopment project which never occurred. The surrounding neighborhood was vocal in its opposition to the change and the proposed project; subsequently the developer removed his request.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment.

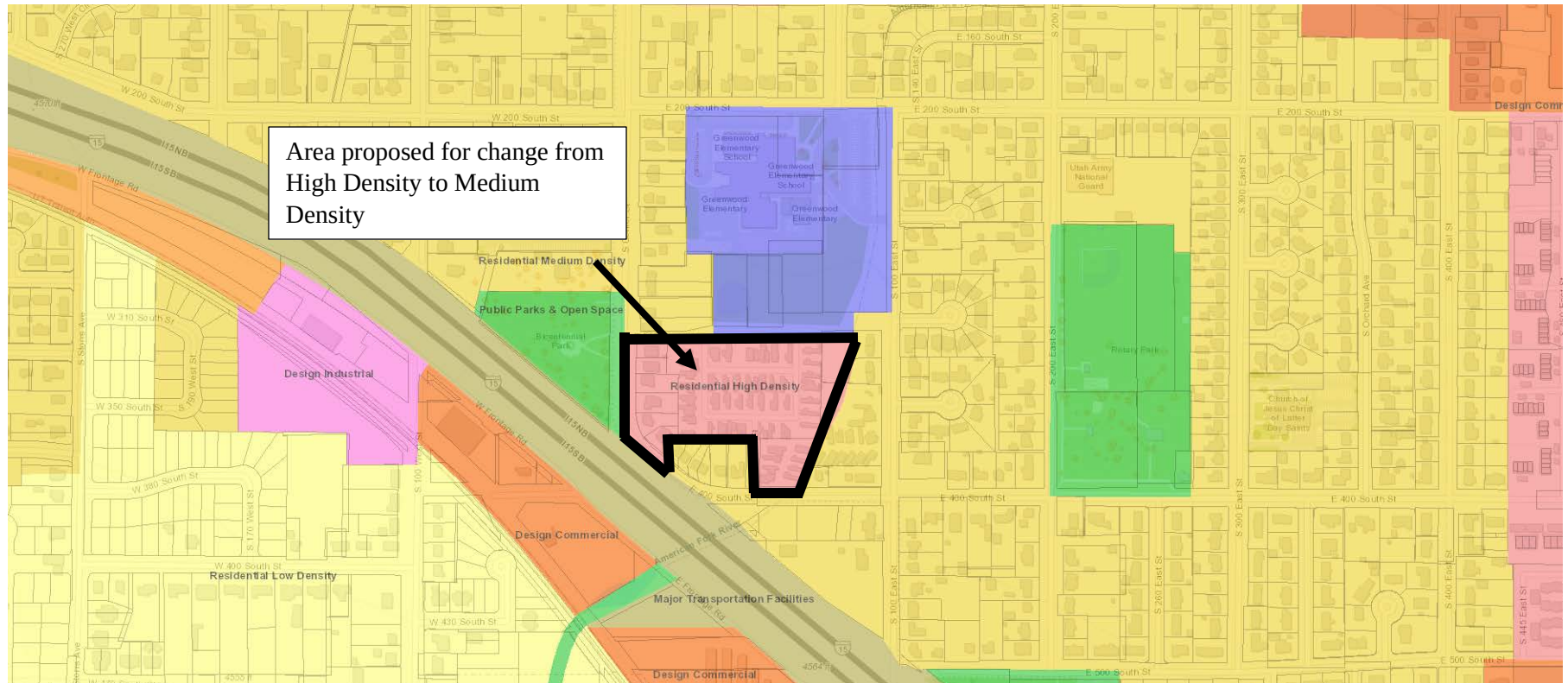
DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment.

Land Use Map



AGENDA TOPIC: Hearing, review and action on the preliminary and final plat for Timp Hollow Plat D, consisting of 17 lots, located in the area of 1030 North 1150 East in the R1-12,000 Residential zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		1030 North 1150 East		
Applicants:		Ryan Bybee/Cadence Homes		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	American Heritage School		
	East	Residential		
	West	Agriculture		
Existing Zoning:		R1-12,000		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	R1-12,000		
	South	R1-15,000		
	East	R1-12,000		
	West	R1-9,000		
Land Use Plan Designation:		Low Density Residential		
Zoning within density range?		x	Yes	No

Background

Timp Hollow preliminary plan was approved on January 18, 2017. Plat A was approved in February 2017. Plat B was approved in June 2017. Plat C was approved in 2018. The applicant has returned with Plat D, consisting of 17 lots and located west of Plats B and C. Due to elapsed time, Plat D is being processed as a preliminary and final plat, since the original preliminary plan is now expired. However, Plat D is consistent with the originally approved preliminary plan from 2017.

This area was annexed into the City under the "Smart Annexation". At the time of annexation, the property was given the R1-12,000 zone designation. A corridor for the Temple View Trail has been provided through the development.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Low Density Residential” (3 du/ac). The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.8.211 of the Development Code

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

- a. The final plat (Plat D) conforms with the terms of the preliminary plan approval.

Plat D conforms with the terms of the preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to Subdivisions.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

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

Engineering will determine whether the cost estimates of constructing any required improvements are realistic.

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

Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. Timp Hollow Plat D complies with Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).
2. Timp Hollow Plat D meets the criteria as found in Section 17.8.211 of the Development Code.
3. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of Timp Hollow Plat D, with the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan of Timp Hollow Plat D. (If the preliminary plan is denied, there cannot be action given on the final plat.)

TABLE

Mr. Chairman, I move that we table action on the preliminary and final plat of Timp Hollow Plat D.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 10/7/2020

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: Timp Hollow Plat D

Project Address: 1030 North 1150 East

Developer / Applicant's Name: Ryan Bybee, Cadence Homes

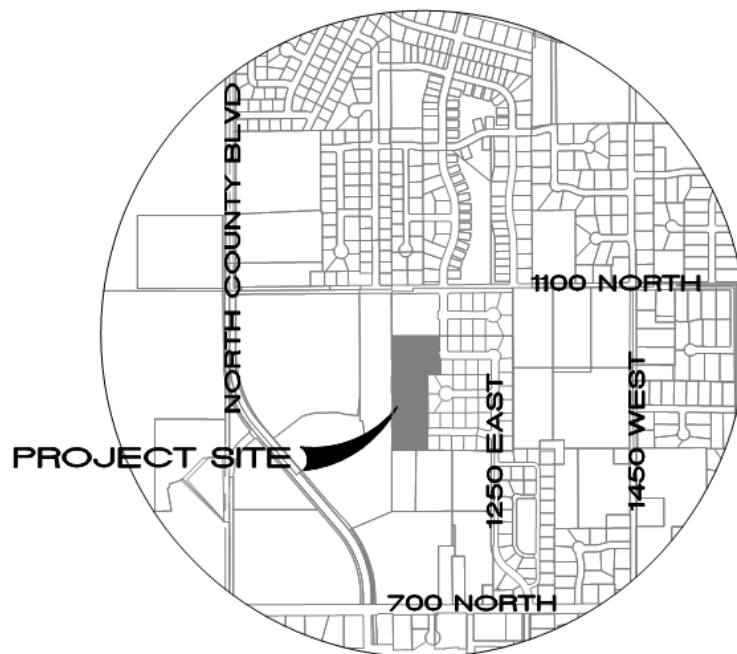
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 10/7/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



VICINITY MAP

STANDARD CONDITIONS OF APPROVAL

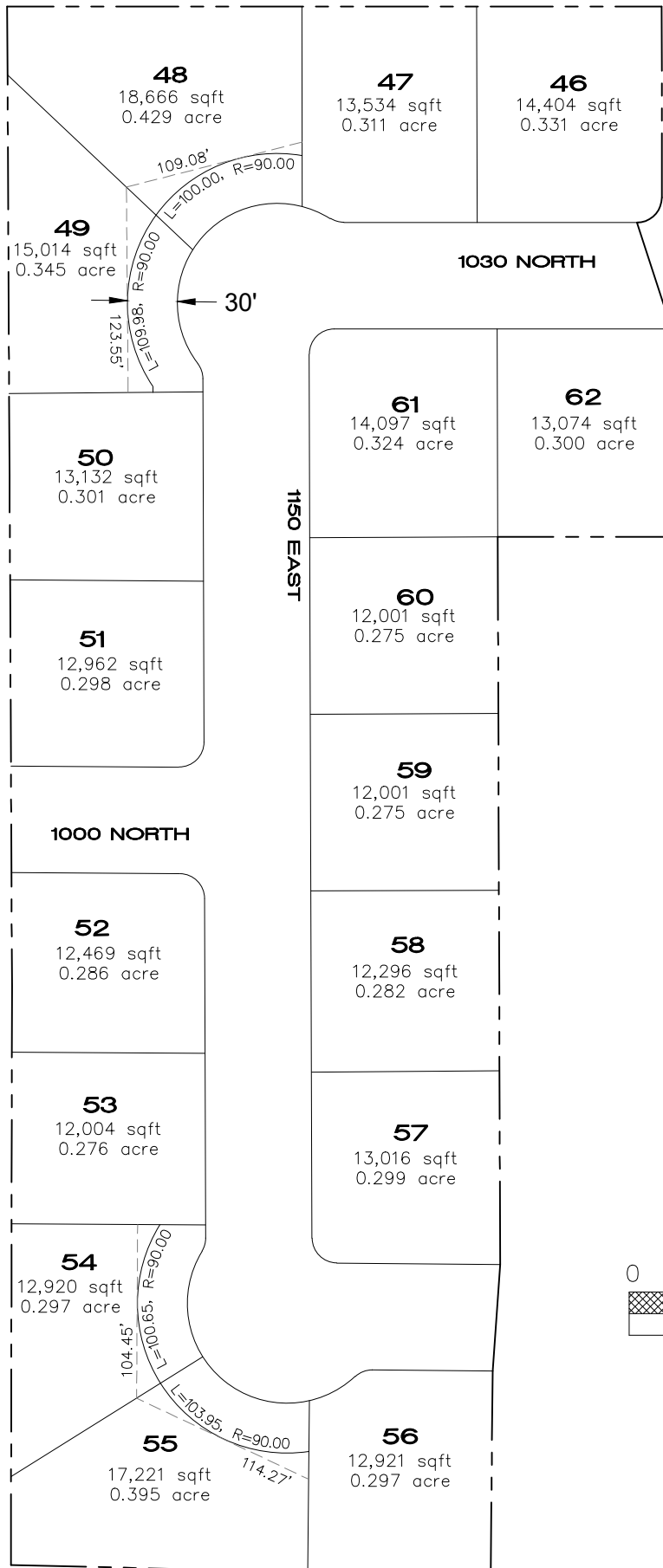
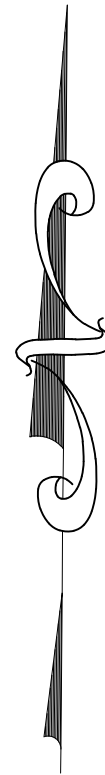
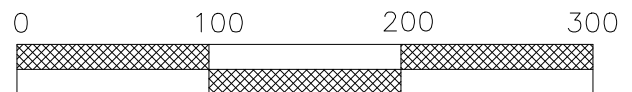
Standard Conditions of Approval:

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Plan Modifications Required:

- 1.



SCALE: 1" = 100'

TIMP HOLLOW PLAT 'D'
CONSTRUCTION PLANS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,

AMERICAN FORK, UTAH

PROJECT LOCATION: 1190 EAST 1000 NORTH

prepared for:
CADENCE HOMES
3400 NORTH ASHTON BLVD
SUITE #180
LEHI , UT 84043
PHONE: (801) 766-0500

prepared by:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE DONE AS PER THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR TO ENSURE ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS AND SPECIFICATIONS.
- 3. ONE COLOR ELECTRONIC COPY OF AS BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND PRESSURIZED IRRIGATION.
- 4. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 5. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
- 6. TYPE OF CONSTRUCTION IS RESIDENTIAL AND BUILDINGS WILL NOT INCLUDE FIRE SPRINKLERS.
- 7. PERC TEST TO BE VERIFIED AT LOCATION OF SUMPS DURING CONSTRUCTION.

BENCHMARK

WEST 1/4 CORNER OF SECTION 7, TOWNSHIP 5S, RANGE 2E
NGVD 29 ELEVATION = 4786.29

AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT

COMPANY	CONTACT	NUMBER
AF City Culinary Water	Jay Brems	(801)763-3060
AF Pressure Irrigation	Jay Brems	(801)763-3060
AF Sanitary Sewer	Ashton Hardy	(801)763-3060
AF Storm Drain	Ashton Hardy	(801)763-3060
AF Fire Marshall	Mat Sacco	(801)763-3045
AF City Inspector	Dee Howard	(801)763-3060
AF SWPPP Inspector	Harlan Nielson	(801)404-6361
AF Fiber	Will Davis	(801)897-9826
AF Irrigation Company	Ernie John	(801)471-6576
Rocky Mountain Power	Teria Walker	(801)756-1310
Comcast	Elysin Valdez	(801)401-3017
T.S.S.D.	David Barlow	(801)756-5231
Century Link	Bill Westfall	(435)623-4252
Dominion Energy	Wendy Edwards	(801)853-6548



UTILITIES AND SERVICES

NATURAL GAS	DOMINION ENERGY
ELECTRIC	ROCKY MOUNTAIN POWER
TELEPHONE	CENTURYLINK
CABLE TELEVISION	COMCAST



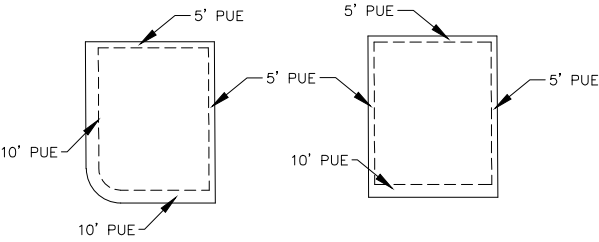
SITE MAP



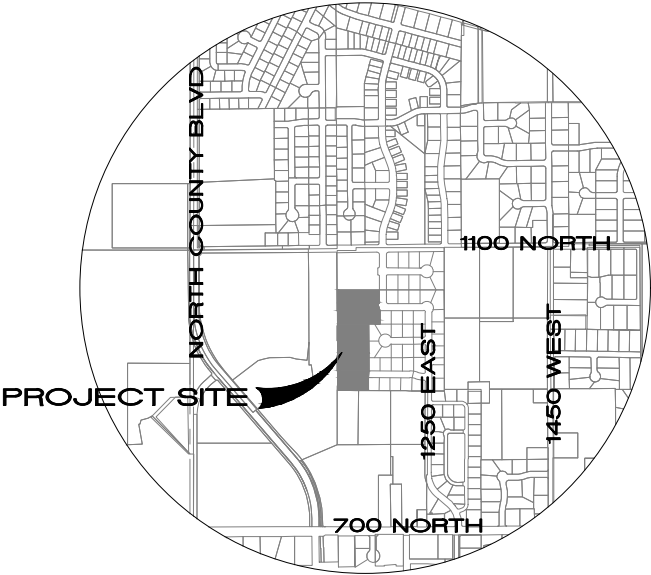
SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY/GRADING PLAN
3	1030 NORTH & RUSSELL RD PLAN & PROFILE SHEET
4	1150 EAST PLAN & PROFILE SHEET
5	STORM WATER POLLUTION PREVENTION PLAN
6	DETAIL SHEET 1
7	DETAIL SHEET 2

LAND USE:	
PROJECT AREA=	7.048 ACRES
ZONING=	R-1-12
TOTAL LOTS=	17 LOTS
OVERALL DENSITY=	2.41 LOTS PER ACRE



TYPICAL CORNER LOT TYPICAL INTERIOR LOT
EASEMENT DETAIL



VICINITY MAP

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	8-26-20	REVIEW COMMENTS	TT
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	02/26/20
CDGO FILE:	

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

AMERICAN FORK,
UTAH

TIMP HOLLOW PLAT ' D '
A RESIDENTIAL SUBDIVISION

COVER

JOB CADBELL
SHEET NO. 1

LEGEND

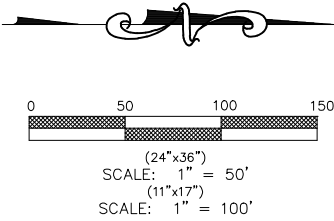
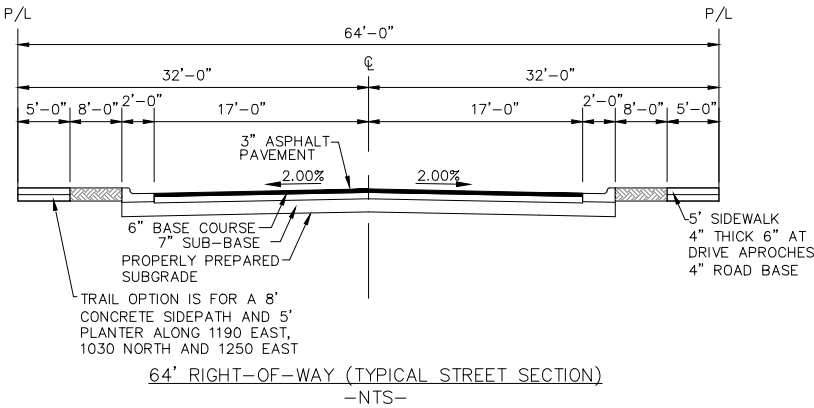
- PROPERTY BOUNDARY LINE
- X - - - - - EXISTING FENCE LINE
----- EOP ----- EDGE OF PAVEMENT
----- CENTERLINE
----- EASEMENT LINE
----- 8"W ----- PROPOSED 8" DUCTILE IRON CULINARY WATERLINE
-SD- PROPOSED RCP STORM DRAIN W/ MH
-8"SS- PROPOSED PVC SDR-35 SEWER W/ MH
----- EXISTING STORM DRAIN W/ MH
----- EXISTING SANITARY SEWER W/ MH
----- 8"W ----- EXISTING 8" DUCTILE IRON PIPE WATERLINE
----- 8"PI ----- EXISTING C900 PI PIPE
FIRE HYDRANT
WATER VALVE
STREET LIGHT

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS ENGINEERING DIVISION FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
6. ALL LATERAL CONNECTIONS SHALL INSERT-A-TEE OR WYE AT TEN OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
7. ALL CULINARY WATER LINES MUST HAVE A MINIMUM 48" OF COVER.
8. PRETREATMENT OF STORM WATER IS REQUIRED BEFORE DISCHARGING INTO SUMPS.
9. SEE STANDARD DRAWING #15.43 FOR UTILITY LATERAL PLACEMENT DETAILS.
10. ALL STORM DRAIN PIPE IS 15" RCP.
11. FLOOD ZONE X FEMA FLOOD ZONE COMMUNITY PANEL NUMBER 49049C0169F

- 1 ADA PEDESTRIAN RAMP
2 CONST. FIRE HYDRANT ASSEMBLY AS PER AMERICAN FORK CITY STANDARDS
3 N/A
4 EXISTING POWER POLE TO BE REMOVED
5 STUB AND CAP WATER LINES FOR FUTURE CONNECTION
6 STUB AND CAP SEWER LINES FOR FUTURE CONNECTION
7 CONST. BLOW OFF AS PER AMERICAN FORK CITY STANDARDS
8 CONNECT INTO EXISTING WATER LINES
9 CONNECT INTO EXISTING SEWER STUB

LAND USE:
PROJECT AREA= 7.048 ACRES
ZONING= R-1-12
TOTAL LOTS= 17 LOTS
OVERALL DENSITY= 2.41 LOTS PER ACRE



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1	8-26-20	REVIEW COMMENTS	TT	WMS
2				CHECK BY:
3				TGT
4				DATE: 02/26/20
				COGO FILE:

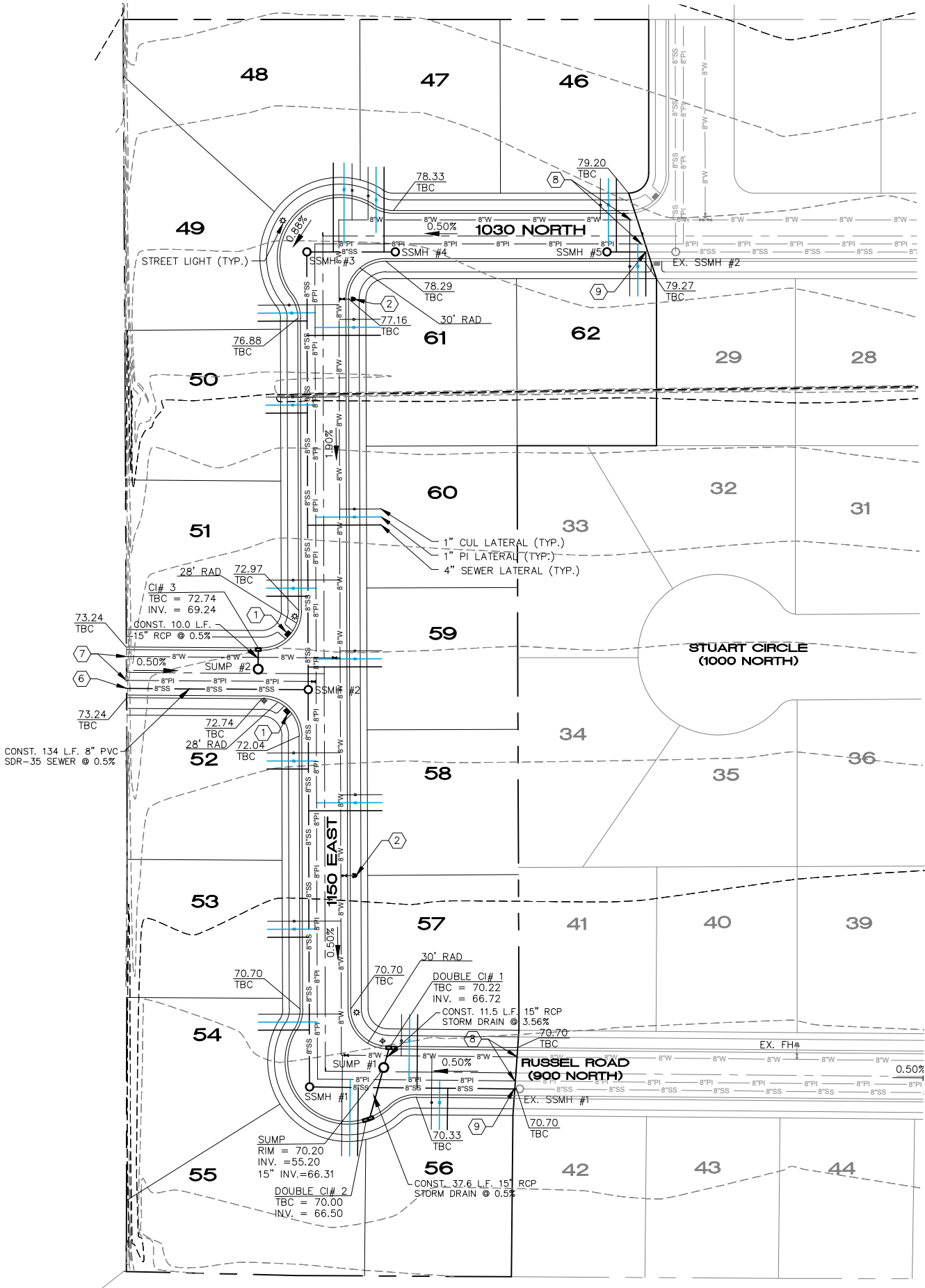
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AMERICAN FORK,
UTAH

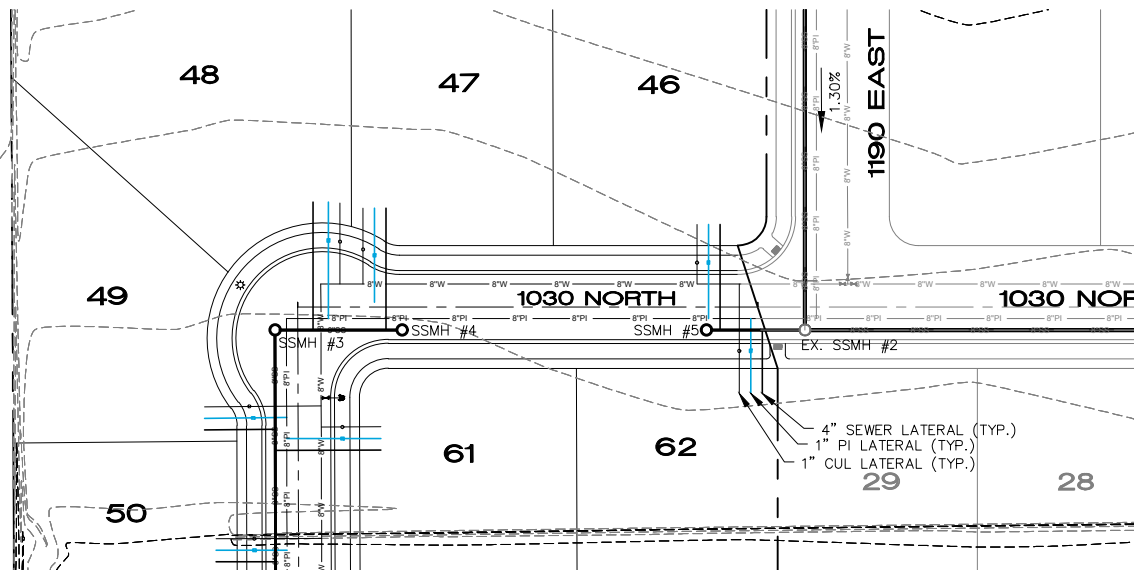
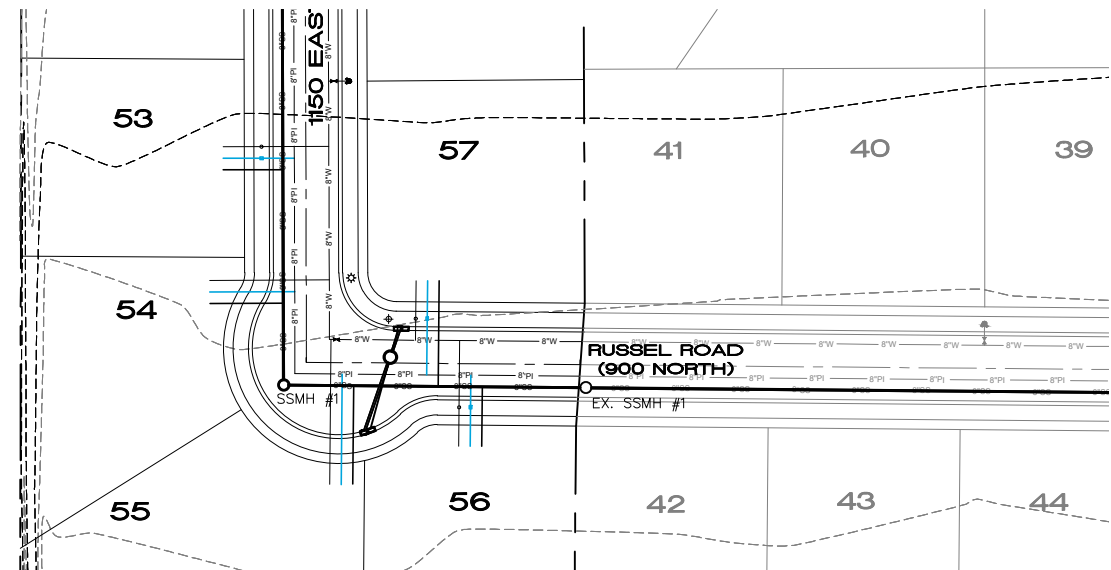
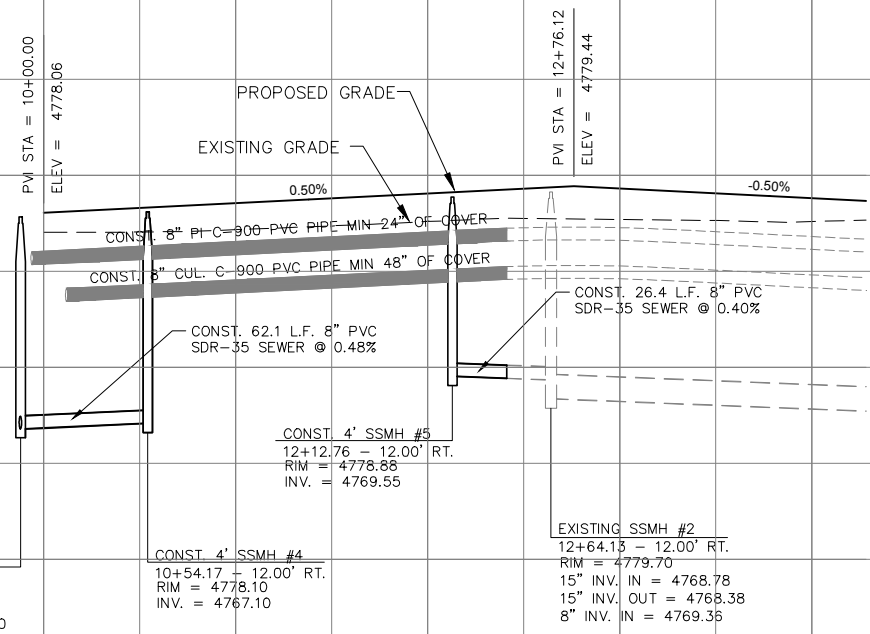
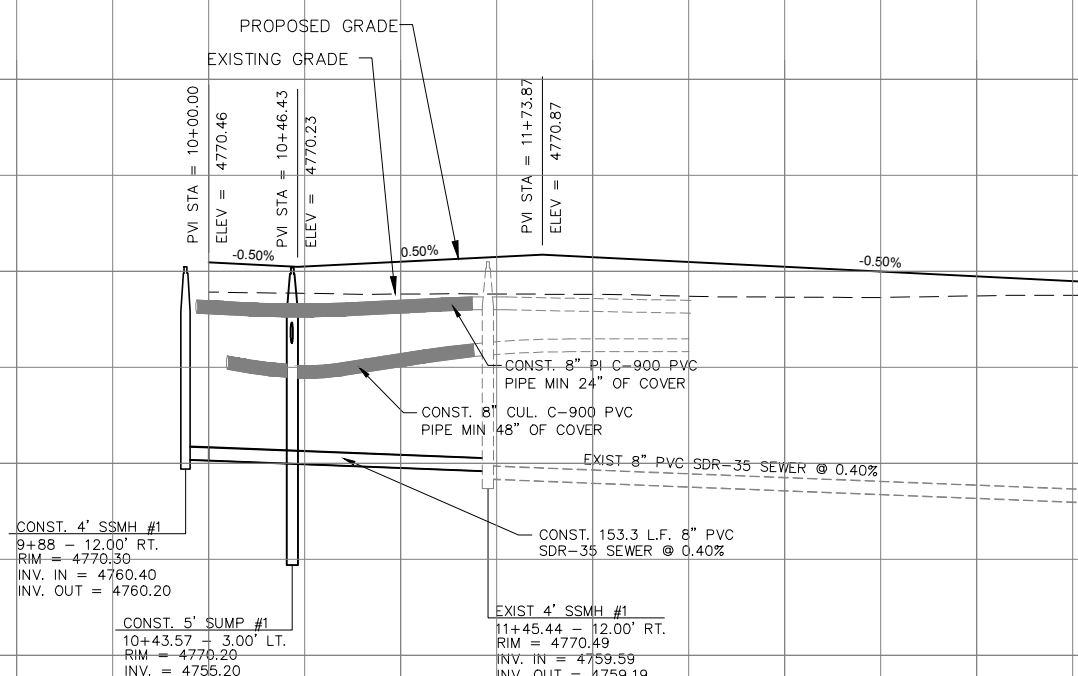
TIMP HOLLOW PLAT 'D'
A RESIDENTIAL SUBDIVISION

UTILITY PLAN

JOB
CADTIMP
SHEET NO.
2



0 50 100 150
(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'



(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'
(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

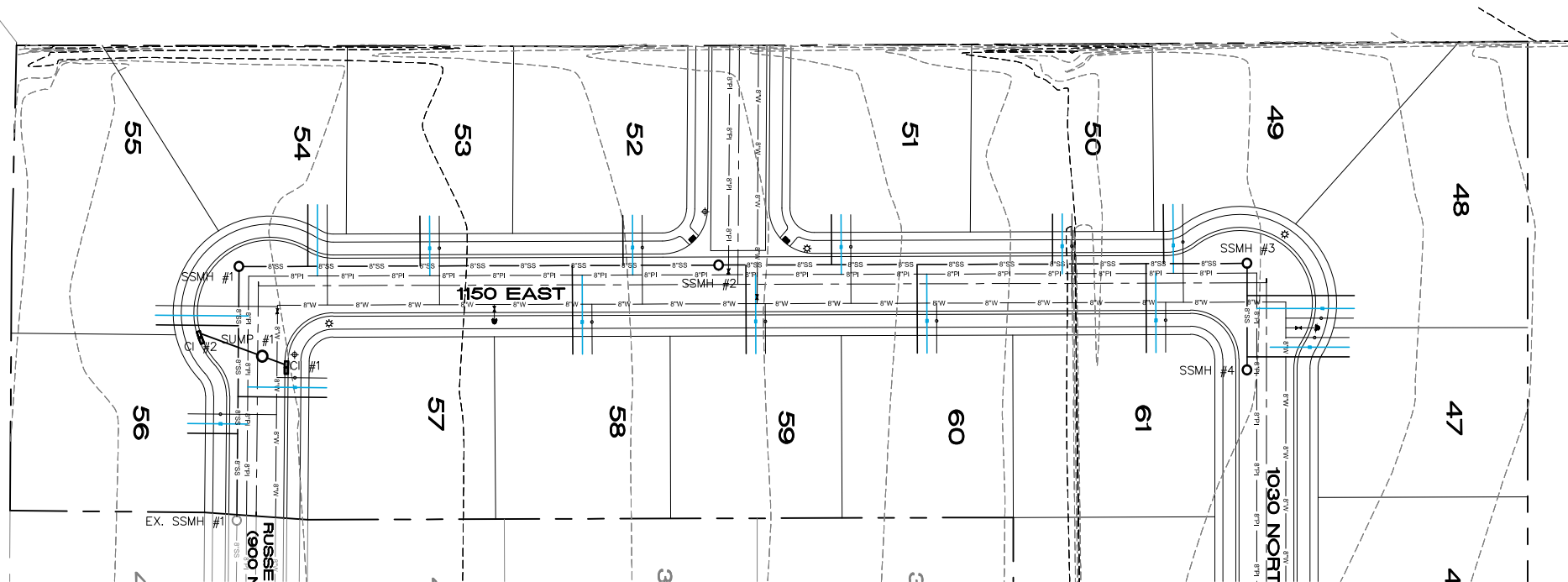
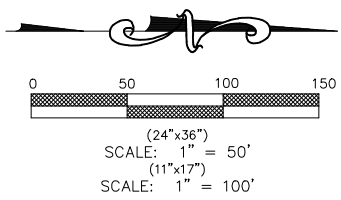
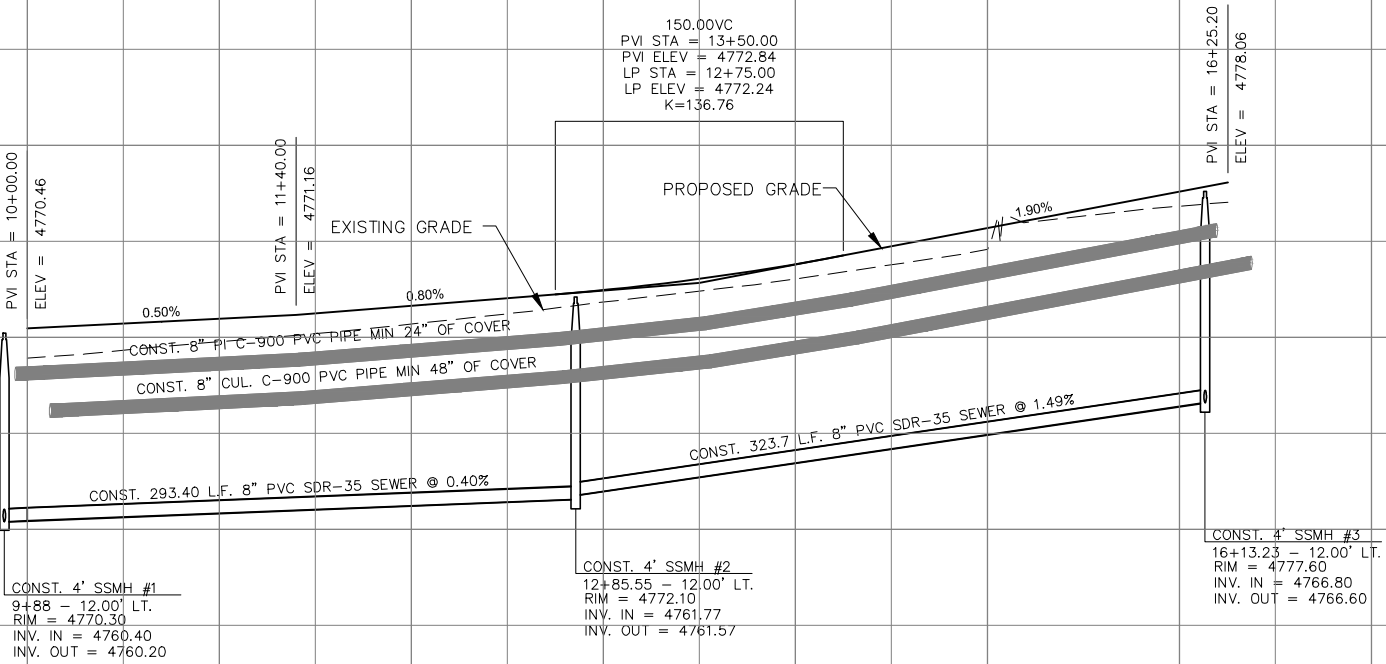
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3		CHECK BY: TGT	
4		DATE: 02/26/20	
		CDGD FILE:	

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27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

TIMP HOLLOW PLAT 'D'
A RESIDENTIAL SUBDIVISION

1030 NORTH PLAN & PROFILE	JOB CADTIMP
RUSSELL ROAD PLAN & PROFILE	SHEET NO. 3



(24"x36")
HORIZONTAL 1" = 50'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

REVISIONS				DESIGNED BY:	TGT
NO.	DATE	DESCRIPTION	BY	DRAWN BY:	TT
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2				DATE:	02/26/20
3				COGO FILE:	
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LEHI, UTAH

TIMP HOLLOW PLAT 'D'
A RESIDENTIAL SUBDIVISION

1150 EAST PLAN & PROFILE

JOB
CADTIMP
SHEET NO.
4

INLET PROTECTION

- 1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER OR EQUIVILANT MEASURE AROUND STORM DRAIN INLETS.
- 2. INSPECT INLET PROTECTION AFTER STORM EVENT.
- 3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

CONSTRUCTION ENTRANCE

- 1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
- 2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
- 3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

STORAGE AREA

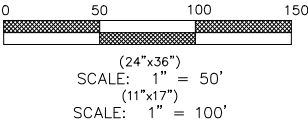
- 1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
- 2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
- 3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

STORM WATER MANAGEMENT PLAN

- 1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS
- 2. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO AMERICAN FORK CITY STANDARDS.
- 3. CONTRACTOR SHALL TAKE REASONABLE EFFORT TO LIMIT MUD AND SEDIMENT CARRIED ONTO CITY STREETS FROM THE CONSTRUCTION SITE AND REMOVE ANY PRIOR TO THE CLOSE OF EACH WORK DAY.
- 4. CONTRACTOR TO COORDINATE CONSTRUCTION FENCING.

