AMERICAN FORK CITY PLANNING COMMISSION
JUNE 2, 2021
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on
June 2, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review and action on the Walton Townhome Planned Community Development Project located at 781 East Quality Drive in the PC Planned Community zone

3. Hearing, review and action on amendments to the General Plan by providing a recommendation on the 2021 Transportation Master Plan Map

4. Hearing, review and action on amendments to Section 17.8.304 of the American Fork City Municipal Code entitled Project Streets and Sidewalks

5. Hearing, review and action on amendments to Section 15.01.110 of the American Fork City Municipal Code entitled Easements

6. Other Business

7. Site Plan Committee Report

8. Review and action on the minutes of the May 19, 2021 Planning Commission Regular Session

9. Adjournment

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

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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: June 2, 2021
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the Walton Townhome Planned Community Project located at 781 E. Quality Drive in the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval of the site plan and final plat.

BACKGROUND INFORMATION					
Location:		781 E. Quality Drive			
Applicants:		Brighton Homes			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential/Agriculture			
Existing Zoning:		PC (Planned Community)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PC			
	South	PC			
	East	PC			
	West	PI-1 (Planned Industrial)			
Land Use Plan Designation:		Planned Community			
Zoning within density range?		x	Yes		No

Background

The property was annexed in 2019 as part of the Vest Annexation. A concept plan approval followed, designating this area as higher density residential. A subsequent development agreement was approved, allowing an overall development parking ratio of 1.8 stalls per unit.

The proposal is for a site plan and final plat. Access to the project will be off Quality Drive. 54 units are proposed, with internal circulation providing access to each unit. Units will either face outward, toward Quality Drive or to the north and west, or inward toward open space areas. Parking is provided at 2.26 spaces per unit; well above the allowed 1.8 stalls per unit as approved in the development agreement. Renderings of the proposed townhomes as well as landscape plans are provided in the submittal materials. Adjacent

properties to the south, east and north have recently been approved for higher density residential (apartments).

The subdivision plat proposes one lot over the entirety of the site plan.

While Planning can recommend approval of the proposal, Engineering has concerns that must be addressed prior to the project proceeding on to Council and will recommend the project be “tabled”. Planning supports Engineering in this recommendation.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Planned Community”. The proposed site plan and subdivision are consistent with this designation.

Section 17.7.211 of the Development Code

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

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

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

b. The final plat complies with all City requirements and standards relating to large scale developments.

   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

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

1. The site plan meets the criteria as found in Section 17.7.507 (Planned Community Development Projects) of the Development Code.
2. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan and final plat of the Walton Townhome Project, with the findings 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 project.

TABLE

Mr. Chairman, I move that we table action on the project. ***This will be the recommendation from Engineering.**

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/2/2021

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: Walton Town Homes

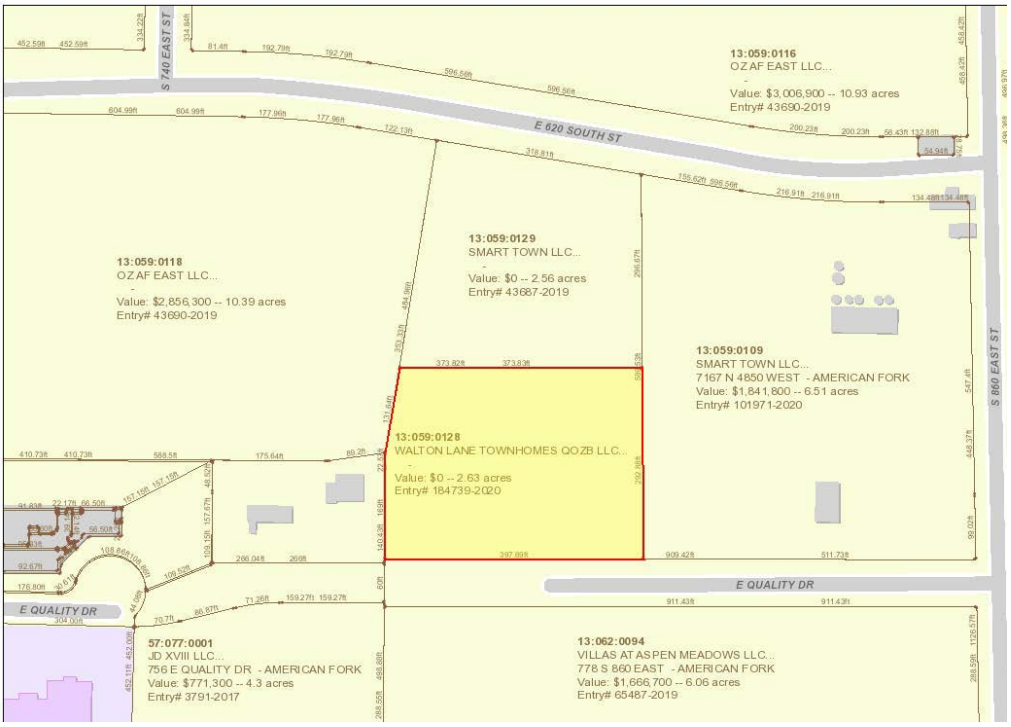
Project Address: 841 East Quality Drive

Developer / Applicant's Name: Brighton 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

Project Map:



Engineering Division Recommendation: The Engineering Division recommends TABLE of the proposed development until the following modifications are met:

1. Outstanding TRC comments existed at the time the notice for the Planning Commission agenda was posted. Updated plans have been resubmitted since the time the agenda was posted, but staff has

not had the opportunity to review these updated plans as part of the normal TRC scheduling and review process to confirm if all needed corrections have been made to ensure compliance with the American Fork City Municipal Code. Once all corrections have been completed, the Engineering Division would be able to provide a positive recommendation for this project. Engineering Staff recommends that the project be tabled until the normal review process is completed and all corrections made.

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. Outstanding TRC comments need to be addressed.

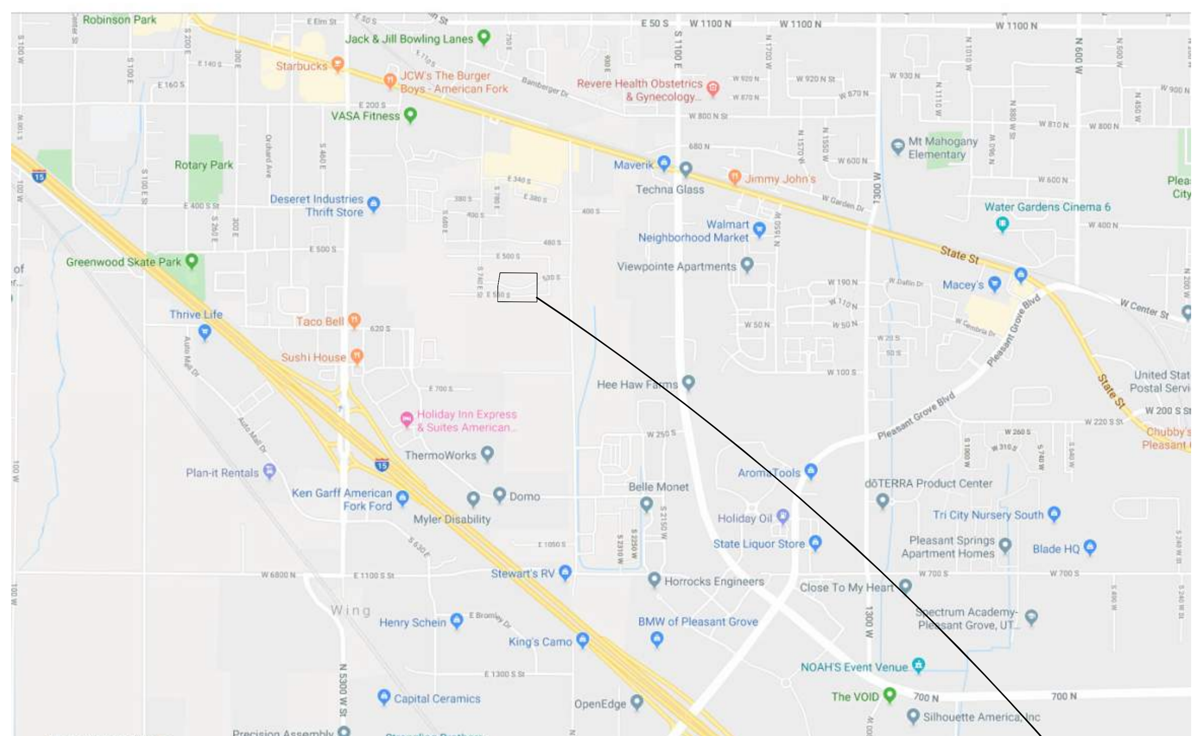
WALTON TOWN HOMES

By BRIGHTON HOMES

781 EAST QUALITY DRIVE, AMERICAN FORK, UTAH

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 SITE PLAN
3a FIRE ACCESS, SITE TRIANGLES, ALLEY LIGHTING AND SIGNAGE
4 UTILITY PLAN
5 GRADING PLAN
5a UNDERGROUND R–TANK DETENTION FACILITIES
6a ALLEY A PLAN AND PROFILE
6b ALLEY B PLAN AND PROFILE
6c ALLEY B PLAN AND PROFILE
6d ALLEY C PLAN AND PROFILE
6e ALLEY D PLAN AND PROFILE
6f ALLEY E PLAN AND PROFILE
6g ALLEY E PLAN AND PROFILE
6h ALLEY F PLAN AND PROFILE
7 SWPPP
8 SWPPP DETAILS
9 DETAILS
10 DETAILS
11 DETAILS



FEMA FLOOD PLAIN INFORMATION:
FIRM 49049C0307F, JUNE 19, 2020,
PANEL 307 OF 1450
FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

PROJECT BENCHMARK NORTH 1/4 CORNER SECTION 25 7300921.887, 1561701.368 4557.20 NAVD 88

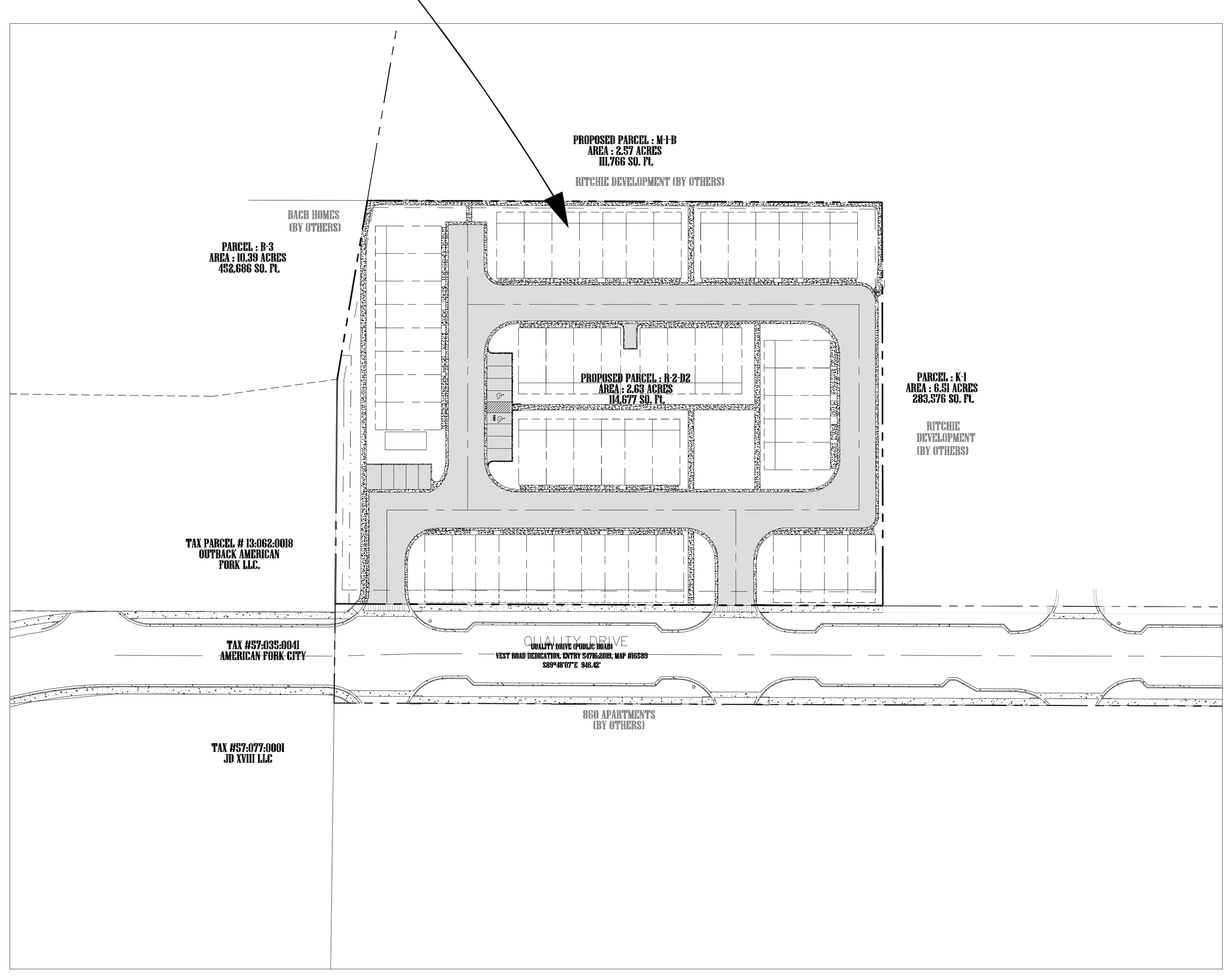
BASIS OF BEARING – SEE SUBDIVISION PLAT S 45 01'56" E 3791.23 FT BETWEEN MONUMENTS
N 1/4 CORNER SECTION 25
E 1/4 CORNER SECTION 25

WATER RIGHTS QUESTIONS:

55–13157 AF CITY, ERRONEOUS LOCATION DIMENSIONS. WELL IS WEST OF PROPERTY. CITY APP A46079 MOVING THE RIGHT TO OTHER LOCATION. NO IMPACT BY THIS PROJECT.

55–2329 JW SHELTON, WELL IS WEST OF PROPERTY. NO IMPACT BY THIS PROJECT.
55–13192 AF CITY, ERRONEOUS LOCATION DIMENSIONS. WELL IS WEST OF PROPERTY. CITY APP A46079 MOVING THE RIGHT TO OTHER LOCATION. NO IMPACT BY THIS PROJECT.

55–890 (A46279) VEST, ERRONEOUS LOCATION DIMENSIONS. WELL IS WEST OF PROPERTY. VEST CHANGED POINT OF DIVERSION. NO IMPACT BY THIS PROJECT.