KEYED NOTES

- 1 INSTALL PROTECTION ACCORDING TO AMERICAN FORK CITY STANDARDS
- 2 INSTALL CONTRACTOR ENTRANCE SIGN ACCORDING TO AMERICAN FORK CITY STANDARDS
- 3 TRAP ROCK TO BE INSTALLED AS PER CITY STANDARDS TO AID IN THE REMOVAL OF MUD AND SEDIMENT FROM TIRES AT THE ENTRANCE OF THE EXCAVATION AREA



REVISIONS				DESIGNED BY:	WMS
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J:\CADENCE\smart\dwg\plat\04 SWPPP.dwg

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27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

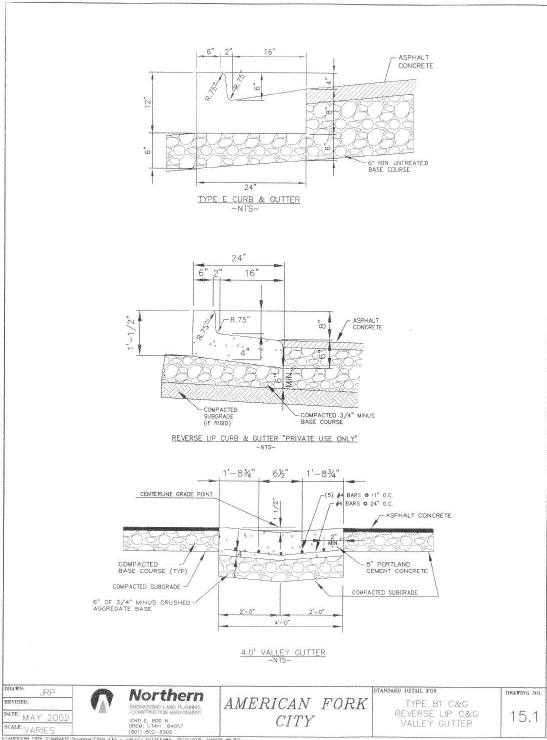
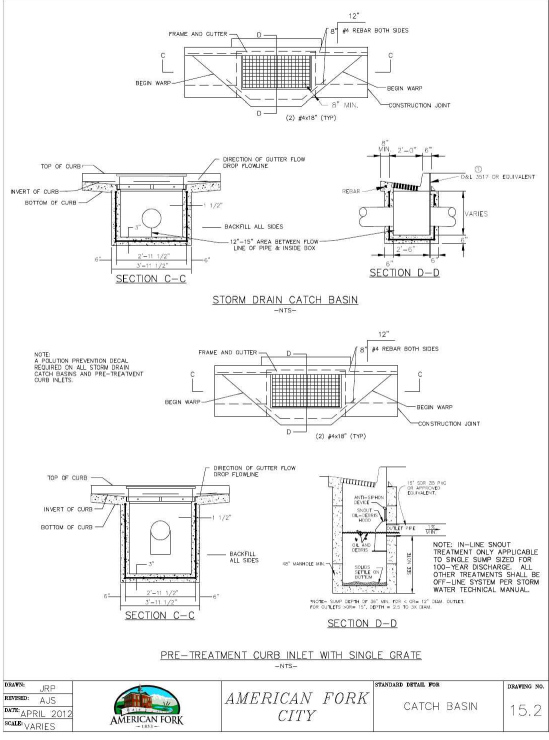
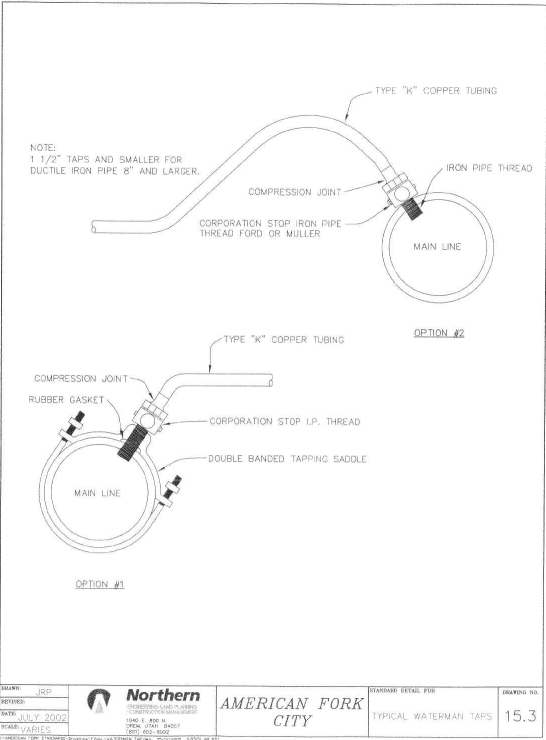
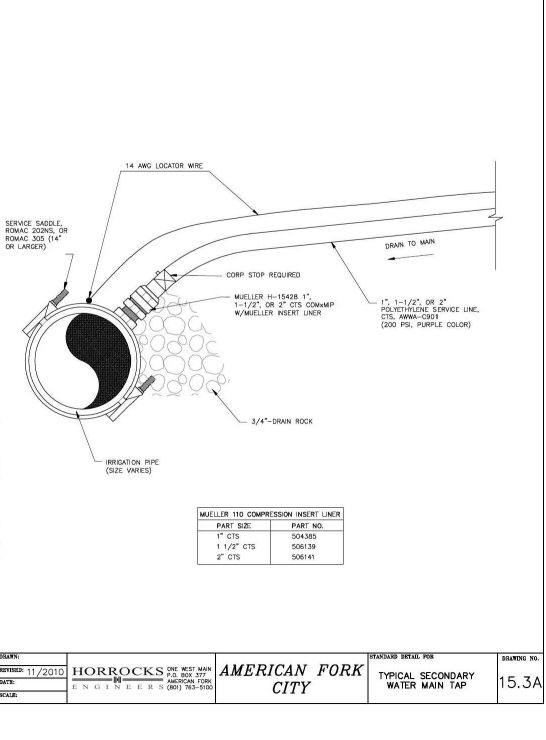
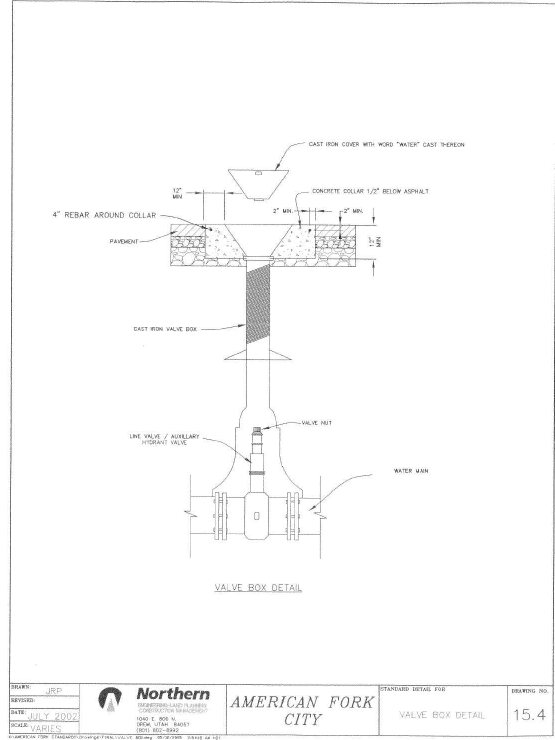
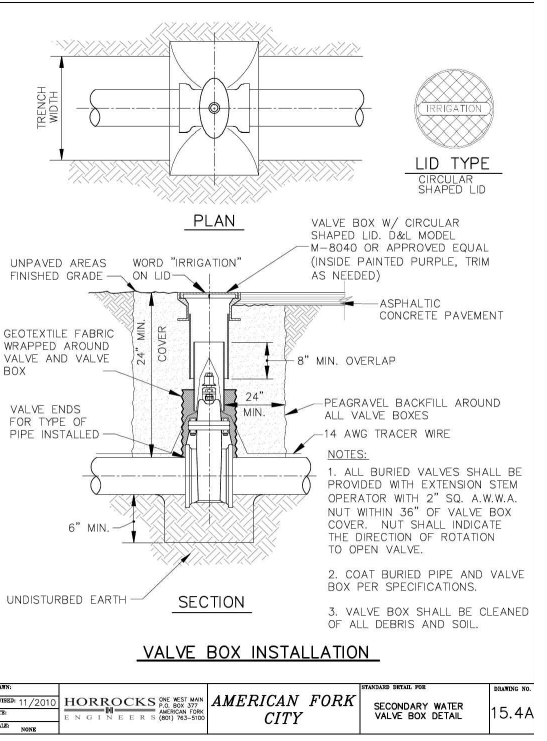
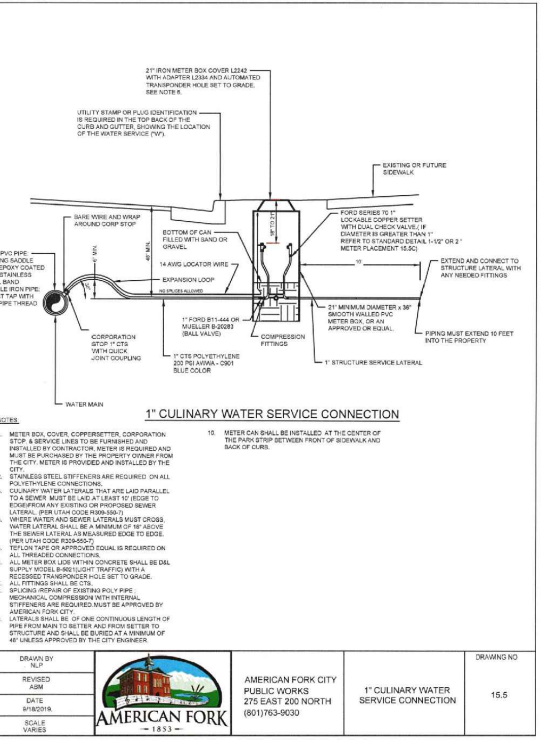
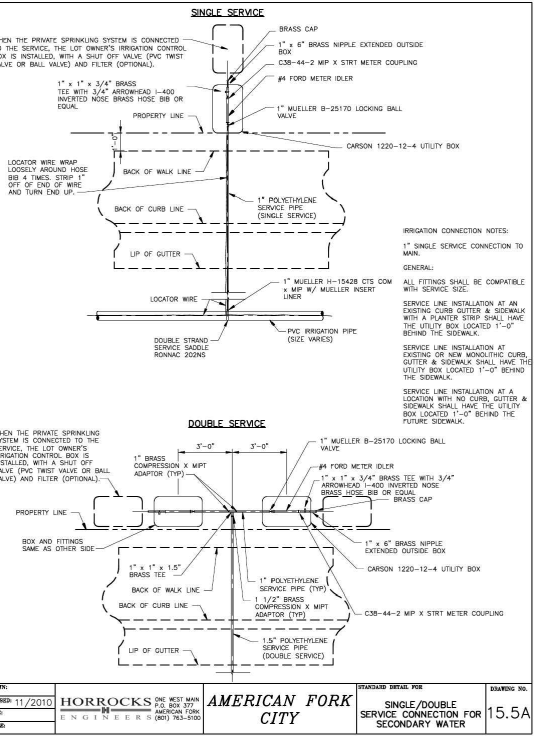
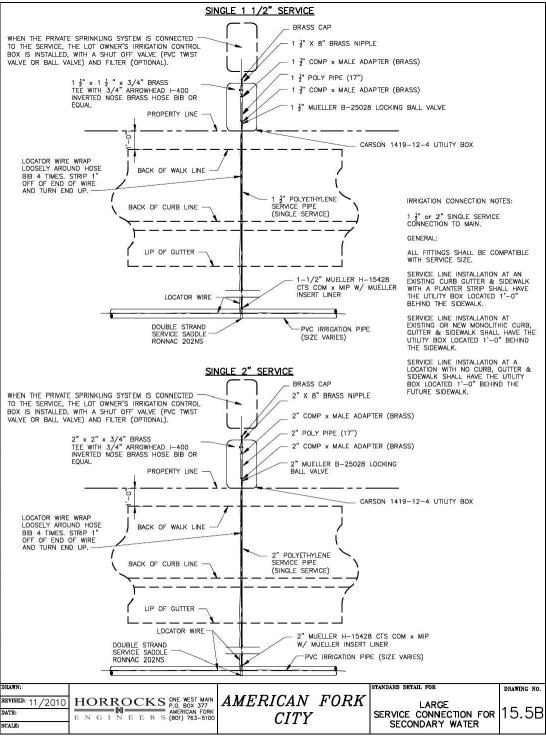
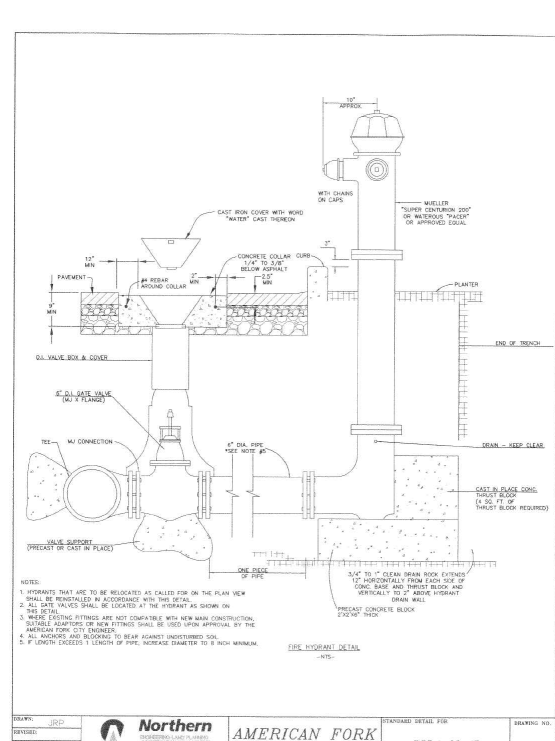
AMERICAN FORK, UTAH

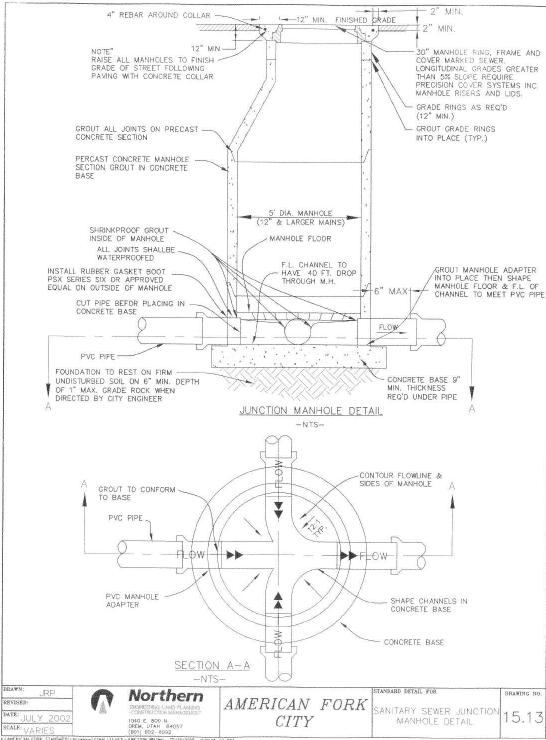
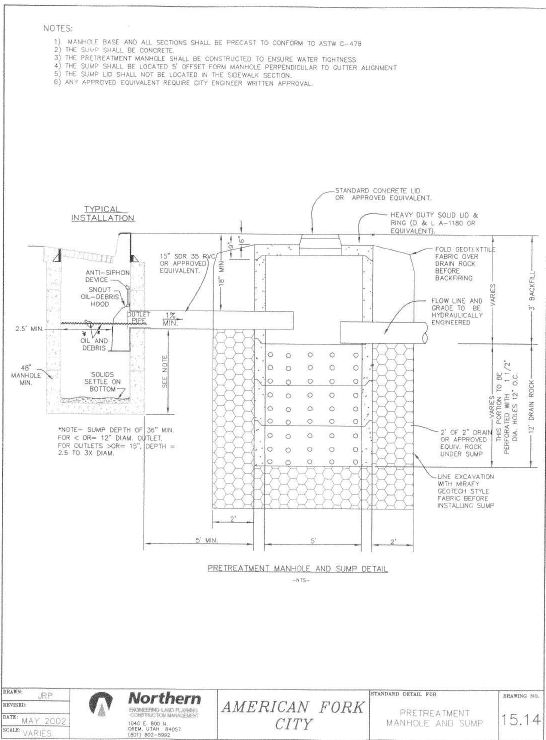
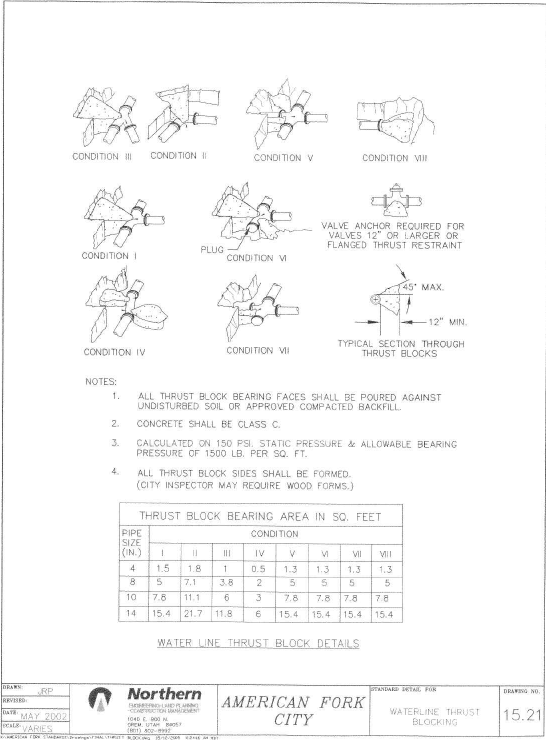
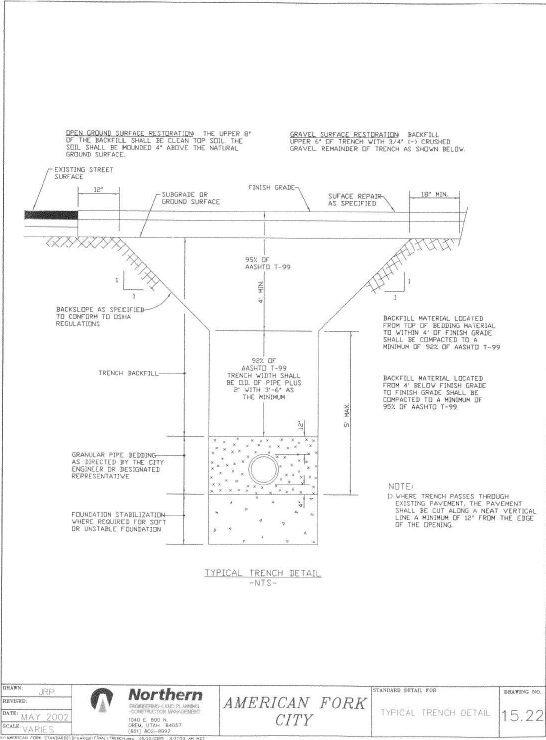
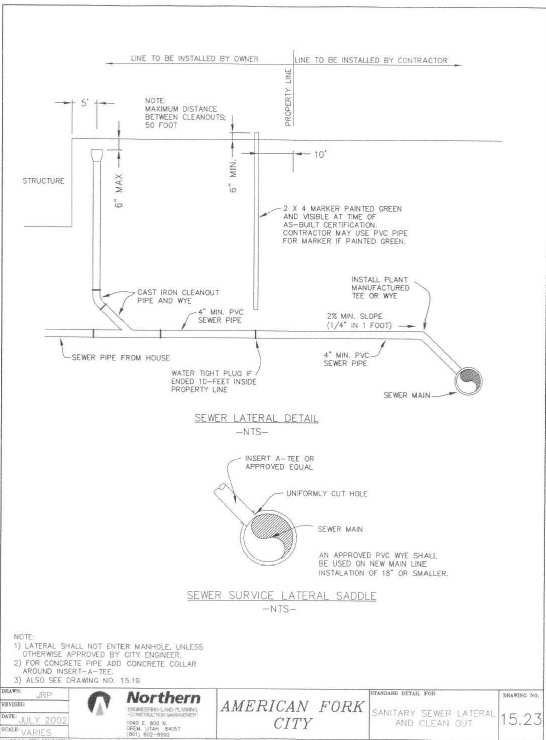
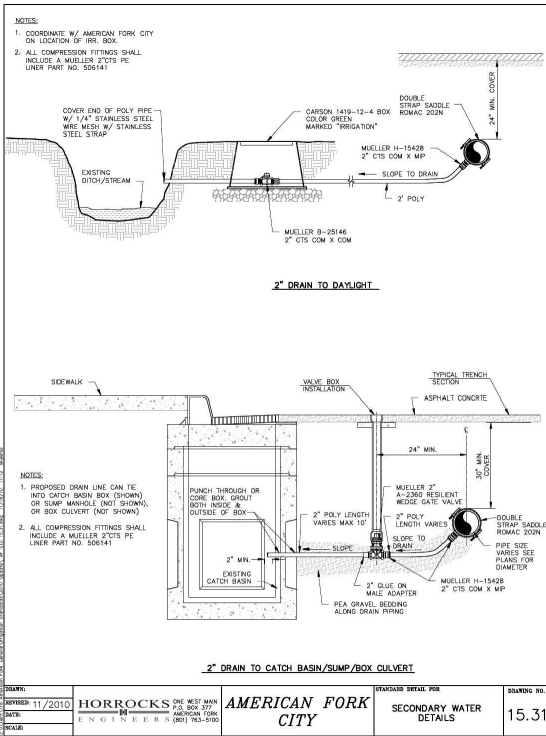
TIMP HOLLOW PLAT 'D'
A RESIDENTIAL SUBDIVISION

SWPPP

JOB CADTIMP

SHEET NO. 5





NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TT
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2				CHECK BY:	TGT
3				DATE:	02/26/20
4				CDGD FILE:	

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CONSULTING ENGINEERS AND LAND SURVEYORS

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AMERICAN FORK, UTAH

TIMP HOLLOW PLAT 'D'

A RESIDENTIAL SUBDIVISION

DETAIL SHEET 2

JOB
CADTIMP
SHEET NO.
7

TIMP HOLLOW PLAT "D"
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

WEST QUARTER CORNER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.

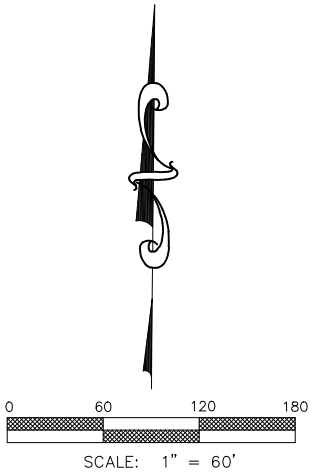
FUTURE PHASE
SMART CADENCE LLC
14:004:0364

SOUTHWEST CORNER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.

MEADOWBROOK PROPERTIES
14:004:0349

AMERICAN HERITAGE SCHOOL INC
14:004:0348

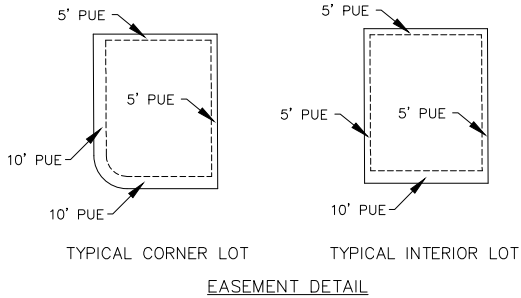
AMERICAN HERITAGE SCHOOL
PLAT "D"
34:602:0002



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	23.57	15.00	90°02'18"	21.22	S44°58'51"W
C2	23.61	15.00	90°10'52"	21.25	S44°54'34"W
C3	8.47	15.00	32°21'34"	8.36	S73°49'13"E
C4	167.25	60.00	159°42'44"	118.12	S42°30'11"W
C5	9.73	15.00	37°10'19"	9.56	N18°46'01"W
C6	23.71	15.00	90°33'22"	21.32	N45°05'49"E
C7	23.42	15.00	89°26'38"	21.11	N44°54'11"W
C8	8.31	15.00	31°45'16"	8.21	N15°41'46"E
C9	172.32	60.00	164°33'24"	118.91	S50°42'18"E
C10	11.39	15.00	43°30'06"	11.12	S68°46'03"W
C11	23.38	15.00	89°18'02"	21.08	S44°49'53"E
C12	18.54	60.00	17°42'19"	18.47	N66°29'36"W
C13	75.81	60.00	72°23'48"	70.87	S68°27'21"W
C14	72.90	60.00	69°36'37"	68.49	S02°32'52"E
C15	66.97	60.00	63°57'16"	63.55	S00°24'14"E
C16	73.94	60.00	70°36'14"	69.35	S67°40'59"E
C17	31.41	60.00	29°59'54"	31.06	N62°00'57"E



VICINITY MAP



- NOTES:
1. ALL PUBLIC STREETS TO BE DEDICATED TO AMERICAN FORK CITY.
 2. HISTORICAL DEPTH OF HIGH WATER TABLE AND ELEVATION OF LOWEST FLOOR SLAB (MINIMUM 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON).
 3. OFF-SET NAILS TO BE PLACED ON THE BACK OF THE CURB AND 5/8"x24" REBAR WITH THE TRANE ENGINEERING CAP TO BE PLACED AT ALL REAR CORNERS PRIOR TO ANY OCCUPANCY.
 4. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL
 - 1- ASPHALT PAVING IS INSTALLED
 - 2- FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER.
 5. PARK-STRIP ALONG PUBLIC RIGHT OF WAY TO BE MAINTAINED BY HOME OWNER.
 6. FLOOD ZONE X FEMA FLOOD ZONE COMMUNITY PANEL NUMBER 49049C0169F
 7. BENCHMARK IS WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION: 4786.29
 8. ZONING IS R1-12000

DEVELOPER
CADENCE HOMES
3400 NORTH ASHTON BLVD.
SUITE #180 LEHI, UT 84043
PHONE (801) 768-0500

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SURVEYOR'S CERTIFICATE

I, Travis Trane do hereby certify that I am a Professional Land Surveyor, and that I hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, Utah Code annotated, 1953 as amended certificate number 5152741. 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 existing right of way easement grant of record for underground facilities, as defined in section 54-8a-2, Utah Code annotated, 1953 as amended, and for other utility facilities, is accurately described on this plat, and for that this plat is true and correct.

BOUNDARY DESCRIPTION

Commencing at a point which is South 00°00'02" East 367.97 feet along the section line and East 1337.78 feet from the West Quarter Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 393.43 feet; thence along Timp Hollow Plat "B" the following four courses 1) South 00°02'18" East 114.99 feet; 2) Southwesterly 23.57 feet along the arc of a 15.00 radius curve to the right, through a central angle 90°02'18", the chord of which bears South 44°58'51" West 21.22 feet; 3) South 18°00'19" East 67.30 feet; 4) South 125.00 feet; thence along Timp Hollow Plat "C" the following four courses 1) West 104.39 feet; 2) South 00°10'52" East 437.50 feet; 3) South 04°01'43" West 64.12 feet; 4) South 00°31'07" West 120.65 feet; thence along American Heritage School Plat "D" the following two courses 1) North 89°40'07" West 160.67 feet; 2) North 88°38'12" West 127.78 feet; thence North 00°06'02" East 347.77 feet; thence North 00°16'16" West 307.57 feet; thence North 00°17'36" West 281.81 feet to the point of beginning. Parcel contains: 307,012 sq.ft or 7.048 acres more or less.

Number of lots = 17

Basis of bearing: The line between the West Quarter Corner and the Southwest Corner of Section 7, Township 5 South, Range 2 East, Salt Lake Base and meridian which bears South 00°00'02" East. (N.A.D. 83 BEARINGS)

DATE	SURVEYOR (See Seal Below)
OWNER'S DEDICATION	
Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into lots, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.	
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____	

ACKNOWLEDGEMENT	
STATE OF UTAH)	: S.S.
COUNTY OF UTAH)	
ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.	
NOTARY _____	NOTARY PUBLIC SIGNATURE _____
COMMISSION # _____	
A NOTARY PUBLIC COMMISSIONED IN UTAH	
MY COMMISSION EXPIRES _____	

ACCEPTANCE BY LEGISLATIVE BODY	
THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____	
MAYOR _____	CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____	CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____	CITY COUNCIL MEMBER _____
APPROVED: _____	ATTEST: _____
CITY ENGINEER	CLERK-RECORDER (See Seal Below)

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

PLAT "D"

TIMP HOLLOW
A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION

AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1"= 60 FEET

SEWER AND WATER
AUTHORITY APPROVAL
APPROVED BY THE SEWER
AND WATER AUTHORITY ON
THIS _____ DAY OF _____, 2020

SURVEYOR SEAL

CLERK-RECORDED SEAL

PUBLIC WORKS DIRECTOR

AGENDA TOPIC: Hearing, review and action on the Rawlings zone map amendment from the R1-7,500 to the R2-7,500 Residential zone, located at 165 E. 300 N.

ACTION REQUESTED: Recommendation of approval for the zone map amendment.

BACKGROUND INFORMATION				
Location:		165 E. 300 N.		
Applicants:		Braden Rawlings		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Religious		
	South	School		
	East	Residential		
	West	Residential		
Existing Zoning:		R1-7,500		
Proposed Zoning:		R2-7,500		
Surrounding Zoning:	North	R2-7,500		
	South	R2-7,500		
	East	R1-7,500		
	West	R1-7,500		
Land Use Plan Designation:		Residential Medium Density		
Zoning within Land Use Plan Designation?		x	Yes	No

Background

****This item was tabled in August in order for the applicant to speak to his neighbor and inquire about expanding the zone change request to include the neighbor's property, in order to eliminate an island of R1-7,500. The neighbor has agreed to be included as part of the request and the application is back before the Planning Commission for consideration. The map has been updated to include the neighboring property.**

The applicant proposes to change the zone on his property from R1-7,500 to R2-7,500. The underlying land use map designates the area as "medium density residential" and a change to the R2-7,500 is supported by the underlying land use designation. Single-family and duplex uses are allowed in the R2-7,500 zone. The applicant would like the

ability to convert his single-family use to a duplex use; provided his property meets the parameters for duplex use.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

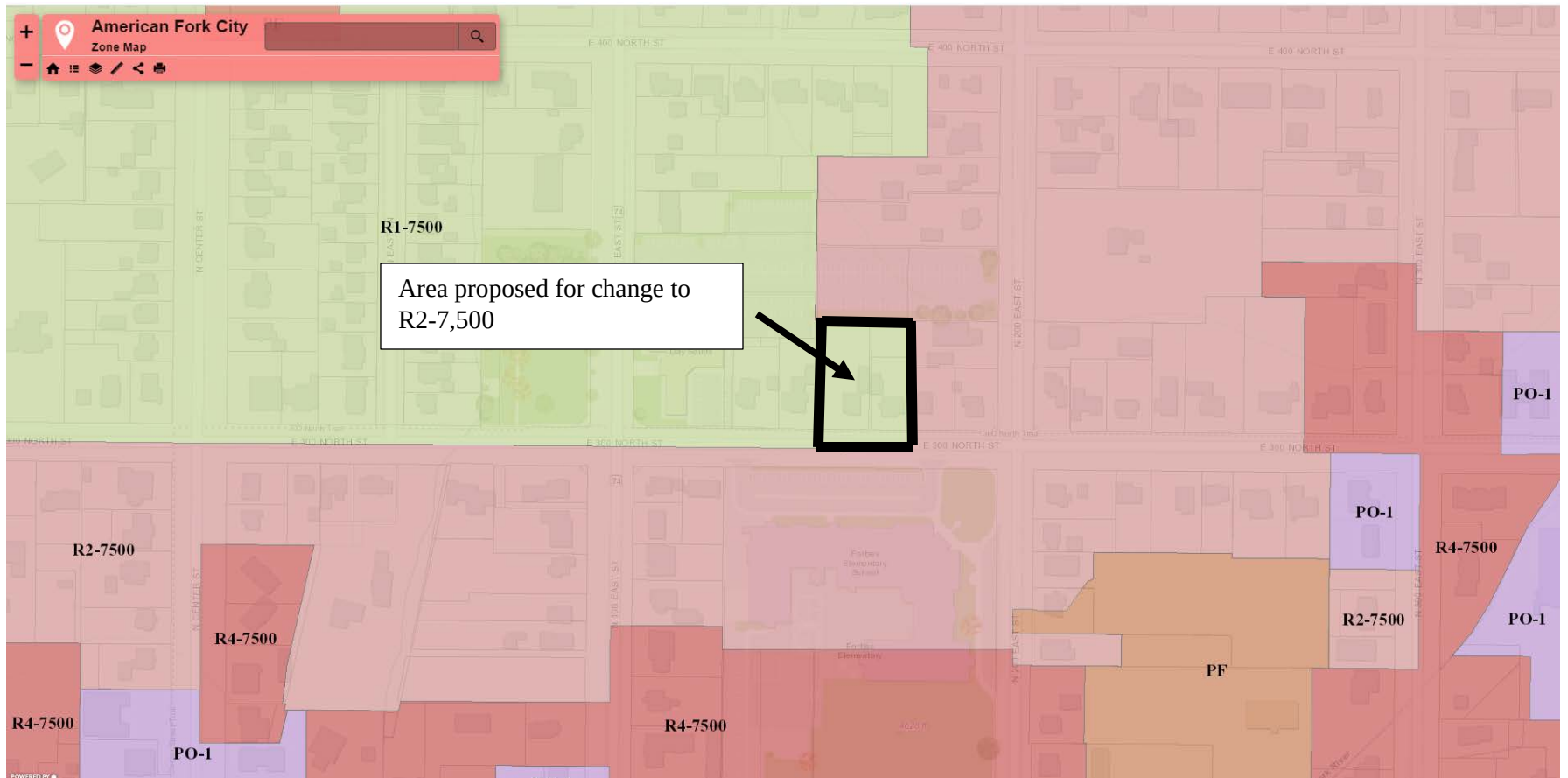
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

TABLE

Mr. Chairman, I move that we table action on the zone map amendment.

Zone Map Amendment



Please include us (Clark and Kay Harding) in the
Rawlings Rezone application for the property
located at 165 E. 300 N. American Fork, UT 84003.

~~Kay Harding~~
Clark Harding

~~Kay Harding~~
Kay Harding

AGENDA TOPIC: Hearing, review and action on a commercial site plan for Bishop Storage, located at 16 West 1500 South, in the PI-1 Planned Industrial zone.

ACTION REQUESTED: Recommendation of approval to City Council.

BACKGROUND INFORMATION				
Location:		16 W. 1500 S.		
Applicants:		Matt Bishop		
Existing Land Use:		Agriculture		
Proposed Land Use:		Commercial		
Surrounding Land Use:	North	Agriculture		
	South	Vacant		
	East	Agriculture		
	West	Commercial		
Existing Zoning:		PI-1 (Planned Industrial)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PI-1		
	South	M-1 (Marina)		
	East	Residential Agriculture 5 (Utah County)		
	West	M-1 (Marina)		
Land Use Plan Designation:		Design Industrial		
Zoning within density range?		x	Yes	No

Background

****The Planning Commission tabled this item at their September 16, 2020 meeting in order for the applicant to revise plans per the City Fire Marshal. The plans have been revised and reviewed and are again placed before the Planning Commission for consideration. The items previously brought forth by Planning have also been addressed.**

Bishop Storage is proposed at approximately 16 W. 1500 South. Access will be off of 1500 South. Included in the packet materials are renderings of the proposed units. Planning staff has requested complete landscape plans, which to date (9-10) have not been received. Should complete plans be received, staff will forward them to the Planning Commission. If they are not received by the meeting date, Planning staff recommends the item be tabled.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Design Industrial”. The site plan is consistent with the Land Use Plan Designation.

FINDINGS OF FACT

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

1. The proposed site plan meets the criteria (provided the submission of complete landscape plans) as found in Section 17.7.701 (Planned Industrial Projects) of the Development Code.

POTENTIAL MOTIONS

APPROVAL

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

DENIAL

Mr. Chairman, I move that we recommend denial of the commercial site plan for Bishop Storage.

TABLE

Mr. Chairman, I move that we table action on the commercial site plan for Bishop Storage pending submission of complete landscape plans.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 10/7/2020

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: Matt Bishop Storage

Project Address: 16 West 1500 South

Developer / Applicant's Name: Matt Bishop

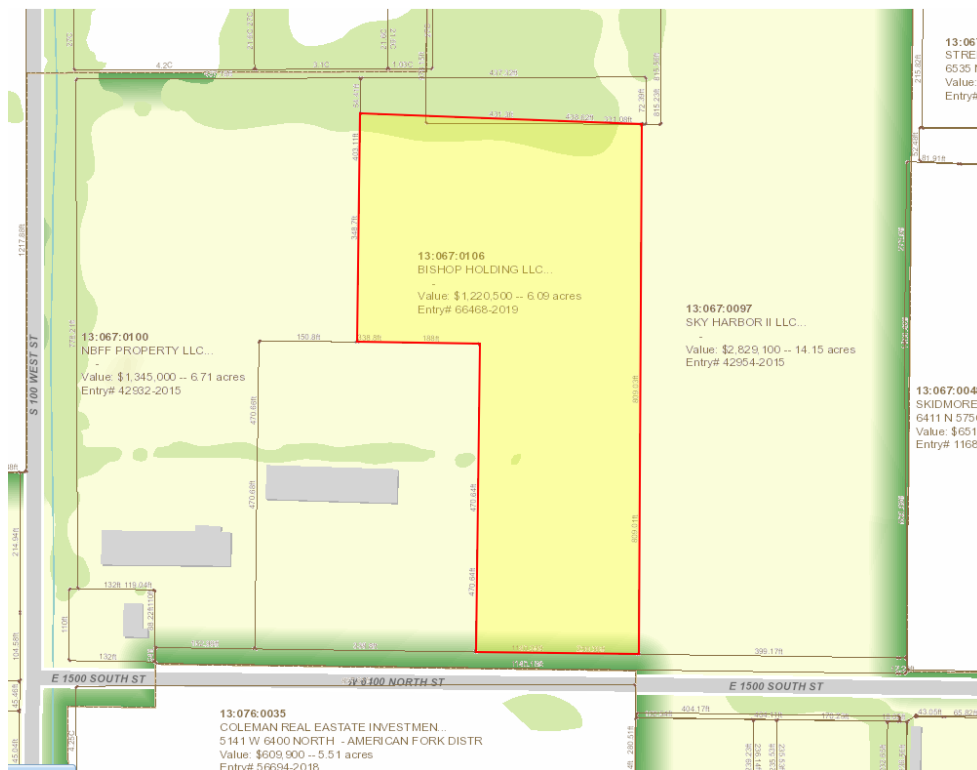
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☐ 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 10/7/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

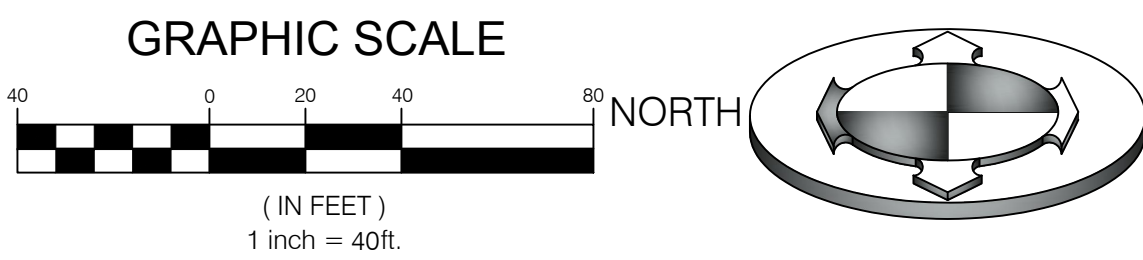
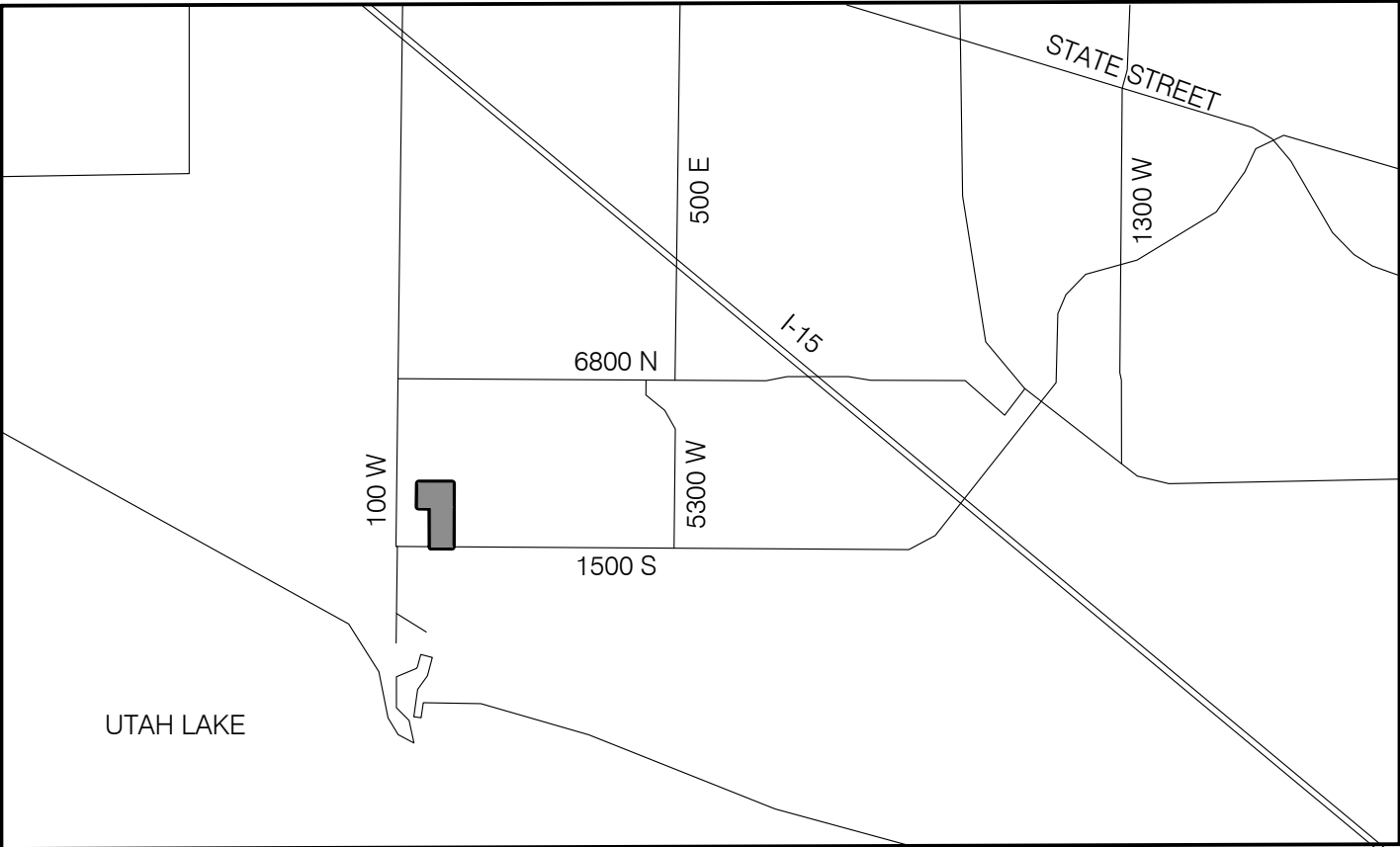
Standard Conditions of Approval:

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).

MATT BISHOP STORAGE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 &
THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

OWNER/DEVELOPER: MATT BISHOP
(801) 830-7745
snaptrucking@gmail.com
16 WEST 1500 SOUTH

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CSP.02	SITE FIRE ACCESS PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CPP.01	PLAN AND PROFILE
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES
CDT.04	DETAILS & NOTES

CIVIL CONSTRUCTION PLANS

				BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	
MATT BISHOP STORAGE 5950 W 6400 N AMERICAN FORK, UTAH		DRAFT MMJ	DESIGN AGA	CHECK AGA	PROJECT NO. 1907191
No.	DATE	DESCRIPTION			
1	06/19/20	REVISIONS PER CITY REDLINES			
2	08/21/20	REVISIONS PER CITY REDLINES			
3	09/08/20	REVISIONS PER CITY REDLINES			

COVER

1 OF 13

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
(1)	ASPHALT PAVEMENT WITH GRANULAR BASE	2/CDT.02
(2)	CONCRETE PAVEMENT WITH GRANULAR BASE	2/CDT.01
(3)	DRIVE APPROACH PER AMERICAN FORK STDS.	
(4)	TYPE 'A' CURB AND GUTTER PER APWA #205	
(5)	SAWCUT PER APWA #225	
(6)	6" BLACK VINYL COATED CHAINLINK FENCE WITH BARBED WIRE ARM	
(7)	CONCRETE APRON	
(8)	INTEGRAL SIDEWALK	4/CDT.02
(9)	4" WATERWAY PER APWA #211	
(10)	RELEASE CURB AND GUTTER	3/CDT.02
(11)	TRANSITION CURB AND GUTTER	
(12)	ADA RAMP	4/CDT.01
(13)	ADA SIGN	4/CDT.01
(14)	ASPHALT MILLING	

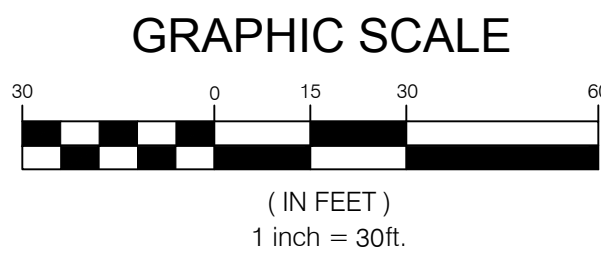
CONSTRUCTION KEY NOTE REFERENCE CONTINUED		
NO.	DESCRIPTION	DETAIL
(15)	6" WROUGHT IRON FENCING	
(16)	ASPHALT PAVEMENT PER AMERICAN FORK STDS.	2/CDT.04
(17)	SIDEWALK PER AMERICAN FORK STDS.	
(18)	CURB AND GUTTER PER AMERICAN FORK STDS.	3/CDT.04
(19)	6" CHAINLINK FENCE	
(20)	DUMPSTER PER AMF STD. 17.5.121	2/CDT.03
(21)	"NO FIRE ACCESS BEYOND THIS POINT" SIGN	
(22)	BOLLARD	6/CDT.02

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	62,030	22.2
HARDSCAPE	200,326	71.8
LANDSCAPE	16,537	5.9
TOTAL	278,893	100

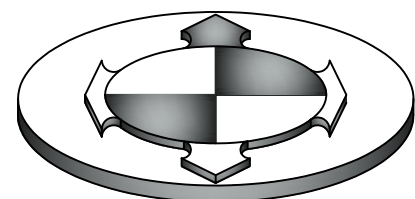
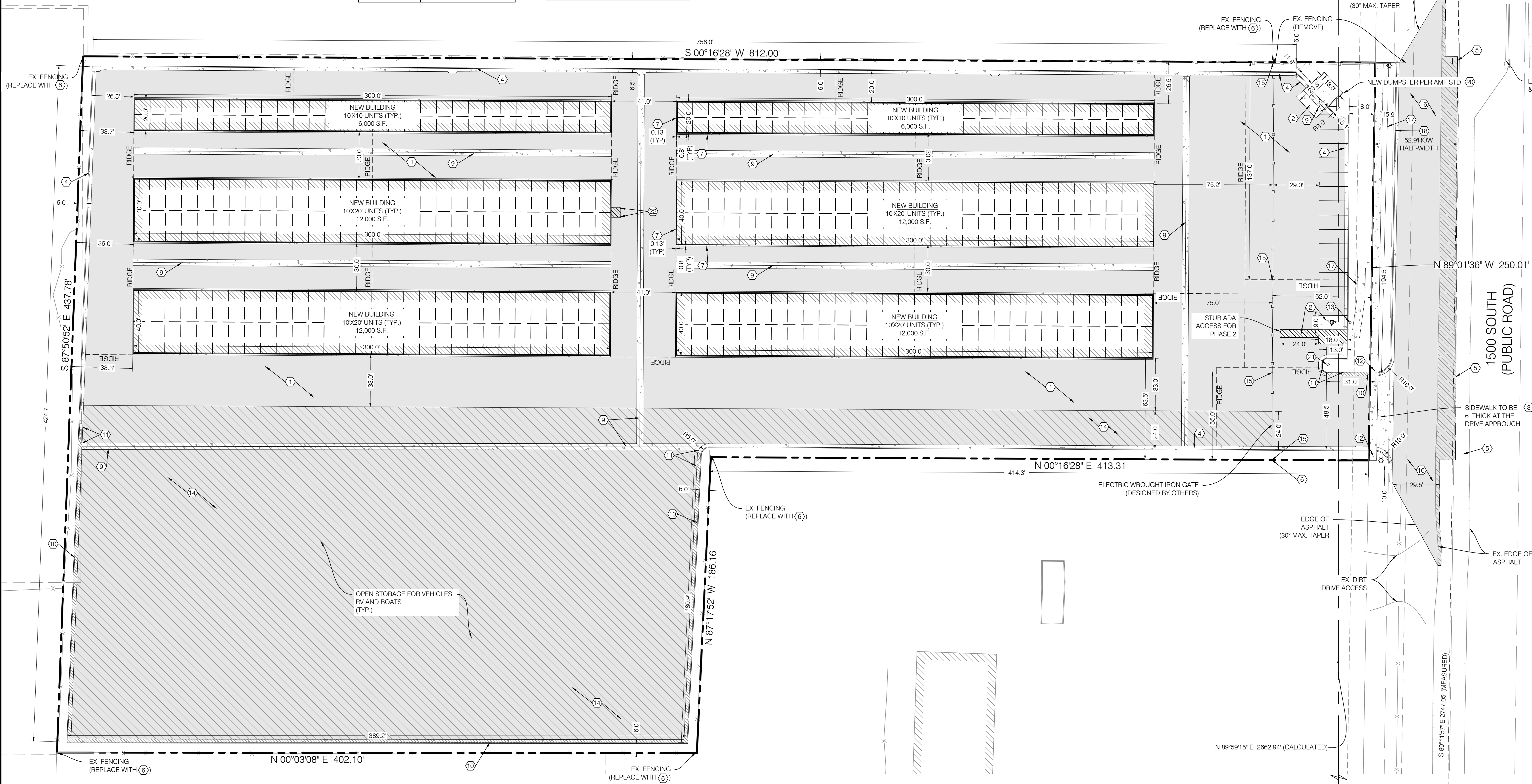
PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	17	1
TOTAL	18	

ZONING: PLANNED INDUSTRIAL ZONE ONE (PI-1)

FEMA FLOOD HAZARD ZONE: FLOOD ZONE A
FEEM FLOOD HAZARD COMMUNITY PANEL NUMBER: 49049C0306F
FEMA FLOOD HAZARD EFFECTIVE DATE: 06/19/2020



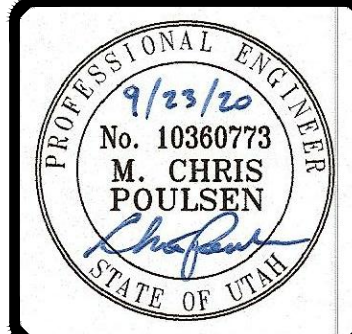
NORTH



BENCHMARK:
THE WITNESS CORNER FOR THE SOUTH QUARTER
CORNER OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
ELEVATION = 4502.79 (NAVD 29)



DESCRIPTION		DATE
1	REVISIONS PER CITY REDLINES	06/19/20
2	REVISIONS PER CITY REDLINES	06/21/20
3	REVISIONS PER CITY REDLINES	06/21/20
4	REVISIONS PER FIRE MARSHAL TO FIRE ROUTE	06/23/20
DWG FILE		1907191 SITE
SCALE MEASURES 1/4"=1' ON FULL SIZE SHEETS		
ADJUST ACCORDING TO REDUCED SIZE SHEETS		

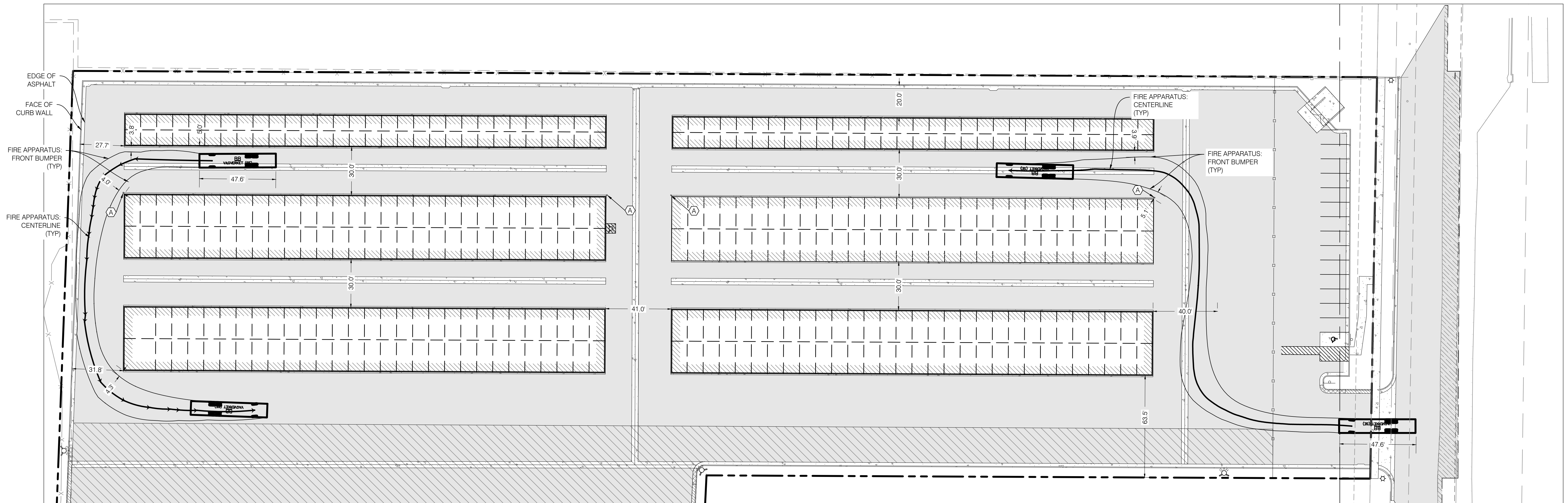


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BISHOP STORAGE - PHASE 1
5950 W 6400 N
AMERICAN FORK, UTAH

PROJECT NO. 1907191
SITE PLAN
CSP.01
3 OF 13

NOTE: (A)
BOLLARDS ARE LOCATED 1.0 FOOT FROM BUILDING CORNER

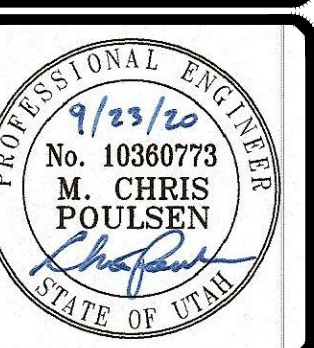


47.6' VEHICLE TURNING MODEL (A)
SCALE: 1:30



NO.	DATE	DESCRIPTION
1	06/19/20	REVISIONS PER CITY REDLINES
2	06/21/20	REVISIONS PER CITY REDLINES
3	06/08/20	REVISIONS PER CITY REDLINES
4	06/23/20	REVISIONS PER FIRE MARSHAL TO FIRE ROUTE
1907191 SITE		
0	03/27/20	
1907191 SITE		

SCALE: MEASURES 1/4" ON FULL SIZE SHEETS
ADJUST ACCORDANT FOR REDUCED SIZE SHEETS



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BISHOP STORAGE - PHASE 1

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AMERICAN FORK, UTAH

PROJECT NO. 1907191

**SITE FIRE
ACCESS
PLAN**

CSP.02
4 OF 13

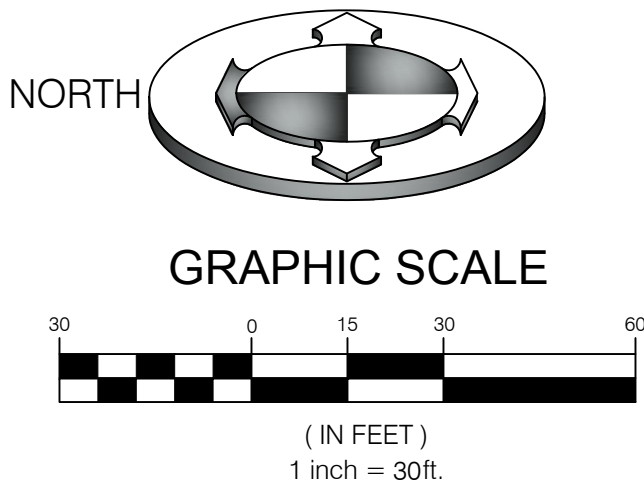
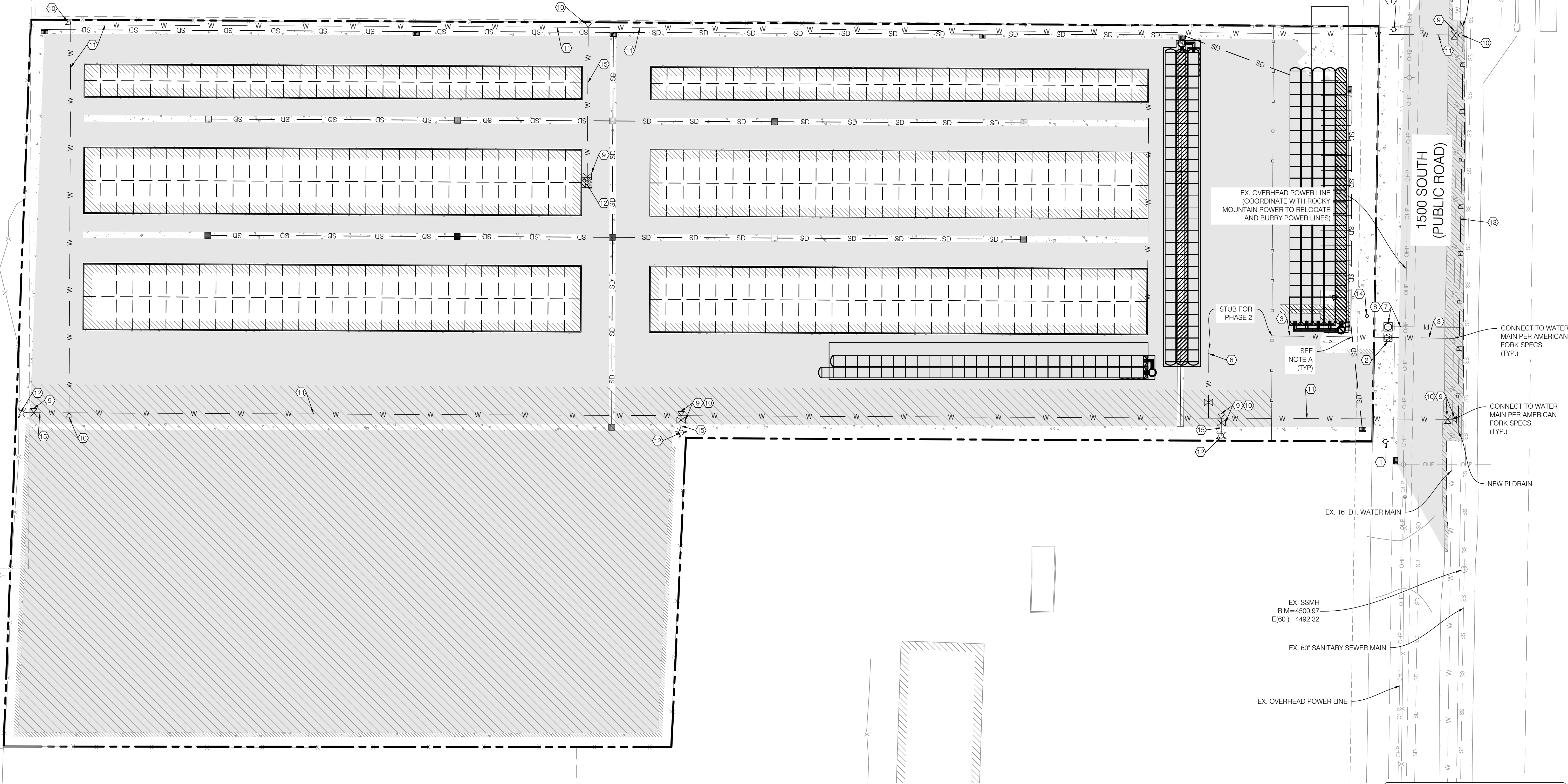
CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
1	NEW STREET LIGHT (DESIGNED BY OTHERS)	
2	1" WATER METER & VAULT PER AMERICAN FORK STD. 15.5	2/CDT.01
3	1" POLY WATER SERVICE LINE	
4	4" PVC SDR-35 SEWER LATERAL PER APWA #431	
5	SEWER CLEAN OUT @ 75' PER AMERICAN FORK STDS.	1/CDT.01
6	2" FIRE LINE (MUST BE VERIFIED BY MECHANICAL ENGINEER)	
7	1" POLY PRESSURIZED IRRIGATION LINE	3/CDT.01
8	1" PI METER & VAULT	3/CDT.01
9	GATE VALVE PER AMERICAN FORK STD.	
10	THRUST BLOCK PER AMERICAN FORK STD 15.6	1/CDT.04
11	8" C-900 FIRE MAIN PER AMERICAN FORK STD.	
12	FIRE HYDRANT PER AMERICAN FORK STD 15.6	4/CDT.04
13	12" PVC C-900 PI PER AMERICAN FORK STD.	
14	GROUNDWATER MONITORING STATION	5/CDT.02
15	6" C-900 FIRE LINE LATERAL PER AMERICAN FORK STD.	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE A:
12" OF VERTICAL SEPARATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

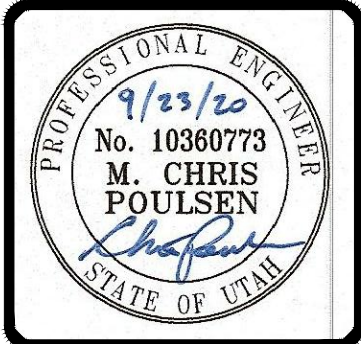
NOTE:
ALL EXISTING OVERHEAD UTILITIES SHALL BE BURIED



NO.	DATE	DESCRIPTION
1	09/19/20	REVISIONS PER CITY REDLINES
2	09/21/20	REVISIONS PER CITY REDLINES
3	09/09/20	REVISIONS PER CITY REDLINES
4	09/23/20	REVISIONS PER FIRE MARSHAL TO FIRE ROUTE
1907191 SITE		

DRAWN BY	MANJ
CHECKED BY	AGA
FIELD CREW	KD
DATE	03/27/20
DWG FILE	1907191 SITE

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS
ADJUST ACCORDING FOR REDUCED SIZE SHEETS



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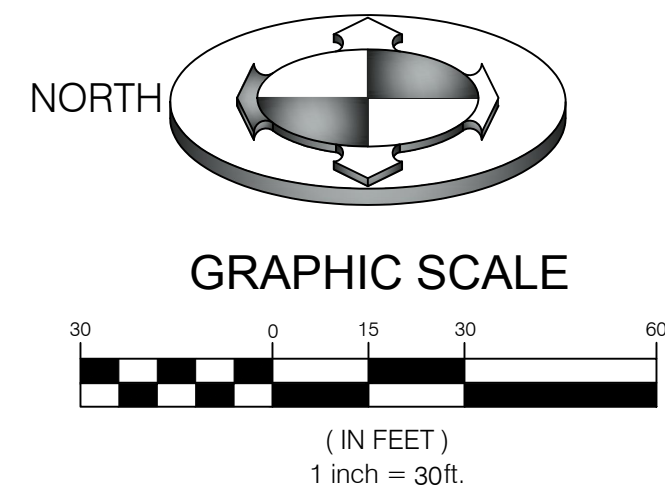
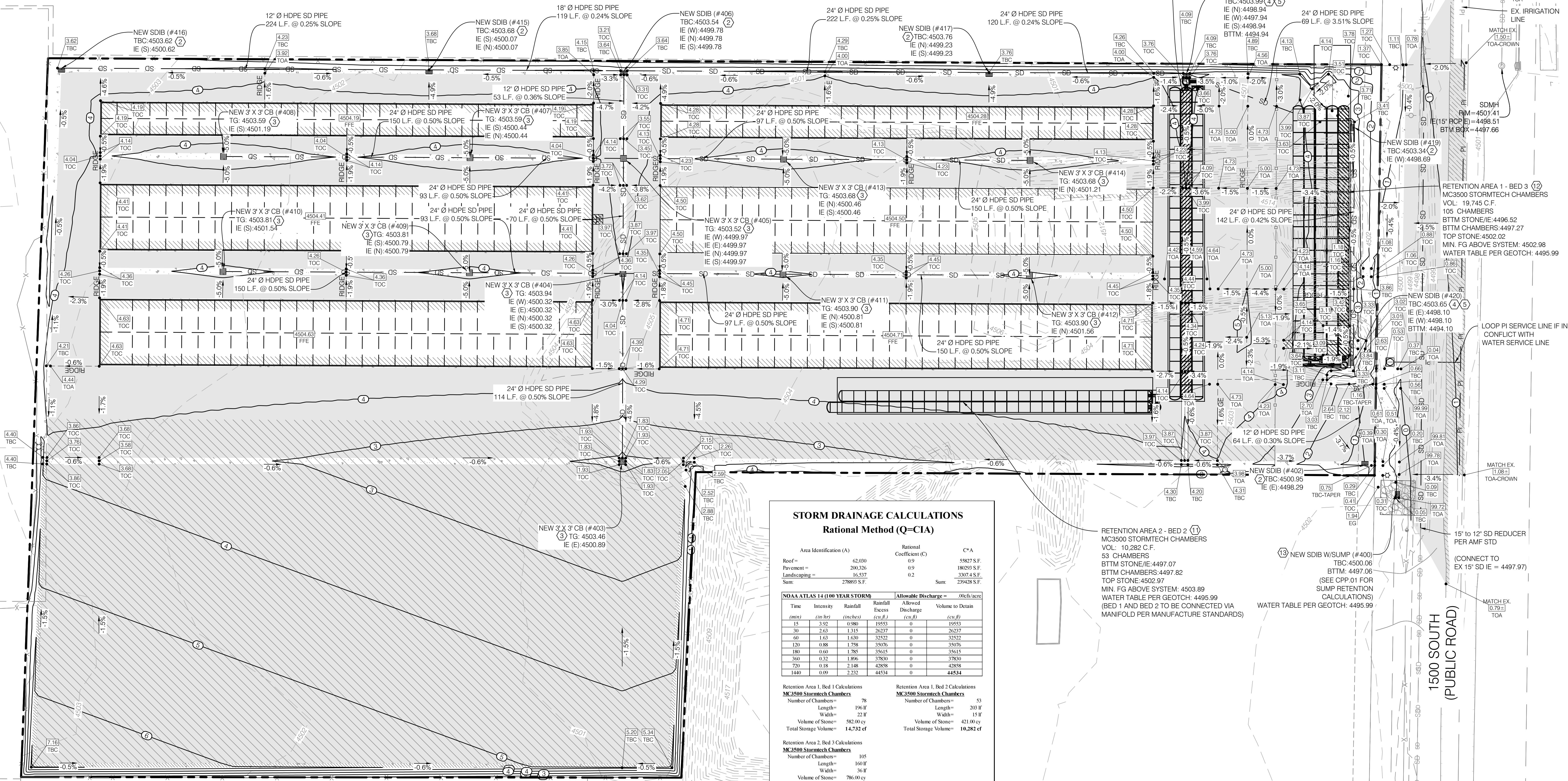
GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
(1)	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
(2)	STORM DRAIN INLET BOX PER APWA #315	
(3)	3'X3' CATCH BASIN	
(4)	STORM DRAIN INLET BOX WITH SUMP PER APWA #315	
(5)	SNOUT	2/CDT.03
(6)	12" HDPE SD PIPE	
(7)	18" HDPE SD PIPE	
(8)	15" RCP SD PIPE	
(9)	24" HDPE SD PIPE	
(10)	AREA 1, BED 2 MC3500 STORMTECH CHAMBERS	1/CDT.02
(11)	AREA 1, BED 2 MC3500 STORMTECH CHAMBERS	1/CDT.03
(12)	AREA 2, BED 3 MC3500 STORMTECH CHAMBERS	1/CDT.04
(13)	SDIB WITH SUMP PER AMERICAN FORK STD	5/CDT.01

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.



STORM DRAINAGE CALCULATIONS Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
Roof = 62,030	0.9	55,827 S.F.
Pavement = 200,336	0.9	180,292 S.F.
Landscaping = 16,537	0.2	3,307 S.F.
Sum = 278,903 S.F.		Sum = 239,428 S.F.

NOAA ATLAS 14 (100 YEAR STORM)			Allowable Discharge = (0.06 cfs/acre)		
Time (min)	Intensity (in/hr)	Rainfall (inches)	Excess Discharge (cu ft)	Volume to Detain (cu ft)	
15	3.92	0.980	19553	0	19553
30	2.63	1.315	26237	0	26237
60	1.63	1.630	32522	0	32522
120	0.88	1.788	35076	0	35076
180	0.60	1.788	35615	0	35615
360	0.32	1.896	37850	0	37850
720	0.18	2.148	42858	0	42858
1440	0.09	2.232	44534	0	44534

Retention Area 1, Bed 1 Calculations

MC3500 Stormtech Chambers
Number of Chambers = 78
Length = 196 lf
Width = 22 lf
Volume of Stone = 582.00 cy
Total Storage Volume = 14,732 cf

Retention Area 1, Bed 2 Calculations

MC3500 Stormtech Chambers
Number of Chambers = 53
Length = 203 lf
Width = 15 lf
Volume of Stone = 421.00 cy
Total Storage Volume = 10,282 cf

Retention Area 2, Bed 3 Calculations

MC3500 Stormtech Chambers
Number of Chambers = 105
Length = 160 lf
Width = 36 lf
Volume of Stone = 786.00 cy
Total Storage Volume = 19,745 cf

Is there adequate storage? Storage Provided = 44,759 cf
Req. Storage = 44,534 cf **YES**

RETENTION AREA 2 - BED 2 (12)
MC3500 STORMTECH CHAMBERS
VOL: 10,282 C.F.
53 CHAMBERS
BTM STONE/IE: 4497.07
BTM CHAMBERS: 4497.82
TOP STONE: 4502.97
MIN. FG ABOVE SYSTEM: 4503.89
WATER TABLE PER GEOTCH: 4495.99
(BED 1 AND BED 2 TO BE CONNECTED VIA MANIFOLD PER MANUFACTURE STANDARDS)

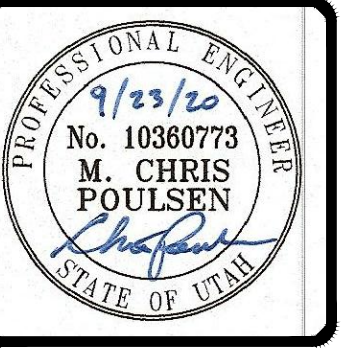
NEW SDIB W/SUMP (#400)
TBC: 4500.06
BTM: 4497.06
(SEE CPP.01 FOR SUMP RETENTION CALCULATIONS)
WATER TABLE PER GEOTCH: 4495.99

15" to 12" SD REDUCER PER AMF STD
(CONNECT TO EX 15" SD IE = 4497.97)

BENCHMARK:
THE WITNESS CORNER FOR THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 4502.79 (NAVD 29)

CALL BEFORE YOU DIG.
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NO.	DATE	DESCRIPTION
1	06/19/20	REVISIONS PER CITY RED LINES
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3	06/09/20	REVISIONS PER CITY RED LINES
4	03/27/20	REVISIONS PER FIRE MARSHAL TO FIRE ROUTE
5	09/21/20	CDT.01



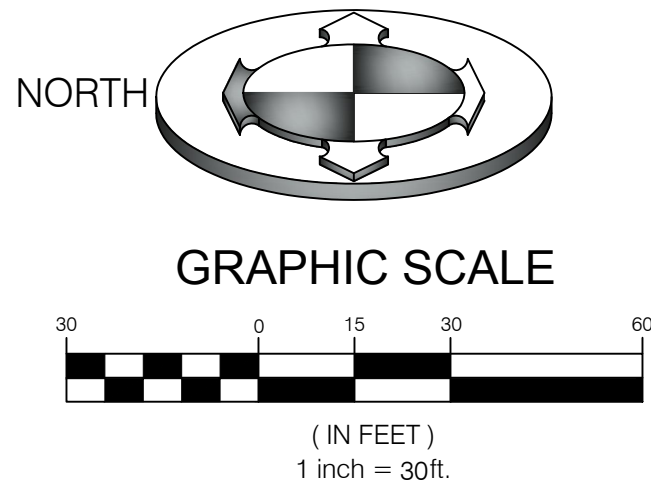
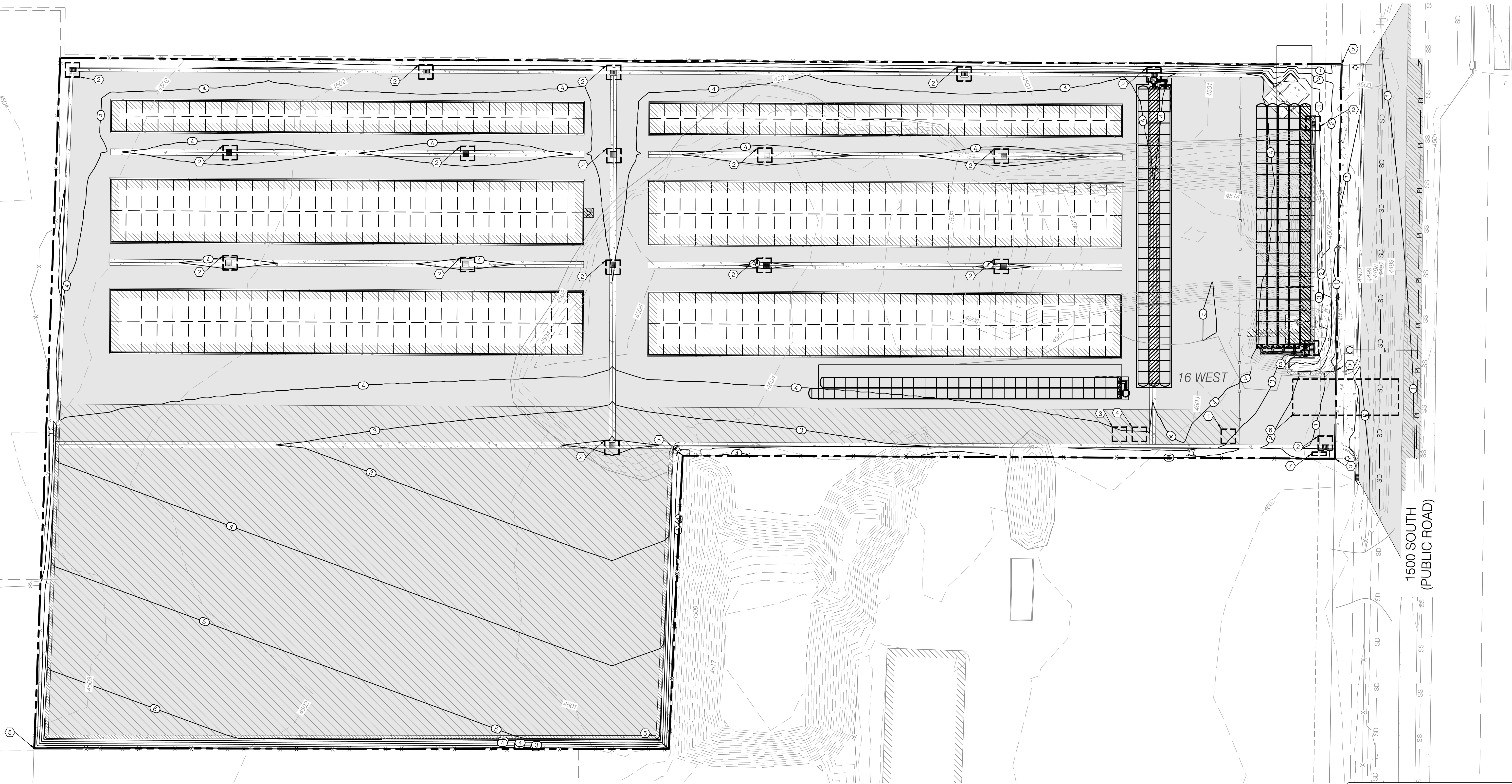
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BISHOP STORAGE - PHASE 1
5950 W 6400 N
AMERICAN FORK, UTAH

PROJECT NO. 1907191
GRADING & DRAINAGE PLAN
CGD.01
6 OF 13

SWPPP KEY NOTES REFERENCE		
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.		
NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02
7	SWPPP INFORMATION SIGN	8/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.



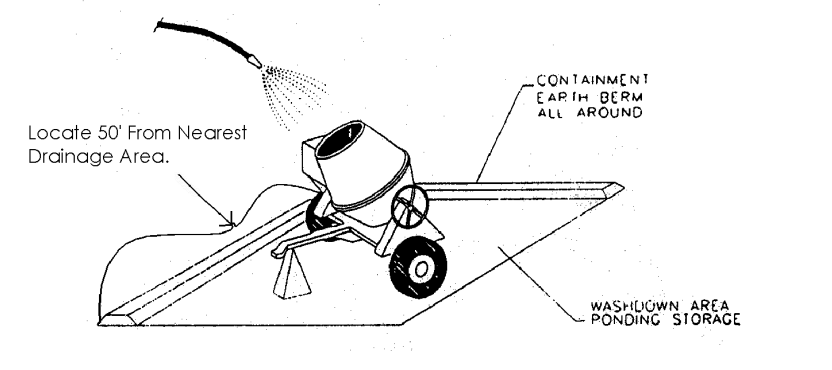
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UTILITY NOTIFICATION CENTER

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REVISION BY	MNU	DATE	DESCRIPTION
CHECKED BY	AGA	1 06/19/20	REVISIONS PER CITY REDLINES
FIELD WORK	KD	2 08/21/20	REVISIONS PER CITY REDLINES
DATE	03/27/20	3 09/08/20	REVISIONS PER CITY REDLINES
DWG. FILE		4 09/23/20	REVISIONS PER FIRE MARSHAL TO FIRE ROUTE
	0 0.5	1 19/07/19	CSQ001
			SCALE MEASURES 1/4"=1' ON FULL SIZE SHEETS
			AS NOTED ACCORDING TO REVISION SIZE SHEETS

BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

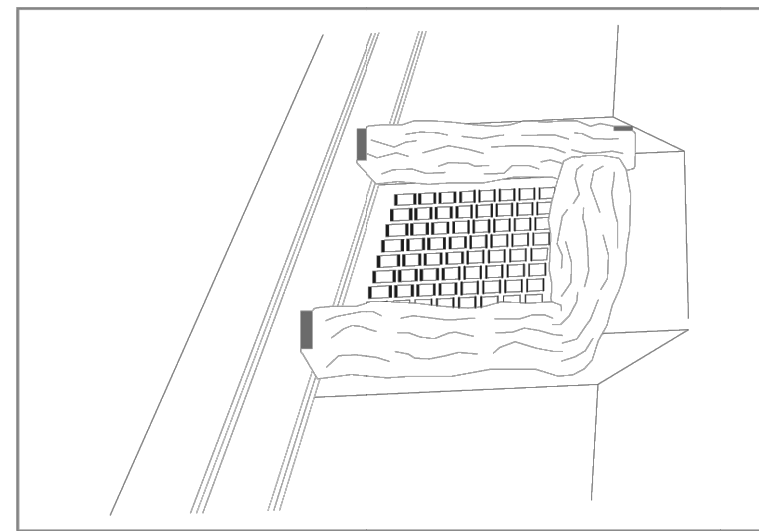
LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Inlet Protection – Wattle



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Provide up-gradient sediment controls, such as silt fence during construction of inlet
- ◆ When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

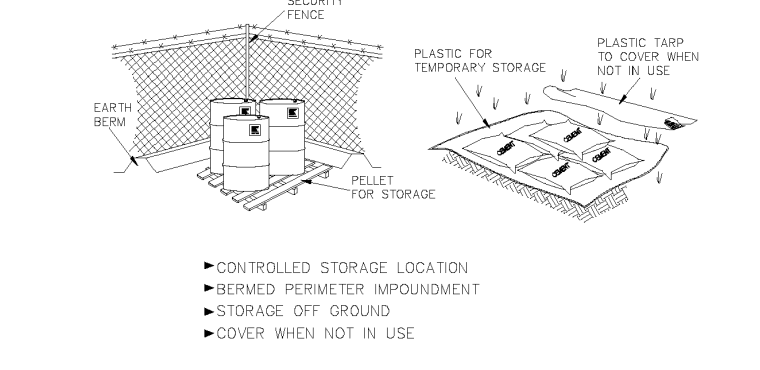
LIMITATIONS:

- ◆ Recommended maximum contributing drainage area of one acre
- ◆ Requires shallow slopes adjacent to inlet

MAINTENANCE:

- ◆ Inspect inlet protection following storm event and at a minimum of once every 14 days.
- ◆ Remove accumulated sediment when it reaches 4 inches in depth.
- ◆ Look for bypassing or undercutting and repair or realign as needed.