1. STANDARD NOTES
1. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND TO APPLICABLE UTILITY DISTRICT STANDARDS.
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
2A. CITY REQUIRES THAT ALL OVERHEAD UTILITIES WITHIN OR IN PUBLIC RIGHT OF WAY ADJACENT TO DEVELOPMENT BE BURIED.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT–OF–WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR RECORDED IN EASEMENTS.
8. CONTRACTOR TO FOLLOW AMERICAN FORK CITY NOISE ORDINANCE STANDARDS
9. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
10. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS AT THE UTAH COUNTY SURVEYORS OFFICE.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. APPLICATION FOR INSPECTION BY THE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
20. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
21. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
22. CONTRACTOR TO CONTACT BLUE STAKES FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION
23. AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
24. EXISTING UTILITIES ARE LOCATED ON PLANS FOR THE CONVENIENCE OF THE CONTRACTORS ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
25. POWER LINES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY. ALL OVERHEAD UTILITIES ARE TO BE RELOCATED AND BURIED.
26. MODIFICATIONS TO EXISTING UTILITIES SHALL CONFORM TO THE OWNER'S UTILITY STANDARDS AND SPECIFICATIONS
27. PROTECTION AND REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES NOT DELINEATED ON THE CONTRACT DRAWINGS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES SHALL BE DONE TO COUNTY STANDARDS.
28. ALL STATIONING IS REFERENCED TO CENTERLINE

1.4 GRADING NOTES
1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF–SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON PLANS.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE CITY WATER DEPARTMENT.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT–OF–WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

SEWER DISTRICT NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER (MINIMUM) IS REQUIRED OVER ALL SEWER LINES.
4. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
5. ALL LATERAL CONNECTIONS SHALL BE INSERT–A–TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

COMPANY	CONTACT	NUMBER
AMERICAN FORK CITY PUBLIC WORKS		
–CULINARY WATER/PRESSURIZED IRRIGATION	JAY BREMS	(801)763–3060
–SEWER/STORM WATER	ASHTON HARDY	(801)763–3060
–CITY INSPECTOR	DEE HOWARD	(801)763–3060
–SWPPP INSPECTOR	HARLAN NIELSON	(801)763–3060
AMERICAN FORK CITY FIRE MARSHAL	MAT SACCO	(801)763–3045
AF FIBER	KYLE PETERSEN	(801)400–2933
AMERICAN FORK IRRIGATION COMPANY	ERNIE JOHN	(801)471–6576
CENTURY LINK	BILL WESTFALL	(435)623–4252
COMCAST	ELYSIA VALDEZ	(801)401–3017
DOMINION ENERGY	TRENT JOHNSON	(801)853–6548
ROCKY MOUNTAIN POWER	TERIA WALKER	(801)756–1310
TIMPANOGOS SPECIAL SERVICE DISTRICT	DAVID BARLOW	(801)756–5231

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

LICENSED PROFESSIONAL ENGINEER
No. 187727
S. SCOTT CARLSON
STATE OF UTAH
Electronically signed by:
S. Scott Carlson
5-21-2021

WALTON TOWN HOMES
COVER SHEET
AMERICAN FORK, UTAH

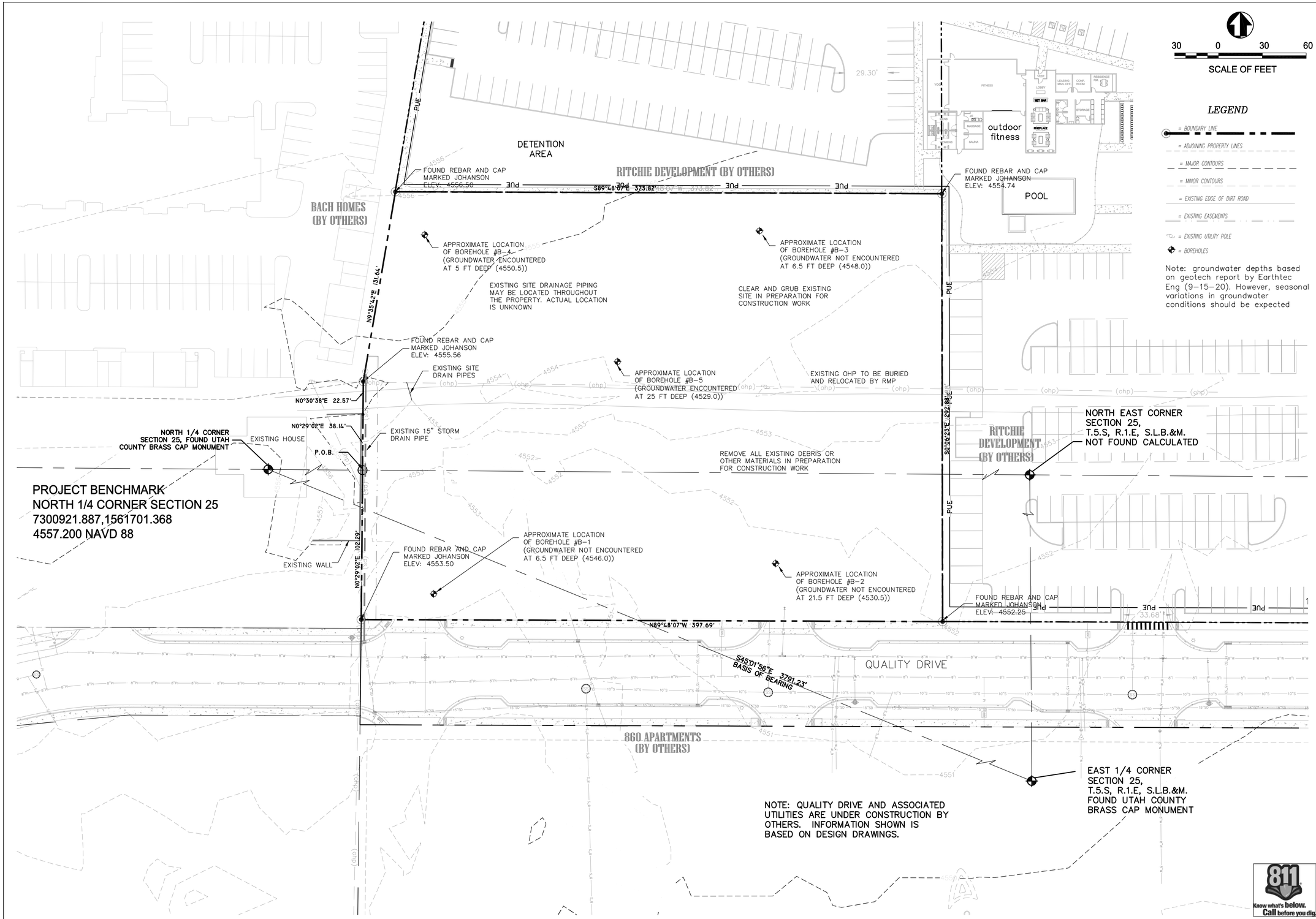
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450–3511

DWG DATE:

PLOT DATE: 20 May 2021

SHEET

1



LICENSED PROFESSIONAL ENGINEER No. 187727 S. SCOTT DAVISON STATE OF UTAH

Electronically signed by: Scott Davison 5/20/2021

WALTON TOWN HOMES
EXISTING CONDITIONS
AMERICAN FORK, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

PLOT DATE: 20 May 2021

SHEET 2

RITCHIE DEVELOPMENT (BY OTHERS)

BACH HOMES
(BY OTHERS)

S89°48'07"E 373.82'

N0°35'42"E 131.64'

N0°30'38"E 22.57'

N0°29'02"E 38.14'

P.O.B.

N0°29'02"E 102.29'

12" THICKENED EDGE SIDEWALK
IN THIS SEGMENT BETWEEN
PARKING SPACES

UNDERGROUND R-TANK DETENTION FACILITY

SALES

A1 A2 A3 A4 A5 A6 A7 A8

H7 H6 H5 H4 H3 H2 H1

J6 J5 J4 J3 J2 J1

F1 F2 F3 F4 G1 G2 G3 G4

E6 E5 E4 E3 E2 E1

D1 D2 D3 D4 D5

B1 B2 B3 B4 B5 B6 B7 B8 B9 B10

C1 C2 C3 C4

R5.00
5.00 PUE
30.00
R10.00
3.00 WALK
R14.00
R23.00
R3.00
18.00
9.00
8.00
4.00 WALK
11.00
R4.00
10.0 FT PUBLIC
UTILITY EASEMENT
N89°48'07"W 397.69'
S0°00'23"E 292.88'

RITCHIE
DEVELOPMENT
(BY OTHERS)

QUALITY DRIVE
(BY OTHERS)

860 APARTMENTS
(BY OTHERS)

20 0 20 40
SCALE OF FEET

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- ROAD CENTERLINE
- PUE
- PROPOSED UNITS
- PROPOSED UNIT PORCHES

DENSITY:
54 UNITS
2.63 ACRES
20.5 UNITS PER ACRE

PARKING
14 EXTERIOR SPACES
108 GARAGE SPACES
122 TOTAL SPACES ON SITE
2.26 SPACES PER UNIT

BEDROOM COUNT
19 UNITS WITH 2 BEDROOMS
35 UNITS WITH 3 BEDROOMS
143 BEDROOMS TOTAL

IRRIGATED AREA: 0.35 ACRE SOD / TURF
0.15 ACRE MULCH & PLANTINGS (DRIP)

Professionally Signed by:
S. Scott Carlson
5/17/2021

WALTON TOWN HOMES
SITE PLAN
AMERICAN FORK, UTAH

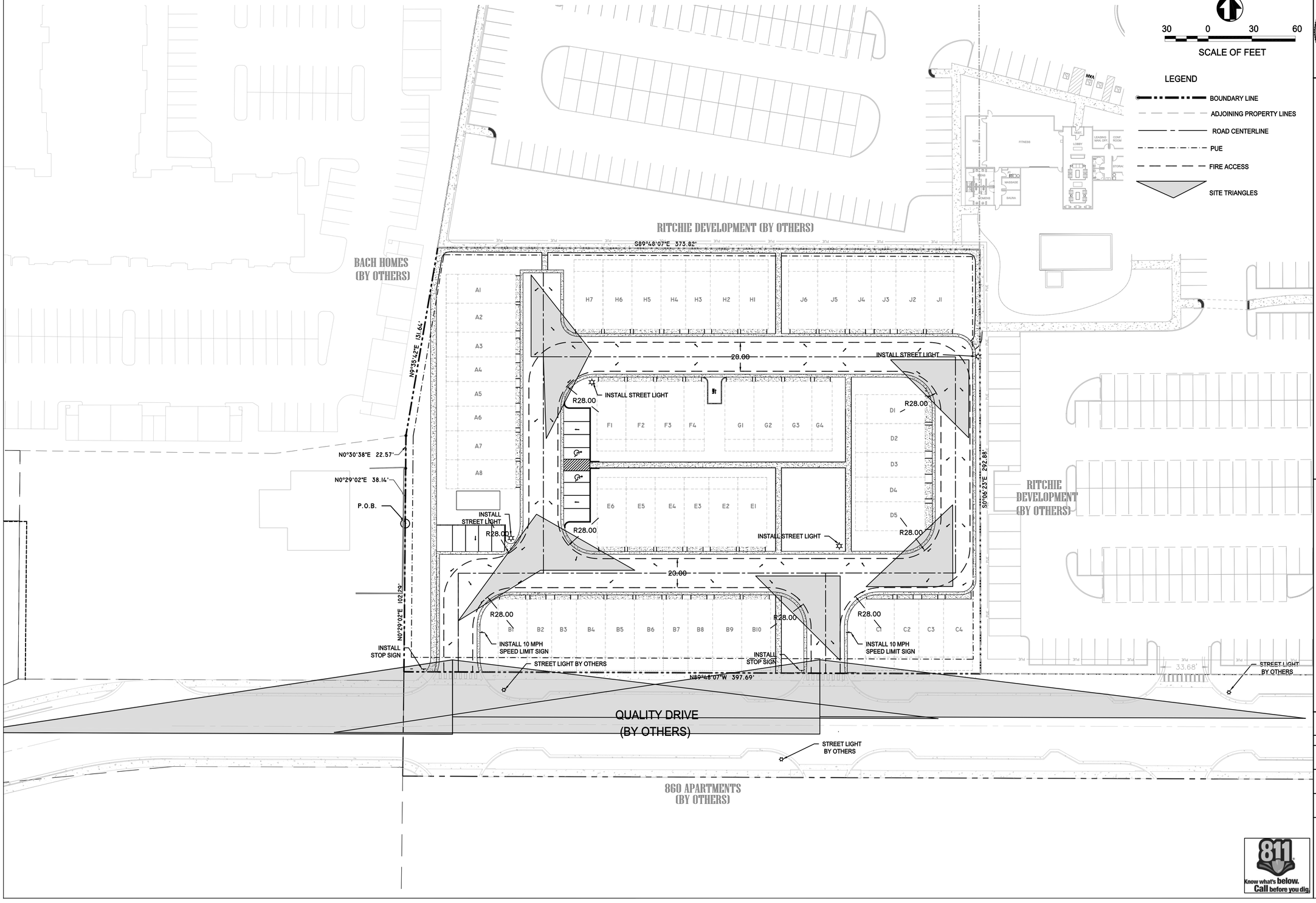
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

PLOT DATE: 20 May 2021

SHEET 3

Know what's below. Call before you dig.



Licensed Professional Engineer — State of Utah — S. Scott Carlson — 187727 — For Review Only 3-29-2021

WALTON TOWN HOMES
FIRE ACCESS, SITE TRIANGLES, STREET LIGHTS AND SIGNAGE
AMERICAN FORK, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

PLOT DATE: 28 March 2021

SHEET

3a

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

RITCHIE DEVELOPMENT (BY OTHERS)

BACH HOMES (BY OTHERS)

INSTALL SMALL GROUNDWATER MONITORING SUMP PER DETAIL 15.34

N89°48'07"W 373.82'

INSTALL 3" TEE WITH 8X3 REDUCER ON SOUTH SIDE OF TEE, BLOWOFF VALVE ON EAST SIDE OF TEE, SERVICE LINE WEST SIDE OF TEE

SIDEWALK TO HAVE 2% CROSS SLOPE SOUTH FROM PROPERTY LINE

SIDEWALK TO HAVE 2% CROSS SLOPE WEST FROM PROPERTY LINE

A1 A2 A3 A4 A5 A6 A7 A8

4' DIA SEWER MANHOLE #6

FIRE HYDRANT

WATER LATERAL 3/4" METER TYP.

H7 H6 H5 H4 H3 H2 H1

J6 J5 J4 J3 J2 J1

FIRE HYDRANT

4' DIA STORM DRAIN MANHOLE INSTALLED BY BACH HOMES
RIM ELEV: 4555.5
FL IN (W): 4550.30
FLOW OUT (S): 4550.10

12" ADS-HP

4' DIA SEWER MANHOLE #4

4" SEWER LATERAL WITH CLEANOUT (TYP.)
(CLEANOUTS NO FURTHER THAN 3 FT FROM BUILDING (TYP))

4' DIA SEWER MANHOLE #3

F1 F2 F3 F4 G1 G2 G3 G4

D1 D2 D3 D4 D5

OHP TO BE RELOCATED AND BURIED BY RMP

15" ADS-HP

E6 E5 E4 E3 E2 E1

3" FIRE HYDRANT

5' DIA SEWER MANHOLE #1

15" STORM DRAIN INSTALLED BY BACH HOMES

4' DIA SEWER MANHOLE #5

12" ADS-HP

CAP 8" WATERLINE HERE

4 LF 12" ADS N-12

12" ADS-HP

4' DIA SEWER MANHOLE #2

B1 B2 B3 B4 B5 B6 B7 B8 B9 B10

C1 C2 C3 C4

INSTALL 1" WATER LATERALS AND 3/4" WATER METERS ONE FOR EACH UNIT (TYP)

UNDERGROUND R-TANK DETENTION FACILITY

CONTRACTOR TO REMOVE EXISTING STORM DRAIN LINE OR CONVERT TO ROOF DRAIN PIPE

INSTALL SMALL GROUNDWATER MONITORING SUMP PER DETAIL 15.34

12" SD

IRRIGATION SYSTEM TO CONNECT TO EXISTING 1.5" PI METER INSTALLED BY OTHERS

CURB INLET GRATE=4551.79 INV IN(N)=4549.04 INV OUT(S)=4549.04

INV=4548.98

19.12 LF 15" ADS-HP S=2.15%

49.08 LF 15" ADS-HP S=0.32%

CURB INLET GRATE=4551.07 INV OUT(S)=4548.54

CURB INLET GRATE=4550.66 INV OUT(S)=4547.63

44.48 LF 15" ADS-HP S=0.32%

124.89 LF 10" PVC SDR-35 S=0.25%

46.59 LF 15" RCP S=0.32%

FG 4551.15

8" WATER STUB.