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

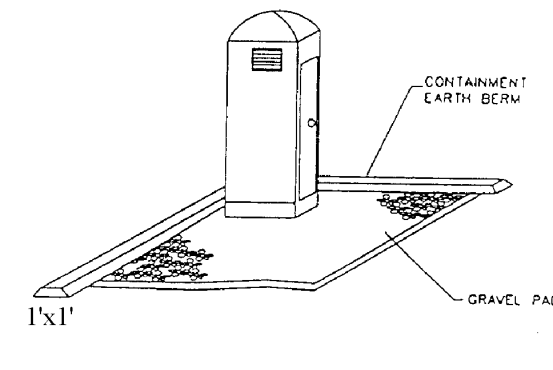
LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Spill Clean-Up



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

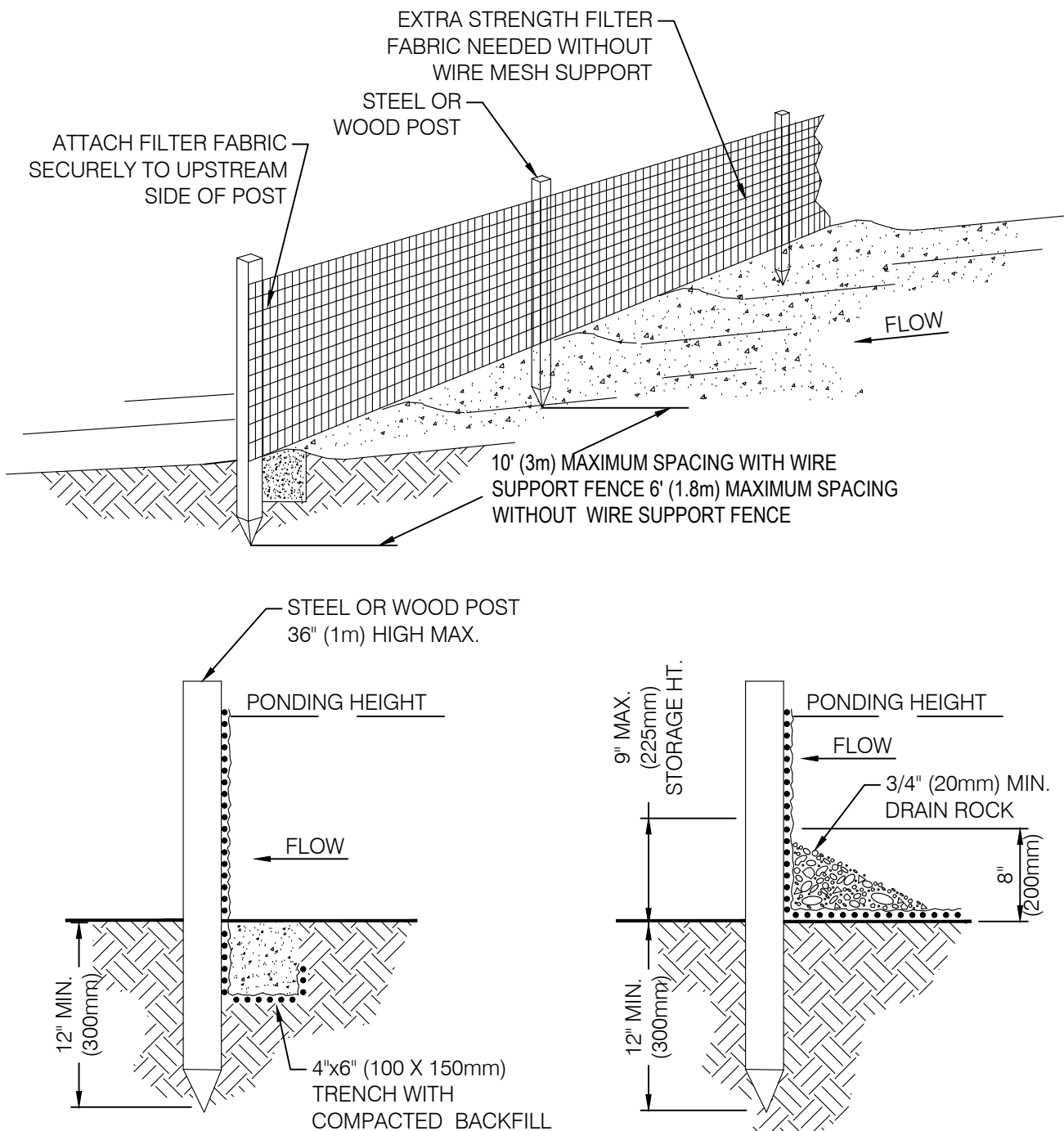
CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

INLET PROTECTION WATTLE 2
SCALE: NTS

MATERIALS STORAGE 3
SCALE: NTS

PORTABLE TOILETS 4
SCALE: NTS

SPILL CLEAN UP 5
SCALE: NTS



The diagram illustrates two methods of silt fence installation. The 'TRENCH DETAIL' shows a cross-section of a trench with a 4'x6' (100 x 150mm) trench filled with compacted backfill, topped with a 12" (300mm) layer of aggregate. A steel or wood post is driven through the fence, which is 36" (1m) high maximum. The 'INSTALLATION WITHOUT TRENCHING' shows a cross-section of a silt fence installed on a slope, with a 9" (225mm) maximum storage height and a 3/4" (20mm) minimum drain rock layer. A steel or wood post is also shown here.

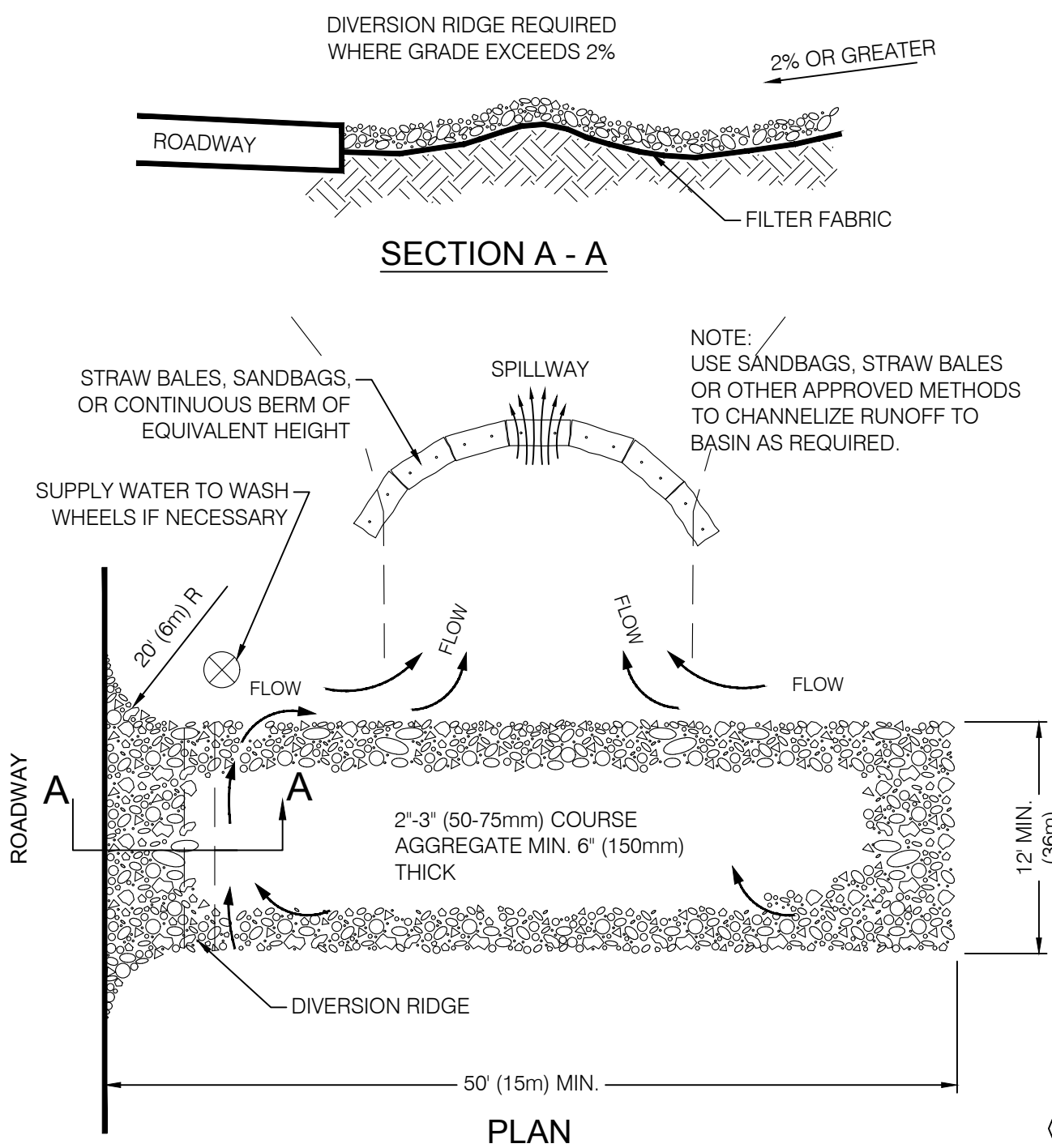
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE 6
SCALE: NTS



The diagram shows a cross-section 'SECTION A - A' and a plan view of a temporary gravel construction entrance/exit. The cross-section shows a diversion ridge required where the grade exceeds 2%, with a 2% or greater slope. The plan view shows a 20' (6m) wide entrance with a 2'-3" (50-75mm) course aggregate, 6" (150mm) thick. A spillway is shown with a note: 'NOTE: USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.' A diversion ridge is also shown. The plan view includes a 50' (15m) minimum width and a 12' (36m) minimum depth. A note indicates: 'SUPPLY WATER TO WASH WHEELS IF NECESSARY'.

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS



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811

"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)

NOTES:

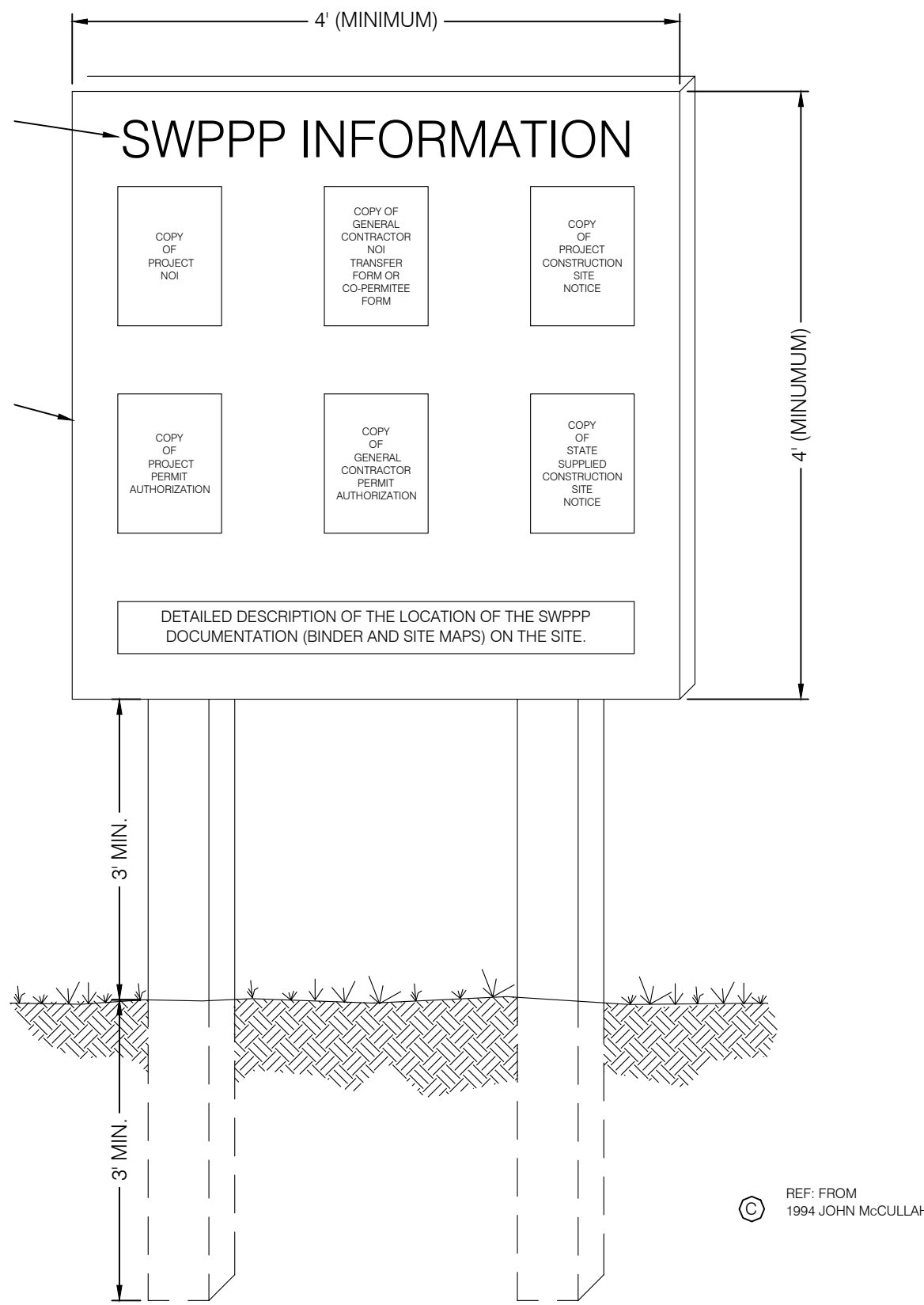
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO-TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.



The diagram shows a sign layout for SWPPP information. The sign is 4' (MINIMUM) wide and 4' (MINIMUM) high. It contains six sections: 'COPY OF PROJECT NO.', 'COPY OF GENERAL CONTRACTOR NO. TRANSFER FORM OR COPIED/PERMIT FORM', 'COPY OF PROJECT CONSTRUCTION SITE NOTICE', 'COPY OF PROJECT PERMIT AUTHORIZATION', 'COPY OF GENERAL CONTRACTOR PERMIT AUTHORIZATION', and 'COPY OF STATE SUPPLIED CONSTRUCTION SITE NOTICE'. Below these sections is a 'DETAILED DESCRIPTION OF THE LOCATION OF THE SWPPP DOCUMENTATION (BINDER AND SITE MAPS) ON THE SITE'. The sign is shown with dimensions: 3' MIN. for the top section, 3' MIN. for the bottom section, and 4' MIN. for the overall height.

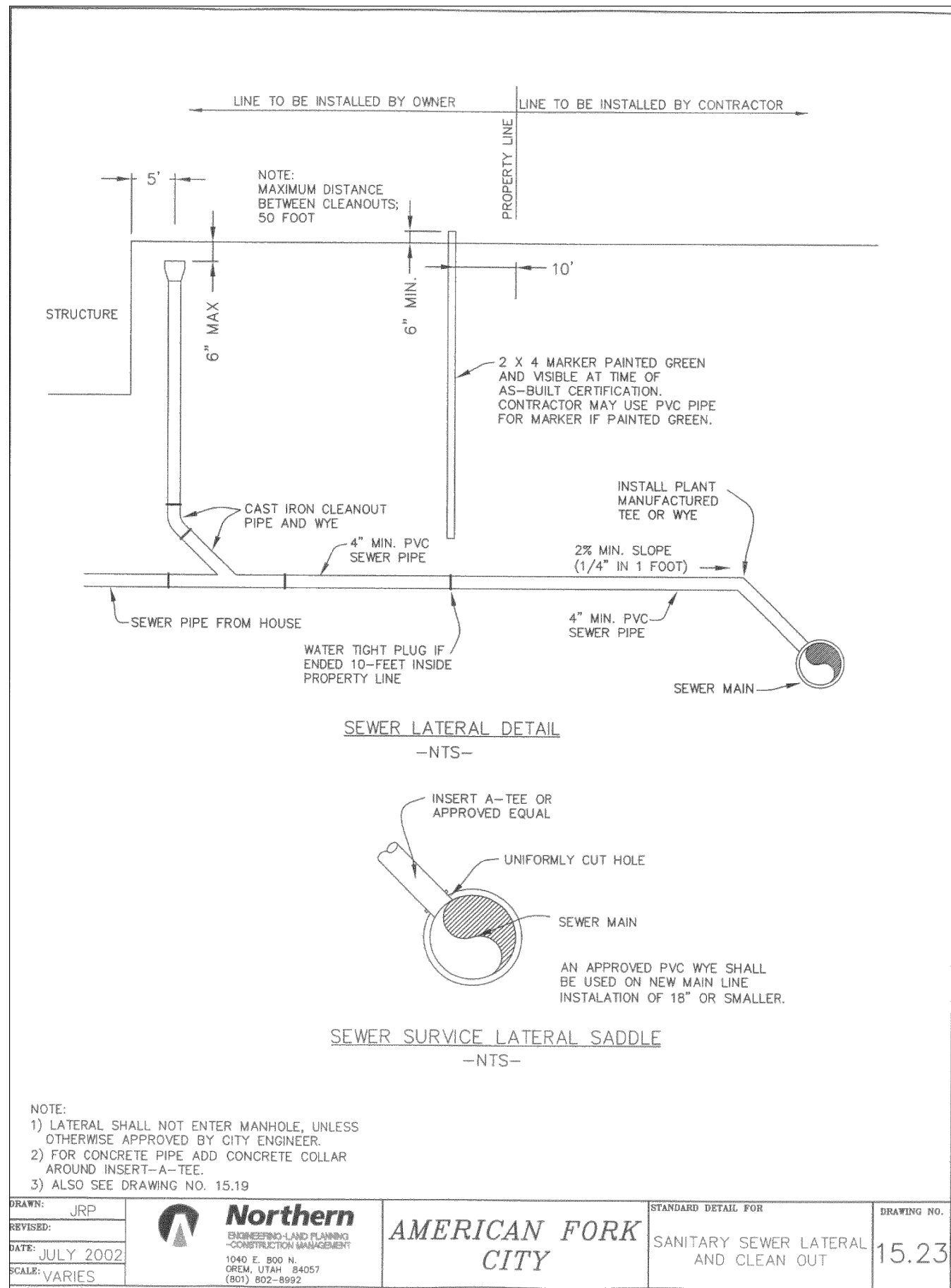
SWPPP INFORMATION SIGN 8
SCALE: NTS

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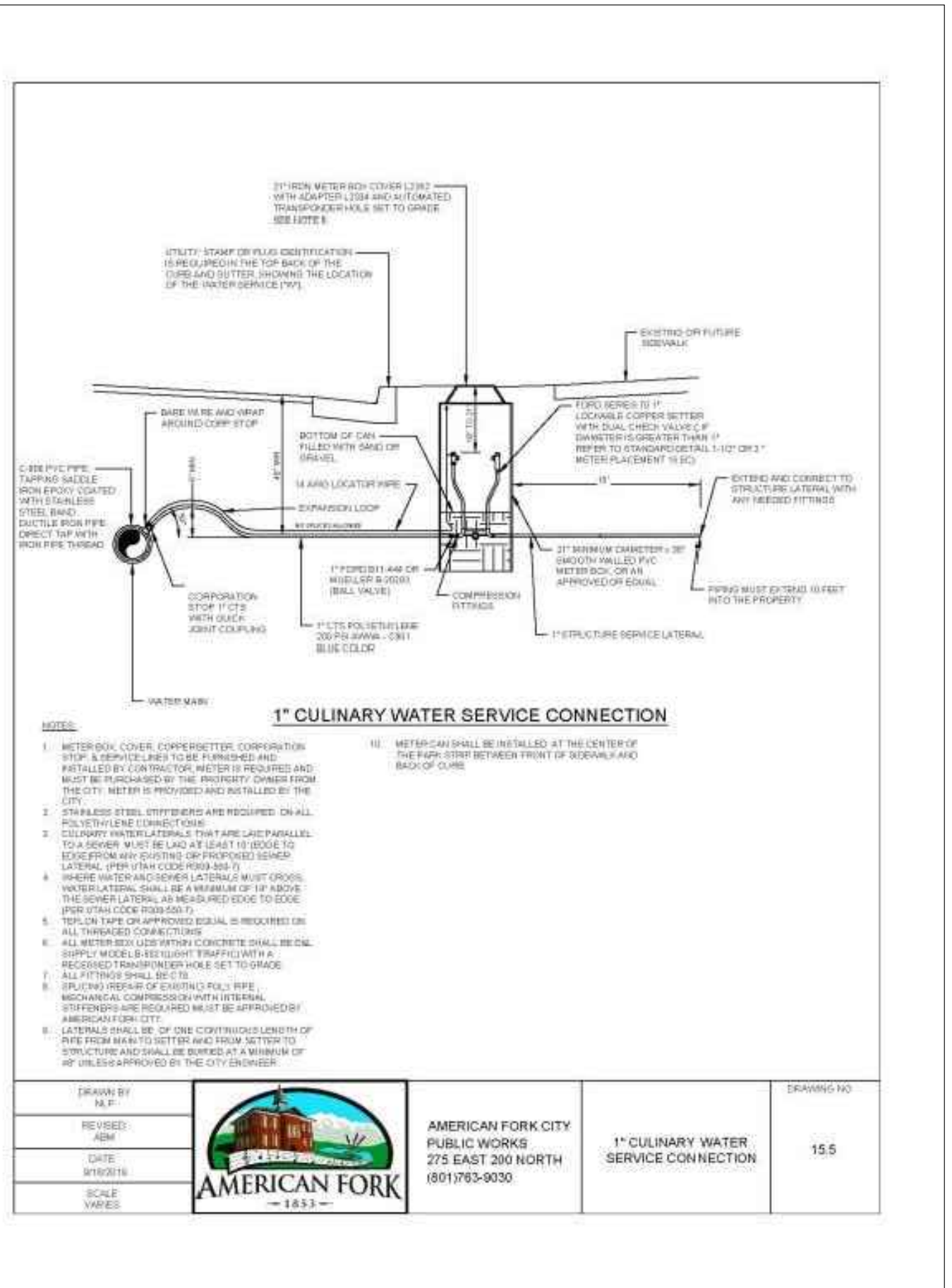
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LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84071 (801) 942-7192
www.benchmarkcivil.com

BISHOP STORAGE - PHASE 1
5950 W 6400 N
AMERICAN FORK, UTAH

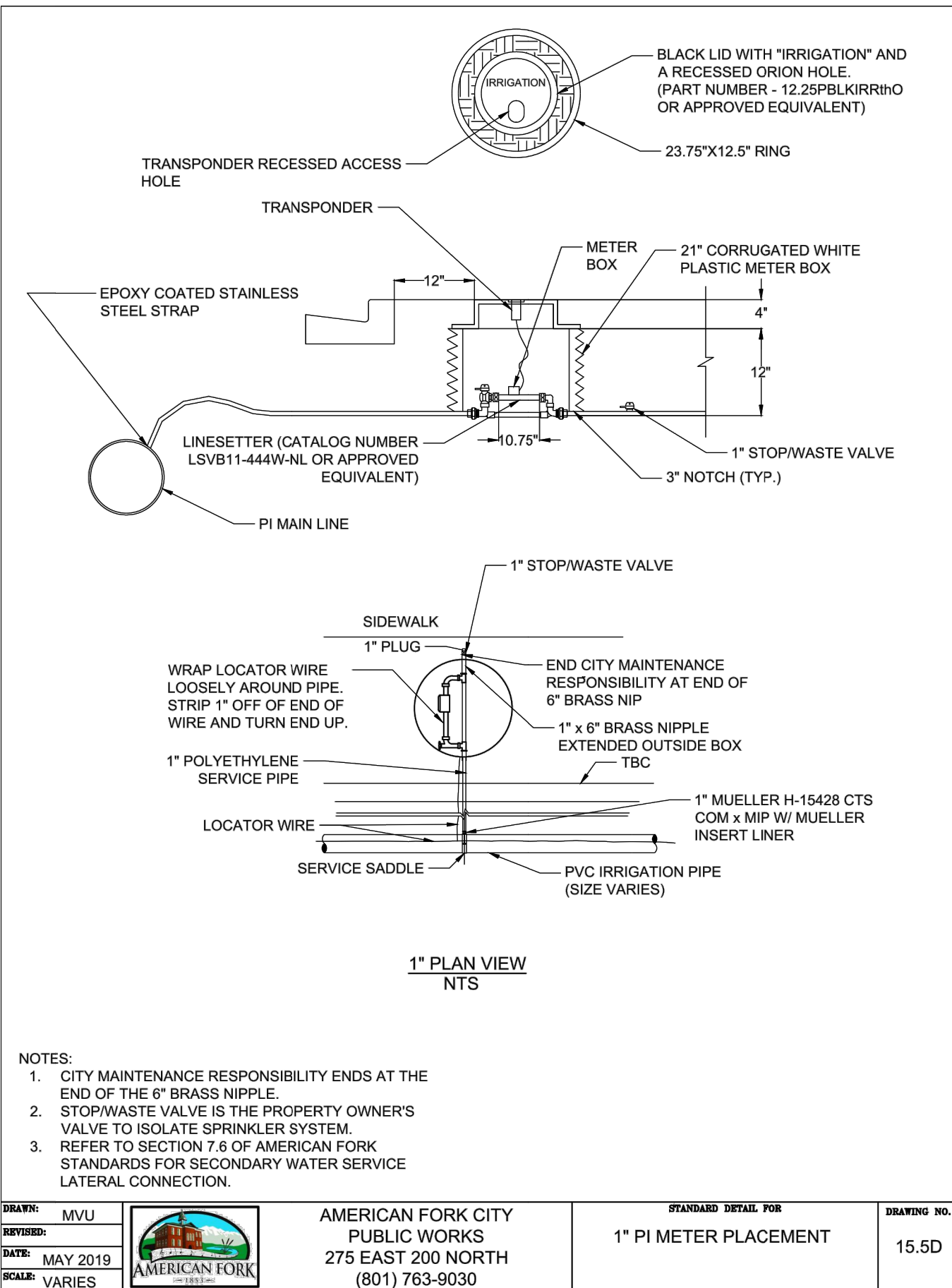
PROJECT NO. 1907191
EROSION CONTROL DETAILS
CEP.02
9 OF 13



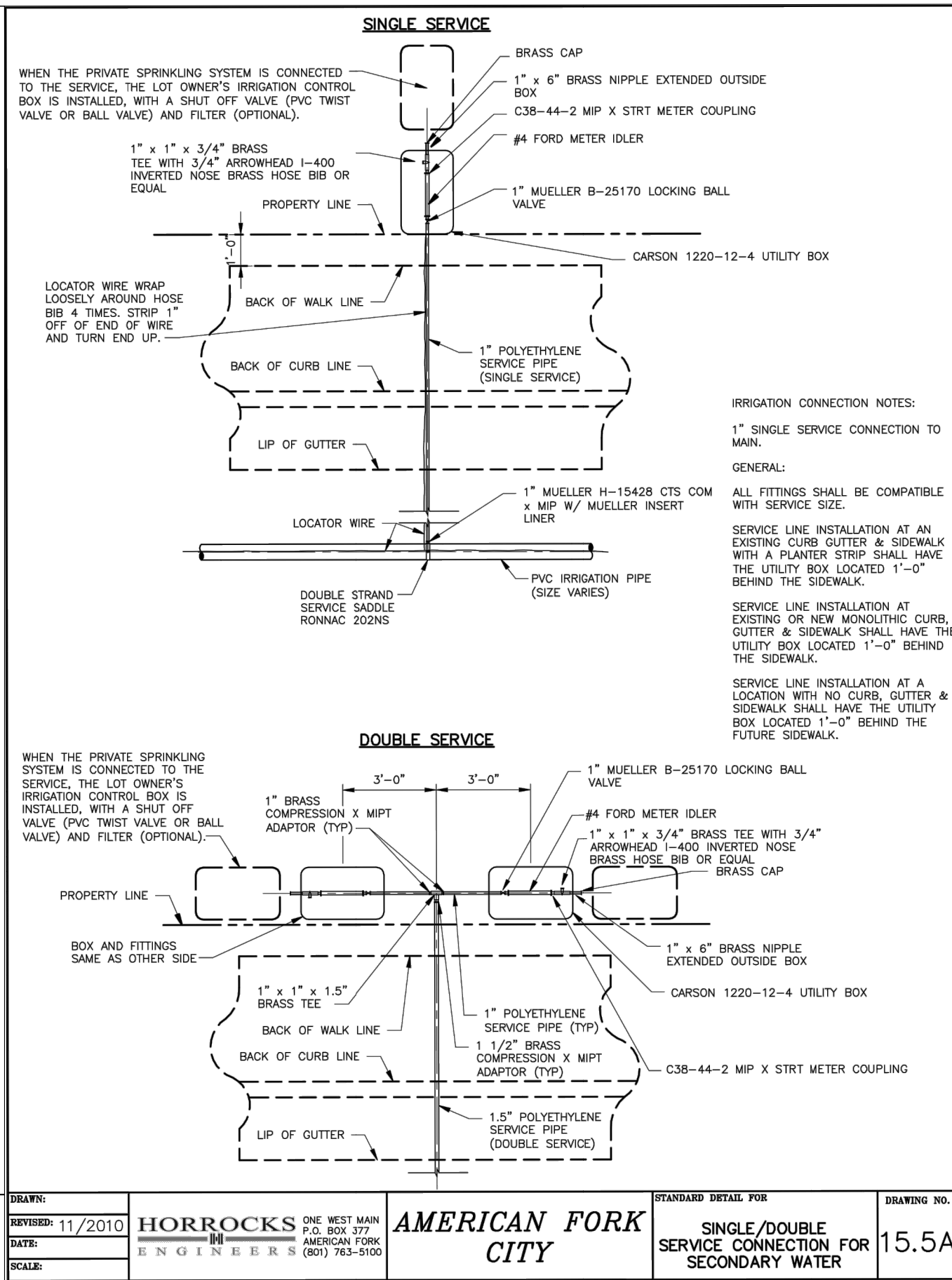
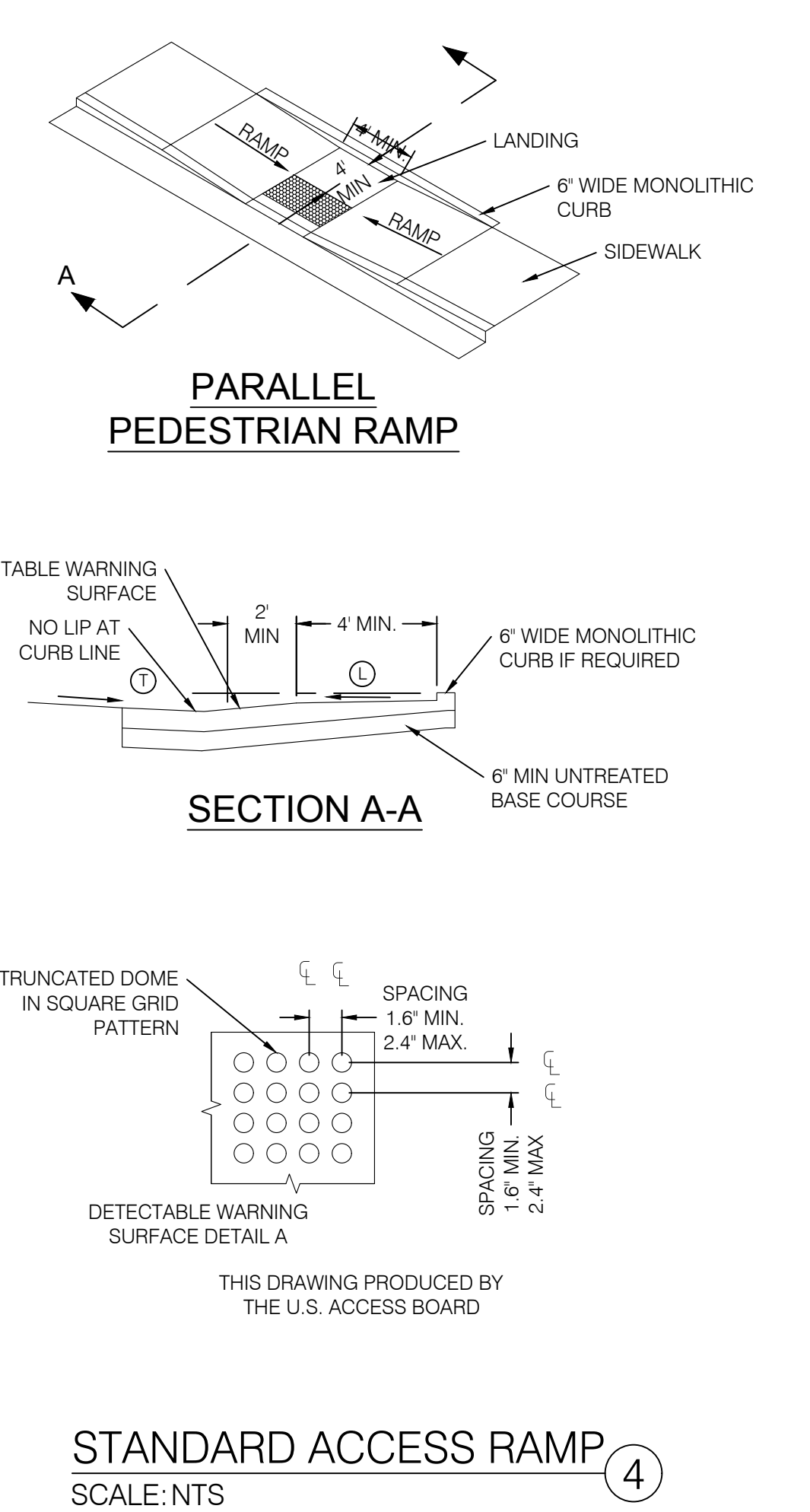
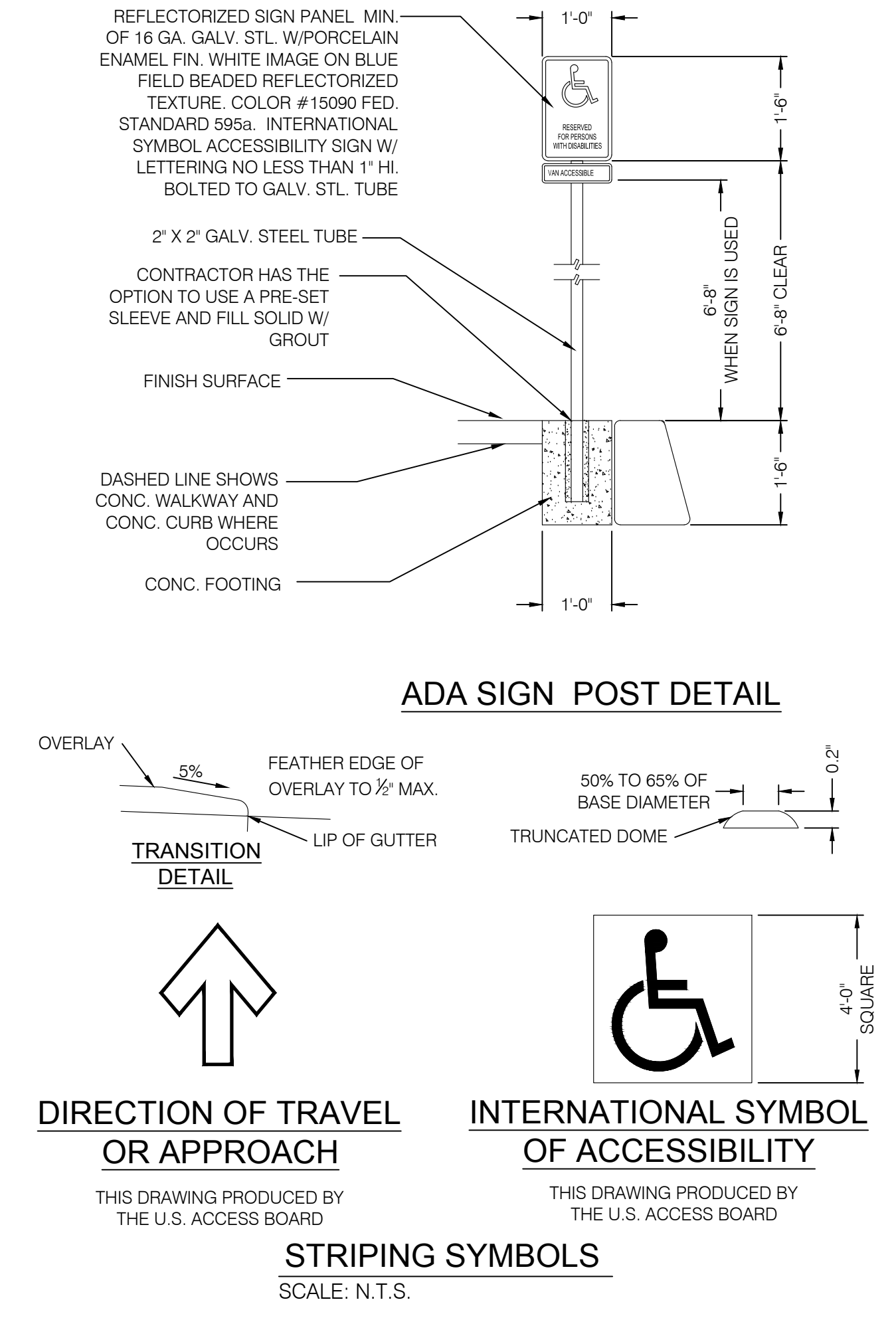
SEWER LATERAL AND CLEANOUT
SCALE: NTS



CULINARY WATER SERVICE CONNECTION
SCALE: NTS



PI METER AND CONNECTION
SCALE: NTS



SLOPE TABLE			
	ITEM	RUNNING SLOPE*	CROSS SLOPE
①	LANDING	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)
②	RAMP	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)
③	TRANSITION	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
	SIDEWALK	--	1.5-2% (1V:48H)
	FLARE	10% (1V:10H)	--

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

EXCEPTION:

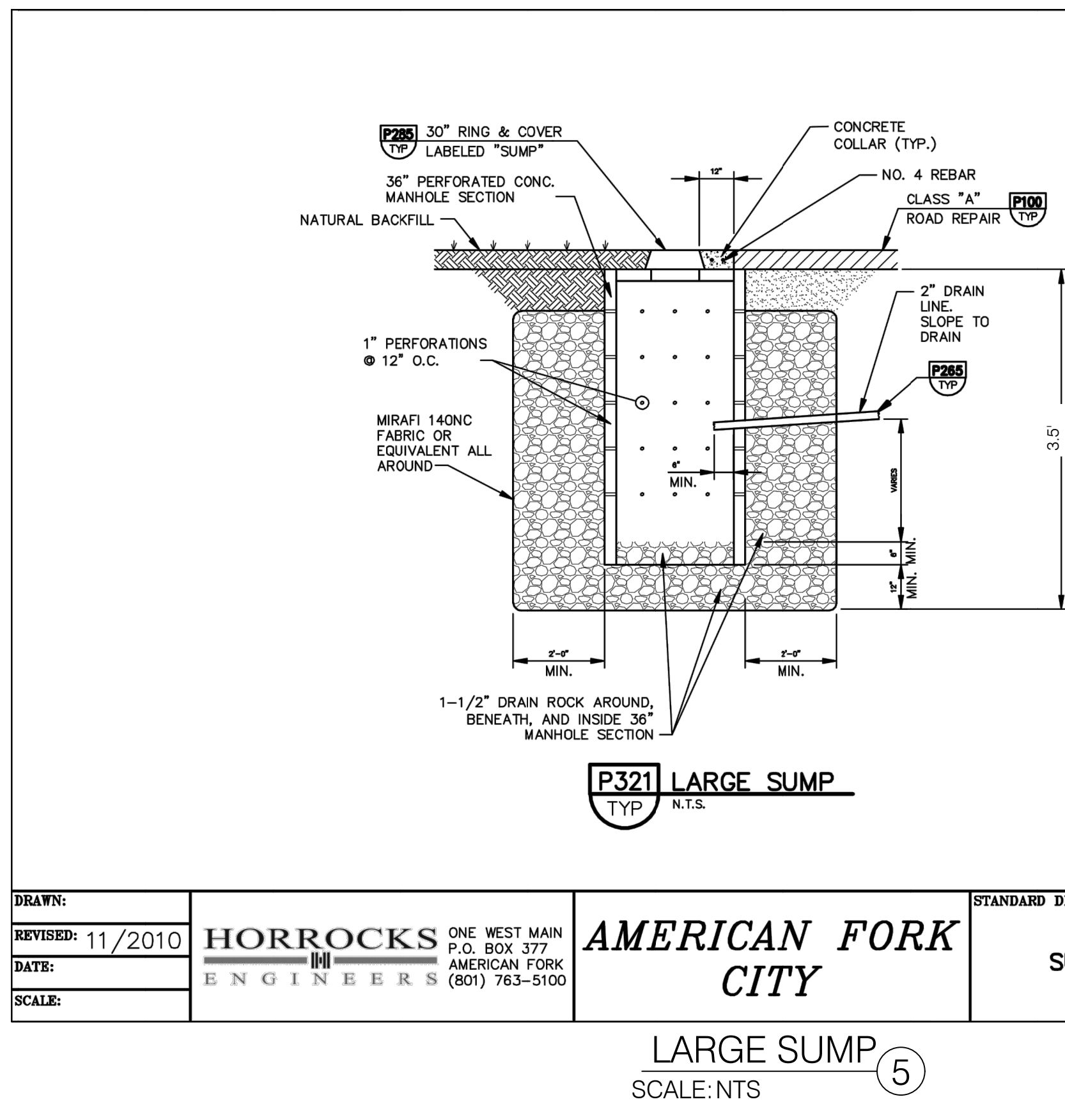
(b) IF SLOPE REQUIREMENTS CANT BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6\"/>



LARGE SUMP
SCALE: NTS

PROJECT NO. 1907191	DETAIL SHEET	CDT.01 10OF 13
BISHOP STORAGE - PHASE 1 5950 W 6400 N AMERICAN FORK, UTAH		
BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84071 (801) 542-7192 www.benchmarkutah.com		
PROFESSIONAL ENGINEER No. 10360773 M. CHRIS POULSEN STATE OF UTAH		

COVER PIPE CONNECTION TO END CAP WITH ADS GEOTECHNICS BUT NON WOVEN GEOTEXTILE

STORMTIGHT HIGHLY RECOMMENDS FLEXITON PULSE INSERTS IN ANY UPSTREAM ENRIENCED WITH OPTIC GRATES

MC-3500 CHAMBER

MC-3300 END CAP

CATCH BASIN MANHOLE

SLUMP DETECTED BY SITE DESIGN ENGINEER (OR 300 PSI MIN RECOMMENDED)

24" 800-1100 PSI ACCESS PIPE REQUIRED USE FACTORY PRE-CORDED END CAP PART # MC3000EPP240 OR MC3000EPP250

TWO LAYERS OF ADS GEOTECHNICS 15W11W WOVEN GEOTEXTILE BETWEEN TO AREA TYPED STONE AND CHAMBERS 8.25 (2.51 m) MIN WIDE CONTINUOUS FABRIC WITHOUT SEAMS

MC-3500 ISOLATOR ROW DETAIL

NOTES

1. INSPECT ISOLATOR ROW FOR SEDIMENT

A. INSPECTION PORTS (IF PRESENT)

A.1. BROWSE/LOOKED - ON PRE-CAST PULSED DRAIN

A.2. REMOVE AND CLEAN ISOLATOR FILTER IF NOT FIELD

A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG

A.4. LOWER A CAMERA AND ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)