8" TEE WITH (3) 8" GATE VALVES

250.20 LF 15" ADS-HP S=0.32%

249.24 LF 10" PVC SDR-35 S=0.25%

CURB INLET GRATE=4551.80 INV OUT(S)=4548.39

860 APARTMENTS (BY OTHERS)

5' MH SSMH-2A RIM = 4550.76 INV IN(W)=4542.22 INV OUT(E)=4542.02 INV OUT(N)=4542.44

RITCHIE DEVELOPMENT

N0°06'23"W 292.88'

20 0 20 40

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- PROPOSED ROAD CENTERLINE
- PROPOSED PUE
- STORM DRAIN EASEMENT
- PROPOSED UNITS
- PROPOSED UNIT PORCHES
- 8 SS — PROPOSED SEWER LINE
- 8 W — PROPOSED WATER LINE
- 15 SD — PROPOSED STORM DRAIN
- 4 SS — PROPOSED SEWER LATERAL
- W LAT — PROPOSED WATER LATERAL AND 3/4" METER
- (ohp) — EXISTING OVERHEAD POWER
- EXISTING UTILITY POLE
- PROPOSED FIRE HYDRANT

NOTE: FIRE HYDRANTS TO BE PLACED WITH CENTER NUT AT 2.5 FT BEHIND BACK OF CURB

LICENSED PROFESSIONAL ENGINEER No. 187727 S. Scott Cawdon STATE OF UTAH

Electronically Signed by: S. Scott Cawdon 5/24/2021

WALTON TOWN HOMES
SITE UTILITY PLAN
AMERICAN FORK, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

PLOT DATE: 22 May 2021

SHEET 4

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

RITCHIE DEVELOPMENT (BY OTHERS)

BACH HOMES
(BY OTHERS)

INSTALL SMALL GROUNDWATER MONITORING SUMP PER DETAIL 15.34

N89°48'07"W 373.82'

SIDEWALK TO HAVE 2% CROSS SLOPE SOUTH FROM PROPERTY LINE

SIDEWALK TO HAVE 2% CROSS SLOPE WEST FROM PROPERTY LINE

A1 A2 A3 A4 A5 A6 A7 A8

H7 H6 H5 H4 H3 H2 H1

J6 J5 J4 J3 J2 J1

3X2.5 CATCH BASIN #1

3X2.5 CATCH BASIN #2

F1 F2 F3 F4 G1 G2 G3 G4

D1 D2 D3 D4 D5

3X2.5 CATCH BASIN #5

DOUBLE INLET CATCH BASIN #4

DOUBLE INLET CATCH BASIN #3

E6 E5 E4 E3 E2 E1

DOUBLE INLET CATCH BASIN #6

DOUBLE INLET CATCH BASIN #9

UNDERGROUND R-TANK DETENTION FACILITY

3X2.5 CATCH BASIN #7

3X2.5 CATCH BASIN #10

B1 B2 B3 B4 B5 B6 B7 B8 B9 B10

C1 C2 C3 C4

3X2.5 CATCH BASIN #5a

3X2.5 CATCH BASIN #11

INSTALL SMALL GROUNDWATER MONITORING SUMP PER DETAIL 15.34

3X2.5 CATCH BASIN #8

QUALITY DRIVE
(BY OTHERS)

860 APARTMENTS
(BY OTHERS)

RITCHIE DEVELOPMENT (BY OTHERS)

20 0 20 40

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN STRUCTURES
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN STRUCTURES
- 56.4 PROPOSED ELEVATIONS
- PROPOSED DRAINAGE ARROW

GRADING NOTES:
BUILDING FINISHED FLOORS MINIMUM 1 FT ABOVE ROAD CURB ELEVATION
BOTTOM OF FOOTING TO BE MINIMUM 2 FT ABOVE SEASONAL HIGH GROUNDWATER
NO BASEMENTS ALLOWED
MINIMUM 8" EXPOSED FOUNDATION
MINIMUM 6" SLOPE IN FIRST 10 FT FROM BUILDING WHERE LANDSCAPED

ALLEY CROSS SECTION 2% CROWN
ALLEY PROFILE MINIMUM 0.5% SLOPE
WALKWAYS 2% CROSS SLOPE AND MAX 5% PROFILE SLOPE
ADA PARKING MAX 2% SLOPE

DURING SOIL GRADING, ANY OBVIOUS SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH GRANULAR MATERIAL PER THE GEOTECHNICAL STUDY BY EARTHTEC DATED OCTOBER 12, 2020 AS PROJECT NO. 208741. CONTRACTOR TO NOTIFY CITY ENGINEER OF ANY RUTTING

LICENSED PROFESSIONAL ENGINEER No. 187727 S. SCOTT CAMERON STATE OF UTAH
Electronically Signed by: Scott Cameron 5/22/2021

WALTON TOWN HOMES
GRADING PLAN
AMERICAN FORK, UTAH

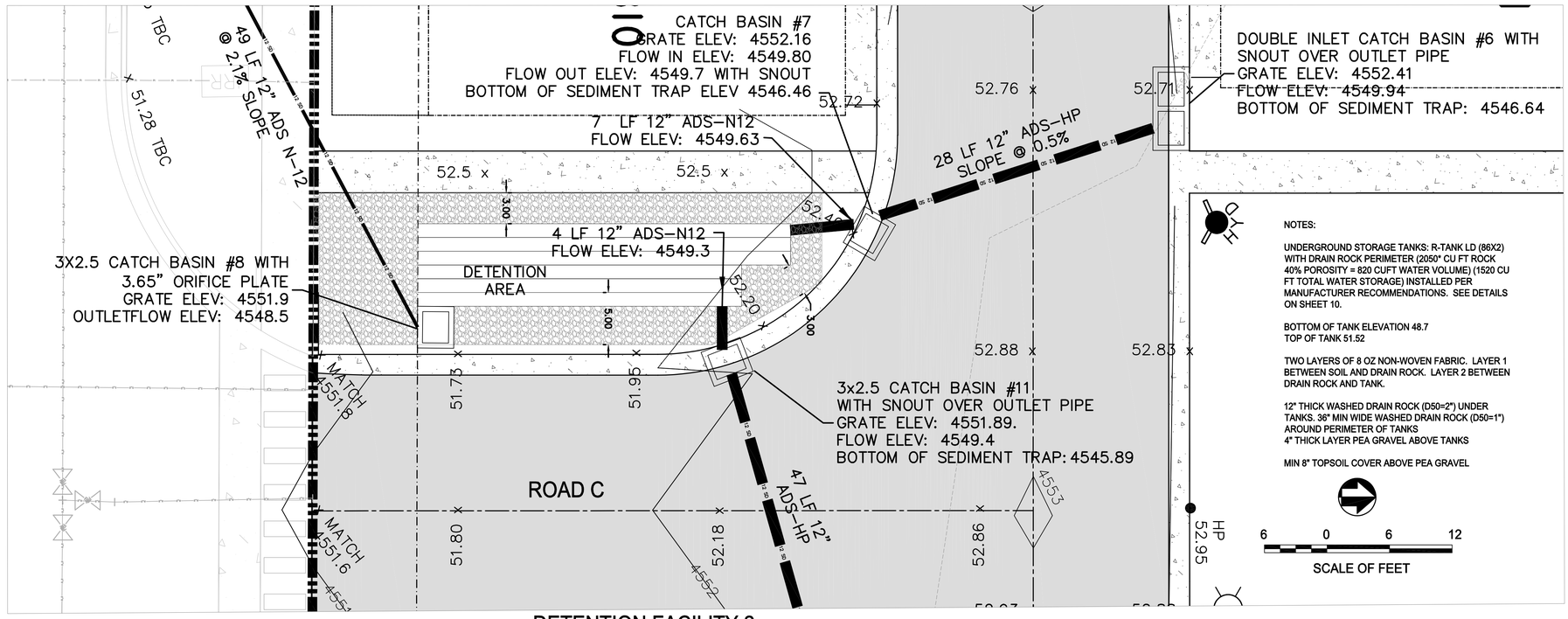
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2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

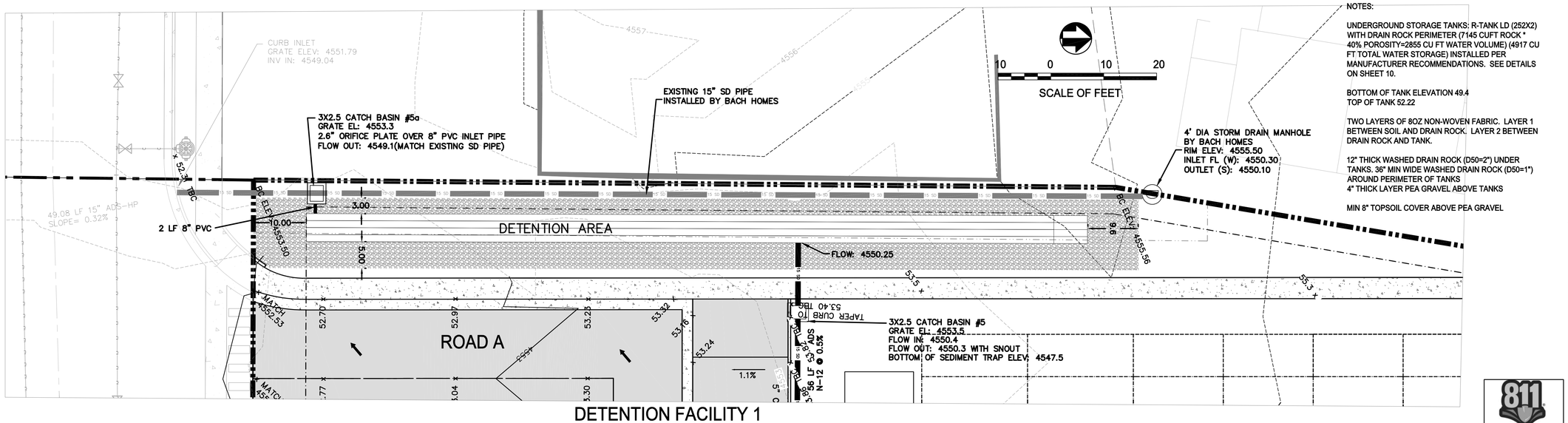
PLOT DATE: 22 May 2021

SHEET 5

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DETENTION FACILITY 2



DETENTION FACILITY 1

Know what's below. Call before you dig.

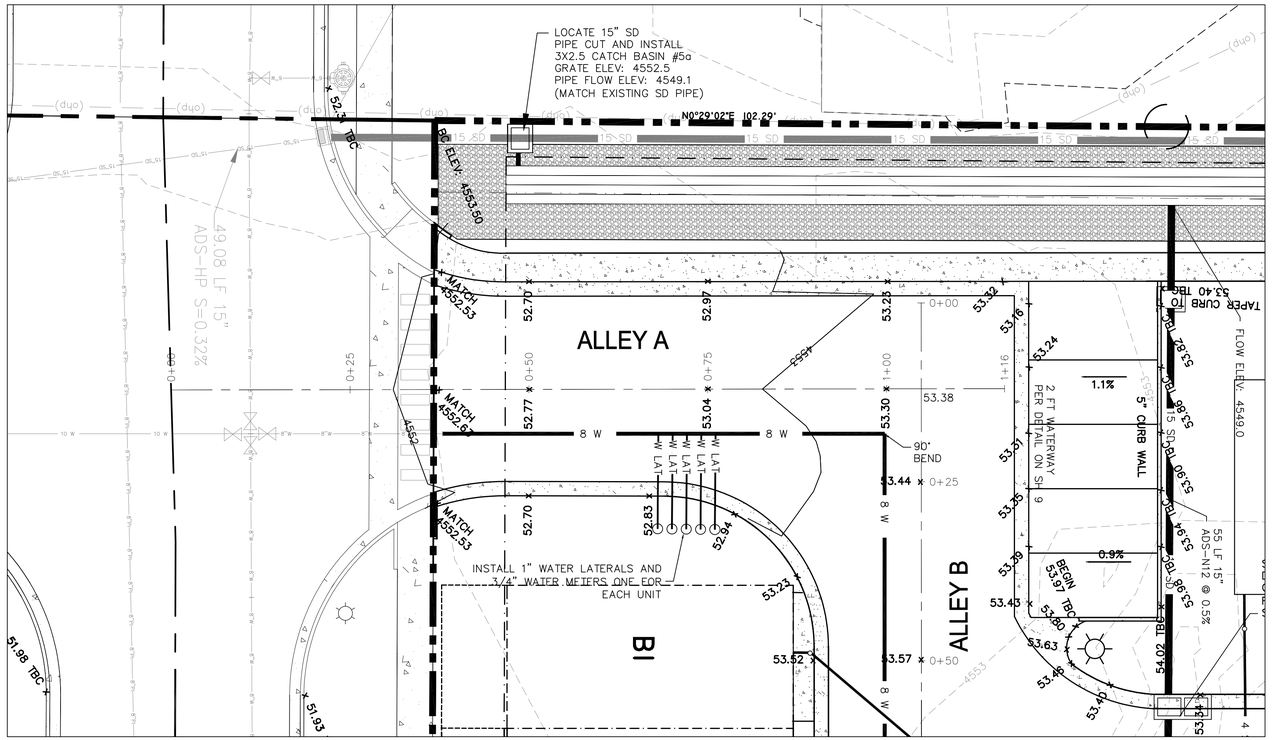
Professionally Signed by: S. Scott Carlson 5/21/2021

WALTON TOWN HOMES
UNDERGROUND R-TANK DETENTION FACILITY
AMERICAN FORK, UTAH

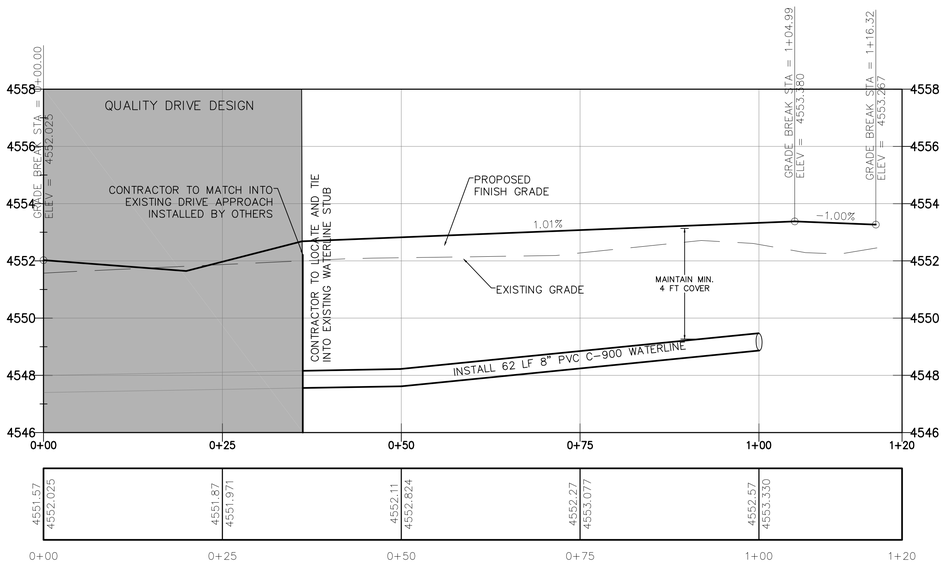
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(801) 450-3511

DWG DATE:
PLOT DATE: 21 May 2021

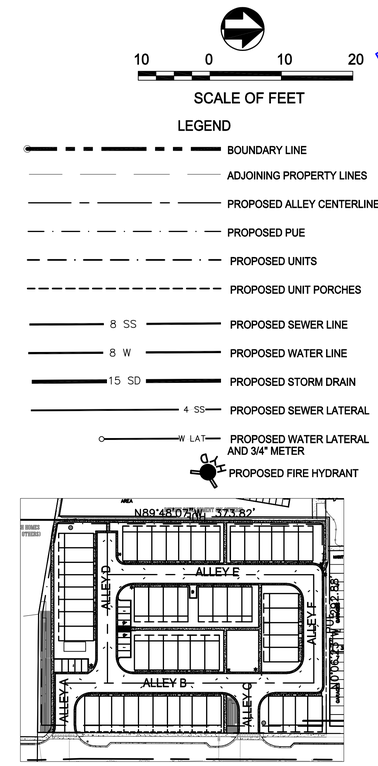
SHEET
5a

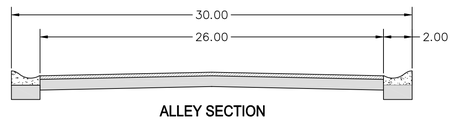


ALLEY A PLAN VIEW



ALLEY A PROFILE VIEW





ALLEY SECTION

PROFESSIONAL ENGINEER
No. 187727
S. SCOTT
CARLSON
STATE OF UTAH
Electronically Signed by:
S. Scott Carlson
5/21/2021

WALTON TOWN HOMES
ALLEY A PLAN AND PROFILE
AMERICAN FORK, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

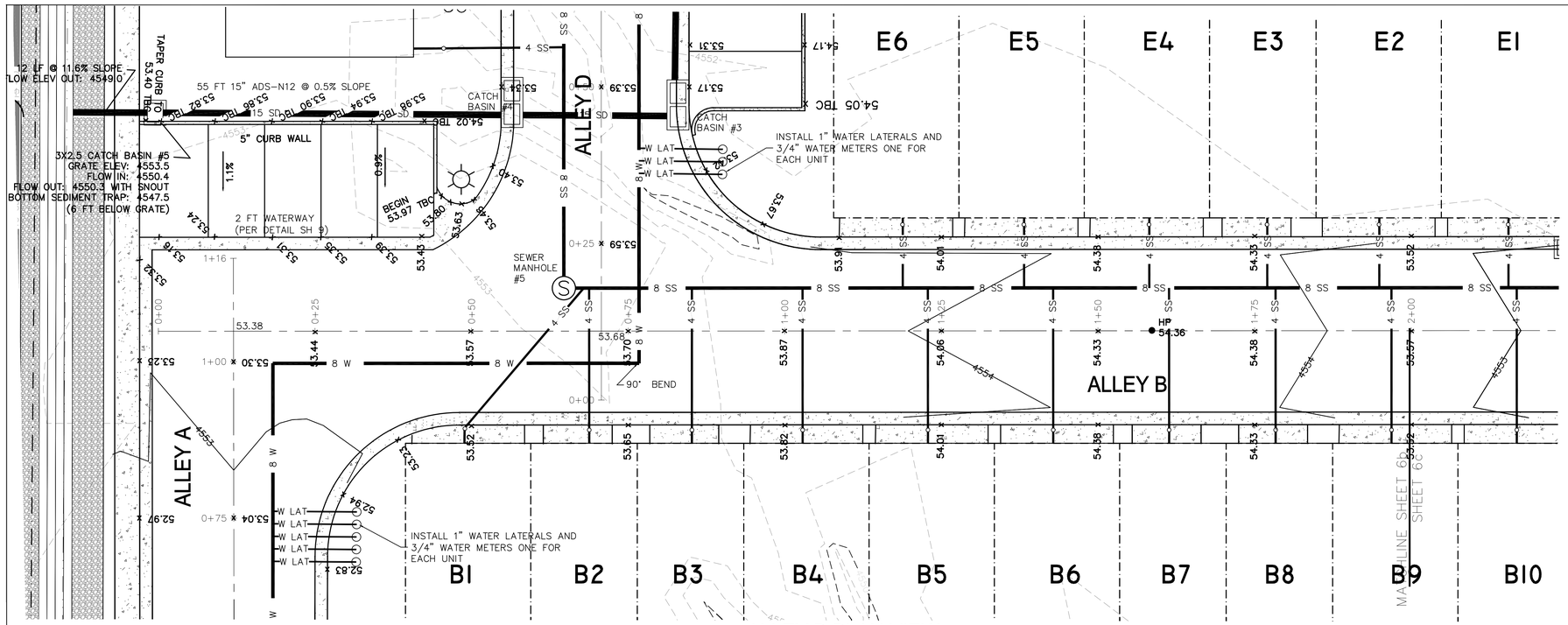
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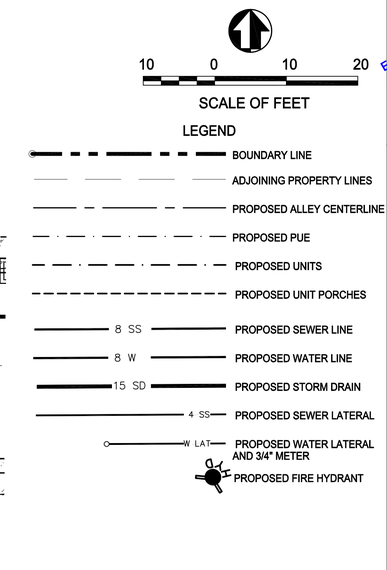
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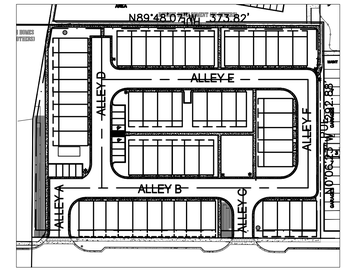
SHEET

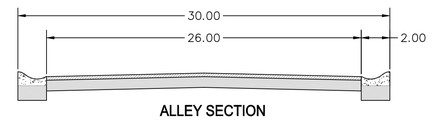
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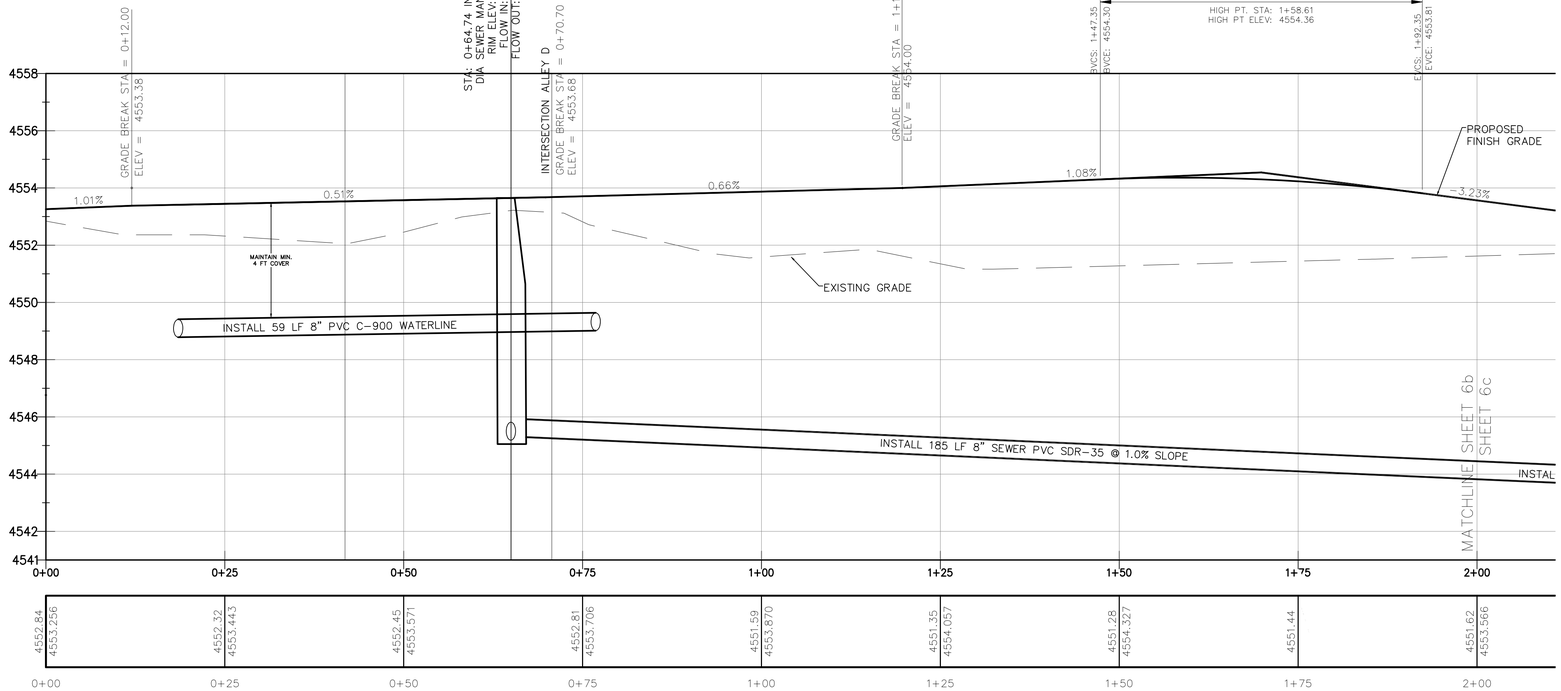
811
Know what's below.
Call before you dig.











ALLEY B PROFILE VIEW

Know what's below. Call before you dig.

LICENSED PROFESSIONAL ENGINEER
No. 187727
S. Scott Cameron
STATE OF UTAH
Electronically Signed by:
S. Scott Cameron
5/24/2021

WALTON TOWN HOMES
ALLEY B PLAN AND PROFILE
AMERICAN FORK, UTAH

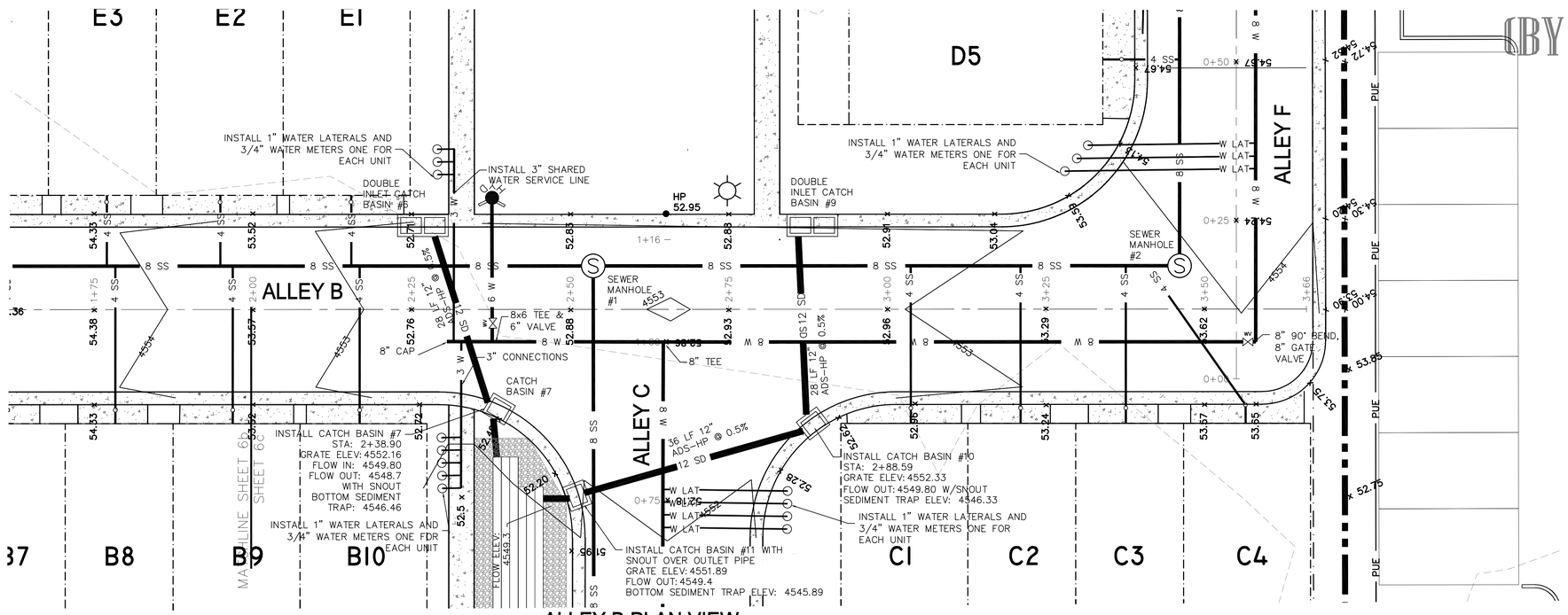
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(801) 450-3511

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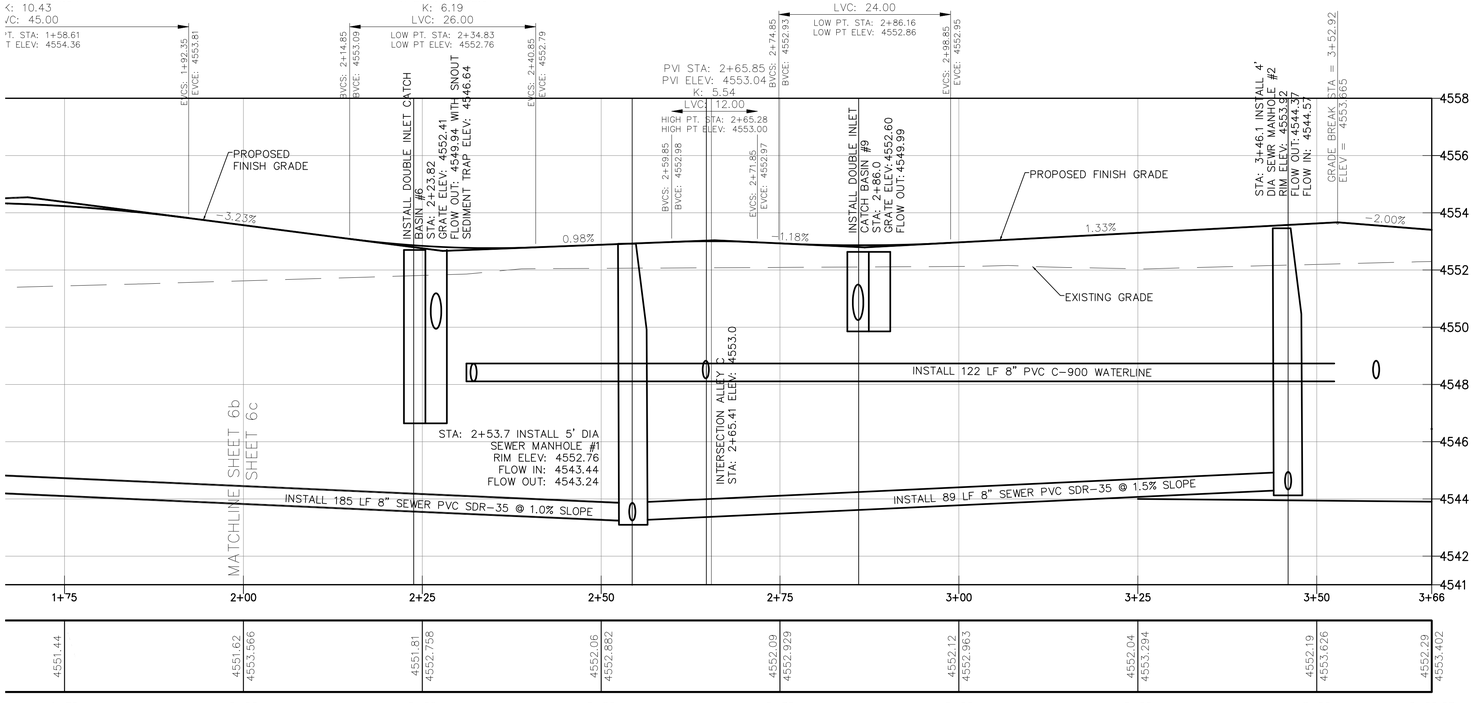
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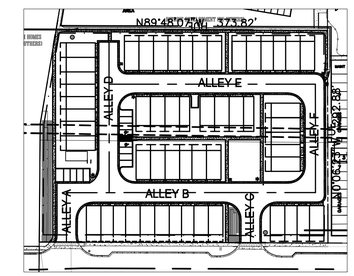
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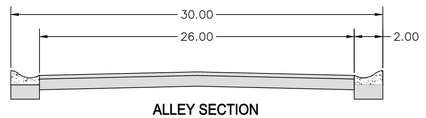