IF SEDIMENT IS AT OR ABOVE 7 (300 mm) PROCEED TO STEP 2 IF NOT, PROCEED TO STEP 3

B. ALL ISOLATOR ROWS

B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW

USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE

WARNING ON POLES OR CHAMBERS MAY BE USED TO HOLD A CONTROLLED BRIDGE ENTRY

IF FOLLOW DOWN REGULATIONS FOR CONTROLLED BRIDGE ENTRY IF ENTERED MANHOLE

B.2. INSPECT AT, AT OR ABOVE 7 (300 mm) PROCEED TO STEP 2 IF NOT, PROCEED TO STEP 3

B.3. IF SEDIMENT AT, AT OR ABOVE 7 (300 mm) PROCEED TO STEP 2 IF NOT, PROCEED TO STEP 3

STEP 2: CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS

A. TWO TOLERABLE CLEANING ROLES WITH REAR HOSE PRESSURE OF 40" (1.1 m) OR MORE IS PREFERRED

B. APPLY MULTIPLE PHASES OF JETVAC UNTIL BACKSLUSH WATER IS CLEAR

C. VACUUM EXHAUSTIVE SWAMP AS REQUIRED

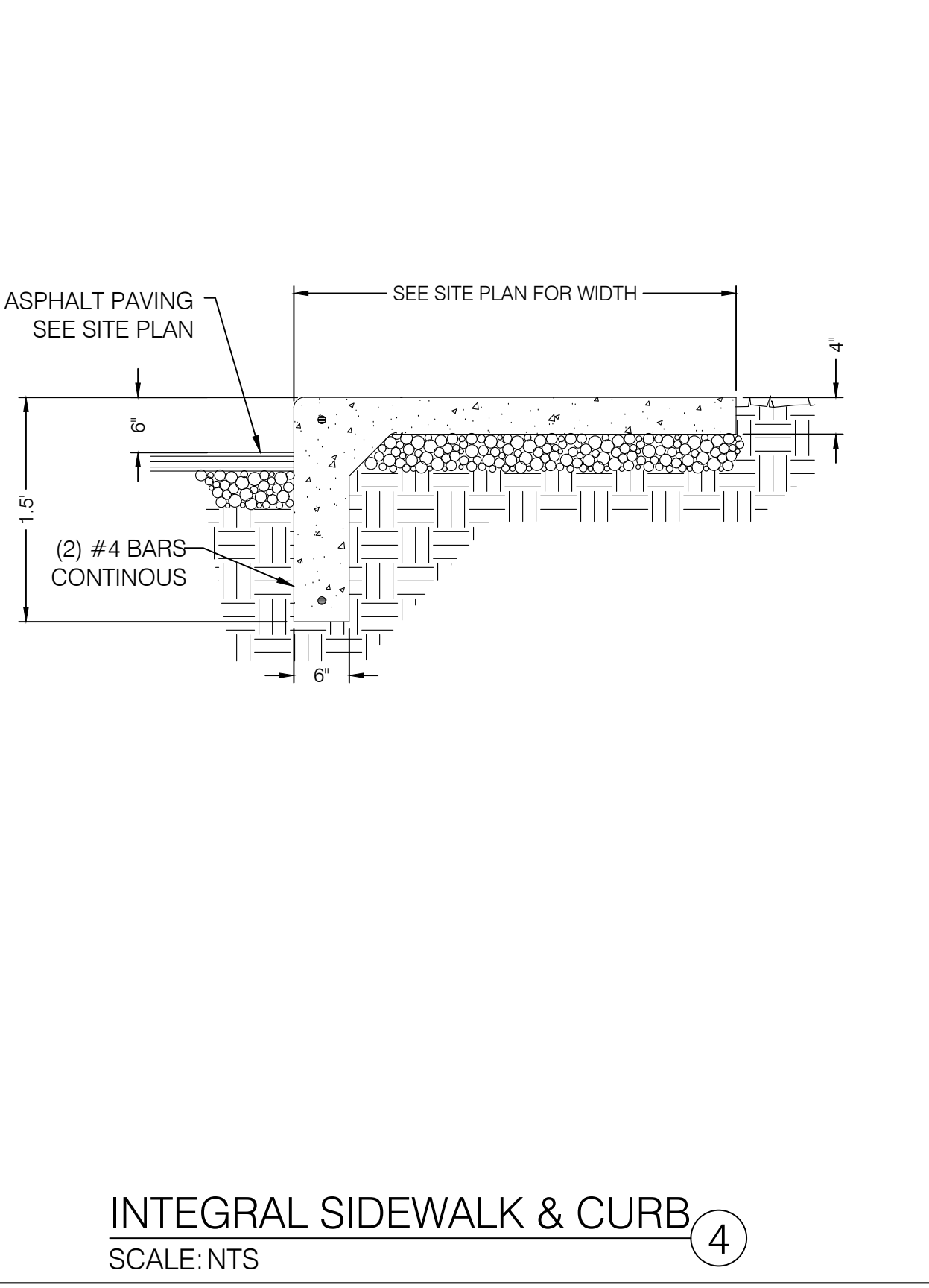
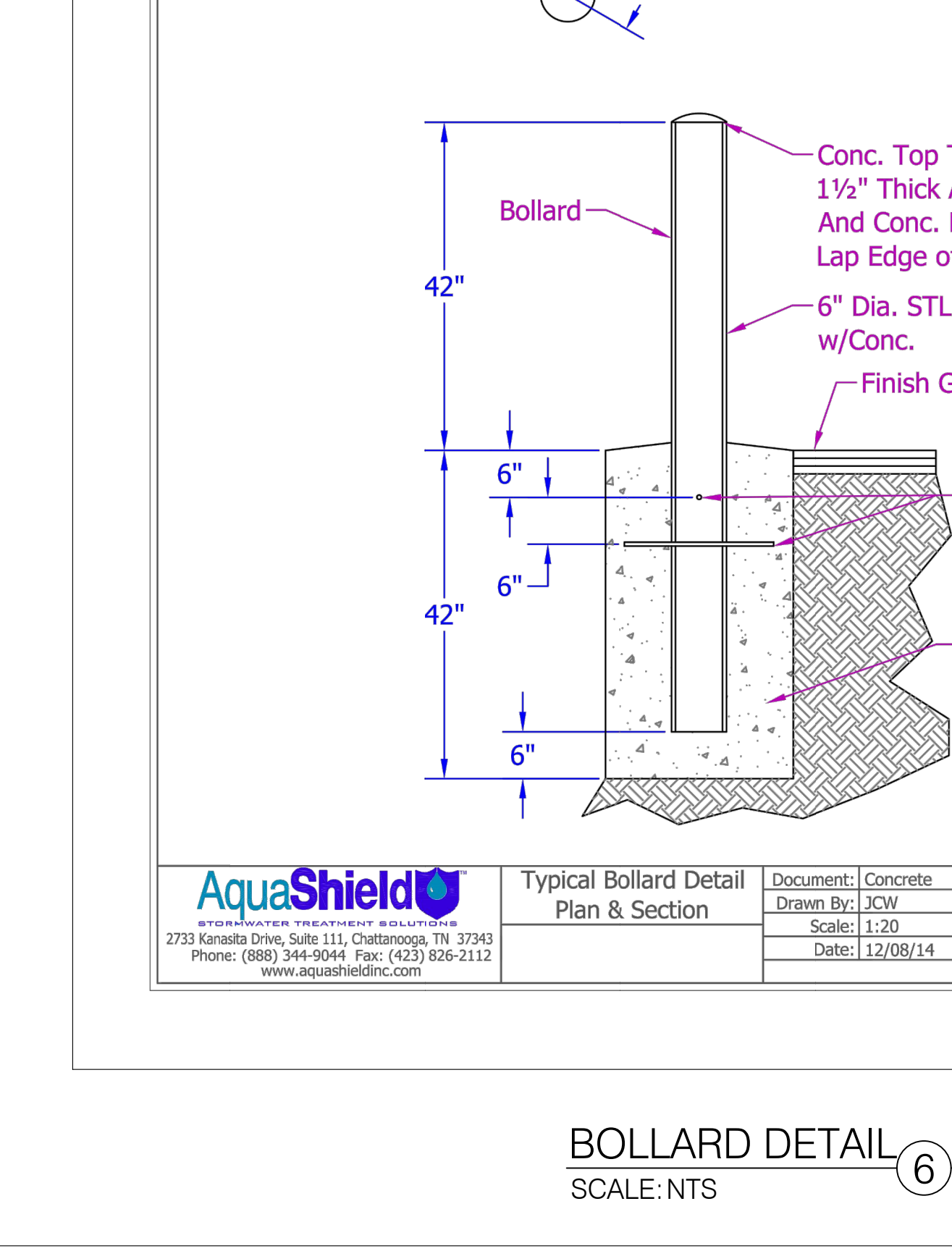
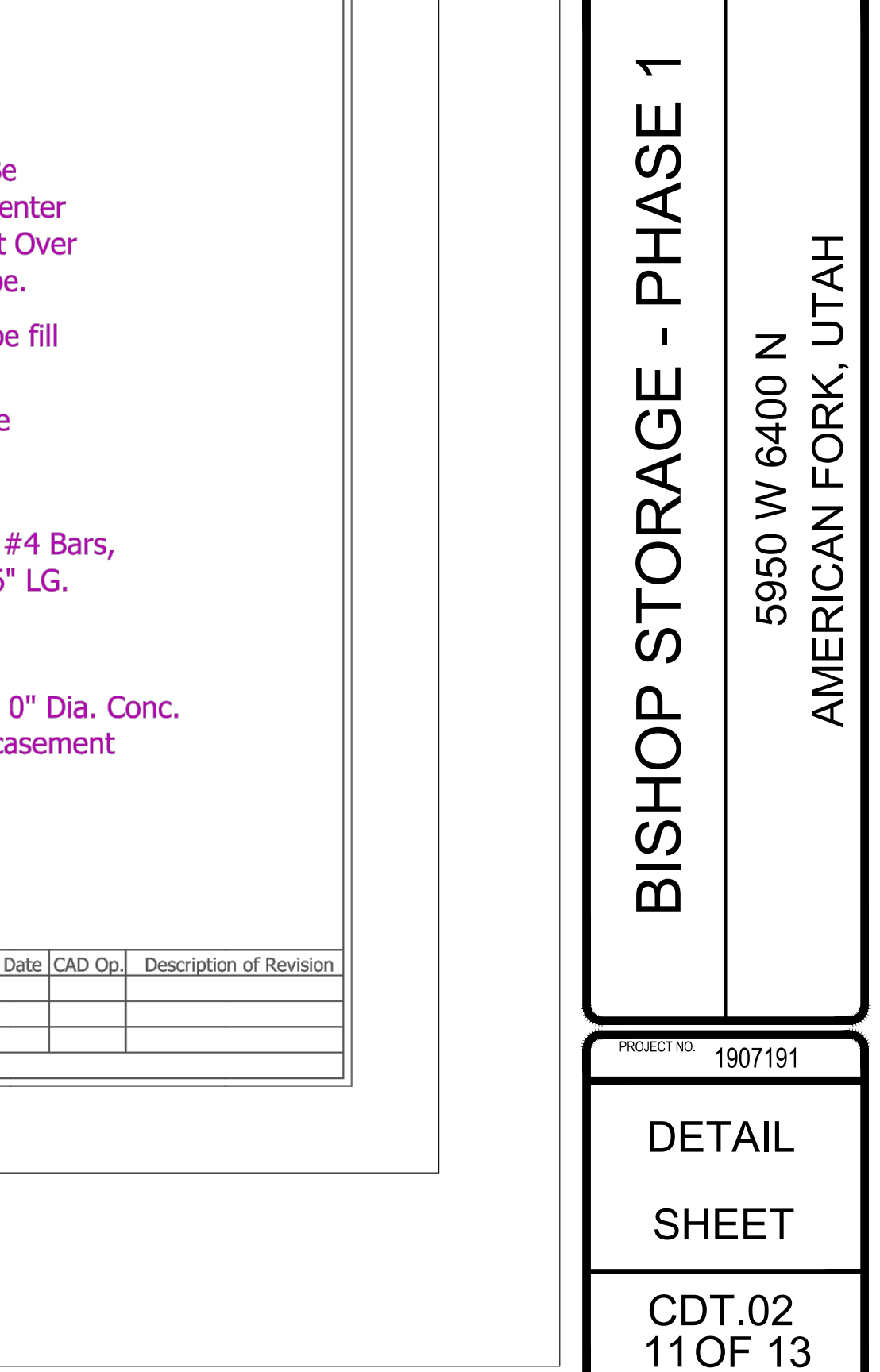
STEP 3: REPLACE ALL COVERS, GRATES, FILTERS, AND LOGS, RECORD OBSERVATIONS AND ACTIONS.

STEP 4: INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTIGHT SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION, ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

[illegible]

AREA 1, BED 1 MC3500
STORMTECH CHAMBERS

SCALE: NTS

1

Swirl Unit
OutSide Diameter

120°

12"

Bollard

DRAWN BY	MNU	DATE	DESCRIPTION
1		06/19/07	REVISIONS PER CITY REQUINS
2		08/21/08	REVISIONS PER CITY REQUINS
3		09/08/09	REVISIONS PER CITY REQUINS
4		09/22/09	REVISIONS PER PRE-MARSHAL TO PRE-ROUTE

CHECKED BY	AGA	DATE	DESCRIPTION
1		03/27/20	REVISIONS PER PRE-MARSHAL TO PRE-ROUTE
2		10/07/19	SITE

SCALE	0	0.5	SCALE MEASURES IN CH ON FULL SIZE SHEETS ADJUST ACCORDING FOR REDUCED SIZE SHEETS
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PROFESSIONAL ENGINEER
 No. 103608773
 M. CHRIS POULSEN
 STATE OF UTAH



BENCHMARK CIVIL

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<p>BISHOP STORAGE - PHASE 1</p>	<p>5950 W 6400 N AMERICAN FORK, UTAH</p>
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PROJECT NO.	1907191
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<p>DETAIL SHEET</p>	<p>CDT.02 11 OF 13</p>
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PROPOSED LAYOUT

1	TOP OF CHAMBER	1.0
2	TOP OF END WALL	1.0
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MC-3500 TECHNICAL SPECIFICATION

NOTE: BISHOP HOLDINGS, INC. #2-1022

AMPHIBIT

OCCLUSION

REC. CODE: 0001

DATE: 01/01/01

ISSUED BY: JAMES H. BISHOP

REVISION: 1

DESCRIPTION: MC-3500 TECHNICAL SPECIFICATION

1. VALLEY STIFFENING REB

2. CREST STIFFENING REB

3. WEB CORUGATED CORRUGATION

4. FOOT

5. UPPER CORUGATED CORRUGATION

6. BUILD RISE IN THIS DIRECTION

7. 46.5" (1143 mm)

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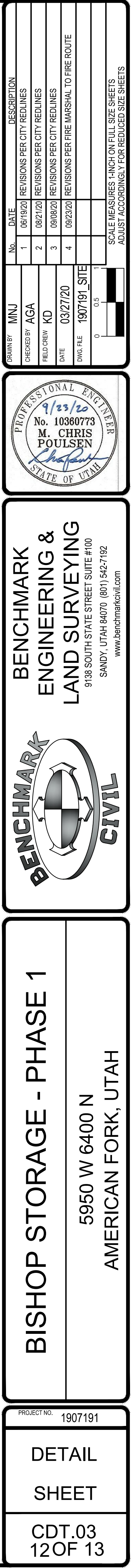
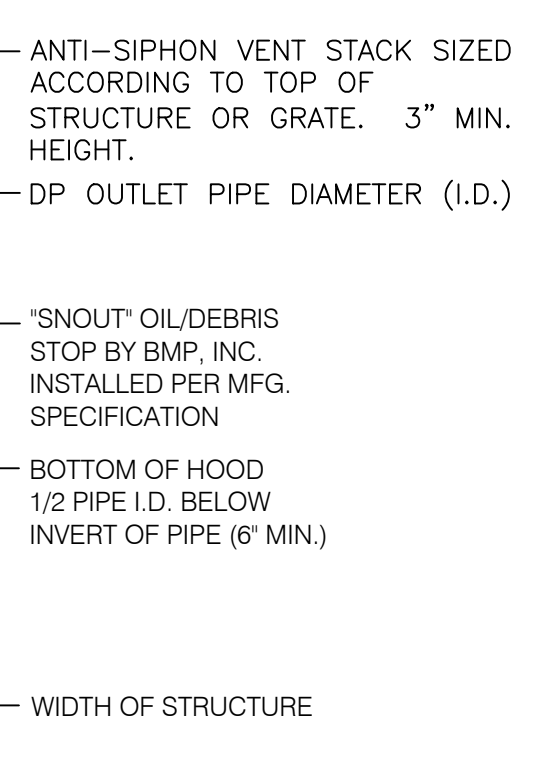
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RULE #1 - AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMMODATE EXTERNAL DIMENSIONS OF THE SNOOT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS.

RULE #2 - USE ONLY "1" SERIES SNOOTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", 72" AND 96" SIZES. USE ONLY "1" SERIES SNOOTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

***SUMP DEPTH (Ds): SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15"-1" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.**

STRUCTURE DIMENSIONS: PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY. (SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

IMPORTANT NOTICE: DO NOT CONFUSE PIPE O.D. WITH PIPE I.D. A SNOOT FITS OVER A PIPE, NOT IN IT. THUS, SNOOT MUST BE SIZED TO FIT OVER PIPE OPENING IN STRUCTURE. SNOOTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMMODATE PIPES OF 54" O.D. MAX. FOR PIPES 54" O.D. AND ABOVE, USE SQUARE OR RECTANGULAR STRUCTURES.

SIZING EXAMPLES: OUTLET HOLE SIZE	SNOUT SIZE
11.9" O.D. OR LESS	12 F or R (F FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 F or R (F FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 F or R (F FITS 48"-60" DIAM STRUCTURE)
24.0"-29.9" O.D.	30 F or R (F FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36F
30.0"-47.9" O.D.	48 F
30.0"-53.9" O.D.	54R/72 (FITS 72" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72F
72"-95.9" O.D.	96 F

BMP, INC.
 53 MT. ARCHER ROAD, LYME, CT. 06371
 (800) 504-8008 FAX: (860) 434-3195

PROJECT INFORMATION

ENGINEERED PRODUCT MANAGER

ADS SALES REP

PROJECT NO.



ADVANCED DRAINAGE SYSTEMS, INC.

FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP



BISHOP HOLDINGS - BED #3

AM FORK, UT

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.

2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.

3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2918-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION B/A.

4. CHAMBER ROWS SHALL PROVIDE CONTIGUOUS, UNSUBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPIDE FLOW OR LIMIT ACCESS FOR INSPECTION.

5. THE STRUCTURAL DESIGN OF THE CHAMBER, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ADSHOTO LPSI BRIDGE DESIGN SPECIFICATION, SECTION 12.12, ARE MET FOR: 1) LONG-GRATION DEAD LOADS AND 2) SHORT-GRATION LIVE LOADS BASED ON THE ADSHOTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

6. CHAMBERS SHALL BE REMOVED, TESTED AND ALLOWABLE LOAD CONTINGENCY (AS DETERMINED IN ACCORDANCE WITH ASTM F2918 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS") LOAD CONSIDERATIONS SHALL INCLUDE: 1) VEHICLE LOADS (175 KIP) AND 2) ALLOWABLE COVER (1 WEEK) ADSHOTO DESIGN TRUCK.

7. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STITCHED JOINTS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1".
- TO MAINTAIN THE INTEGRITY OF THE ARCH BEAMS DURING INSTALLATION, AT THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 2.3.2 OF ASTM F2918 SHALL BE GREATER THAN OR EQUAL TO 200 LB-IN/IN, AND 4) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES ABOVE 77° F (23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLER.

2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500MC-4000 CONSTRUCTION GUIDE".

3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.

4. STORMTECH RECOMMENDS 3 BACKFILL METHODS:

- BACKFILL METHOD 1: CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
- BACKFILL METHOD 2: CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
- BACKFILL METHOD 3: CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.

5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.

6. MAINTAIN MINIMUM 4" (103 mm) SPACING BETWEEN THE CHAMBER ROWS.

7. HALF AND QUARTER MANHOLES MUST BE INSTALLED A MINIMUM OF 12" (305 mm) INTO CHAMBER END CAPS.

8. EMBEDEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE ADSHOTO MIN DESIGNATION OF #3 OR #4.

9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.

10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITY TO THE SITE DESIGN ENGINEER.

11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE.

12. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES DURING CONSTRUCTION SITE REMEDIATION.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500MC-4000 CONSTRUCTION GUIDE".

2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:

- NO EQUIPMENT IS ALLOWED ON MANHOLES.
- NO RUBBER-TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500MC-4000 CONSTRUCTION GUIDE".
- WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500MC-4000 CONSTRUCTION GUIDE".

3. FILL 300 mm OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR CLIMBING.

USE OF A DOZER TO PUSH EMBEDEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-882-2824 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

COVER PIPE CONNECTION TO END CAP WITH ADS GEOTEXTILES NOT NON-WOVEN GEOTEXTILE

STORMTECH HIGHLY RECOMMENDS FLEXSTORM PIRE INSERTS IN ALL UPSTREAM STRUCTURES WITH OPEN ENDS

STUMP DEPTHS TBD BY SITE DESIGN ENGINEER (24" (600 mm) MIN RECOMMENDED)

24" (600 mm) HVP ACCESS PIPE REQUIRED USE FACTORY PRE-CORDED END CAP PART # MC3500EP200H

OPTIONAL INSPECTION PORT

MC-3500 CHAMBER

MC-3500 END CAP

20" LAYER OF ADS GEOTEXTILES 1515W WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS 8.0" (203 mm) MIN WIDE CONTIGUOUS FABRIC WITHOUT SEAMS

MC-3500 ISOLATOR ROW DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT:

- A.1. REMOVE SEDIMENT ON HYDROLYST PILE DRAIN.
- A.2. REMOVE AND CLEAN EXISTING FILTER IF INSTALLED.
- A.3. INSTALL A NEW FILTER IF IT IS NOT AVAILABLE.
- A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL).
- A.5. IF SEDIMENT IS AT OR ABOVE 2" (51 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) ALL ISOLATOR ROWS:

- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW.
- B.2. USE A RAINWATER INFUSE DOWN THE ISOLATOR ROW THROUGH THE HYDROLYST PILE DRAIN.
- B.3. INSPECT ON PILES OR CAMERAS MAY BE USED TO AVOID A COVERED SPACE ENTRY.
- B.4. HOLD OPEN RESULTS FOR CONCRETE BLOCKS TO BE ENTERING MANHOLE.
- B.5. IF SEDIMENT IS AT OR ABOVE 2" (51 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 3) CLEAN OUT CULVERT OR CLEAN NOZZLE WITH REAR FACING BRUSH OF 40" (1.1 m) OR MORE IS PREFERRED. APPLY VACUUM PUMP OR 2" (51 mm) HOSE WITH VACUUM PUMP TO CLEAN.

STEP 4) VACUUM STRUCTURE RAMP AS REQUIRED.

STEP 5) REPLACE ALL COVERS, GRATES, FILTERS, AND LOGS, RECORD OBSERVATIONS AND ACTIONS.

STEP 6) INSPECT AND CLEAN MANHOLE MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. MAINTAIN COVER 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

PROPOSED LAYOUT

CONCEPTUAL ELEVATIONS

PART TYPE ITEM ON LAYOUT DESCRIPTION

1. STORMTECH MC-3500 CHAMBERS

2. STORMTECH MC-3500 END CAPS

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LANDSCAPE PLAN SPECIFICATIONS

- PART 1 - GENERAL
- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Soil Amendments
 2. Fine Grading
 3. Cultivation
 4. Landscape Edging
 5. Turf Planting
 6. Furnish and Installing Plant
 7. Maintenance
 8. Mowing
 9. Weeding
- 1.2 SITE CONDITIONS
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 1.3 PERMITS
- A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee
- PART II - PRODUCTS
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. PH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ration): < 3.0
 - d. % OM (percent organic matter): >1%
 - e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.

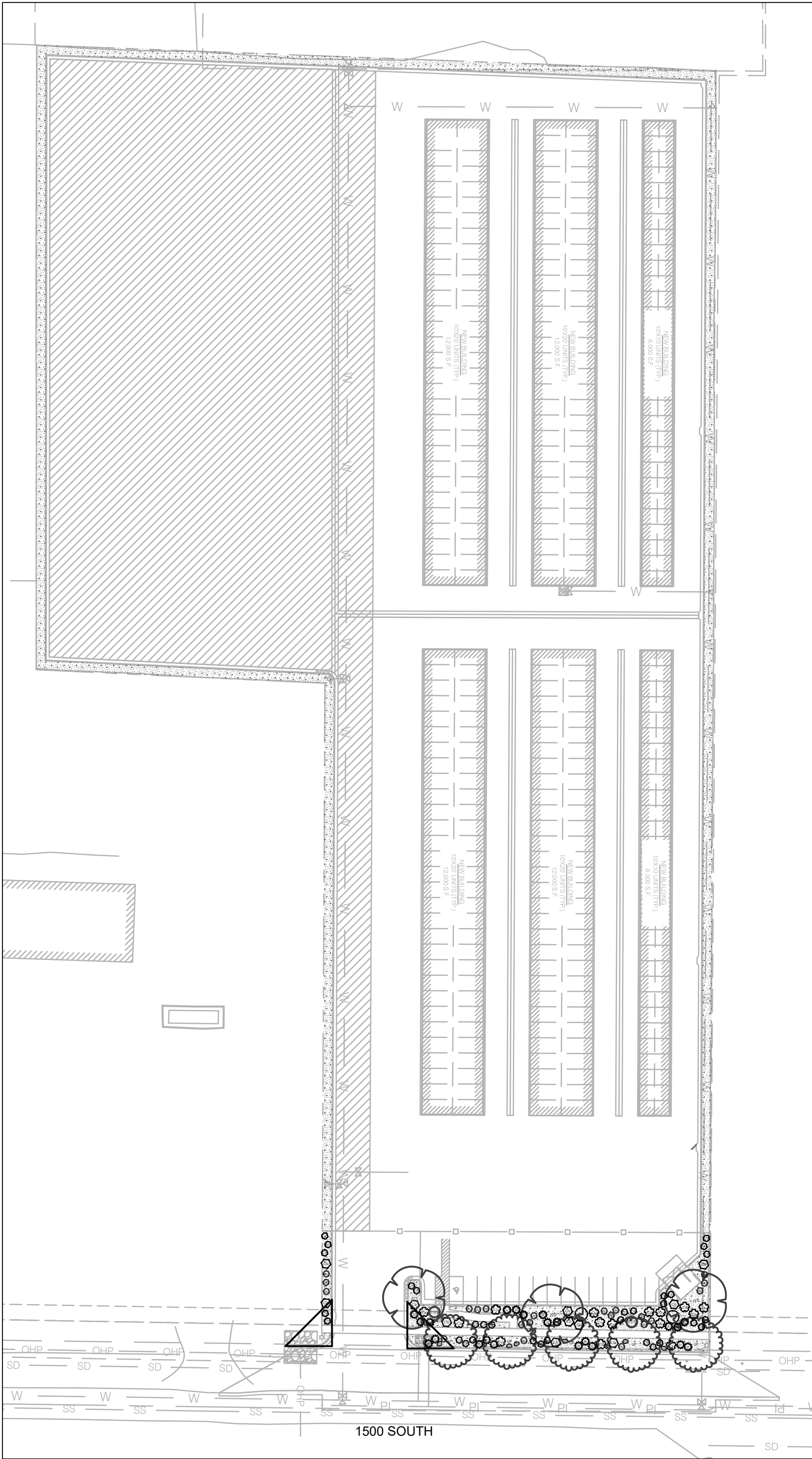
PART III - EXECUTION

LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
 2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
 3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
 4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
 6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS; WHICHEVER DISTANCE IS GREATER.
 7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
 2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
 3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

LANDSCAPE NOTES

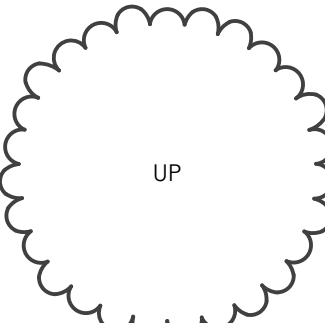
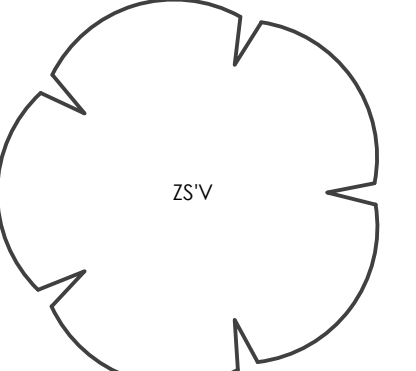
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
6. DeWit 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.



SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE		
1500 SOUTH		
1 TREE / 40 FT (167 LN FT)	REQUIRED: 5	PROVIDED: 5
AT LEAST 80% SHADE TREES		
TREE COUNT:		
1 TREE / 6 PARKING STALLS	REQUIRED: 3	PROVIDED: 3
1 SHRUB / 25 SQ FT ISLAND (364 SQ FT)	15	15
PARKING LOT PERIMETER:		
TURF LESS THAN 50%		
75% COVERAGE (TOTAL 12,637 SQ FT BEFORE FENCE)	9,477	10,236 W/ TREE CANOPY

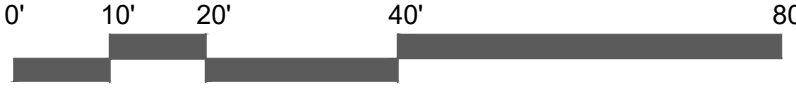
PLANT SCHEDULE

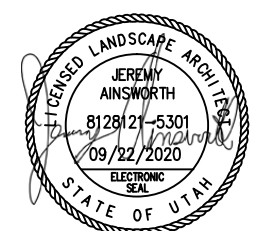
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	UP	5	Ulmus parvifolia Lacebark Elm	8 & 8	2'Cal
	ZSV	3	Zelkova serrata "Village Green" Sawleaf Zelkova	8 & 8	2'Cal
EVERGREEN TREES					
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
	CD'S	2	Cedrus deodara "Snow Sprite" Snow Sprite Deodar Cedar	5' TALL	
SHRUBS					
CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Au	2	Amelanchier utahensis Utah Serviceberry	10 gal	
	Ch	31	Chaenomeles speciosa "Orange Storm" Orange Storm Flowering Quince	5 gal	
	Cb	11	Cotoneaster dammeri "Coral Beauty" Coral Beauty Cotoneaster	5 gal	
	Cy	15	Cyltbus scoparius "Moonlight" Moonlight Broom	5 gal	
	Jc	22	Juniperus chinensis "Daub's Frosted" Daub's Frosted Juniper	5 gal	
	Mg	21	Miscanthus sinensis "Gracillimus" Maiden Grass	5 gal	

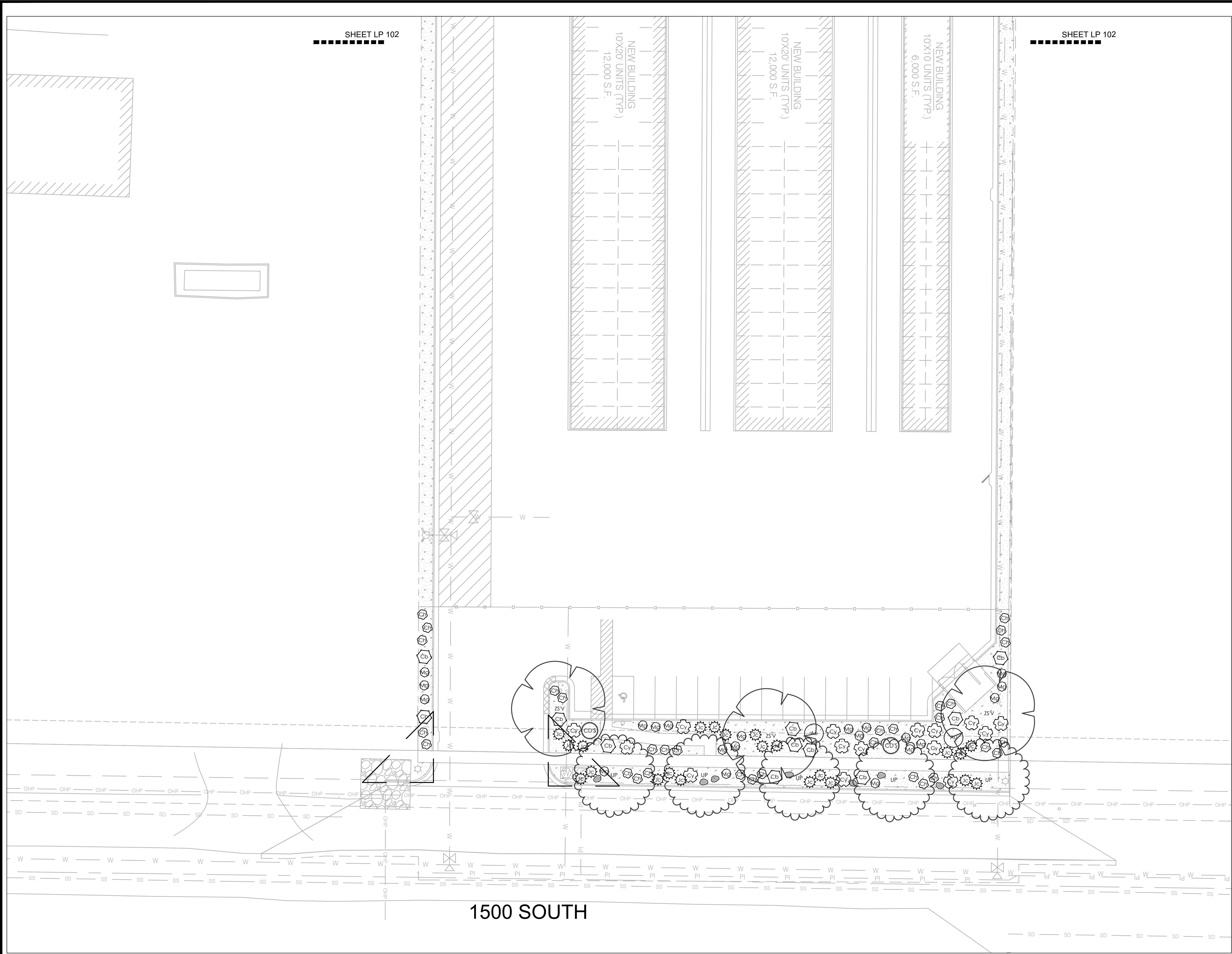
REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1"1.5" OQUIRRH GRAVEL, 3" DEPTH, PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL IF TOPSOIL IS PRESENT ON SITE. PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.	18,065 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	BOULDERS - DECORATIVE	7

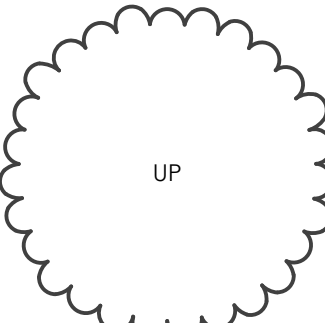
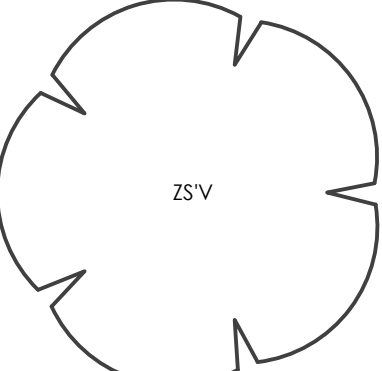
AF STORAGE
16 WEST 1500 NORTH
AMERICAN FORK, UTAH

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION		PROJECT INFORMATION
09-22-2020		UT20031	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		
NO.	REVISION	DATE	 GRAPHIC SCALE: 1" = 20'		
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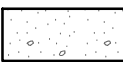
DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
Developer / Property Owner: BISHOP HOLDING, LLC MATT BISHOP 801-830-7745 SNAPTRUCKING@GMAIL.COM	 PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 STATE OF UTAH 9128-21-5301 09/22/2020 MATT BISHOP	PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 9/22/2020
BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM		LANDSCAPE PLAN	
		LP-100	



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	UP	5	Ulmus parvifolia Lacebark Elm	8 & 8	2' Cal
	ZSV	3	Zelkova serrata 'Village Green' Sawleaf Zelkova	8 & 8	2' Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CDS	2	Cedrus deodara 'Snow Sprite' Snow Sprite Deodar Cedar	5' TALL	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Au	2	Amelanchier utahensis Utah Serviceberry	10 gal	
	Ch	31	Chaenomeles speciosa 'Orange Storm' Orange Storm Flowering Quince	5 gal	
	Cd	11	Cotoneaster dammeri 'Coral Beauty' Coral Beauty Cotoneaster	5 gal	
	Cy	15	Cyrtus scoparius 'Moonlight' Moonlight Broom	5 gal	
	Jc	22	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal	
	Mg	21	Miscanthus sinensis 'Gracillimus' Maiden Grass	5 gal	

REFERENCE NOTES SCHEDULE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1"1.5' OQUIRRH GRAVEL, 3" DEPTH, PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.	18,065 sf
SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	BOULDERS - DECORATIVE	7

ISSUE DATE

09-10-2020

PROJECT NUMBER

UT20031

NO.

REVISION

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BLUE STAKES OF UTAH
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1-800-662-4111
www.bluestakes.org



0'10'20'40'80'

GRAPHIC SCALE: 1" = 20'

AF STORAGE

16 WEST 1500 NORTH

AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

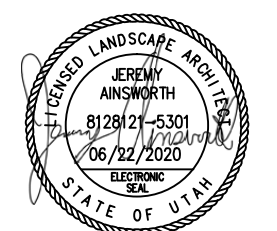
BISHOP HOLDING, LLC
MATT BISHOP
801-830-7745
SNAPTRUCKING@GMAIL.COM

Client / Engineer:
BENCHMARK
& LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
WWW.BENCHMARKCIVIL.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ
DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP



DRAWING INFO

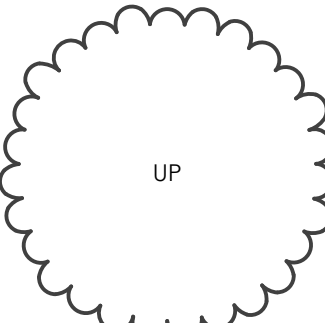
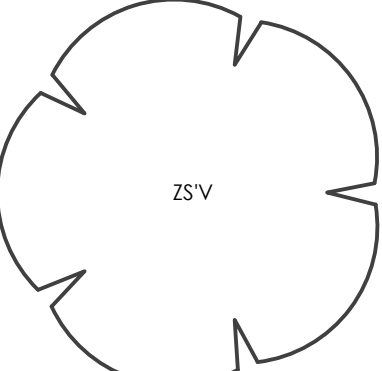
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DRAWN: KBA
CHECKED: TM
PLOT DATE: 9/22/2020

LANDSCAPE PLAN

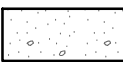
LP-101



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	UP	5	Ulmus parvifolia Lacebark Elm	8 & 8	2' Cal
	ZSV	3	Zelkova serrata 'Village Green' Sawleaf Zelkova	8 & 8	2' Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CD'S	2	Cedrus deodara 'Snow Sprite' Snow Sprite Deodar Cedar	5' TALL	
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	Jc	22	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal	
	Mg	21	Miscanthus sinensis 'Gracillimus' Maiden Grass	5 gal	

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
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SYMBOL	LANDSCAPE DESCRIPTION	QTY
	BOULDERS - DECORATIVE	7

ISSUE DATE

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0'10'20'40'80'

GRAPHIC SCALE: 1" = 20'

AF STORAGE

16 WEST 1500 NORTH

AMERICAN FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

BISHOP HOLDING, LLC
MATT BISHOP
801-830-7745
SNAPTRUCKING@GMAIL.COM

Client / Engineer:



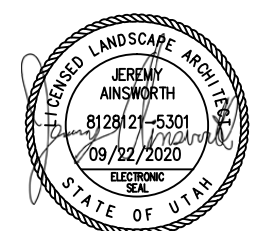
BENCHMARK ENGINEERING
& LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
WWW.BENCHMARKCIVIL.COM

LANDSCAPE ARCHITECT / PLANNER



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www.pkjdesigngroup.com

LICENSE STAMP



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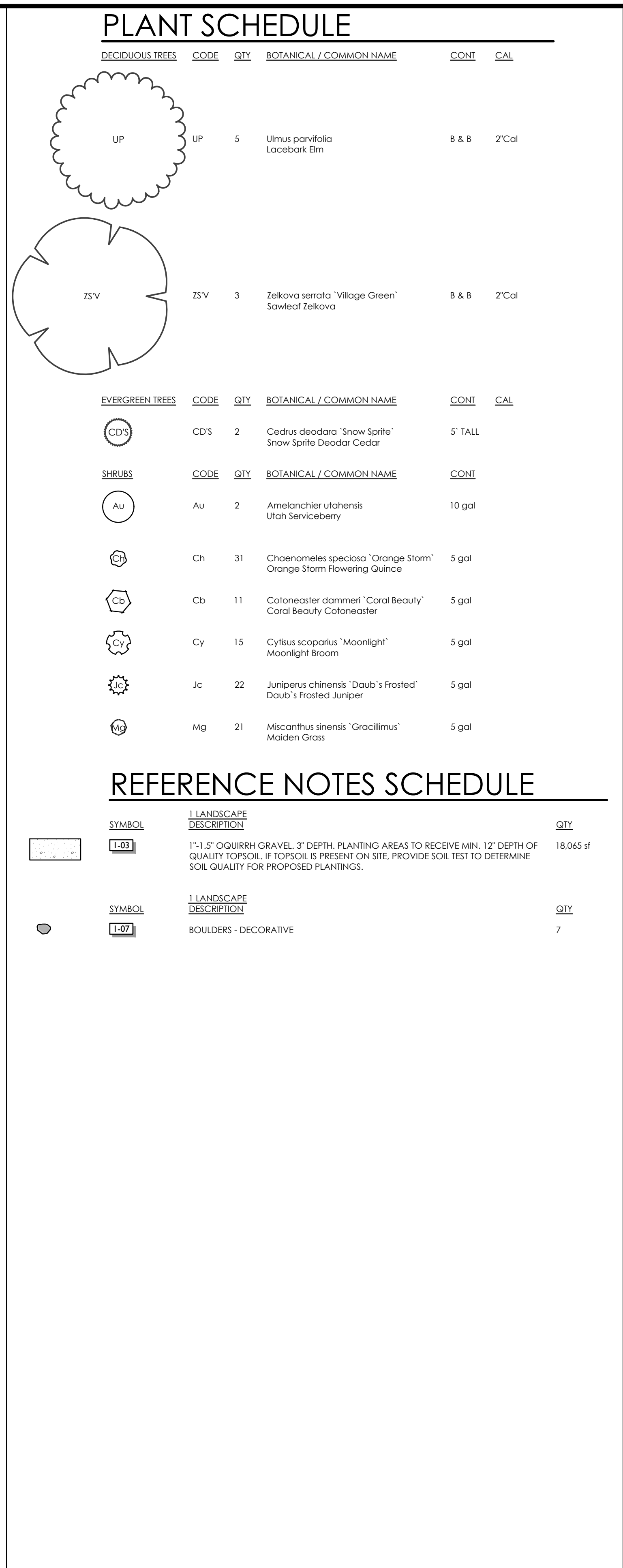
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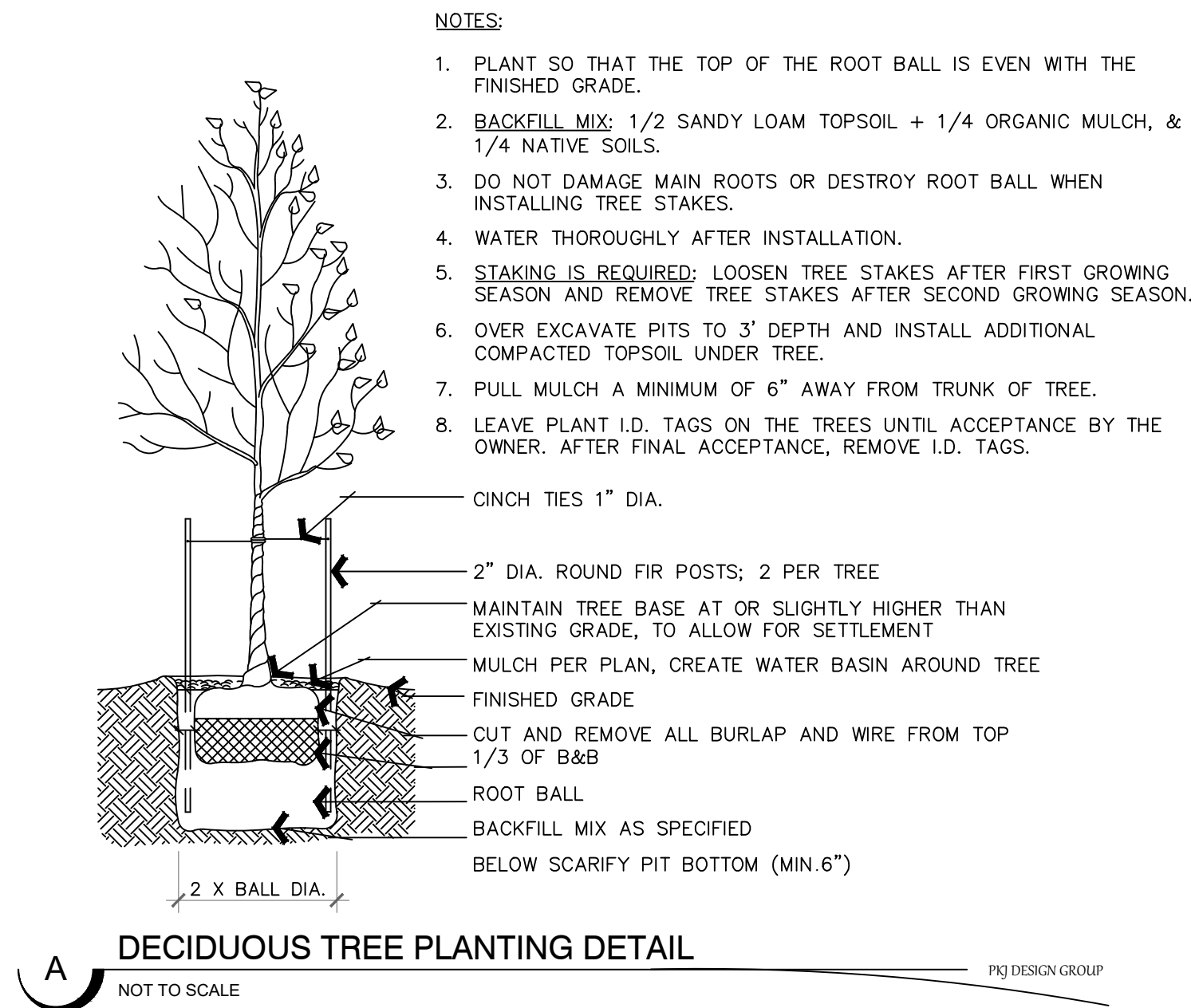
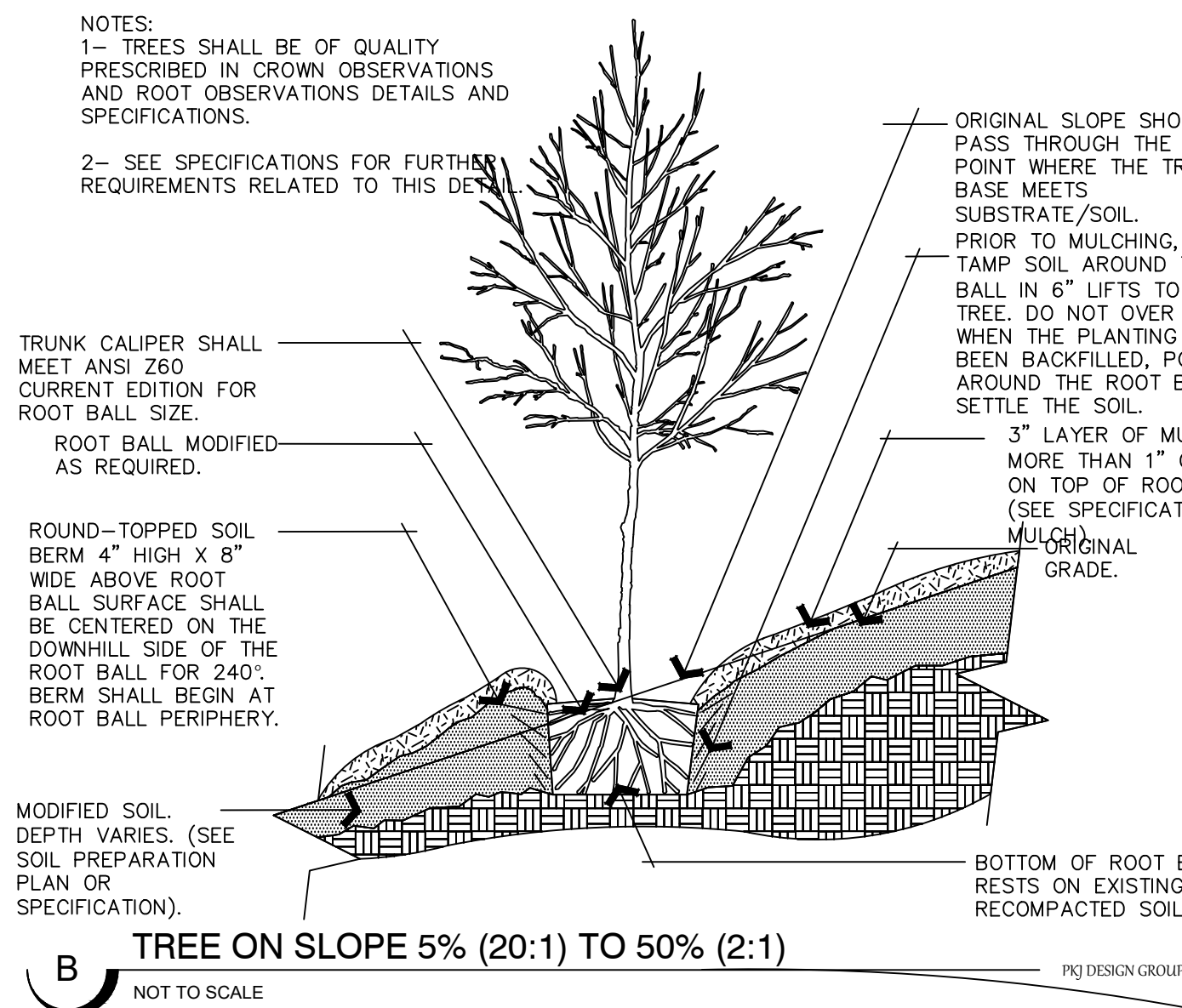
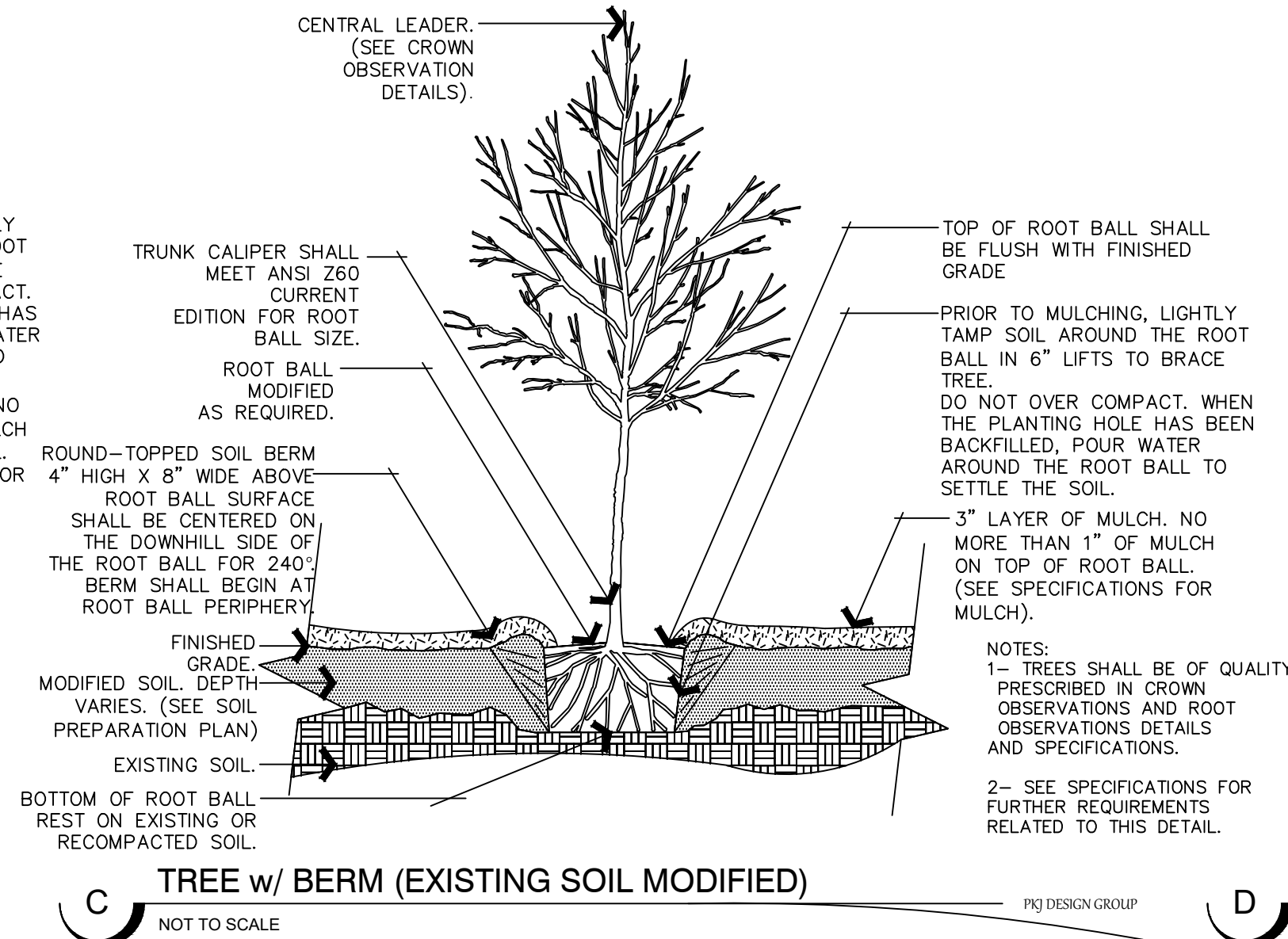
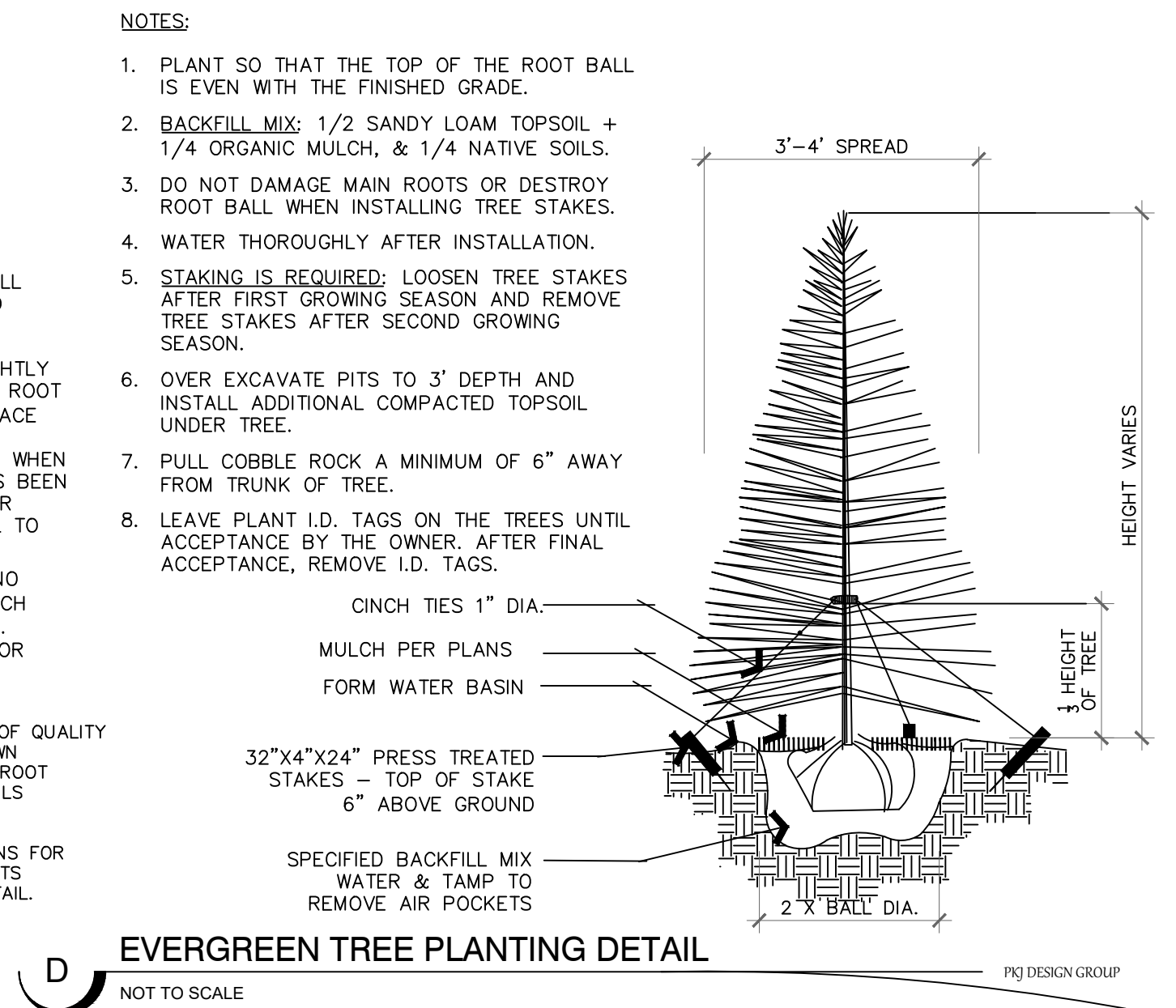
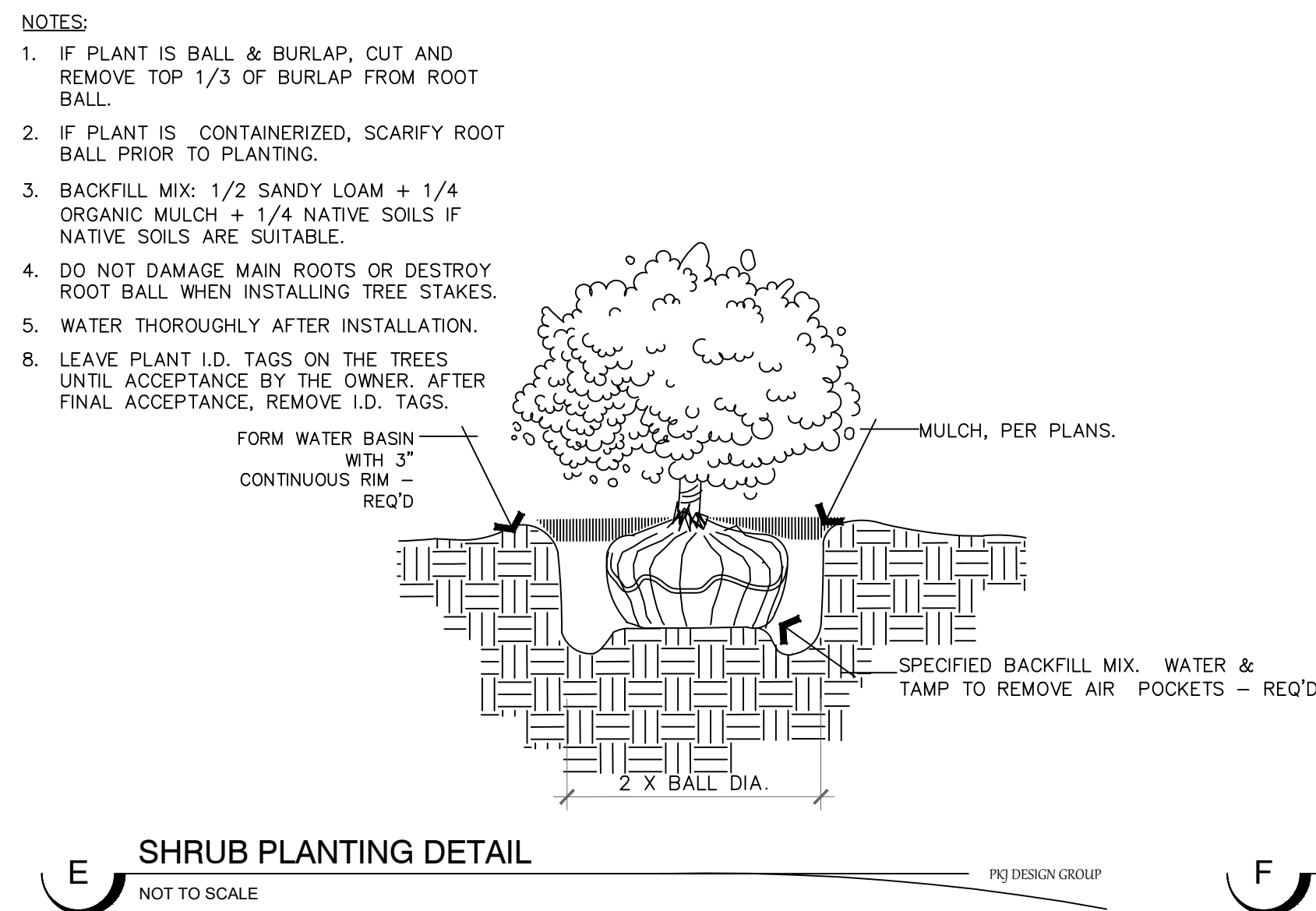
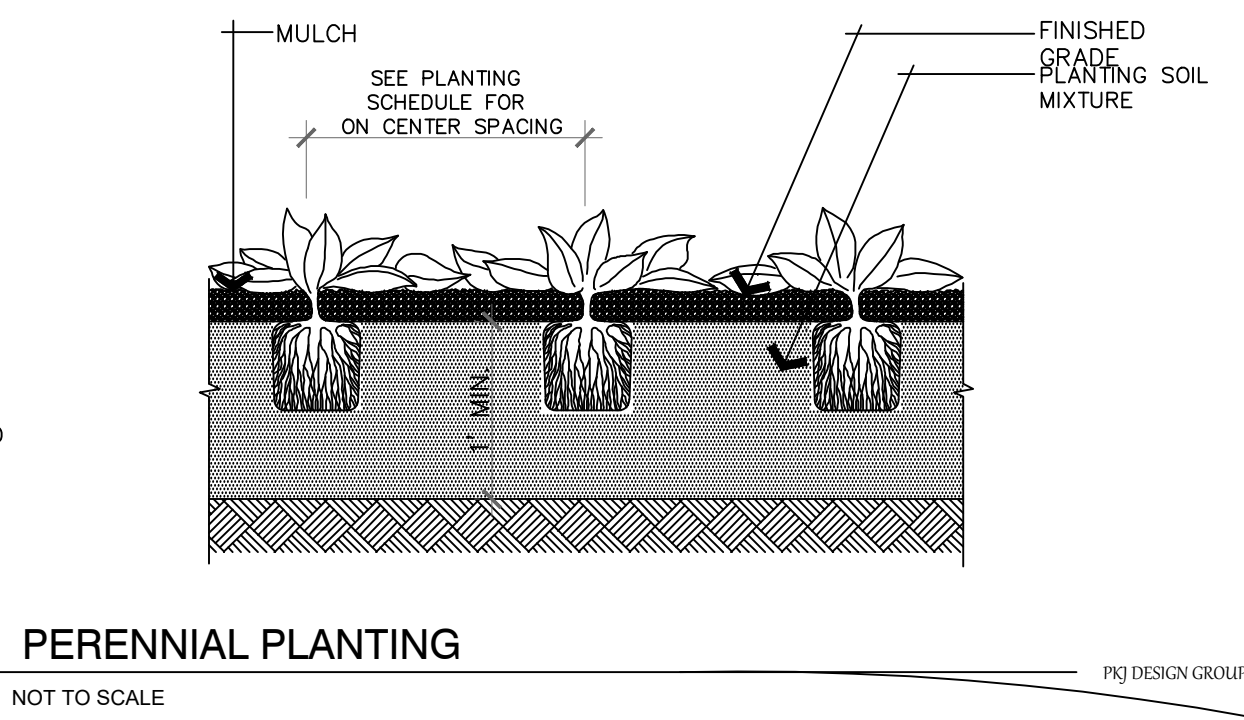
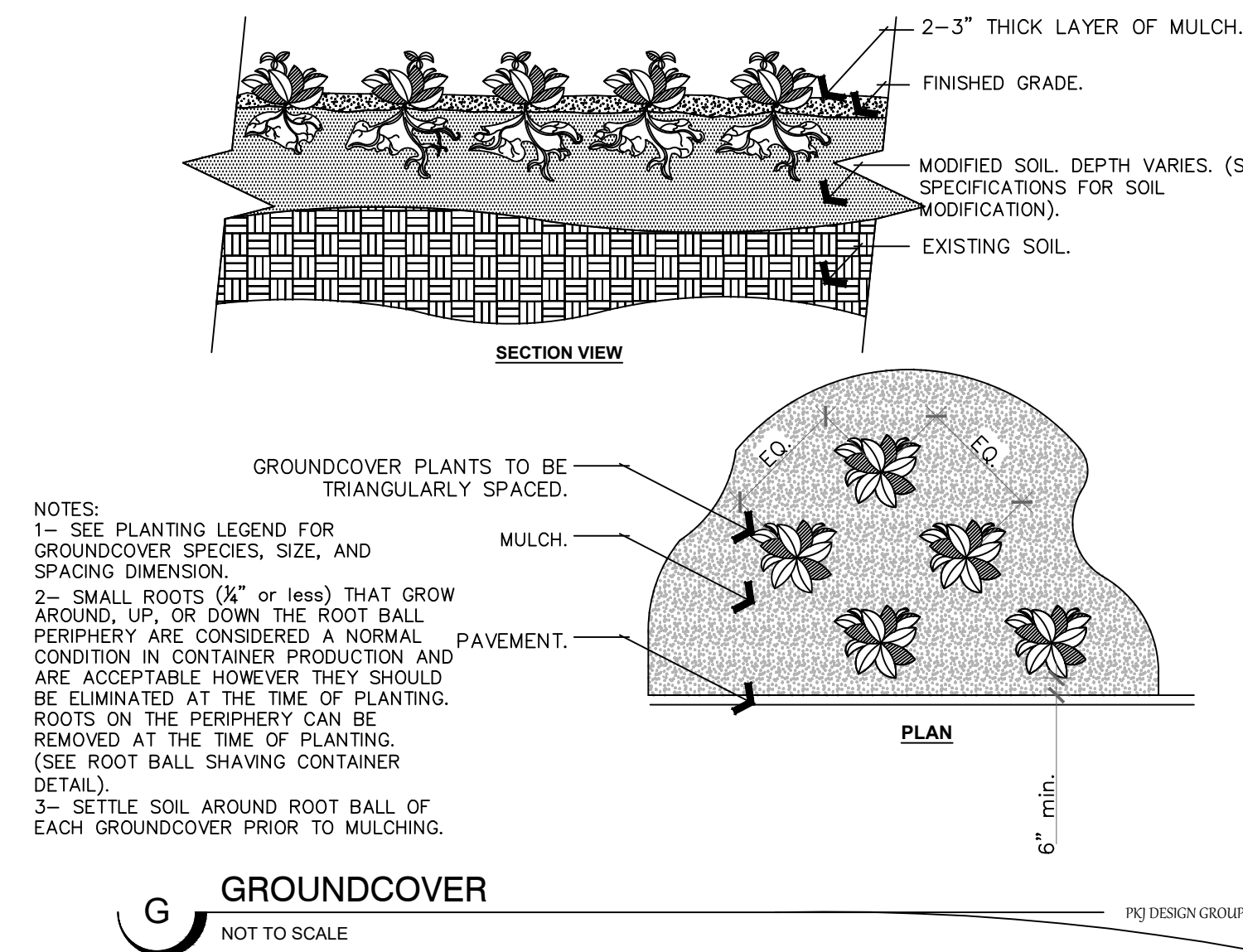
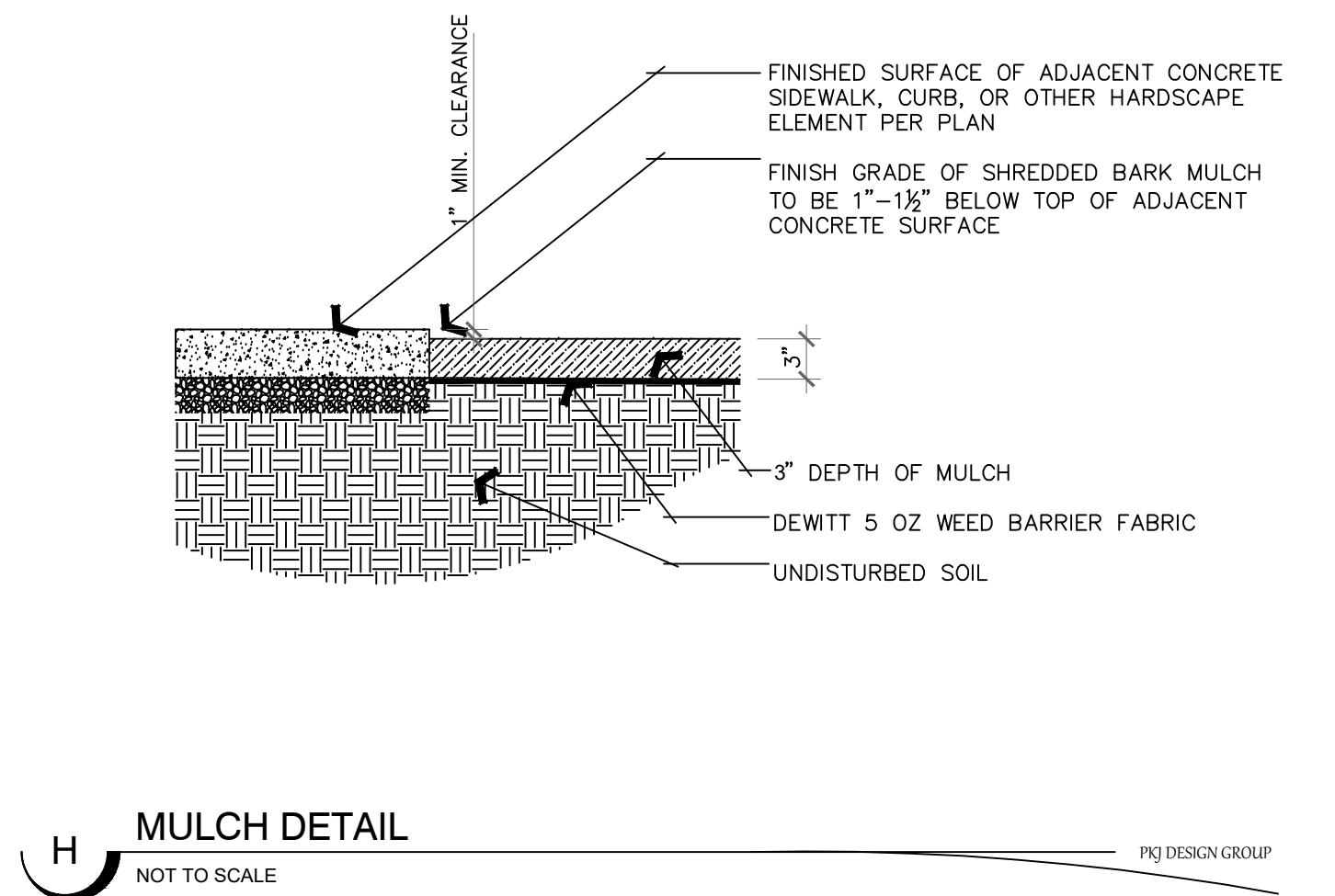
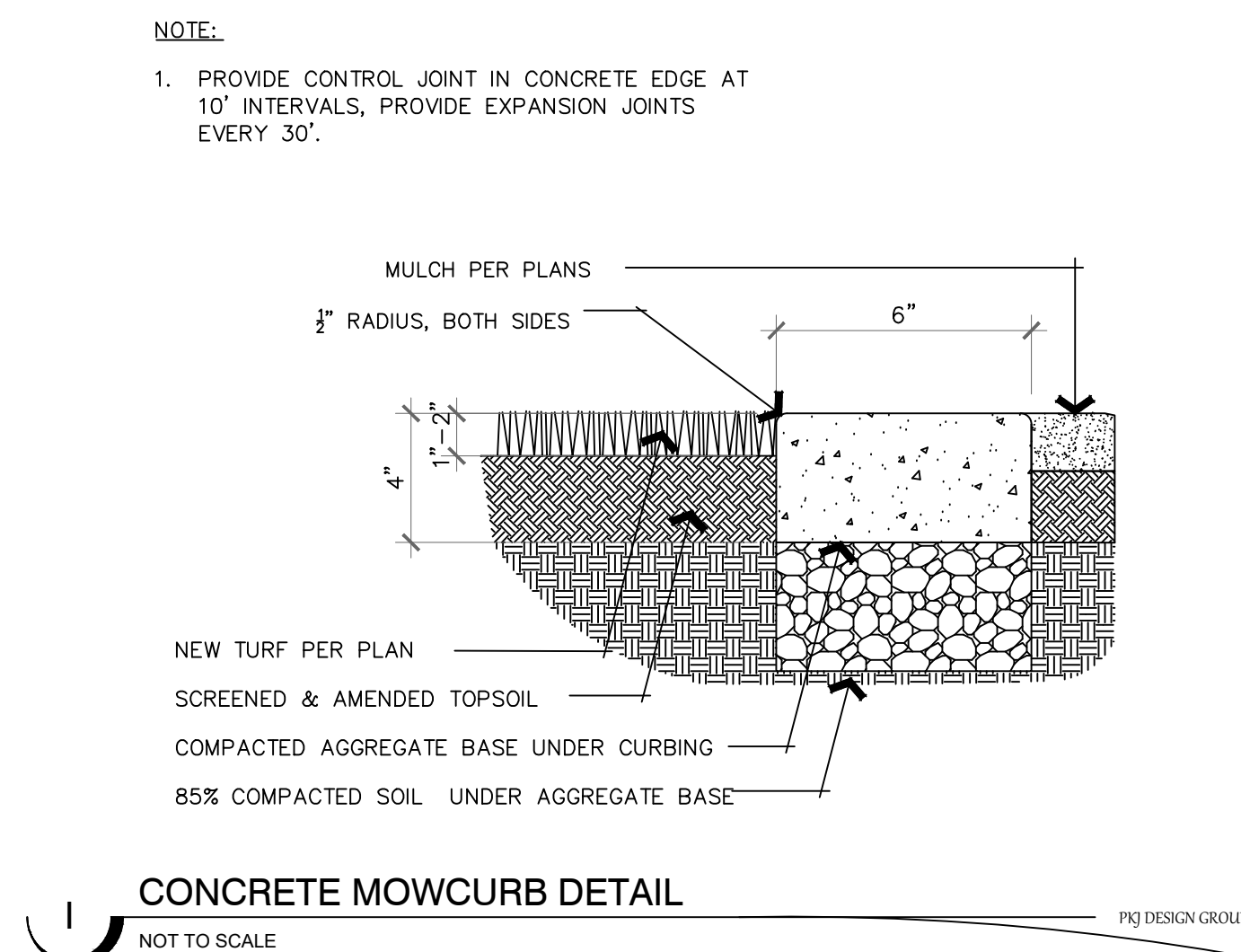
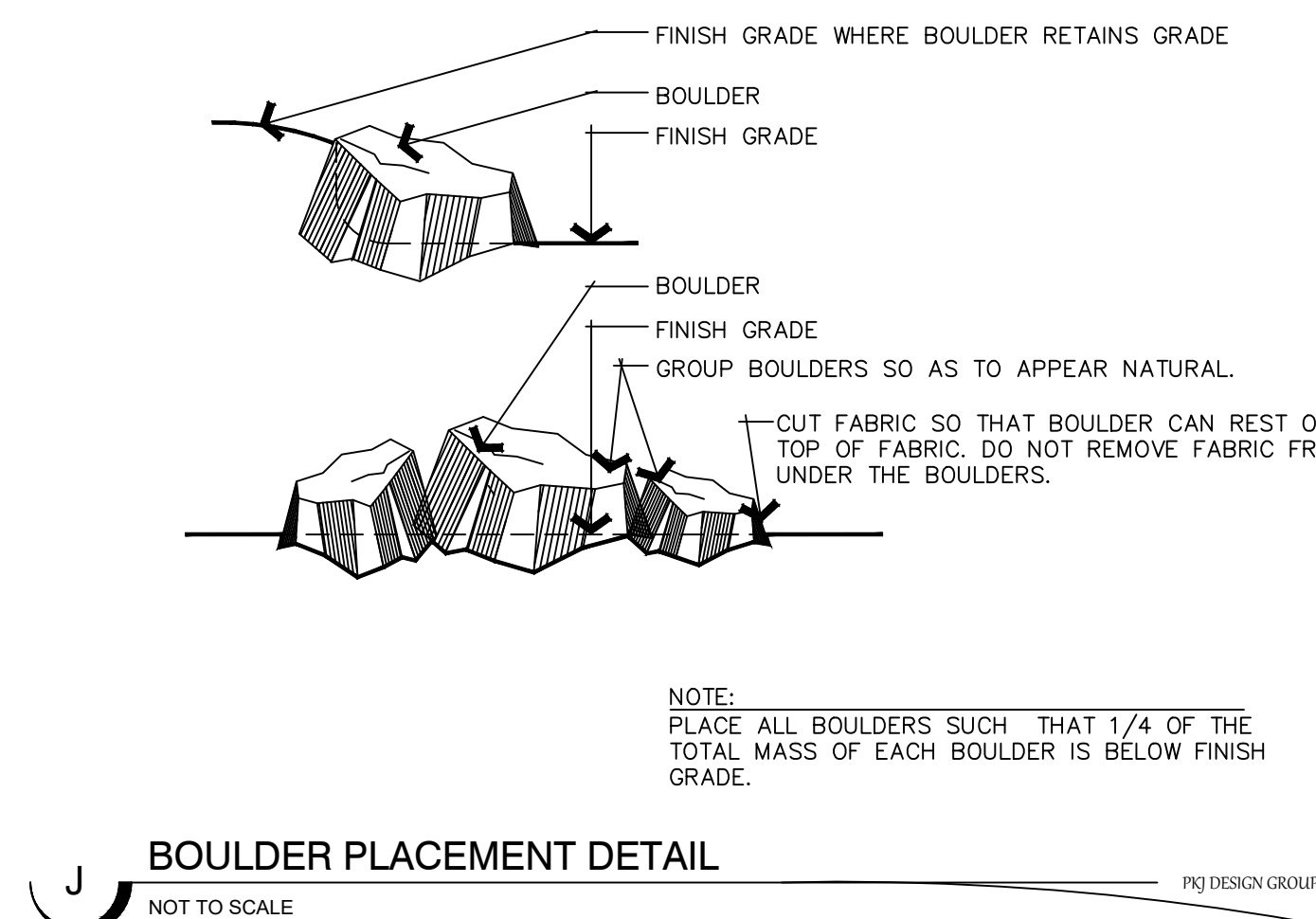
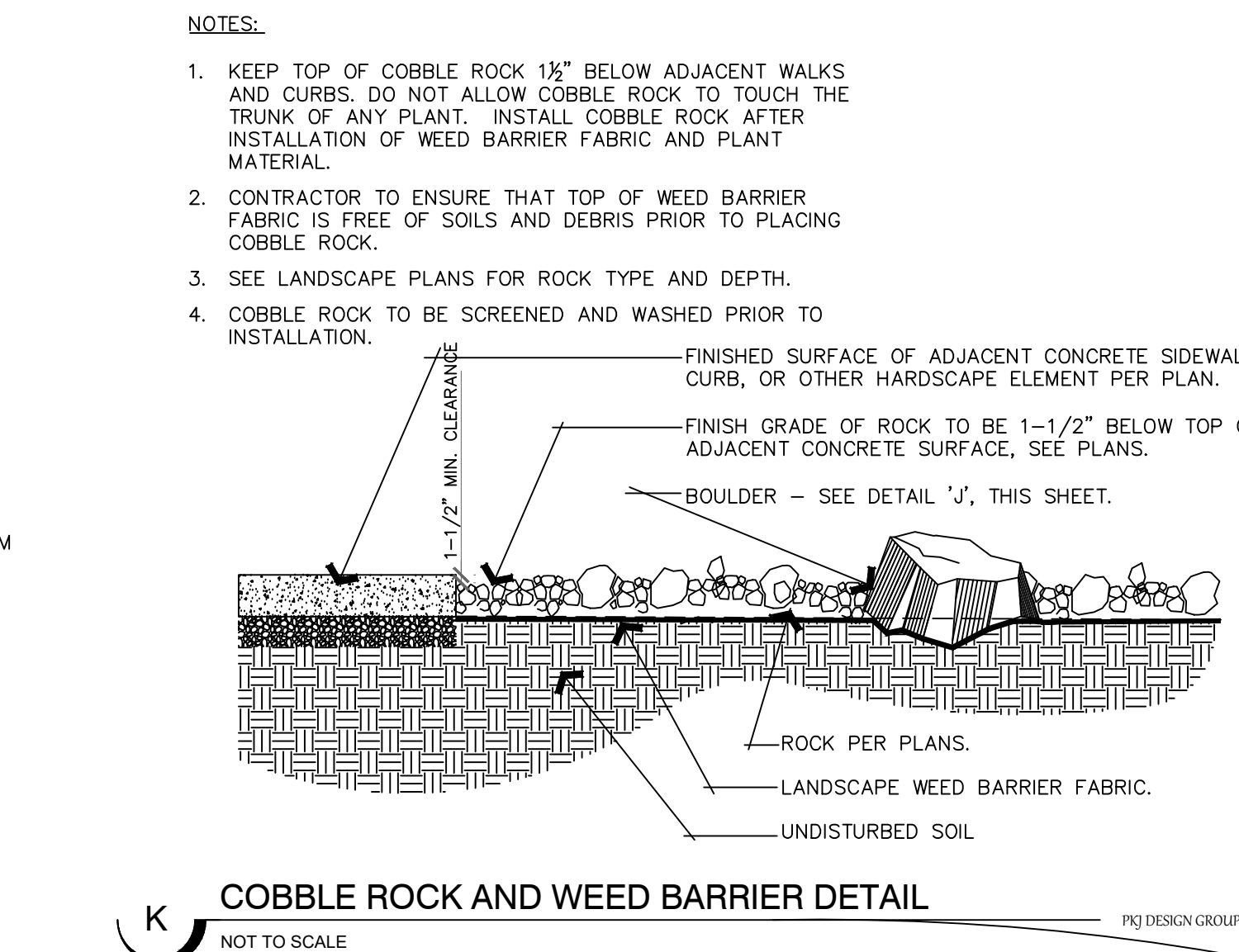
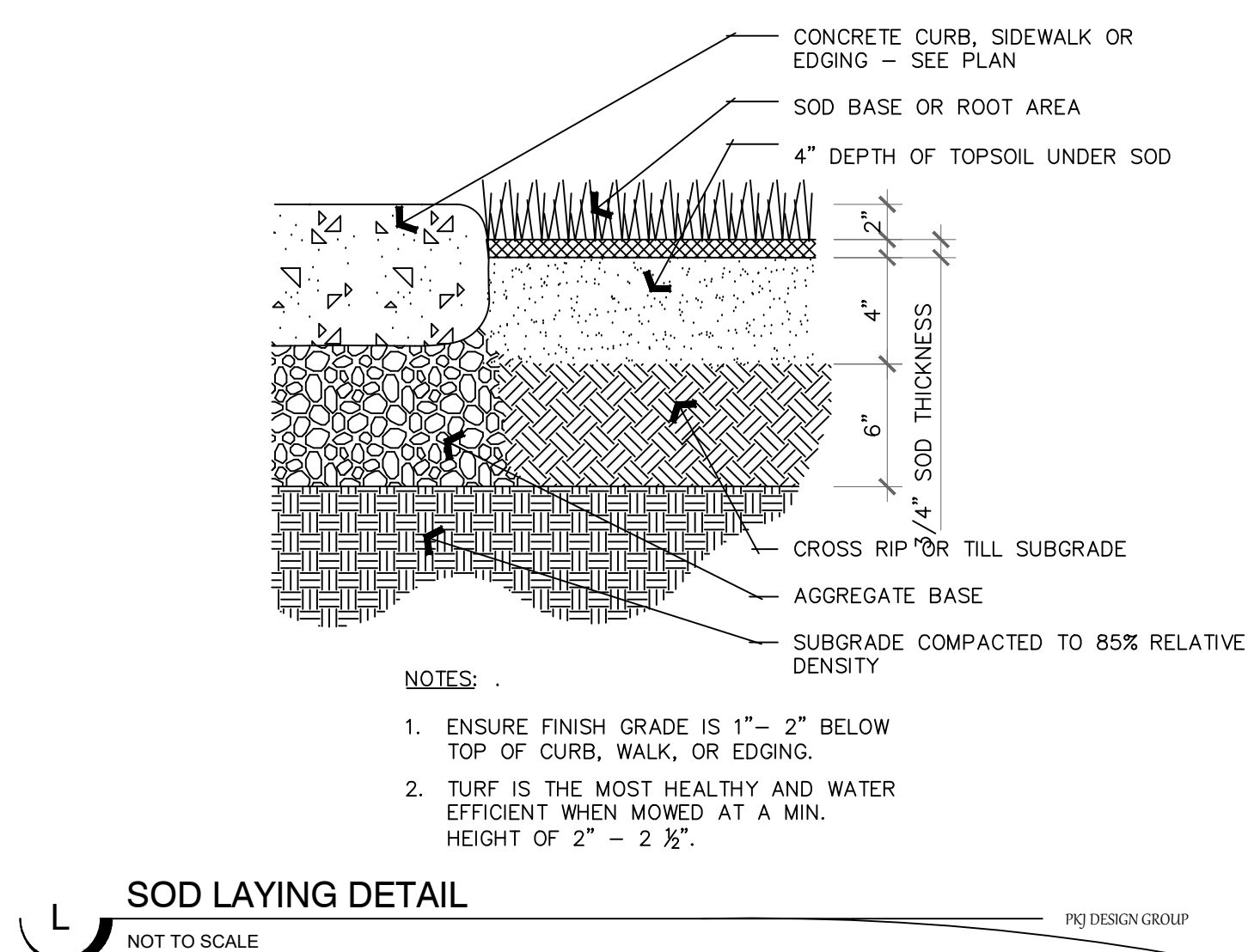
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LANDSCAPE PLAN