ALLEY B PLAN VIEW



ALLEY B PROFILE VIEW





ALLEY SECTION

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- PROPOSED ALLEY CENTERLINE
- PROPOSED PUE
- PROPOSED UNITS
- PROPOSED UNIT PORCHES
- 8 SS — PROPOSED SEWER LINE
- 8 W — PROPOSED WATER LINE
- 15 SD — PROPOSED STORM DRAIN
- 4 SS — PROPOSED SEWER LATERAL
- W LAT — PROPOSED WATER LATERAL AND 3/4" METER
- PROPOSED FIRE HYDRANT

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Electronically Signed by: S. Scott Carlson 5/17/2021

WALTON TOWN HOMES
ALLEY B PLAN AND PROFILE
AMERICAN FORK, UTAH

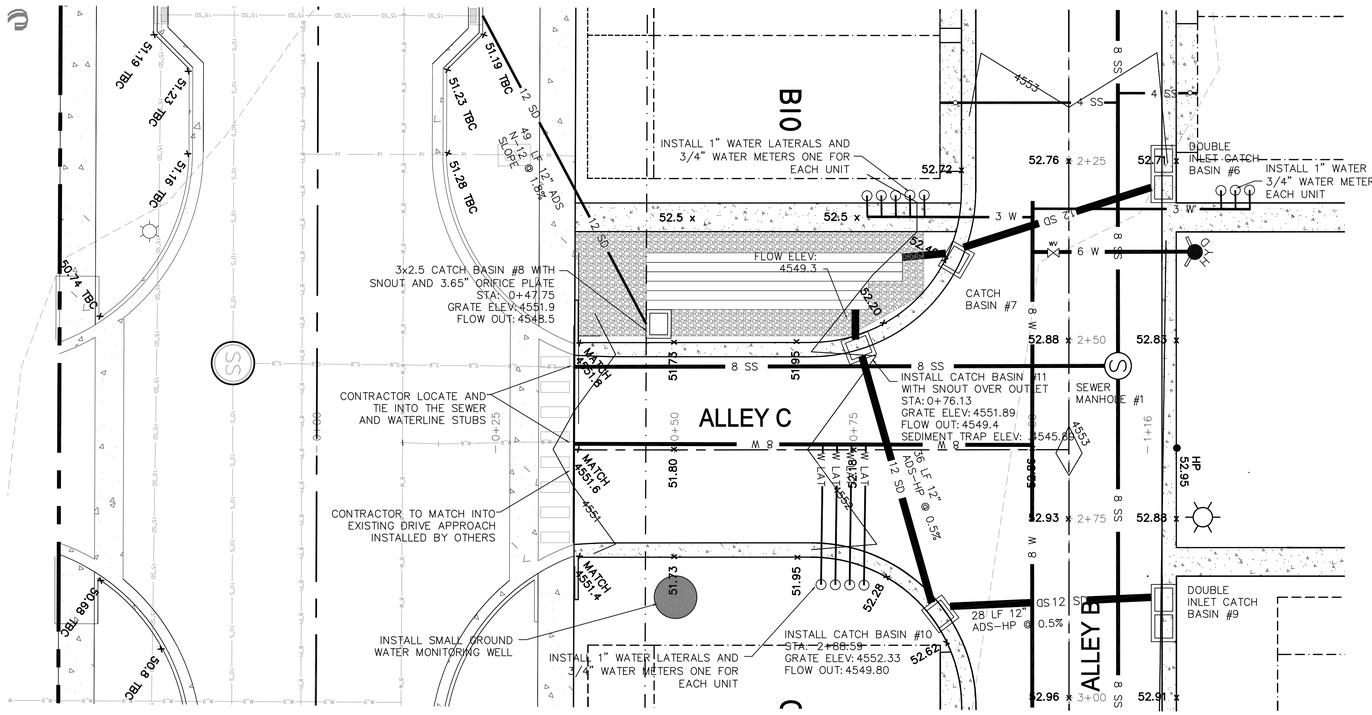
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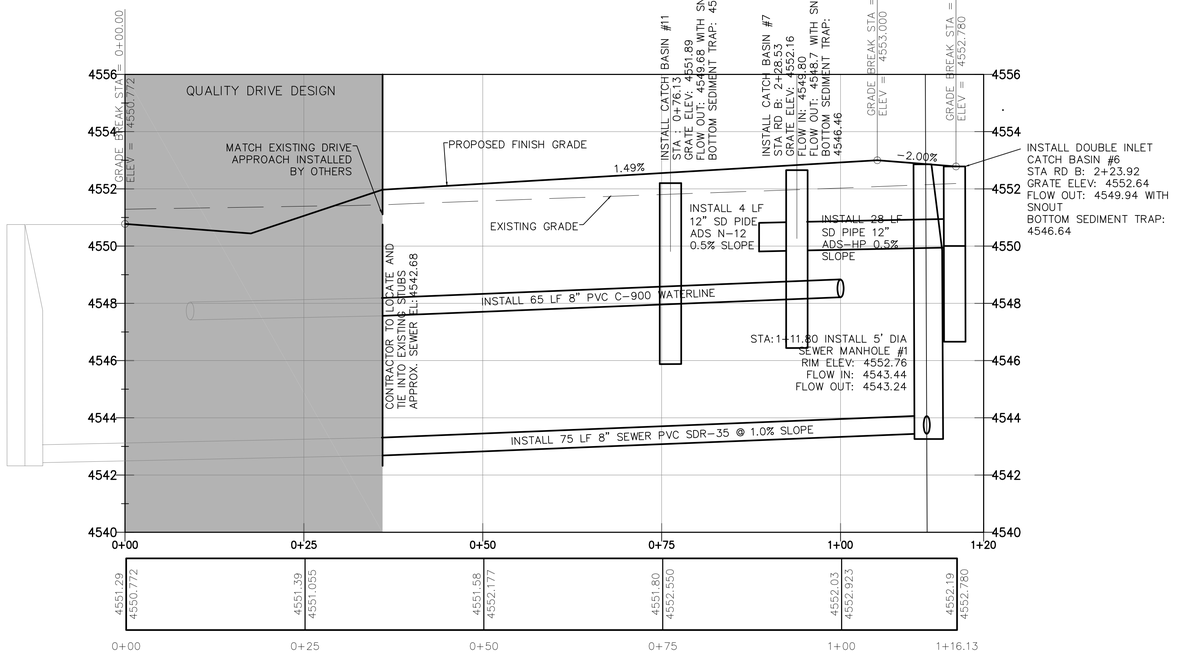
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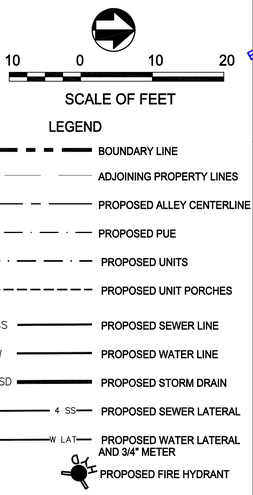
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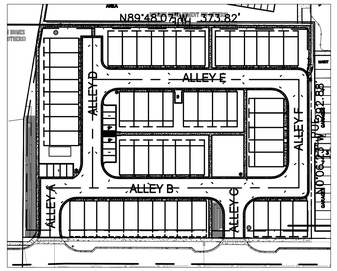


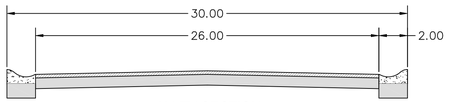
ALLEY C PLAN VIEW



ALLEY C PROFILE VIEW







ALLEY SECTION

Professionally Stamped by:
Scott Carlson
5/14/2021

WALTON TOWN HOMES
ALLEY C PLAN AND PROFILE
AMERICAN FORK, UTAH

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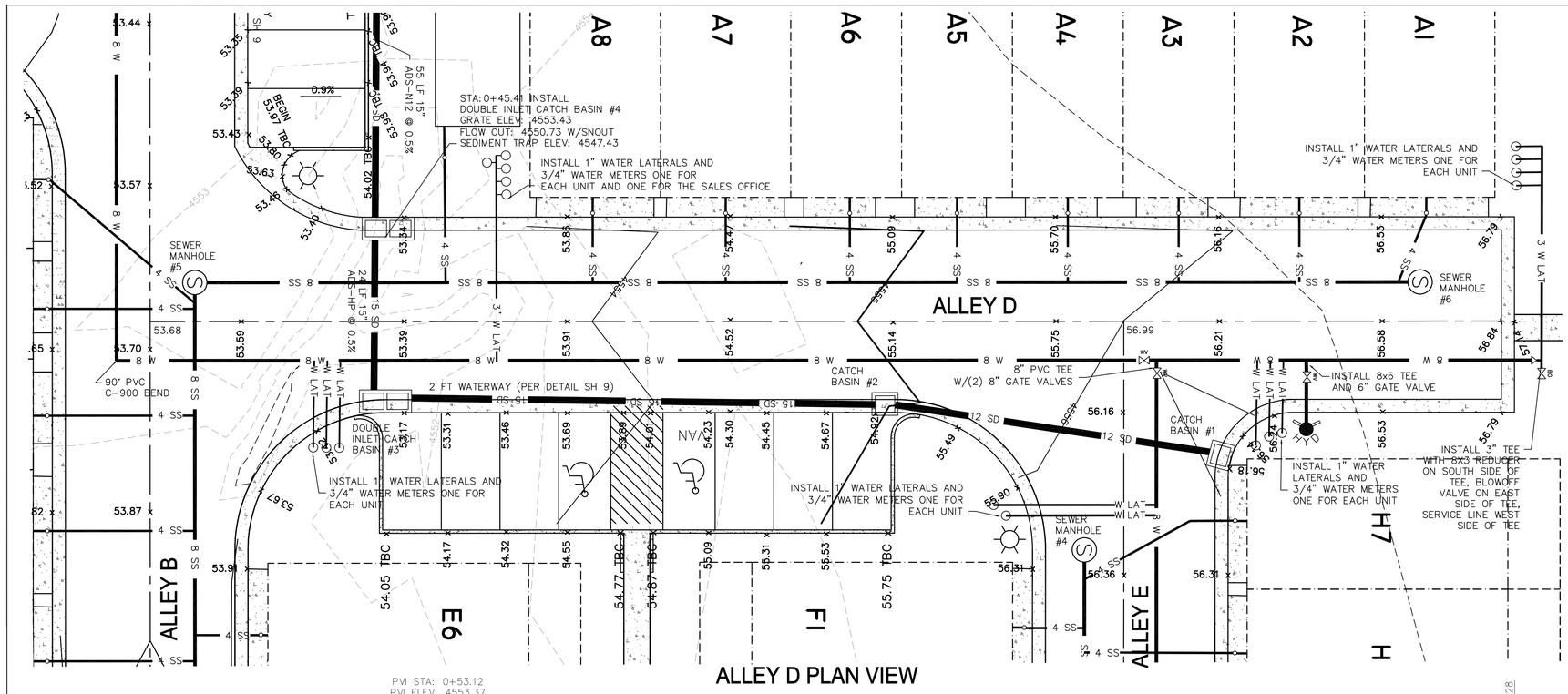
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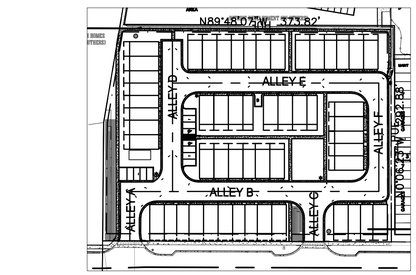
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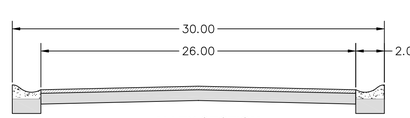
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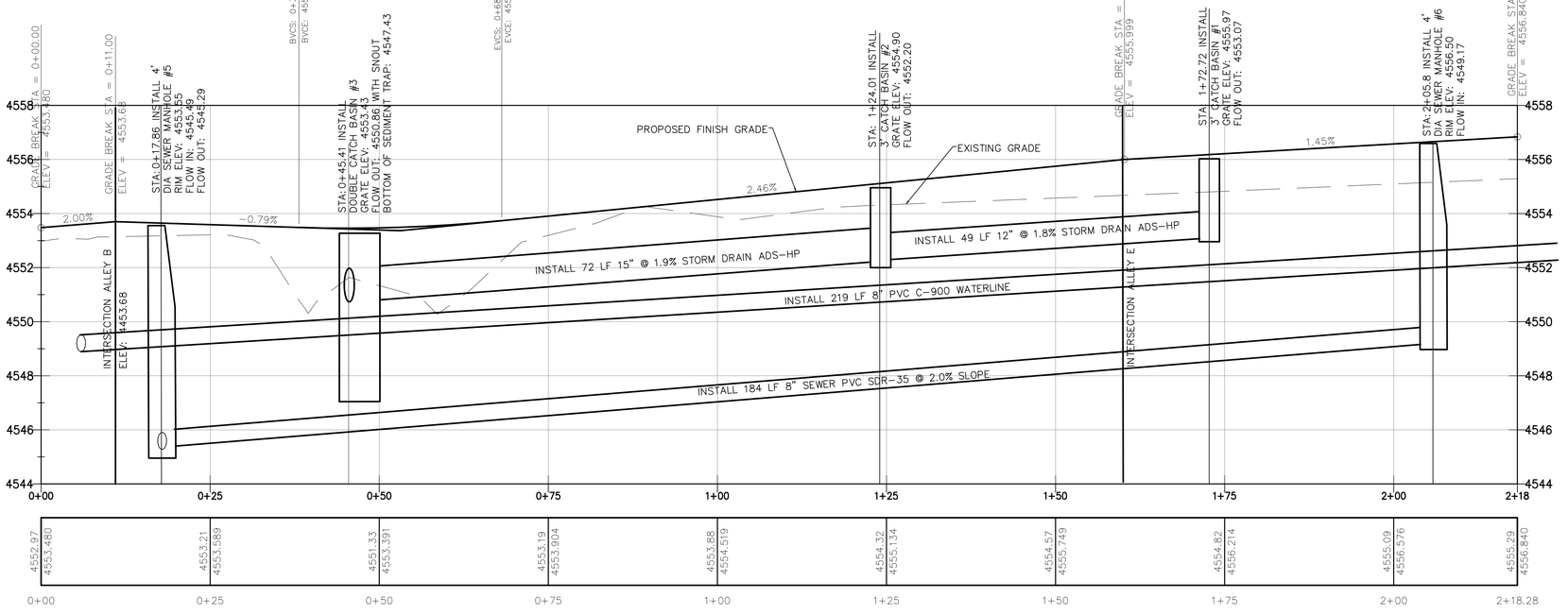
6d