LP-102



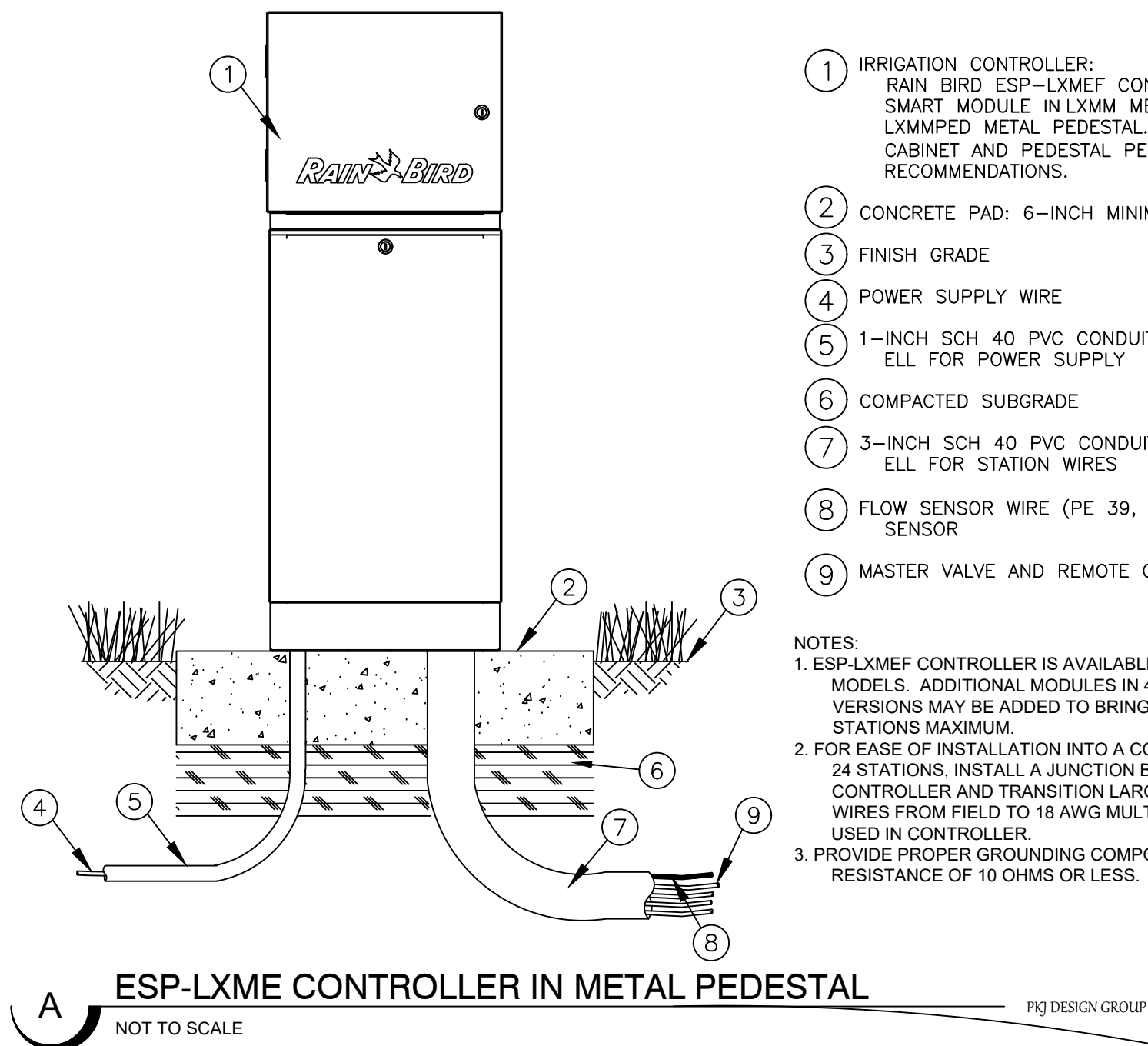
LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
 <p>PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization</p> <p>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	 <p>LANDSCAPE PLAN</p> <p>LP-103</p>	<p>PM: JTA</p> <p>DRAWN: KBA</p> <p>CHECKED: TM</p> <p>PLOT DATE: 9/22/2020</p>



ISSUE DATE			PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
09-22-2020			UT20031						Developer / Property Owner:		BISHOP HOLDING, LLC MATT BISHOP 801-830-7745 SNAPTRUCKING@GMAIL.COM		811 LANDSCAPE ARCHITECT STATE OF UTAH 8128121-3301 09/22/2020		PM: JTA	
NO.			REVISION		DATE				Client / Engineer:		BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM		PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		DRAWN: KBA	
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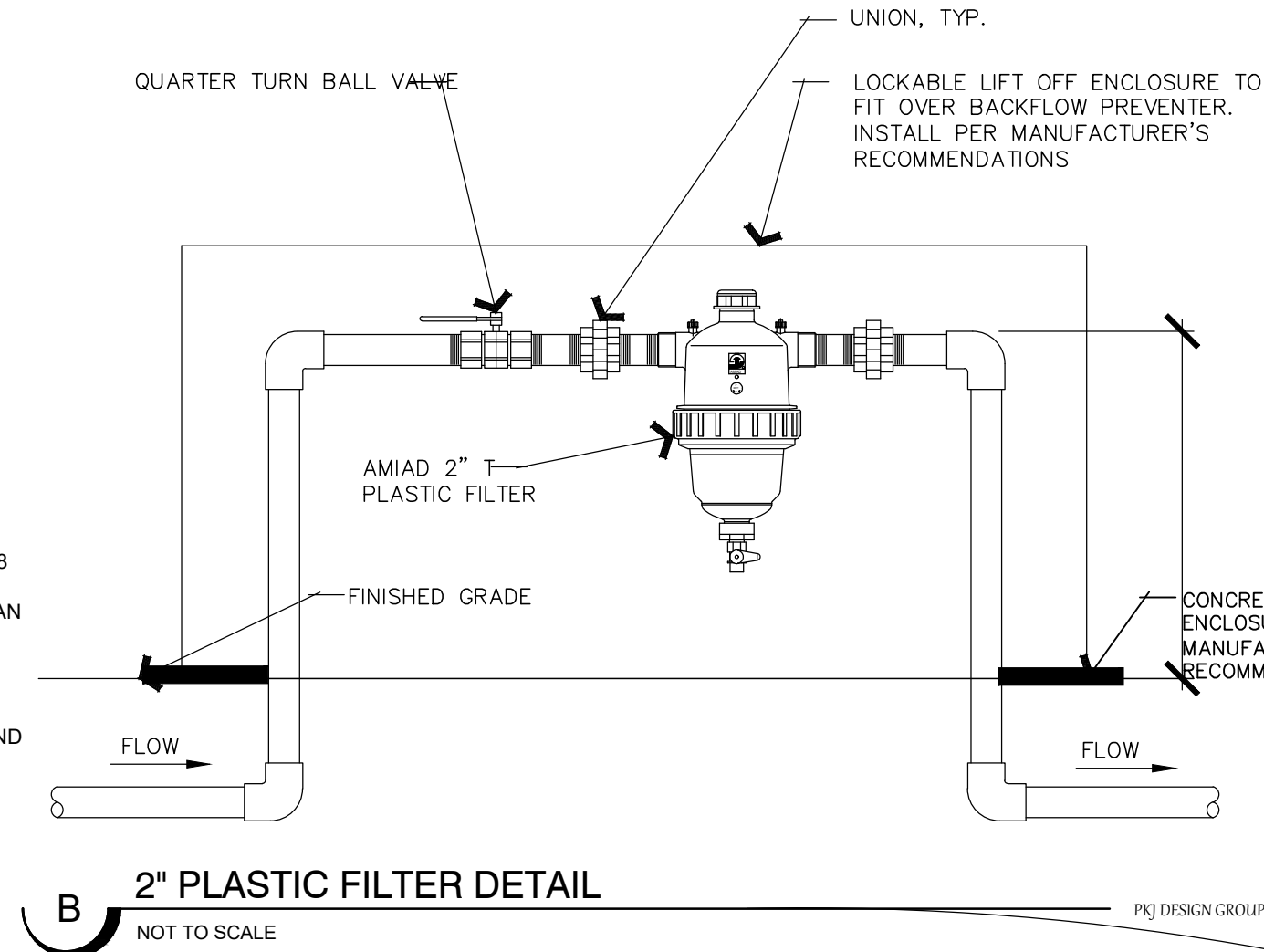
AF STORAGE
16 WEST 1500 NORTH
AMERICAN FORK, UTAH

LP-501

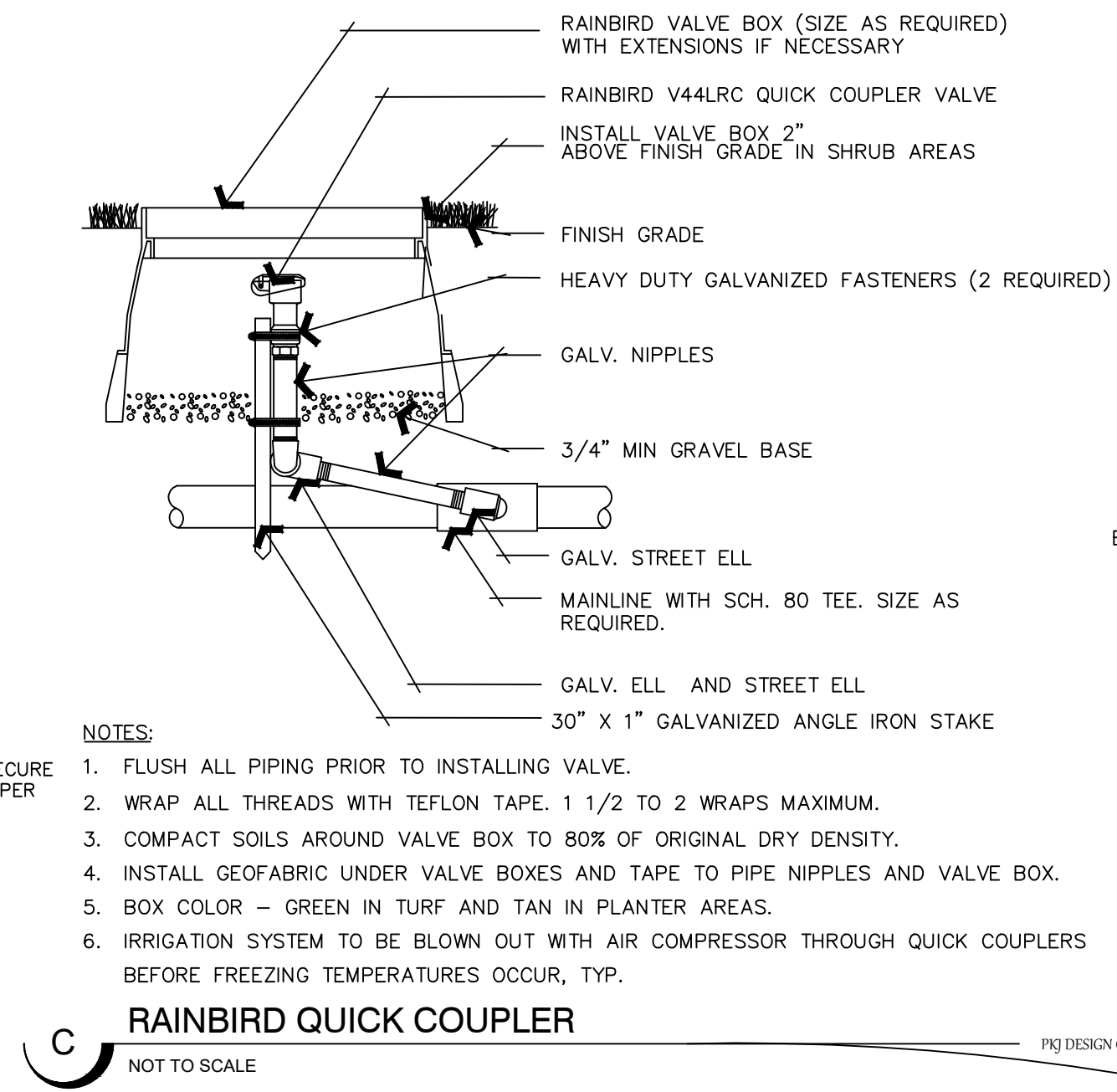


- 1 IRRIGATION CONTROLLER: RAIN BIRD ESP-LXMEF CONTROLLER WITH FLOW SMART MODULE IN LXMM METAL CABINET AND LXMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 CONCRETE PAD: 6-INCH MINIMUM THICKNESS
- 3 FINISH GRADE
- 4 POWER SUPPLY WIRE
- 5 1-INCH SCH. 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
- 6 COMPACTED SUBGRADE
- 7 3-INCH SCH. 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
- 8 FLOW SENSOR WIRE (PE 39, 89 OR 54) TO FLOW SENSOR
- 9 MASTER VALVE AND REMOTE CONTROL VALVE WIRES

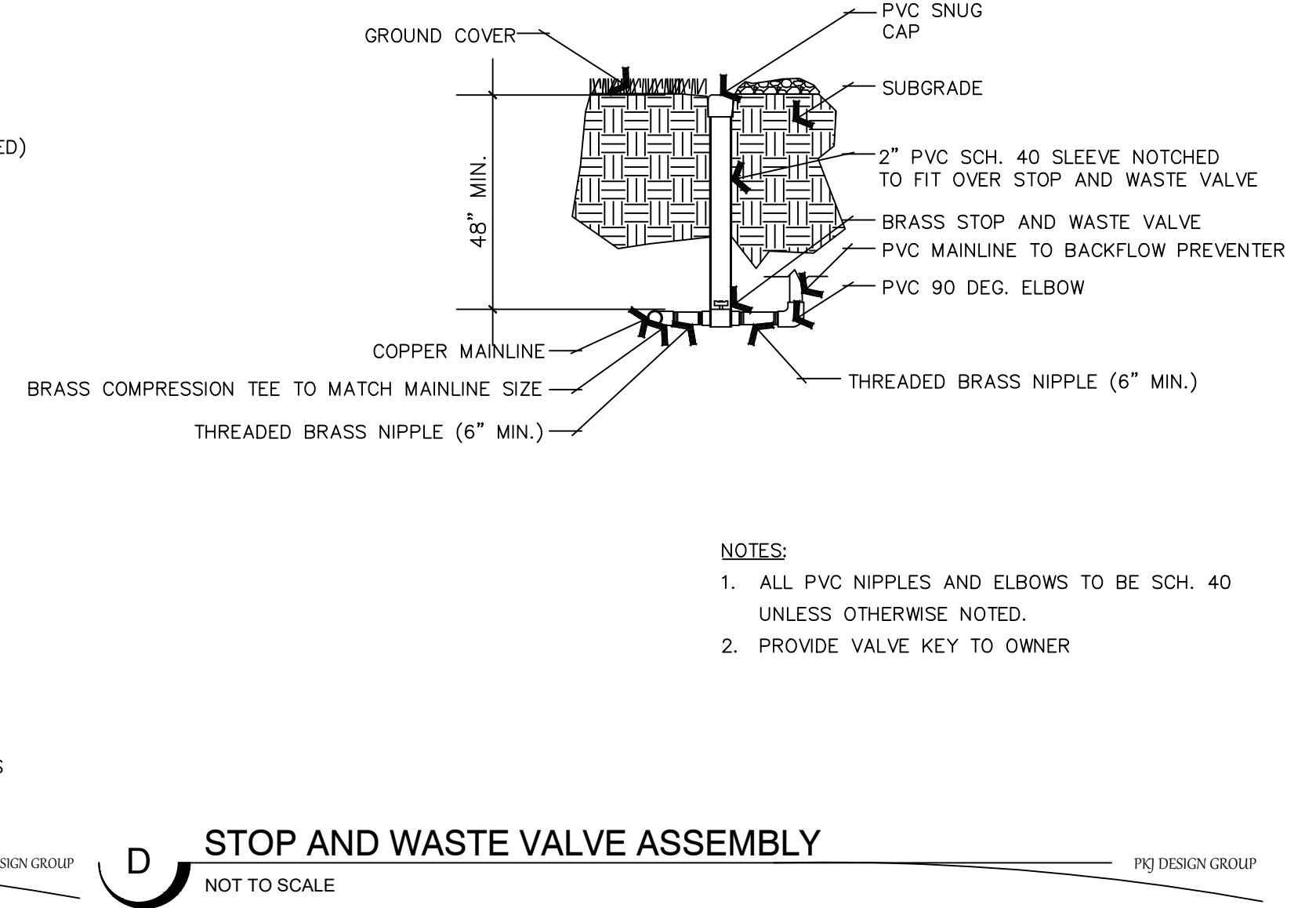
NOTES:
1. ESP-LXMEF CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



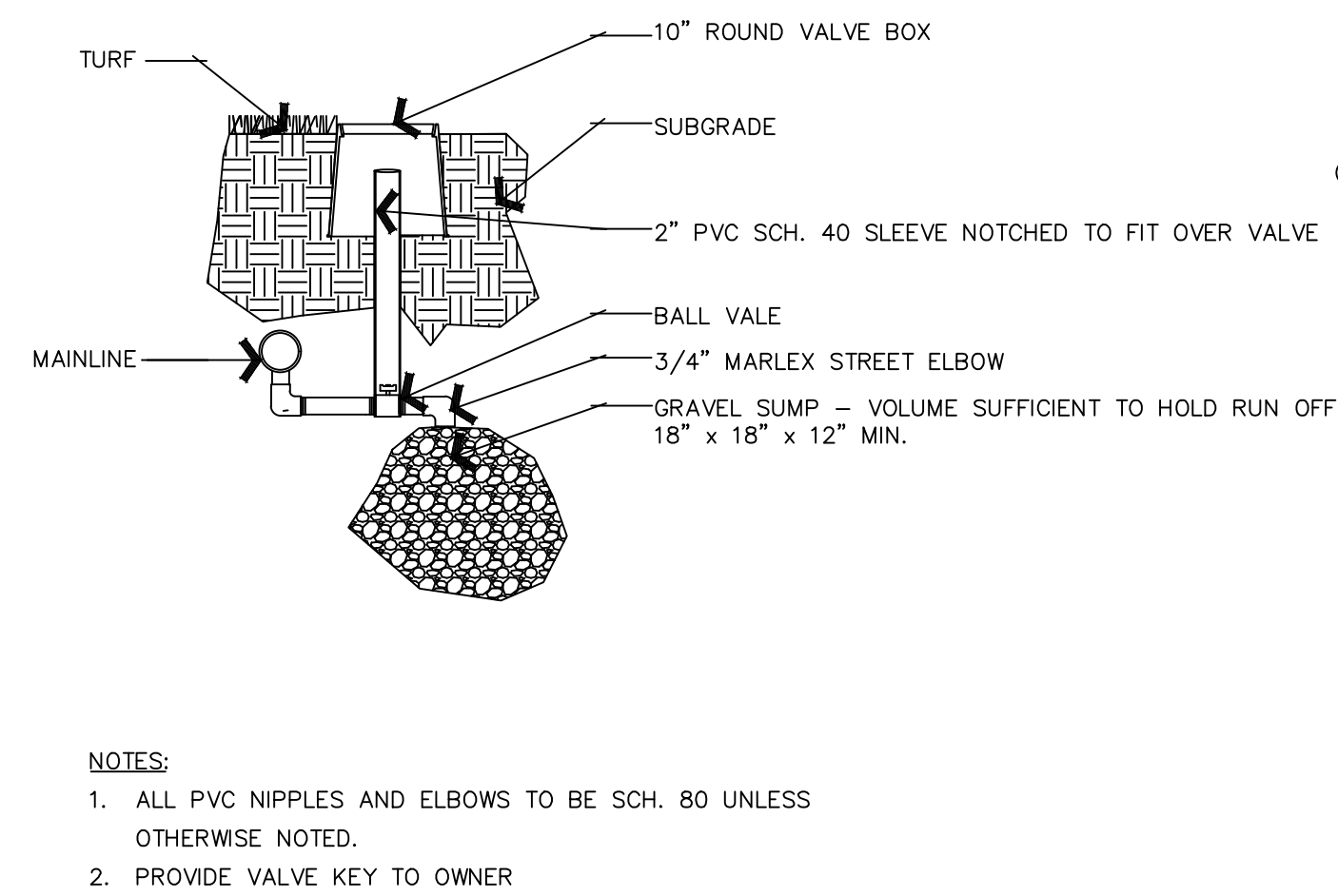
- QUARTER TURN BALL VALVE
- AMIAID 2" PLASTIC FILTER
- FINISHED GRADE
- CONCRETE PAD TO SECURE ENCLOSURE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- UNION, TYP.
- LOCKABLE LIFT OFF ENCLOSURE TO FIT OVER BACKFLOW PREVENTER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- FLOW



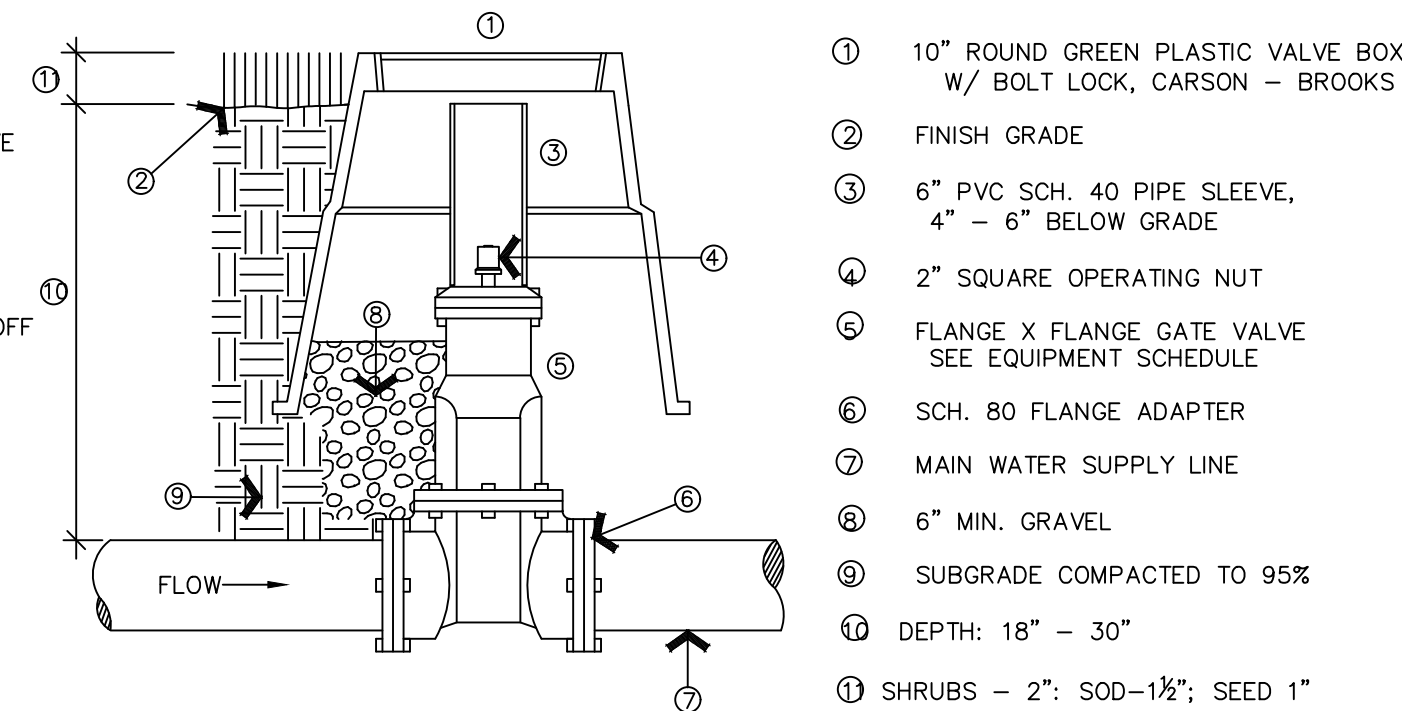
- NOTES:**
1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
 2. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
 3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
 4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
 5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
 6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.



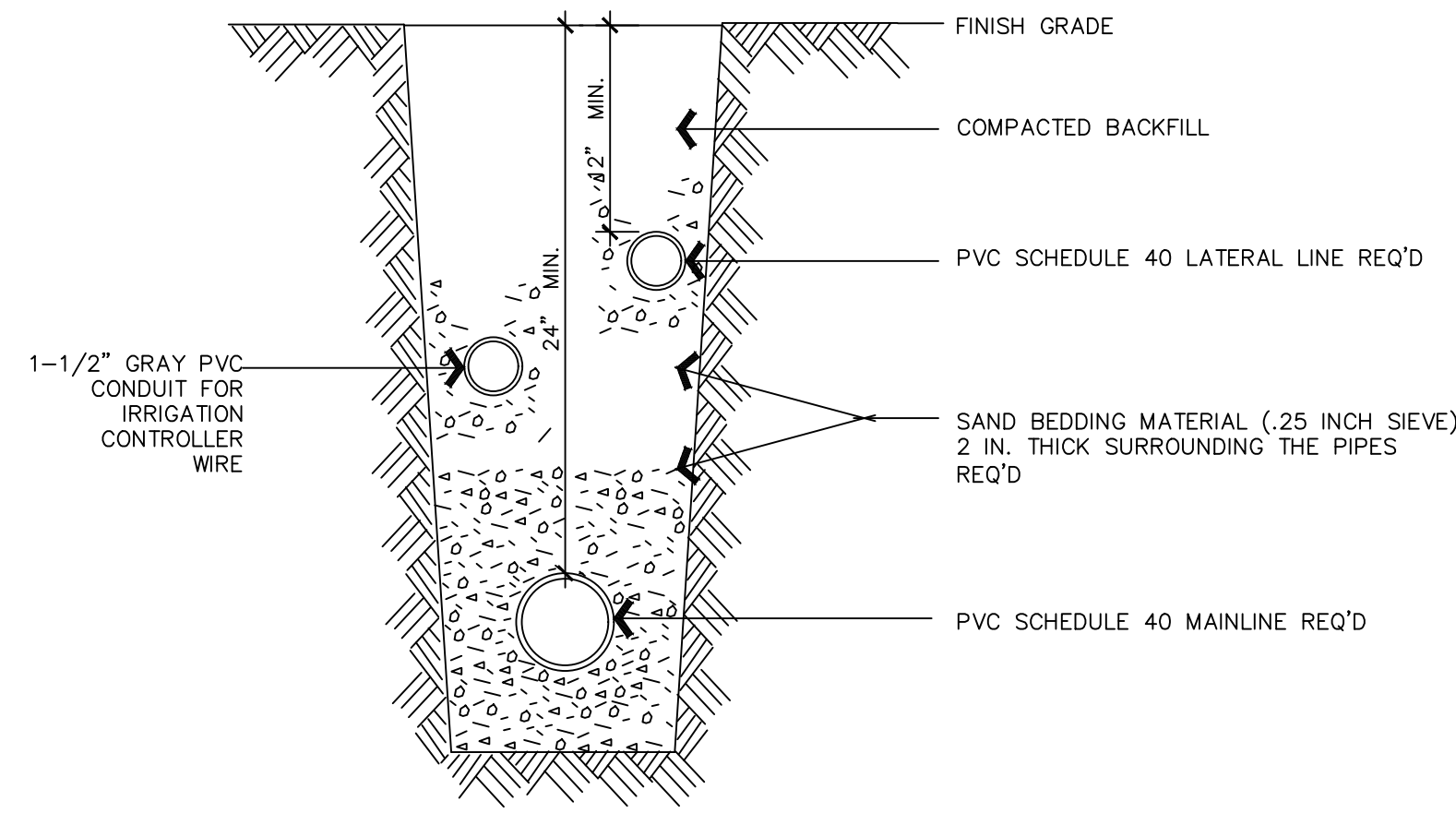
- NOTES:**
1. ALL PVC NIPPLES AND ELBOWS TO BE SCH. 40 UNLESS OTHERWISE NOTED.
 2. PROVIDE VALVE KEY TO OWNER



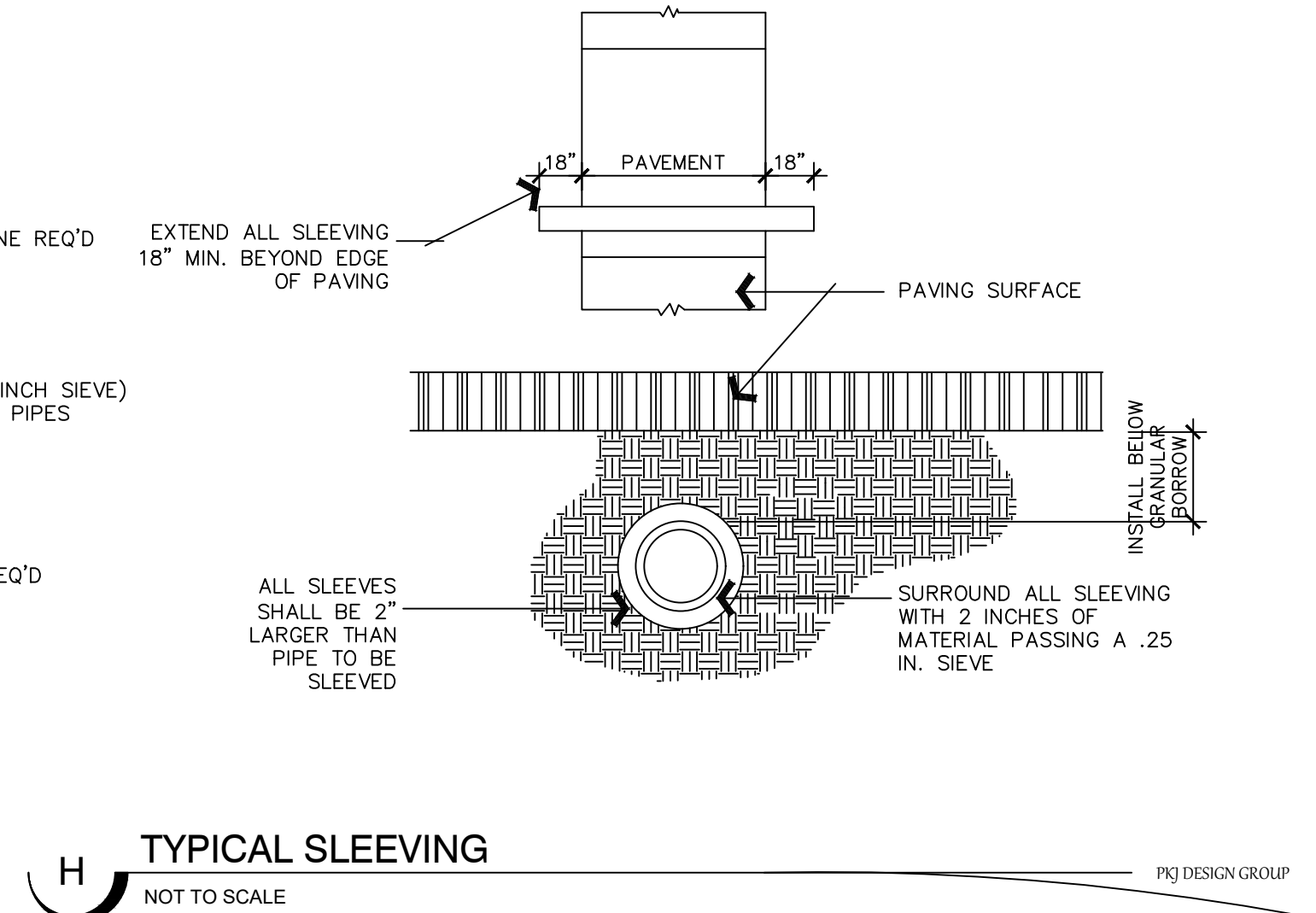
- NOTES:**
1. ALL PVC NIPPLES AND ELBOWS TO BE SCH. 80 UNLESS OTHERWISE NOTED.
 2. PROVIDE VALVE KEY TO OWNER



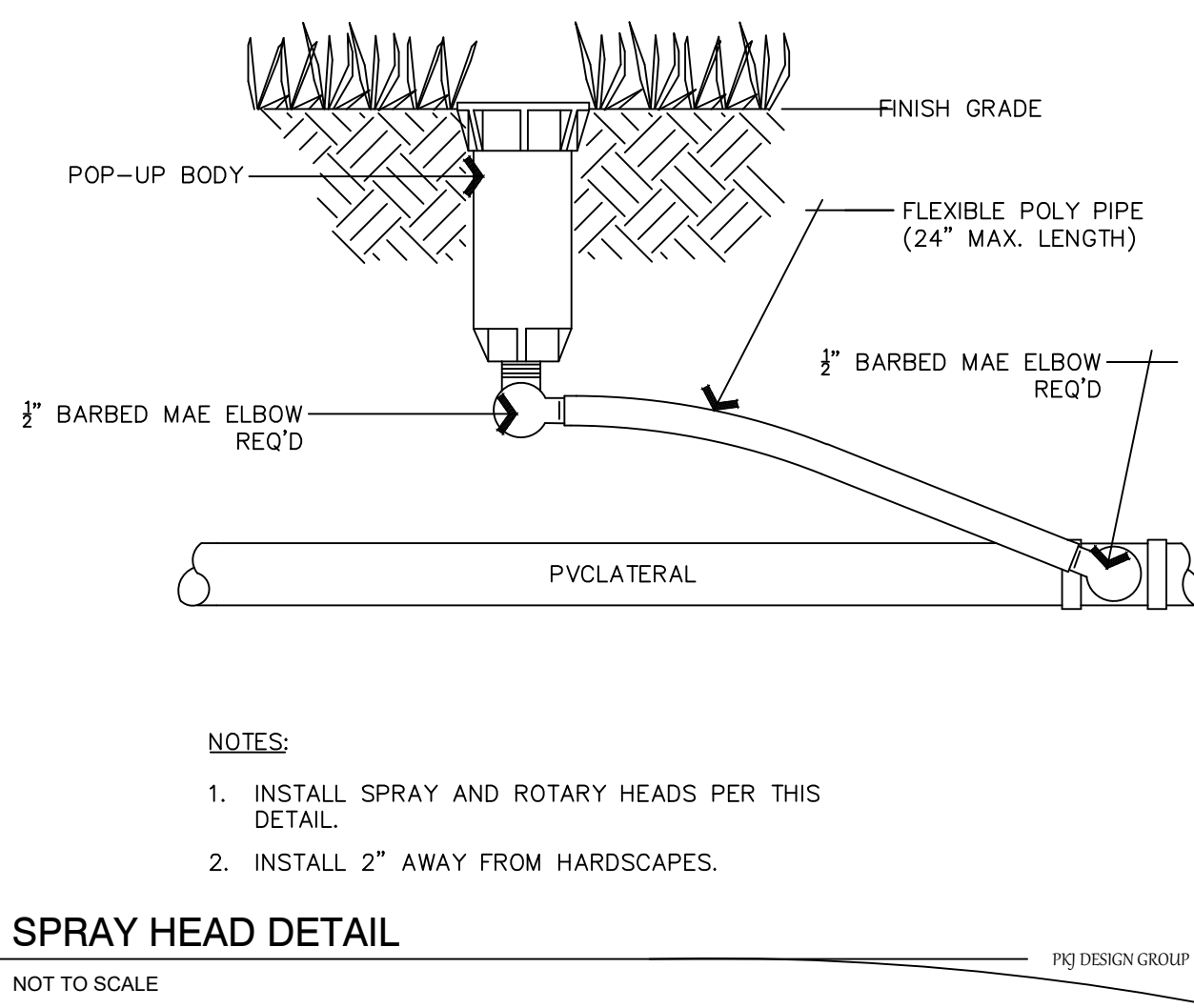
- 1 10" ROUND GREEN PLASTIC VALVE BOX W/ BOLT LOCK, CARSON - BROOKS
- 2 FINISH GRADE
- 3 6" PVC SCH. 40 PIPE SLEEVE, 4" - 6" BELOW GRADE
- 4 2" SQUARE OPERATING NUT
- 5 FLANGE X FLANGE GATE VALVE SEE EQUIPMENT SCHEDULE
- 6 SCH. 80 FLANGE ADAPTER
- 7 MAIN WATER SUPPLY LINE
- 8 6" MIN. GRAVEL
- 9 SUBGRADE COMPACTED TO 95%
- 10 DEPTH: 18" - 30"
- 11 SHRUBS - 2": SOD-1 1/2"; SEED 1"



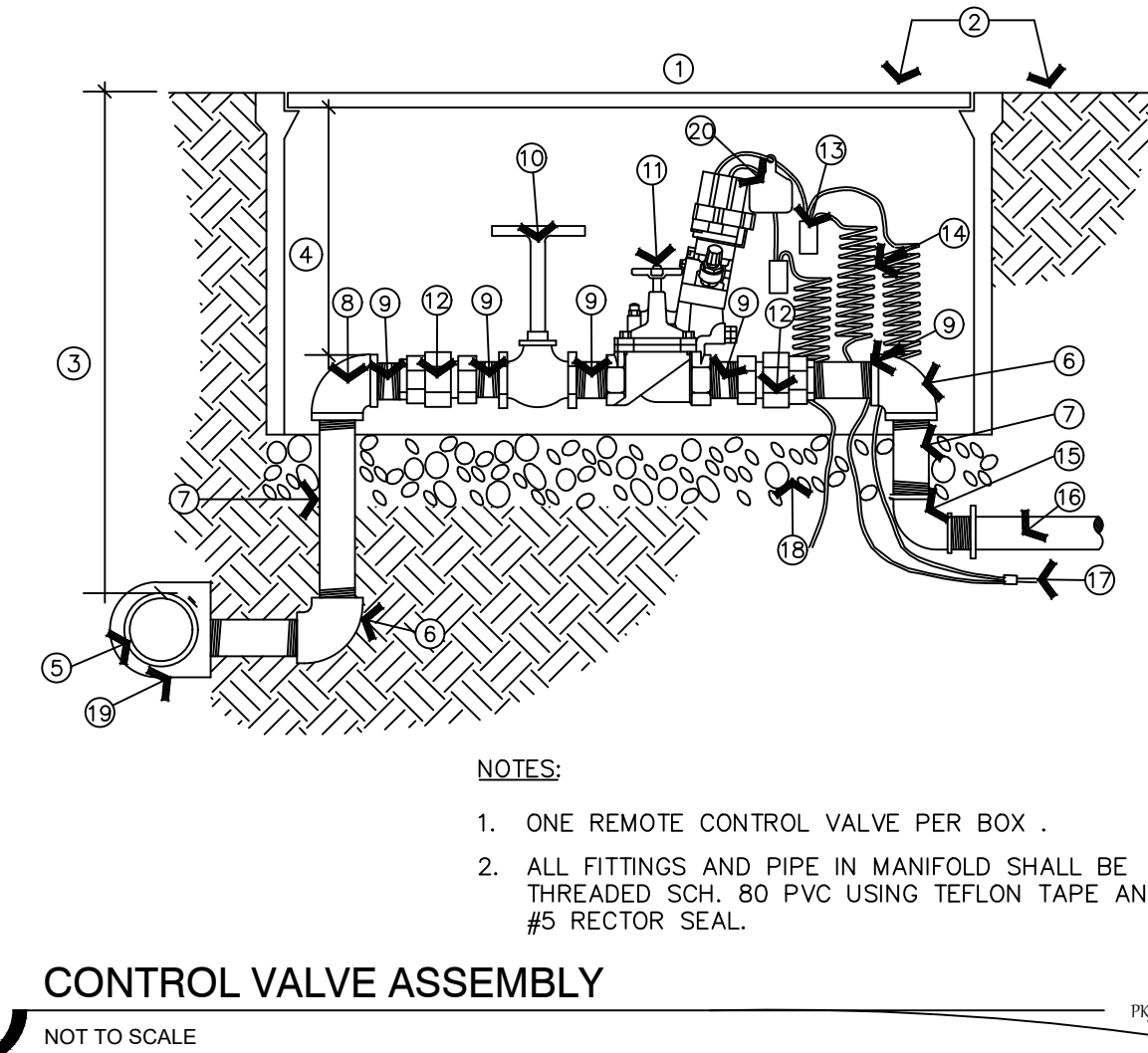
- 1-1/2" GRAY PVC CONDUIT FOR IRRIGATION CONTROLLER WIRE
- FINISH GRADE
- COMPACTED BACKFILL
- PVC SCHEDULE 40 LATERAL LINE REQ'D
- SAND BEDDING MATERIAL (.25 INCH SIEVE) 2 IN. THICK SURROUNDING THE PIPES REQ'D
- PVC SCHEDULE 40 MAINLINE REQ'D



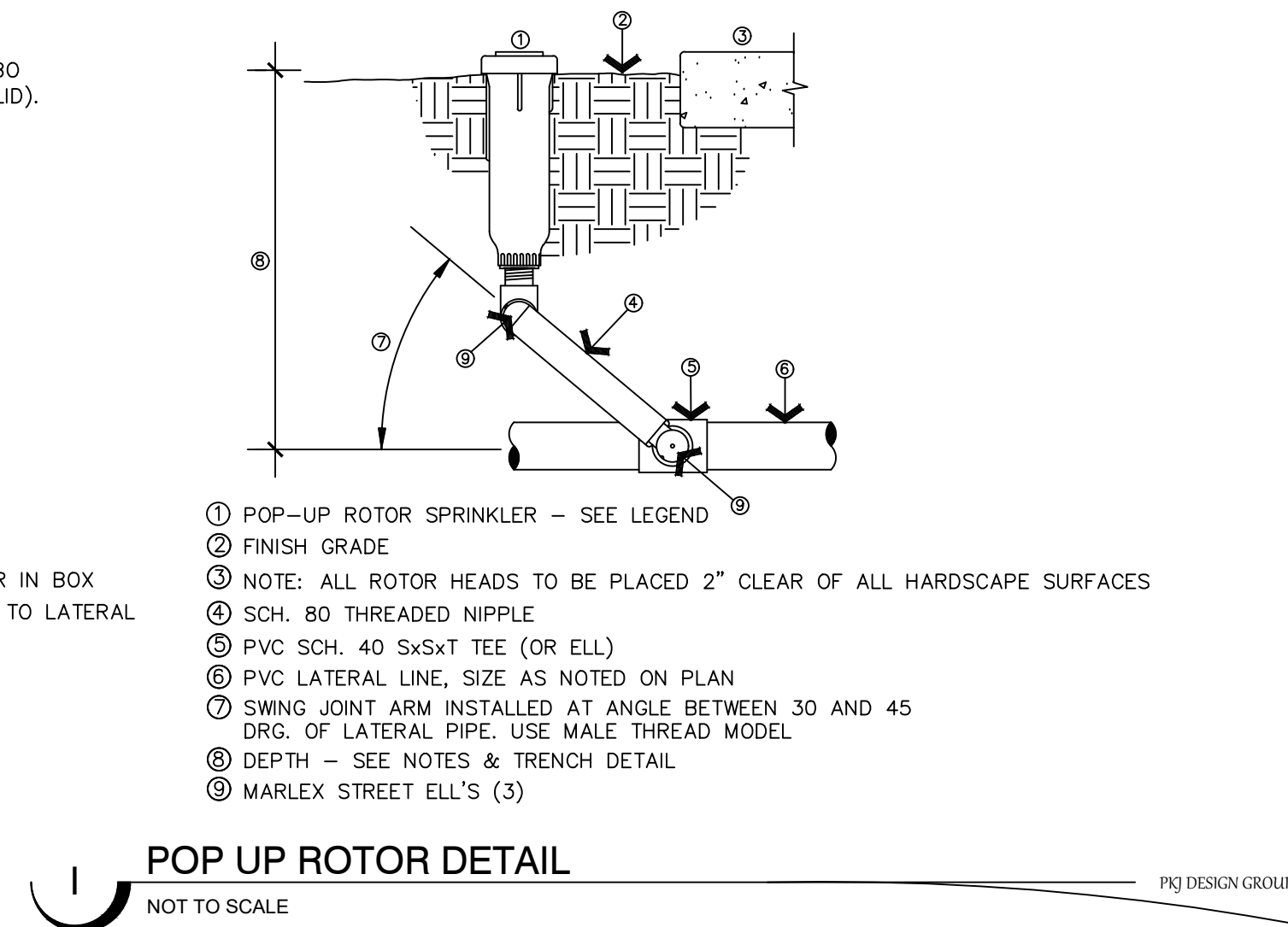
- EXTEND ALL SLEEVING 18" MIN. BEYOND EDGE OF PAVING
- PAVING SURFACE
- INSTALL BELOW GRANULAR BEDDING
- ALL SLEEVES SHALL BE 2" LARGER THAN PIPE TO BE SLEEVED
- SURROUND ALL SLEEVING WITH 2 INCHES OF MATERIAL PASSING A .25 IN. SIEVE



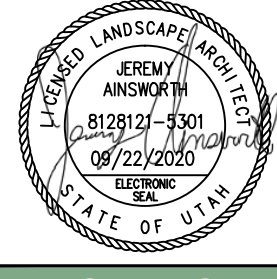
- NOTES:**
1. INSTALL SPRAY AND ROTARY HEADS PER THIS DETAIL.
 2. INSTALL 2" AWAY FROM HARDSCAPES.



- NOTES:**
1. ONE REMOTE CONTROL VALVE PER BOX.
 2. ALL FITTINGS AND PIPE IN MANIFOLD SHALL BE THREADED SCH. 80 PVC USING TEFLON TAPE AND #5 RECTOR SEAL.

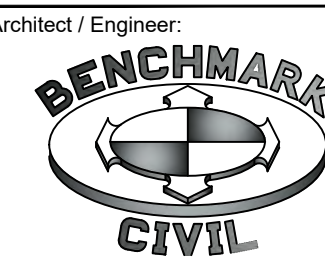


- 1 POP-UP ROTOR SPRINKLER - SEE LEGEND
- 2 FINISH GRADE
- 3 NOTE: ALL ROTOR HEADS TO BE PLACED 2" CLEAR OF ALL HARDSCAPE SURFACES
- 4 SCH. 80 THREADED NIPPLE
- 5 PVC SCH. 40 5x5xT TEE (OR ELL)
- 6 PVC LATERAL LINE, SIZE AS NOTED ON PLAN
- 7 SWING JOINT ARM INSTALLED AT ANGLE BETWEEN 30 AND 45 DEG. OF LATERAL PIPE. USE MALE THREAD MODEL
- 8 DEPTH - SEE NOTES & TRENCH DETAIL
- 9 MARLEX STREET ELL'S (3)

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP			DRAWING INFO		
9/22/2020			UT20031									Developer / Property Owner:			BISHOP HOLDING, LLC MATT BISHOP 801-830-7745 SNAPTRUCKING@GMAIL.COM						P.M.: KBA DRAWN: KBA CHECKED: JTA PLOT DATE: 9/22/2020		
NO.			REVISION			DATE																	
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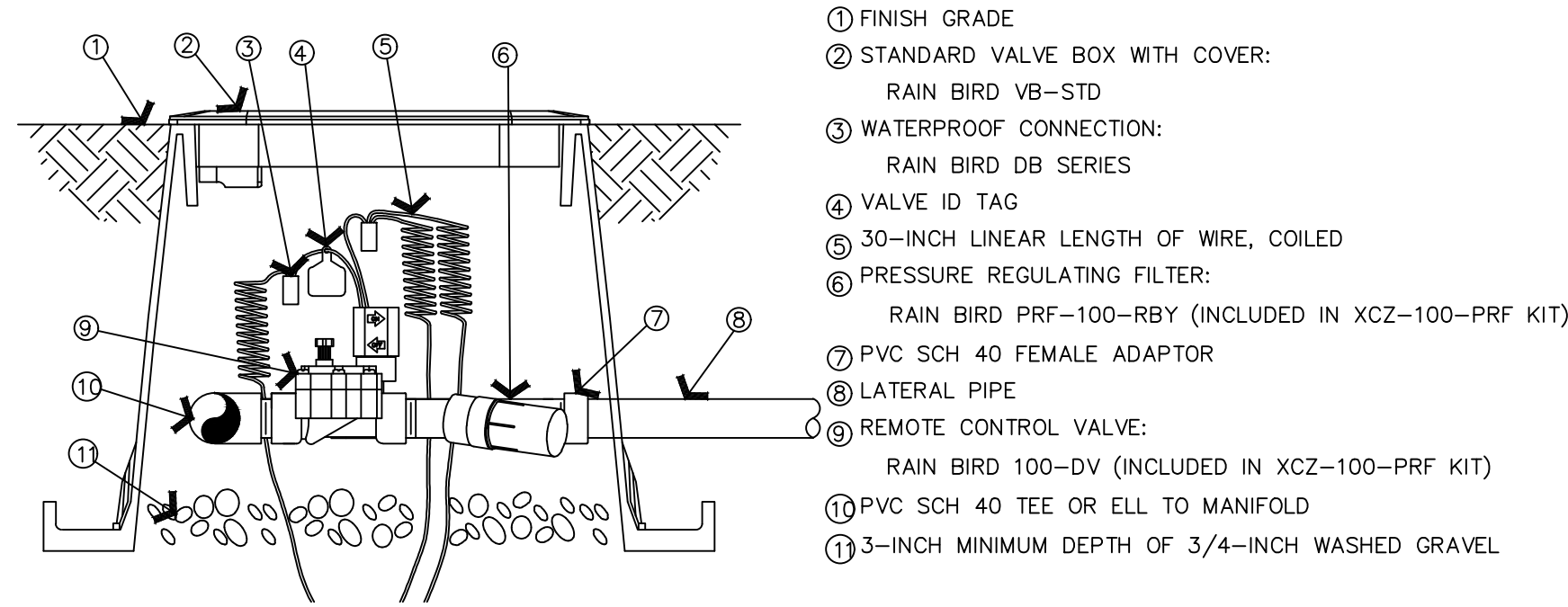
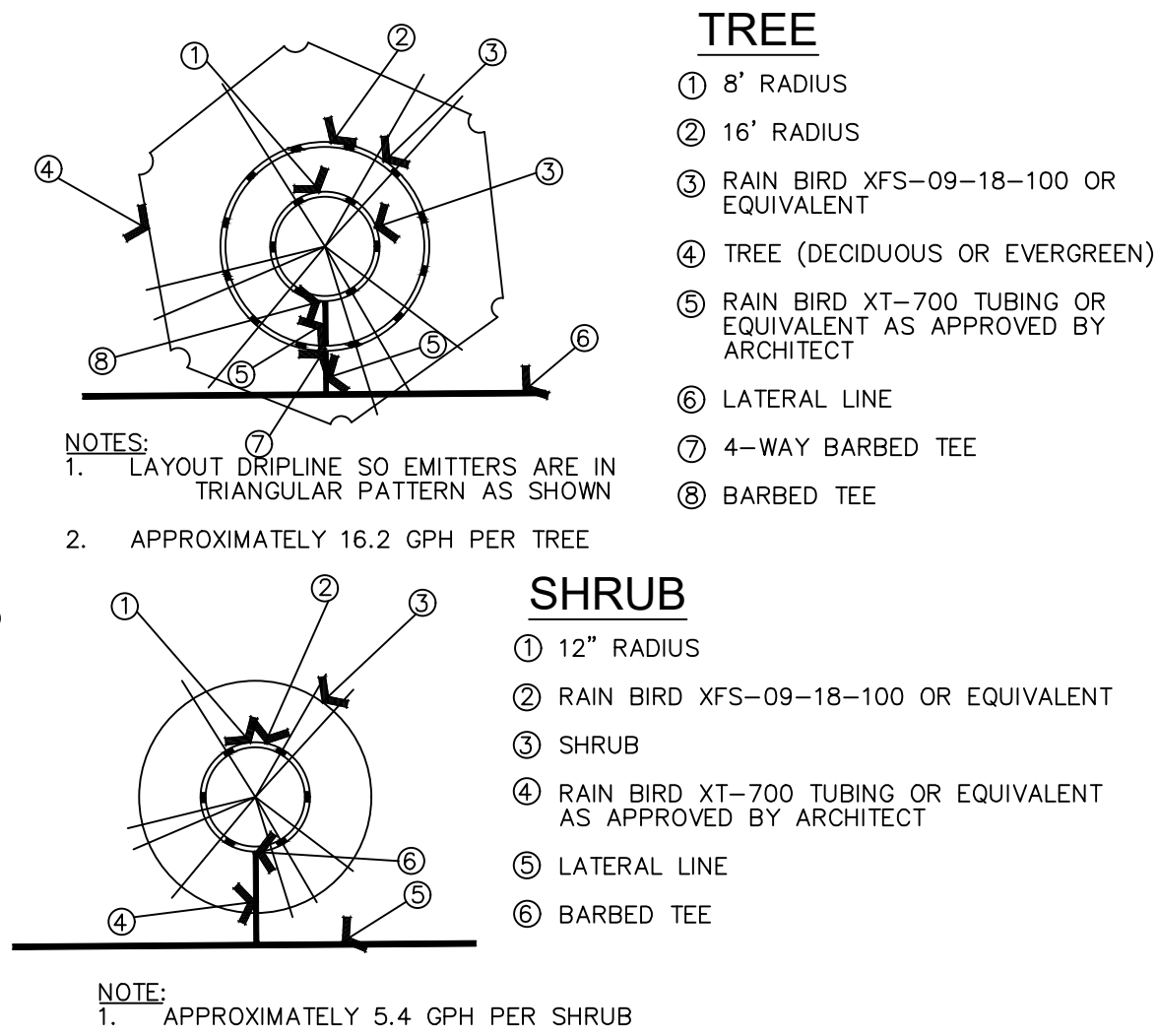
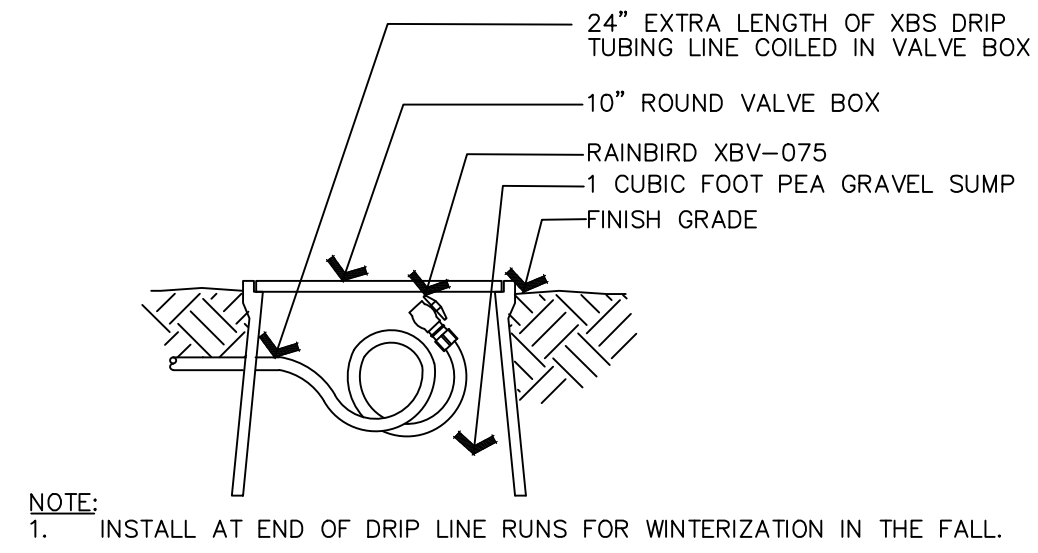
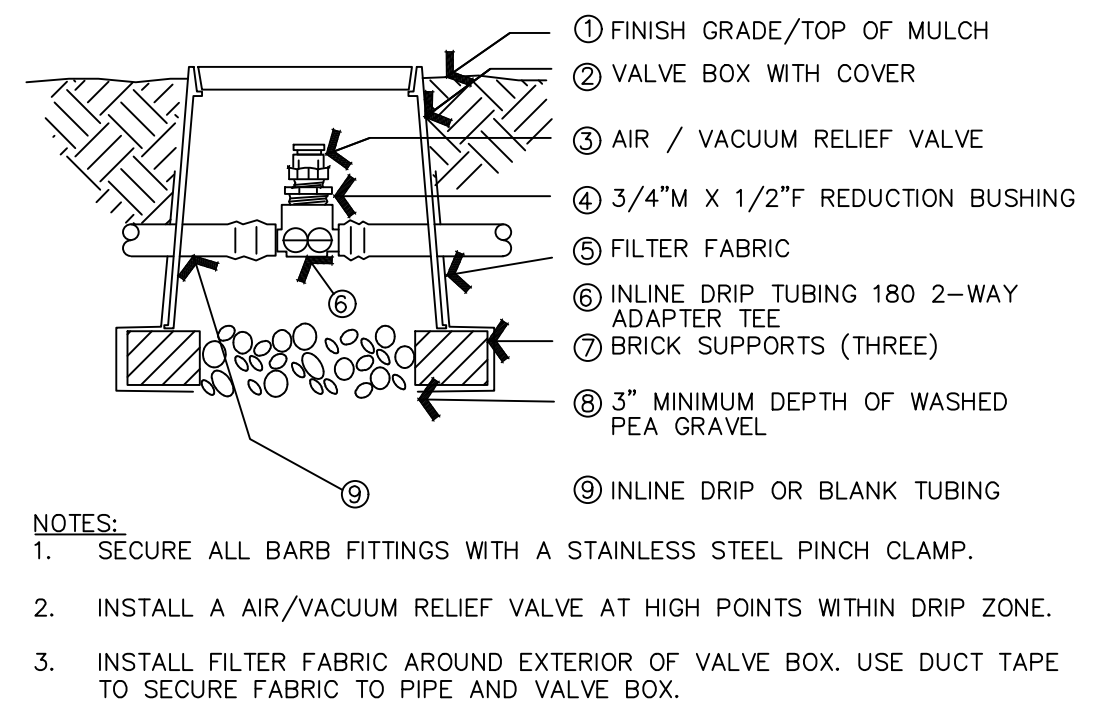


BENCHMARK ENGINEERING & LAND SURVEYING
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SANDY, UTAH 84070 (801) 542-7192
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LEHI, UTAH 84043 (801) 960-2698
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IRRIGATION DETAILS

IR 501



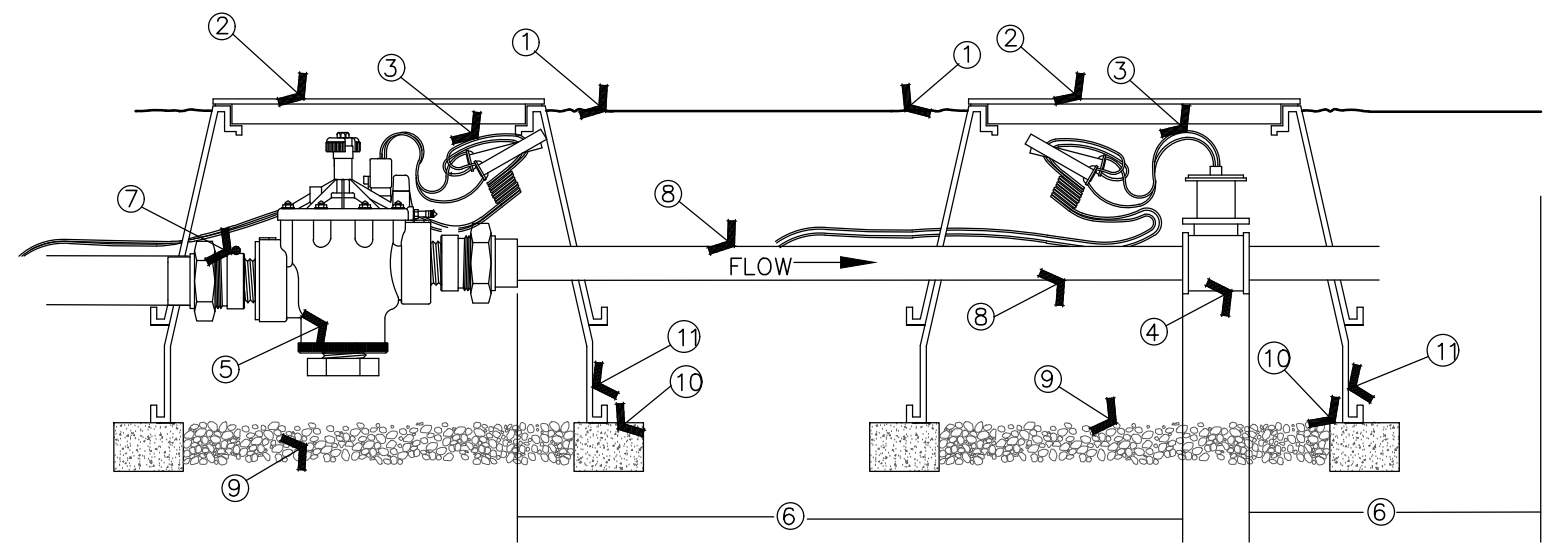
L DRIP CONTROL VALVE ASSEMBLY
NOT TO SCALE

M DRIP IRRIGATION - IN LINE EMITTERS
NOT TO SCALE

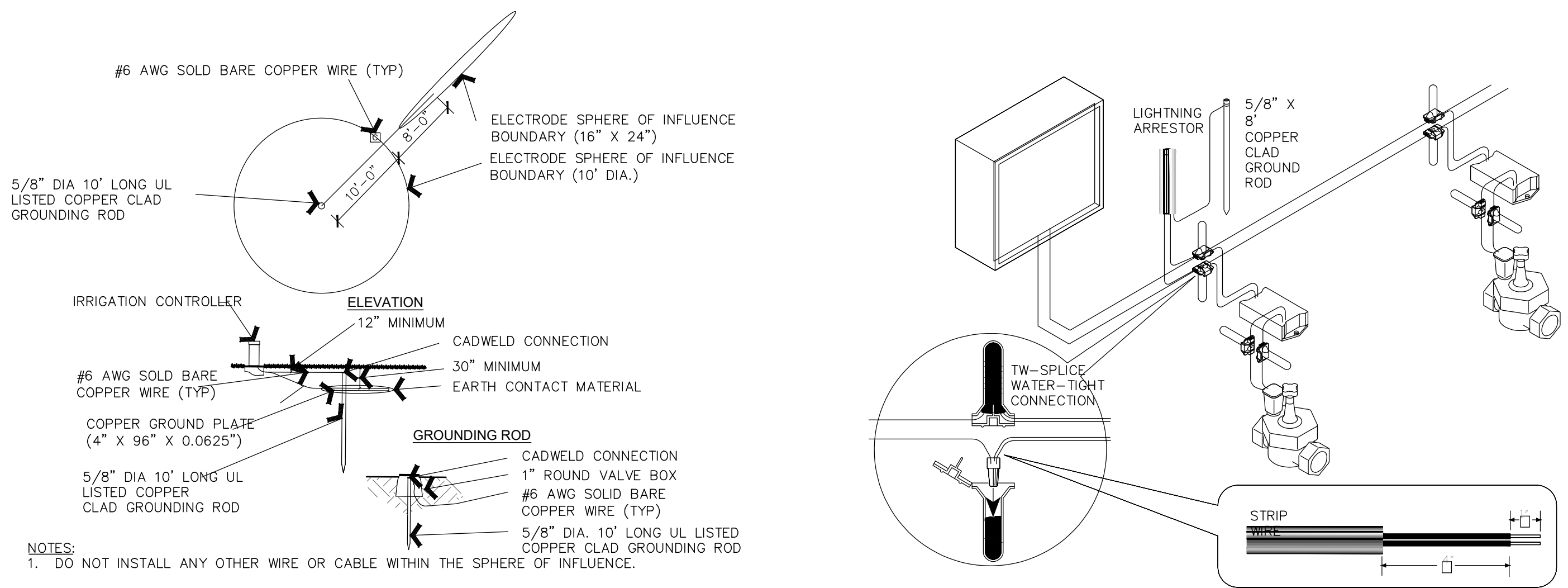
N FLUSH CAP BOX
NOT TO SCALE

O DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY
NOT TO SCALE

- ① FINISH GRADE
② GREEN VALVE BOX AND COVER
③ CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS -
④ FLOW SENSOR PER IRRIGATION LEGEND
⑤ RAIN BIRD PESB SERIES MASTER VALVE
⑥ STRAIGHT PIPE REQUIRED: MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM
⑦ UNIONS
⑧ PVC MAINLINE - LENGTH AS REQUIRED
⑨ 6" DEPTH OF WASHED 3/4" GRAVEL
⑩ CONTINUOUS BRICK SUPPORTS
⑪ VALVE BOX EXTENSIONS REQUIRED

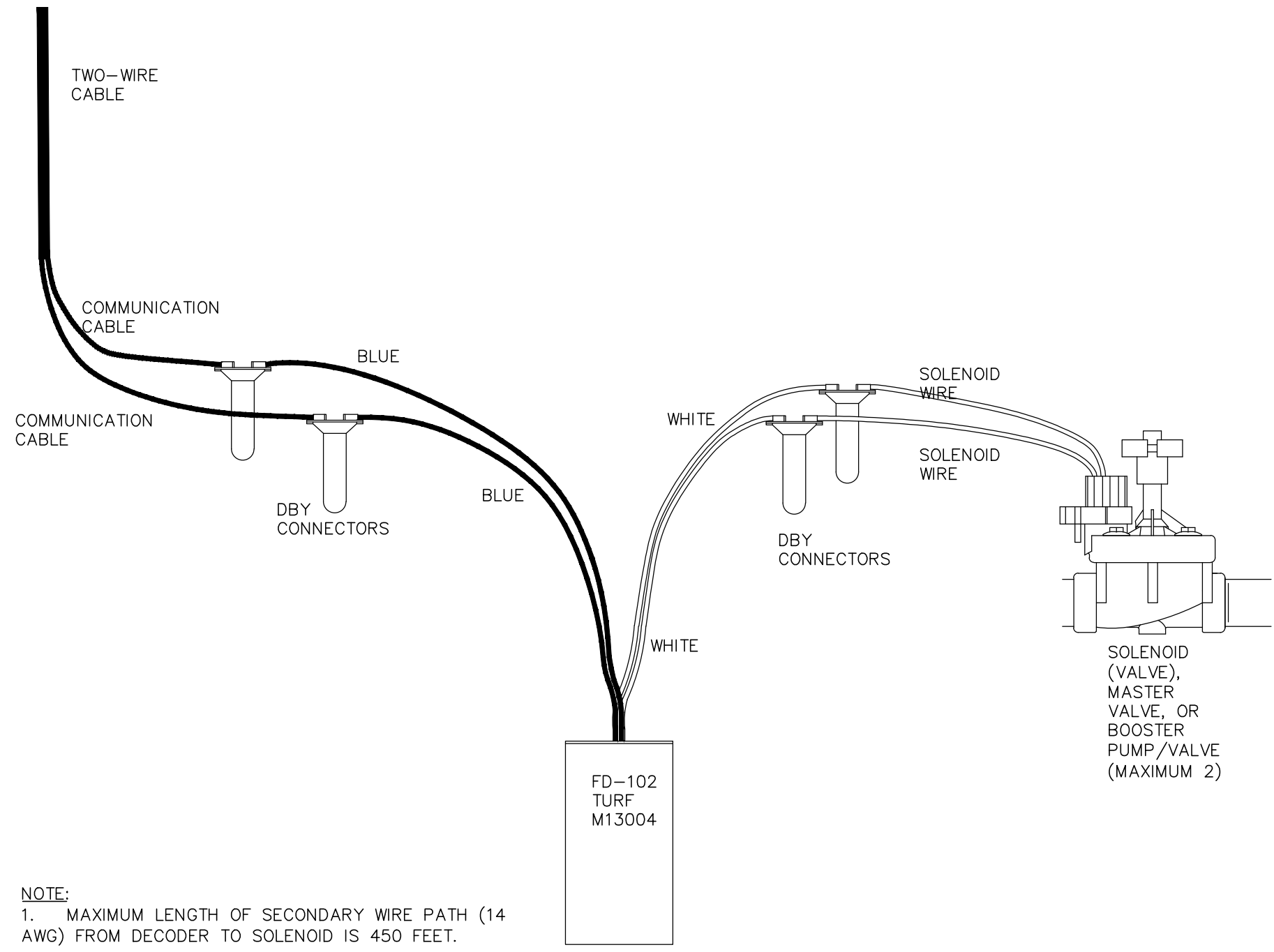


P MASTER VALVE & FLOW SENSOR
NOT TO SCALE



Q GROUNDING DETAIL
NOT TO SCALE

R 2-WIRE CONNECTION
NOT TO SCALE



S DECODER WIRING
NOT TO SCALE

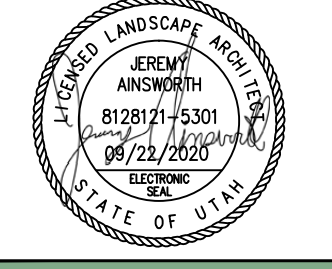
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9/22/2020			UT20031						BISHOP HOLDING, LLC MATT BISHOP 801-830-7745 SNAPTRUCKING@GMAIL.COM		BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM		PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	
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PM: KBA
DRAWN: KBA
CHECKED: JTA
PLOT DATE: 9/22/2020

IR 502

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES SEPTEMBER 16, 2020

The American Fork City Planning Commission met in a regular session on September 16, 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
Ryan Hunter
Christine Anderson
Rod Brocious
Geoff Dupaix

Absent: Harold Dudley

Staff Present: Adam Olsen, City Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant
Mat Sacco, Fire Marshal

Others Present: Ben Wheat, Matt Bishop

Public Comments Received: No comments received via email

1. Hearing, review and action on the preliminary plan and final plat for Rockwell Ranch Block 3 Phase 1, consisting of 23 lots, and located at approximately 1060 West 480 South in the TOD zone

Mr. Adam Olsen told commissioners that the area of Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site. This plat anticipates a 45-lot townhome and 10-unit multi-family development.

Mr. Ben Hunter said this project meets all requirements, he recommends approval.

UNAPPROVED MINUTES

Public Hearing Opened

Public Hearing Closed

Mr. Brocious moved to approve the preliminary plan and final plat of Rockwell Ranch Block 3 Phase 1, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

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

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

The motion passed.

2. Hearing, review and action on the preliminary plan and final plat for Rockwell Ranch Block 5 Phase 1, consisting of 39 lots, located at approximately 1060 West 560 South in the TOD zone

Mr. Olsen said that the area of Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site. This plat anticipates a 48-lot townhome development.

Mr. Ben Hunter indicated that all standards and specifications have been met, staff recommends approval.

Public Hearing Opened

Public Hearing Closed

UNAPPROVED MINUTES

Ms. Anderson moved to approve the preliminary plan and final plat of Rockwell Ranch Block 5 Phase 1, with the findings and conditions listed in the staff report and subject to any findings, conditions, and modifications listed in the engineering report.

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

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

The motion passed.

3. Hearing, review and action on the preliminary plan and final plat for Roderick Catalyst Subdivision Phase 2, located in the area of 1600 South 450 East in the PI-1 Planned Industrial zone

Mr. Olsen indicated that this final plat represents the second phase of a multi-phase subdivision and development. Phase II consists of 3 lots, totaling 24.5 acres. "Parcel A" represents future development and further subdivision. Parcel A consists of approximately 33 acres. Lots 3-5 are bordered by: 1600 South to the north and 1700 South to the south. Lot 3 is also bordered by 500 East to the east.

Mr. Ben Hunter had no concerns and recommended approval.

Mr. Ben Wheat said that they are currently in construction on the first phase, they want to get approval for the next.

Public Hearing Opened

Public Hearing Closed

UNAPPROVED MINUTES

1 **Mr. Brocious moved to approve the preliminary plan and final plat of Roderick Catalyst**
2 **Subdivision Phase 2, with the findings and conditions listed in the staff report and subject to**
3 **any findings, conditions, and modifications listed in the engineering report.**

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

5	Chairman Woffinden	Aye
6	Chris Christiansen	Aye
7	Christine Anderson	Aye
8	Ryan Hunter	Aye
9	Rod Brocious	Aye
10	Geoff Dupaix	Aye

11 **The motion passed.**

- 12
- 13
- 14 4. Hearing, review and action on a commercial site plan for Bishop Storage, located at 16
15 West 1500 South in the PI-1 zone
16

17 Mr. Olsen said that Bishop Storage is proposed at approximately 16 W. 1500 South. Access
18 will be from 1500 South. Included in the packet materials are renderings of the proposed units.
19 Planning staff has requested complete landscape plans that were received after the packets
20 were sent out.

21 Mr. Ben Hunter said that the Engineering Division recommends approval.

22 Chairman Woffinden expressed frustration that applicant did not meet deadlines and criteria
23 for submittal. He felt that it is unfair to staff and commissioners to have short notice to review
24 additional material.

25 Mr. Matt Bishop expressed thanks to commissioners for hearing this item.

26 Mr. Mat Sacco, Fire Marshal, stated that there is a fire access at the north end of the lot that
27 has problems with the turning radius for the fire apparatus. He also has concerns about a dead
28 end.

29 Mr. Ben Hunter said there are modifications that could be done that would be feasible.

30 Mr. Dupaix said that he is inclined to table this item so that it can be dealt with properly. Fire
31 safety is very important to have resolved, especially with storage units. He leans toward tabling
32 until this issue is resolved.

33 Mr. Brocious agreed that the safety issue needs to be addressed before approval.

UNAPPROVED MINUTES

Mr. Bishop asked if the modifications were minor, if so, they could be taken care of now. He asked for the required dimensions for the turn-around.

Mr. Sacco said that the road is restricted in that area, they can't turn around at the east end. They need to be able to access all units and have radiuses capable of navigation. He asked Mr. Bishop to discuss the matter with his engineer. The length of the longest apparatus is 45 feet.

Chairman Woffinden said that this is a big question mark that needs to be worked out between the fire department and the engineers. The project should be tabled until then.

Mr. Sacco showed that he emailed the fire requirements quite a while ago and never heard anything back from the applicant.

Mr. Ben Hunter agreed that the fire department needs adequate maneuverability.

Mr. Brocious said that it is a simple procedure to get the engineer to design and fire department to approve adequate turning capacity.

Public Hearing Opened

Public Hearing Closed

Mr. Ryan Hunter moved to table the commercial site plan for Bishop Storage, with the condition that the applicant turns in an updated site plan that meets all concerns.

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

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

The motion passed.

Mr. Bishop expressed his displeasure with the decision to table.

UNAPPROVED MINUTES

1 5. Hearing, review and action on amendments to Section 17.4.401 of the American Fork
2 City Development Code entitled CC-1 Central Commercial zone
3

4 Mr. Olsen displayed a draft of proposed revisions to the CC-1 zone. Items brought forward
5 during the two dates this went to Planning Commission for discussion have been incorporated.
6 Revisions to allowed uses within the zone have been made, as have some basic design
7 parameters. The main purpose of the revisions is to allow residential uses downtown, as well as
8 to update and refine allowed uses within the area. Upon review and a motion of
9 recommendation, this will move to the City Council for final action.

10 Chairman Woffinden asked if the legal counsel had seen this yet.

11 Mr. Olsen replied that he would send it to the legal counsel before it moves to the city council.

12 Mr. Ben Hunter said that the Engineering Division has no involvement in this amendment.

13 Mr. Dupaix asked if public utilities would need to be upgraded with any new residential use.

14 Mr. Ben Hunter said that plans and proposals would go through modeling to be sure they were
15 sufficient.

16 Ms. Anderson had previously suggested a minimum requirement of 4 varied materials on the
17 exterior. She asked commissioners if they thought that was appropriate or it would be a hardship
18 for the developers. She asked for input from others.

19 Chairman Woffinden said they don't want a warehouse-looking building, he asked others to
20 advise.

21 Mr. Brocious thought that the variety would be good, there will still be input and a review
22 process.

23 Mr. Dupaix said that aesthetic appeal will increase the viability of the residential option and that
24 emphasis on visual appeal is OK with him.

25 Mr. Olsen said that the developers will submit proposals regarding materials that will come
26 before the planning commission. This is important as styles change through the years. A
27 previously approved apartment building showed renderings of various materials that were
28 visually appealing.

29 Ms. Anderson also appreciates preserving historic storefronts and tying those elements in with a
30 modern look.

31 **Public Hearing Opened**

32
33 **Public Hearing Closed**

UNAPPROVED MINUTES

1
2 **Ms. Anderson moved to recommend approval of the amendments to Section 17.4.401 of the**
3 **Development Code.**

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

5	Chairman Woffinden	Aye
6	Chris Christiansen	Aye
7	Christine Anderson	Aye
8	Ryan Hunter	Aye
9	Rod Brocious	Aye
10	Geoff Dupaix	Aye

11 **The motion passed.**

12
13
14 **6. Other Business**
15

16 Mr. Olsen pointed out that we are now allowing applicants into the zoom meeting, this will
17 continue in the future at the direction of the mayor.

18 Mr. Dupaix shared his experience having virtual meetings with UDOT, he suggested laying down
19 ground rules at the first of the meeting so there is not another free-for-all. The moderator should
20 also be able to mute people who are talking out of turn.

21 Ms. Anderson wanted to make sure that given the virtual setting, the applicant gets the chance to
22 feel that their case was heard in full.

23 Mr. Knobloch pointed out that city council has two additional people that run the virtual meeting.
24 He is doing it himself in this setting. He gave the applicants/developers the information regarding
25 meeting conduct before it began.

26 Mr. Dupaix stated that there needs to be discussion within the city administration to provide the
27 resources to properly run the meetings. He feels that it is too big of a burden for one person to do
28 and still participate in the meeting. He also asked a general question about storage units – when
29 do we reach a point of saturation?

30 Chairman Woffinden said that they are built because they make money.

31 Mr. Dupaix expressed gratitude to the Engineering Division for fixing a problem with a bridge in
32 Mitchell Hollow.

UNAPPROVED MINUTES

7. Site Plan Committee Report

Mr. Knobloch referenced the upcoming Planning Commission items. The next meeting will be held on Wednesday, October 7. An additional plat for the Timp Hollow development looks like an item at this point, and possibly Bishop Storage, but we still have an additional week this month.

8. Review and action on the minutes of the September 2, 2020 Planning Commission Regular Session

Mr. Christiansen moved to recommend approval of the minutes of the September 2, 2020 Planning Commission Regular Session.

Ms. Anderson seconded the motion. Voting was as follows:

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

The motion passed.

9. Adjournment

Mr. Dupaix motioned to adjourn.

Mr. Brocious seconded the motion. All voted in favor.

Meeting adjourned at 8 pm.

Lisa Halversen, Administrative Assistant