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









ALLEY D PROFILE VIEW

10 0 10 20

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- PROPOSED ALLEY CENTERLINE
- PROPOSED PUE
- PROPOSED UNITS
- PROPOSED UNIT PORCHES
- 8 SS — PROPOSED SEWER LINE
- 8 W — PROPOSED WATER LINE
- 15 SD — PROPOSED STORM DRAIN
- 4 SS — PROPOSED SEWER LATERAL
- W LAT — PROPOSED WATER LATERAL AND 3/4" METER
- PROPOSED FIRE HYDRANT

LICENSED PROFESSIONAL ENGINEER No. 187727 S. SCOTT CARLSON STATE OF UTAH
Electronically Signed by: S. Scott Carlson 5/14/2021

WALTON TOWN HOMES
ALLEY D PLAN AND PROFILE
AMERICAN FORK, UTAH

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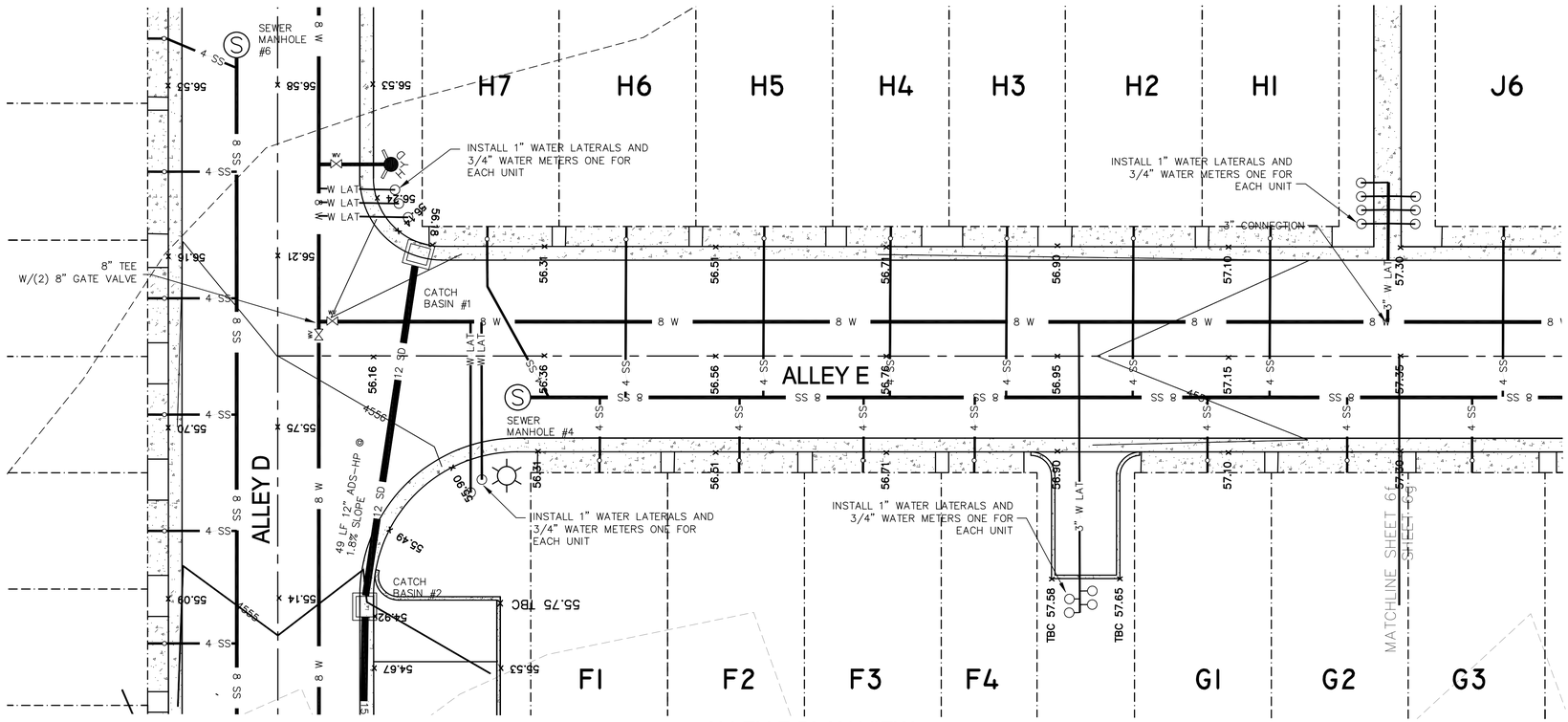
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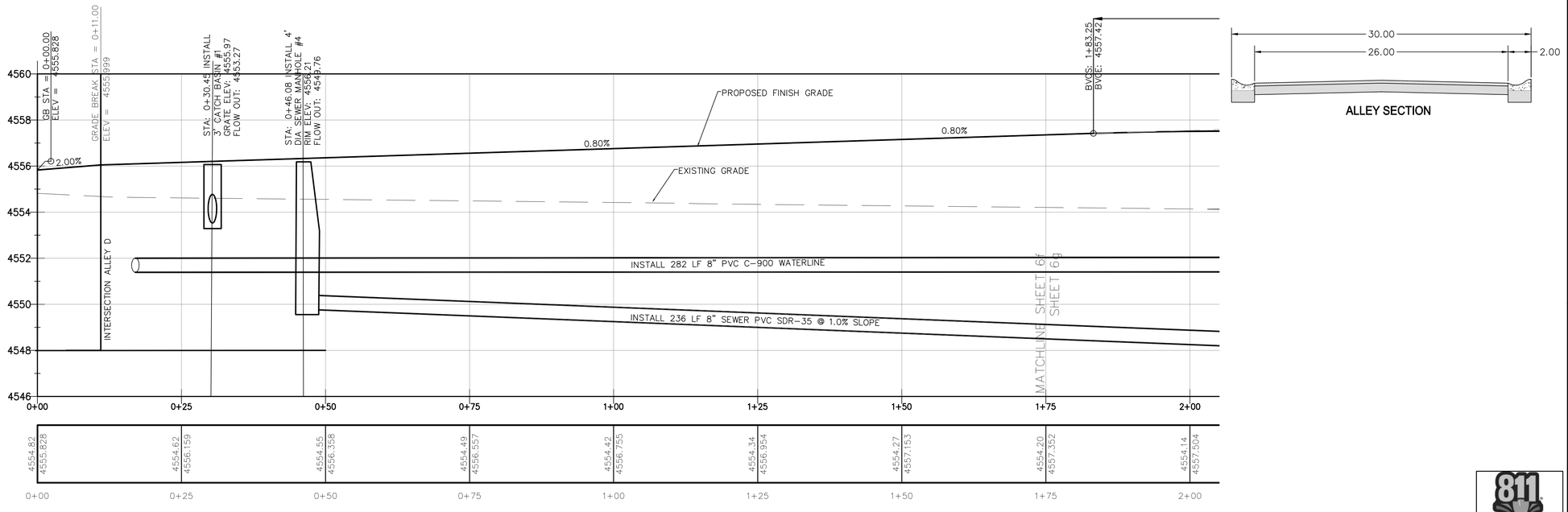
SHEET

6e

Know what's below. Call before you dig.



ALLEY E PLAN VIEW

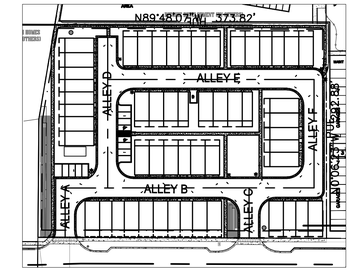


ALLEY E PROFILE VIEW

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- PROPOSED ALLEY CENTERLINE
- PROPOSED PUE
- PROPOSED UNITS
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- 4 SS — PROPOSED SEWER LATERAL
- W LAT — PROPOSED WATER LATERAL AND 3/4" METER
- PROPOSED FIRE HYDRANT



ALLEY SECTION

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LICENSED PROFESSIONAL ENGINEER No. 187727 S. SCOTT COLSON STATE OF UTAH

WALTON TOWN HOMES
ALLEY E PLAN AND PROFILE
AMERICAN FORK, UTAH

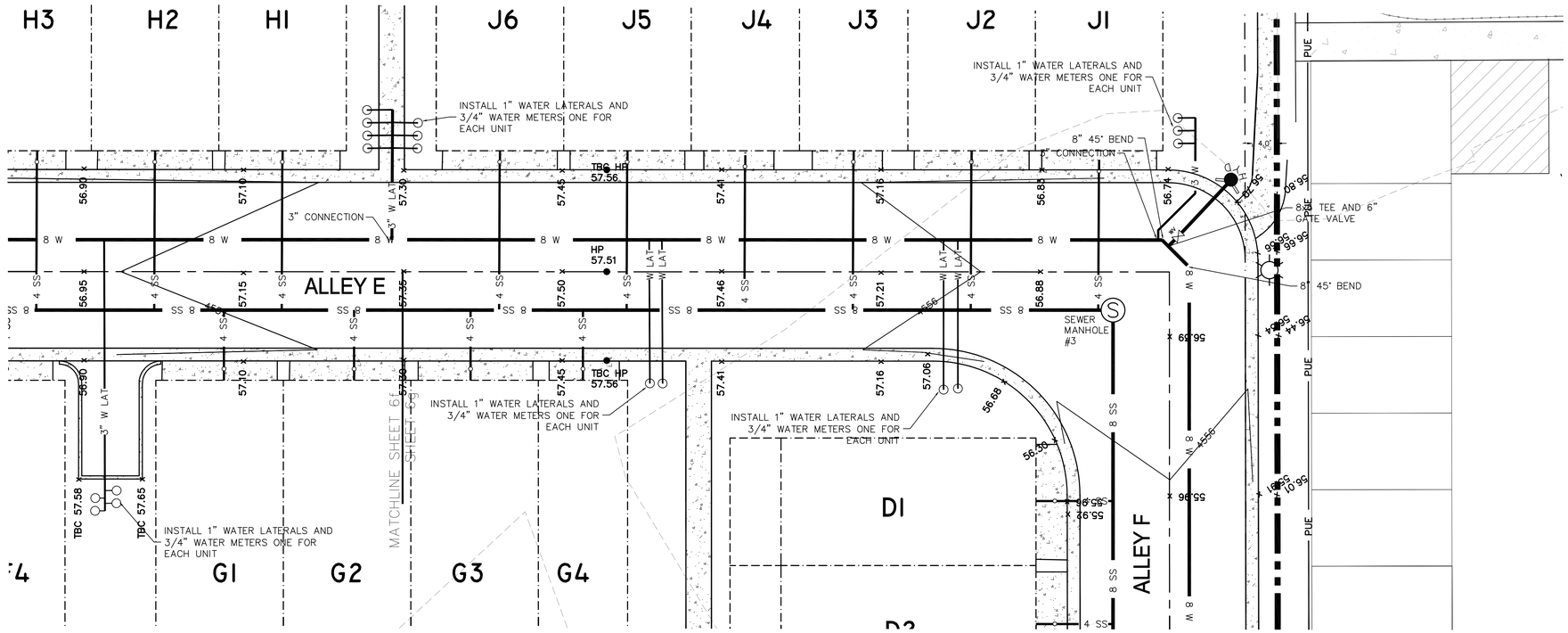
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(801) 450-3511

DWG DATE:

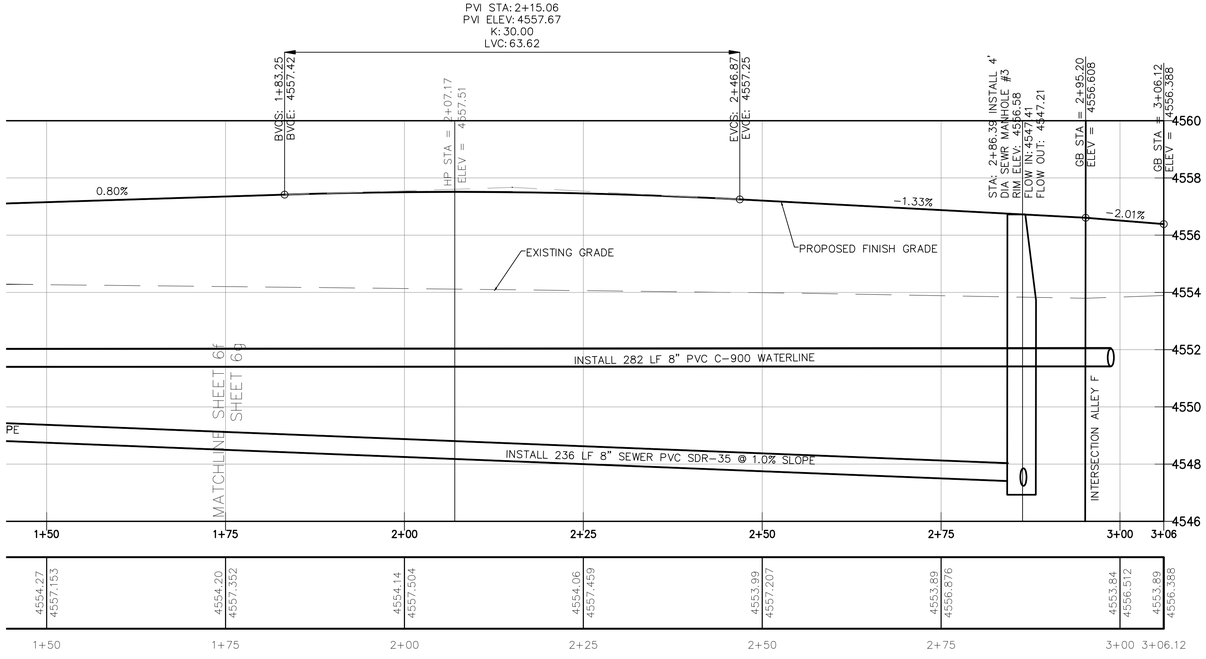
PLOT DATE: 24 May 2021

SHEET

6f



ALLEY E PLAN VIEW



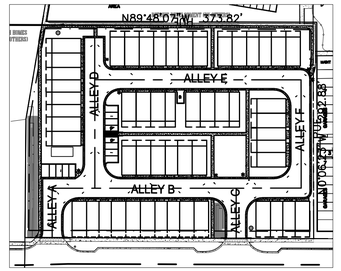
ALLEY E PROFILE VIEW

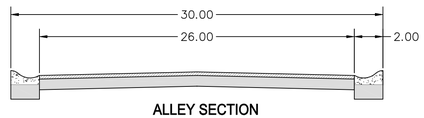
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SCALE OF FEET

LEGEND

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- 4 SS — PROPOSED SEWER LATERAL
- W LAT — PROPOSED WATER LATERAL AND 3/4" METER
- PROPOSED FIRE HYDRANT





ALLEY SECTION

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

Electronically Signed by: R. Scott Carlson 5/22/2021

STATE OF UTAH LICENSED PROFESSIONAL ENGINEER No. 187727 S. SCOTT CARLSON

WALTON TOWN HOME
ALLEY E PLAN AND PROFILE
AMERICAN FORK, UTAH

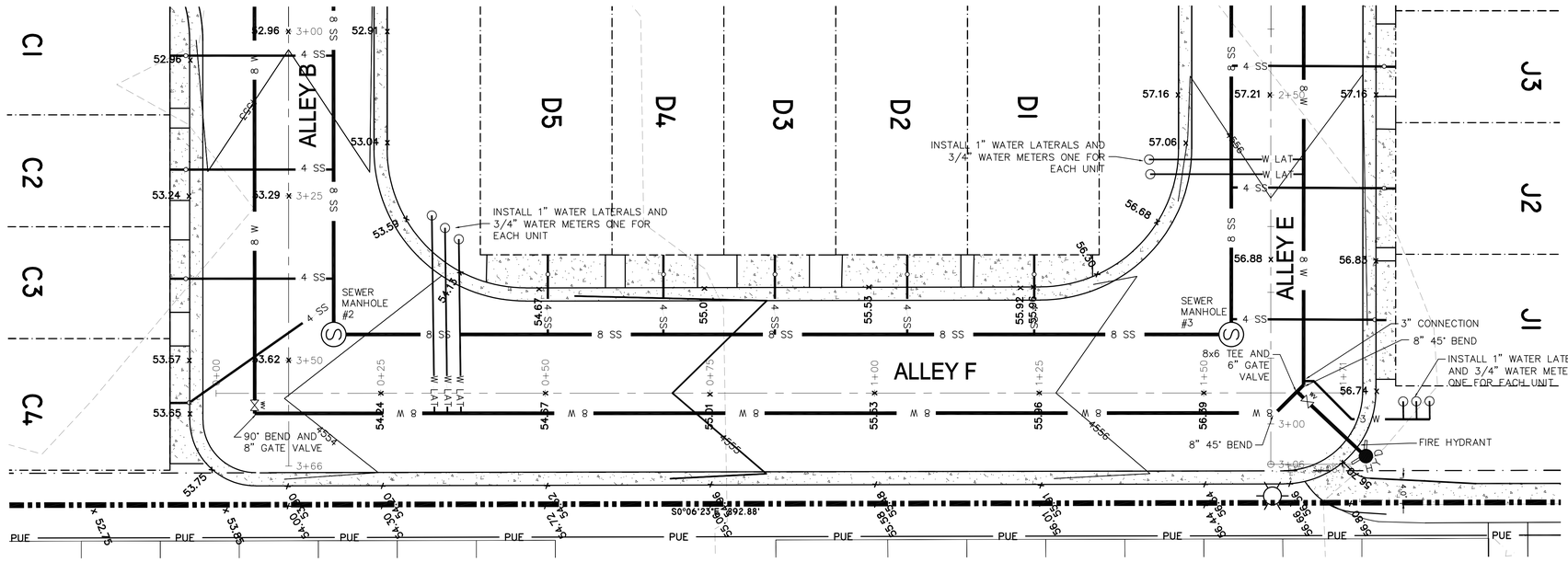
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

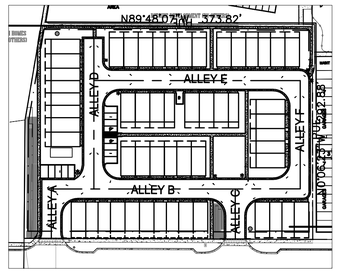
PLOT DATE: 22 May 2021

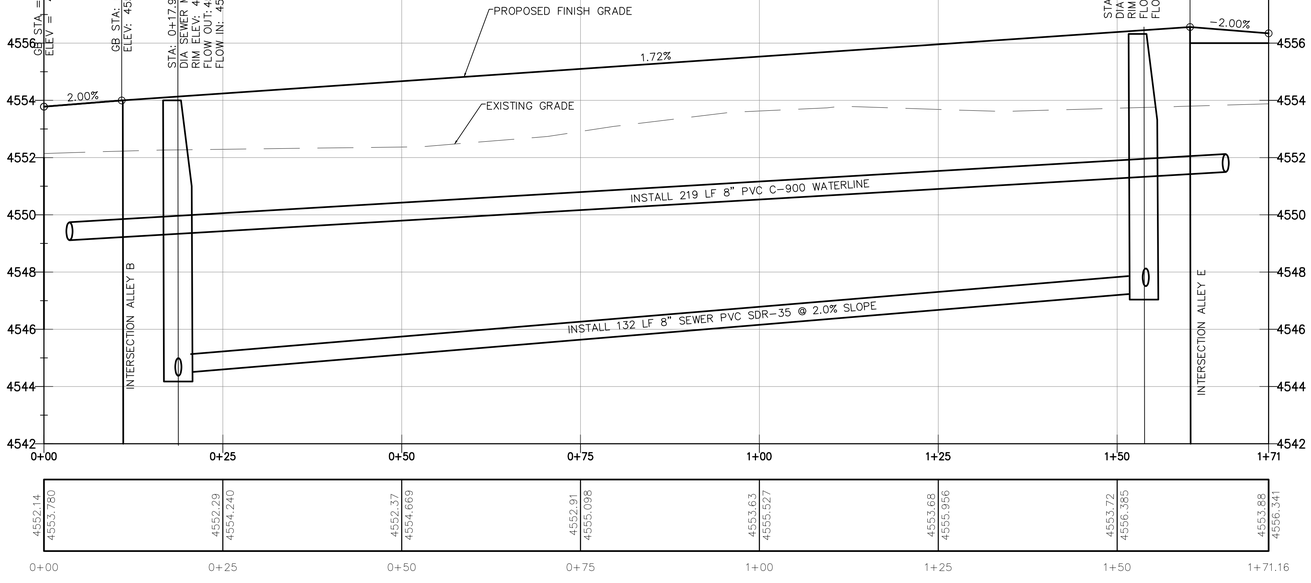
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6g

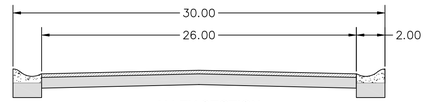


ALLEY F PLAN VIEW





ALLEY F PROFILE VIEW



ALLEY SECTION

10 0 10 20

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- PROPOSED ALLEY CENTERLINE
- PROPOSED PUE
- PROPOSED UNITS
- PROPOSED UNIT PORCHES
- 8 SS — PROPOSED SEWER LINE
- 8 W — PROPOSED WATER LINE
- 15 SD — PROPOSED STORM DRAIN
- 4 SS — PROPOSED SEWER LATERAL
- W LAT — PROPOSED WATER LATERAL AND 3/4" METER
- PROPOSED FIRE HYDRANT

Know what's below. Call before you dig.

Professional Engineer Stamp: No. 187727 S. Scott Carlson, State of Utah

Scott Carlson 5/21/2021

WALTON TOWN HOMES
ALLEY F PLAN AND PROFILE
AMERICAN FORK, UTAH

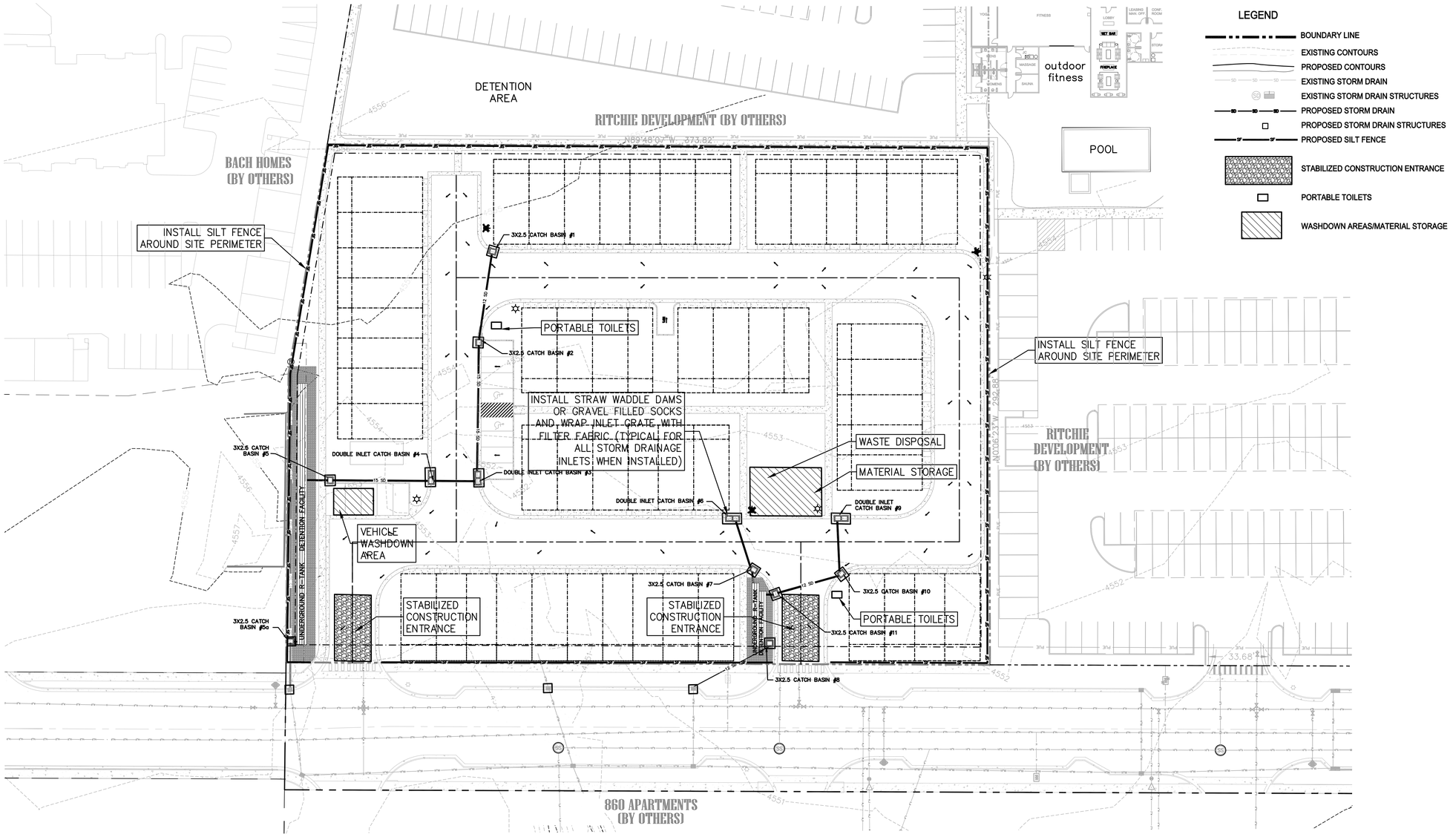
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

PLOT DATE: 21 May 2021

SHEET

6h



30 0 30 60

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN STRUCTURES
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN STRUCTURES
- PROPOSED SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PORTABLE TOILETS
- WASHDOWN AREAS/MATERIAL STORAGE

LICENSED PROFESSIONAL ENGINEER
No. 187727
S. SCOTT CARLSON
STATE OF UTAH
Electronically signed by: S. Scott Carlson
5/14/2021

WALTON TOWN HOMES
SWPPP
AMERICAN FORK, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

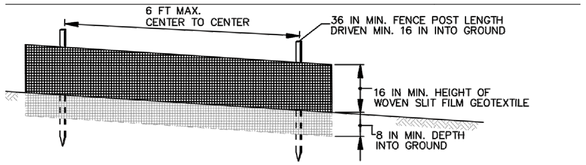
DWG DATE:

PLOT DATE: 22 May 2021

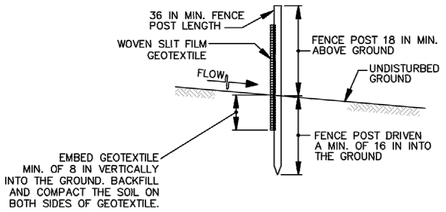
SHEET

7

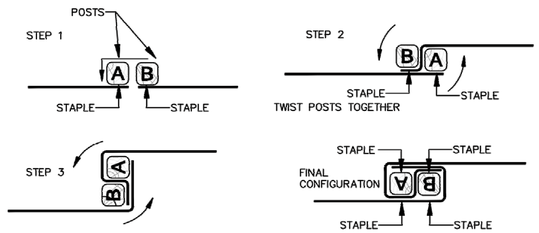
811 Know what's below. Call before you dig.



ELEVATION

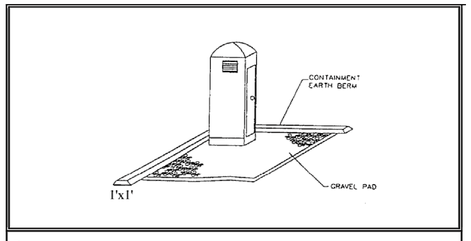


CROSS SECTION



JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

SILT FENCE DETAIL



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.

PORTA-POTTIE DETAIL

NOTES:

a. RAILROAD BALLAST OR SURGE STONE SHALL BE USED. PAD TO BE 50'L X 20'W X 6" D AT A MINIMUM.

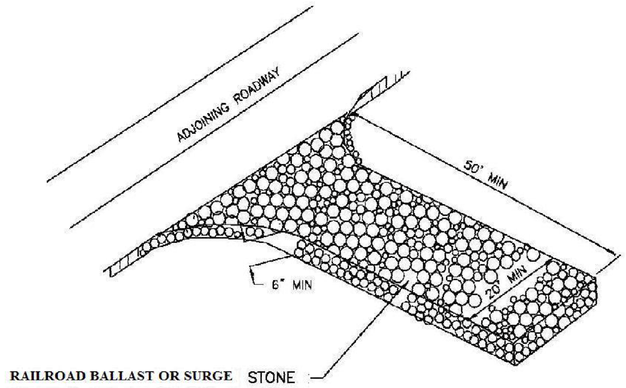
b. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS IS TO BE PROVIDED.

c. ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.

d. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE SILL BE NECESSARY; KEEP SOME HANDY.

e. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.

NOTES: APPLICABLE AT ALL POINTS OF INGRESS & EGRESS UNTIL SITE IS STABILIZED, FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.

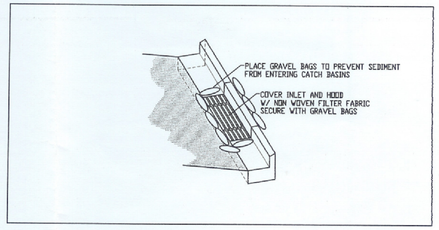


STABILIZED CONSTRUCTION ENTRANCE DETAIL

GRAVEL BAG BARRIER

DEFINITION: TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF GRAVEL BAGS.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UP-GRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.



MAINTENANCE:
- INSPECT AND MAINTAIN AT LEAST EVERY 7 DAYS AND BEFORE AND AFTER EACH STORM EVENT
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REALIGN BAGS AS NECESSARY TO PROVIDE CONTINUOUS BARRIER AND FILL GAPS.

GRAVEL BAG BARRIER DETAIL

LICENSED PROFESSIONAL ENGINEER
187727
S. SCOTT CARLSON
STATE OF UTAH
For Review Only
2-3-2020

WALTON TOWN HOMES
SWPPP DETAIL SHEET
AMERICAN FORK, UTAH

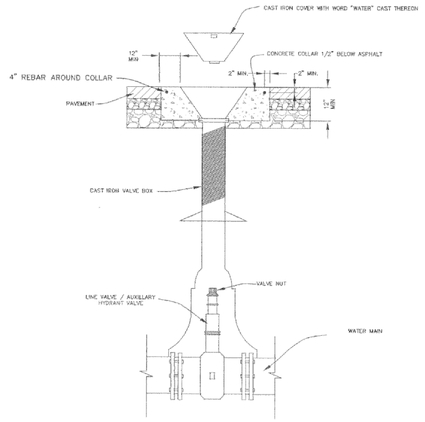
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

PLOT DATE: 14 November 2020

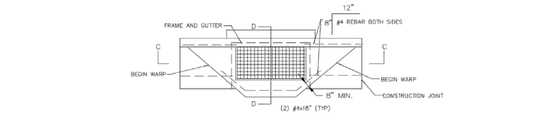
SHEET

811
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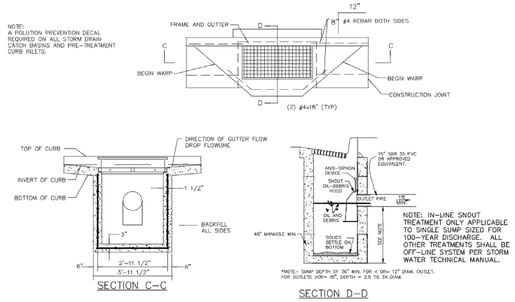
VALVE BOX DETAIL

DRAWN: JRP	Northern ENGINEERING AND SURVEYING CONSTRUCTION MANAGEMENT 1960 E. 900 N. OREM, UTAH 84097 (801) 802-8932	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



STORM DRAIN CATCH BASIN

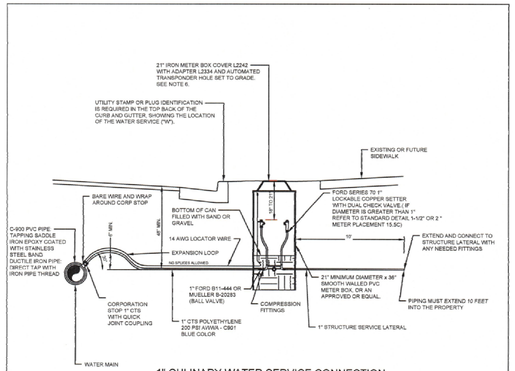
-NTS-



PRE-TREATMENT CURB INLET WITH SINGLE GRATE

-NTS-

DRAWN: JRP	AMERICAN FORK	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2
REVISED: AJS				
DATE: APRIL 2012				
SCALE: VARIES				

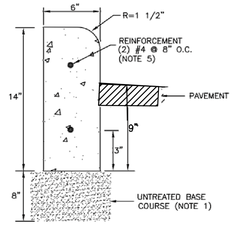


1" CULINARY WATER SERVICE CONNECTION

NOTES:

1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10' (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
4. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
5. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
6. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL S-5021(LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
7. ALL FITTINGS SHALL BE CTS.
8. SPLICING /REPAIR OF EXISTING POLY PIPE: MECHANICAL COMPRESSION WITH INTERNAL STIFFENER. ALL METHODS MUST BE APPROVED BY AMERICAN FORK CITY.
9. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
10. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB.

DRAWN BY: NLP	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION	DRAWING NO 15.5
REVISED: ABM				
DATE 8/18/2019				
SCALE VARIES				

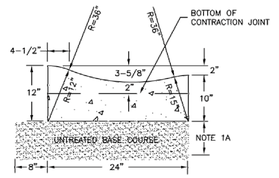


CONCRETE AREA = 0.58 SQ. FT.

TYPE P

APWA TYPE "P" CURB WALL

NTS

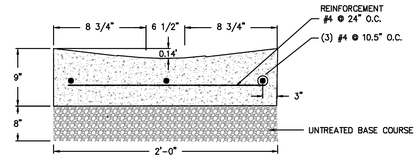


CONCRETE AREA = 1.989 SQ. FT.

TYPE G

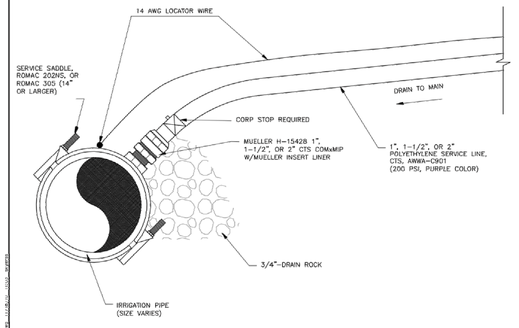
APWA 24" ROLLED GUTTER

NTS



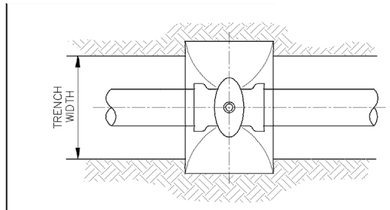
24" WATERWAY

NTS



MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	508141

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 370 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A
REVISED: 11/2010				
DATE:				
SCALE:				

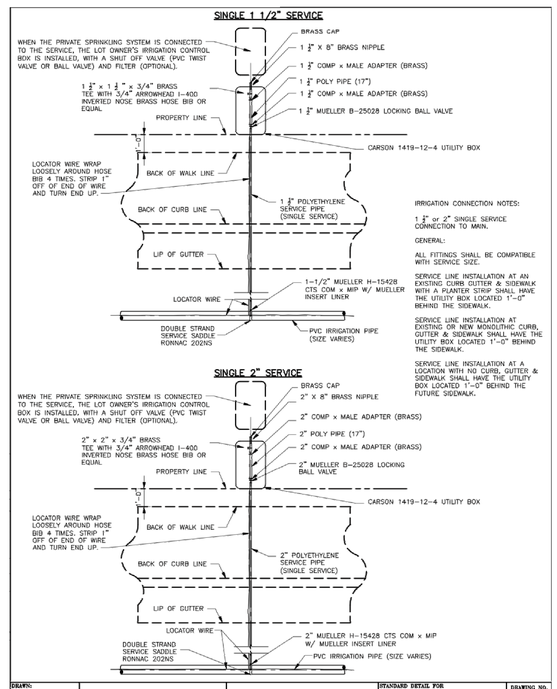


NOTES:

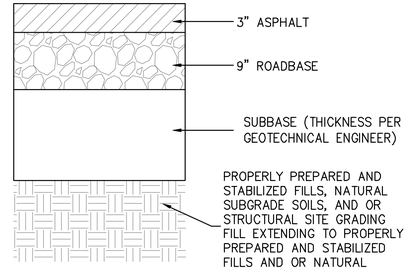
1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 370 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
REVISED: 11/2010				
DATE:				
SCALE: NONE				



DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 370 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5B
REVISED: 11/2010				
DATE:				
SCALE:				



ASPHALT DETAIL FOR ALLEY AREAS

N.T.S.

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LICENSED PROFESSIONAL ENGINEER
For Review Only
187727
S. SCOTT CARSON
2-3-2021
STATE OF UTAH

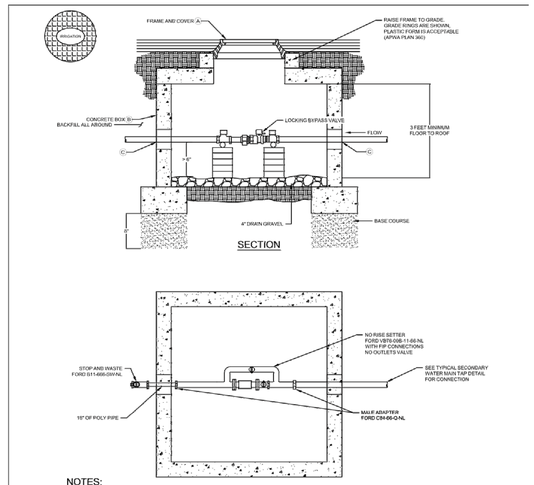
WALTON TOWN HOMES
DETAIL SHEET
AMERICAN FORK, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

PLOT DATE: 20 January 2021

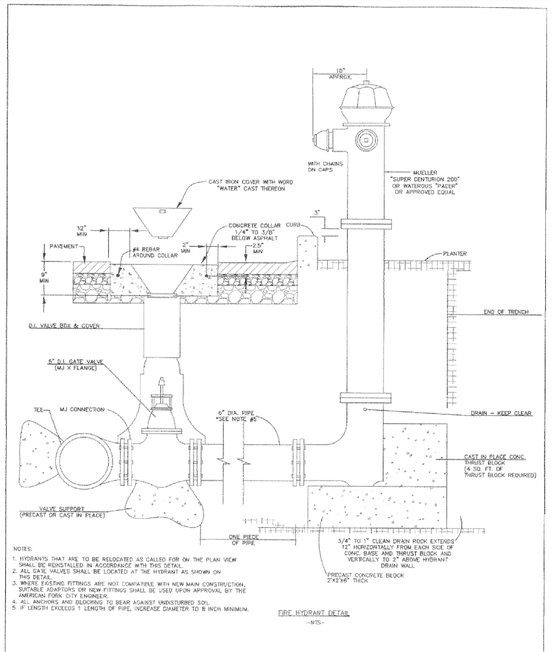
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9



NOTES:
VAULT TO BE PLACED ONE FOOT FRONT OF WALK WITHIN AN EIGHT FOOT PARK STRIP OR WITHIN 10' FRONT PUE.

		LEGEND	
NO.	*	ITEM	DESCRIPTION
A		27" FRAME AND COVER	APWA PLAN 502, CAST IRON LID WITH "IRRIGATION" AND RECESSED ORION HOLE. PART NUMBER 12.25RUXWARHO OR APPROVED EQUIVALENT.
B		CONCRETE BOX	APWA PLAN 505. 3' MINIMUM FLOOR TO ROOF.
C		CORE/KNOCKOUT THROUGH VAULT WALL	PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED.

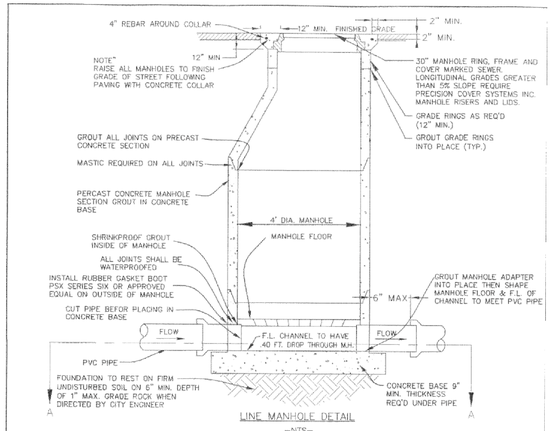
DRAWN: MVU	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR	1-1/2" OR 2" PI METER PLACEMENT	DRAWING NO. 15.5E
REVISED:				
DATE: AUG 2019				
SCALE: VARIES				



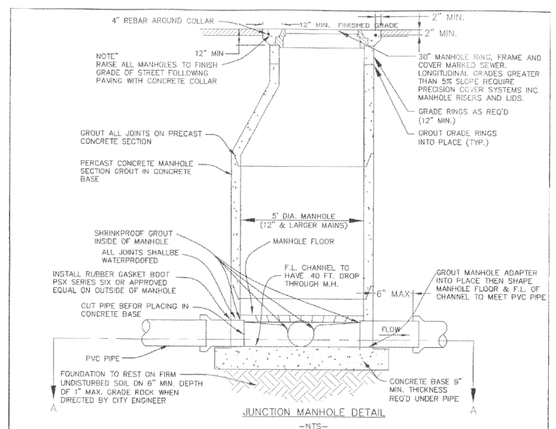
NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



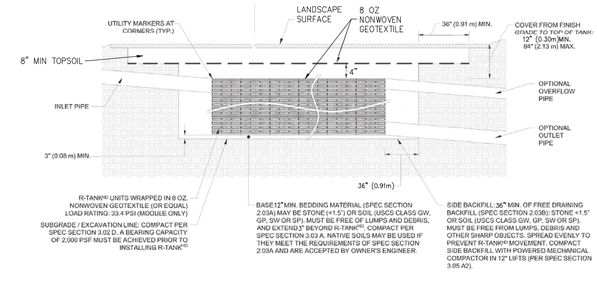
DRAWN: JRP	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



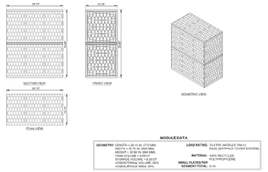
DRAWN: JRP	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

TOTAL COVER: 12" MINIMUM AND 84" MAXIMUM. FIRST 4" MUST BE FREE DRAWING BACKFILL (SPEC SECTION2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW, OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT <10% MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 7' OR LESS THAN 12" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF LANDSCAPE).

NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK MODULE SHEET.
2 PRE-TREATMENT STRUCTURES NOT SHOWN.
3. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE AVF M22 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TOO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK FOOTPRINT.

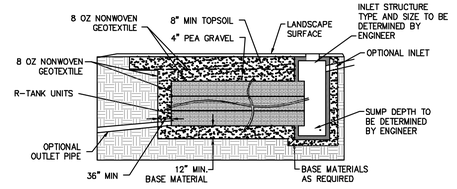


MODULE DRAWING - DOUBLE

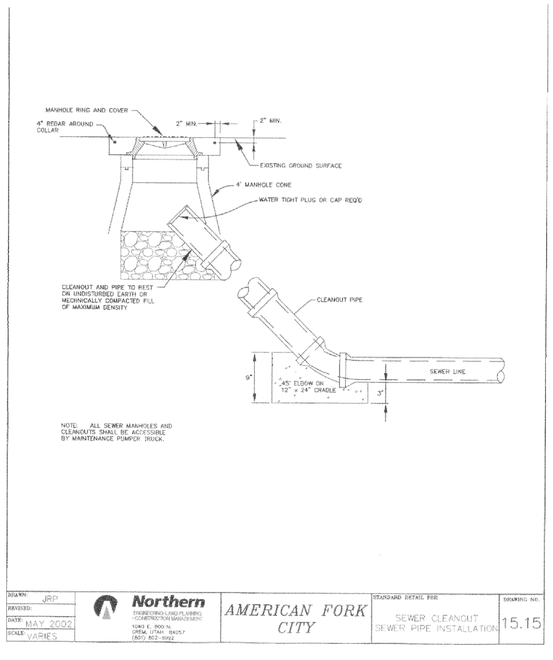


SPECIFICATIONS

Item	Description	Value
Void Area	Volume available for water storage	95%
Surface Area Void	% of exterior available for infiltration	90%
Compressive Strength	ASTM D 2412/ ASTM F 2318	30.0 psi
Unit Weight	Weight of plastic per cubic foot of tank	3.29 lbs/cf
Rib Thickness	Thickness of load-bearing members	0.18"
Service Temperature	Safe temperature range for use	-14 - 167° F
Recycled Content	Use of recycled polypropylene	100%
Minimum Cover	Cover required for HS-20 loading	Not traffic rated
	Cover required for HS-25 loading	Not traffic rated
Maximum Cover	Maximum allowable cover depth	36"



R-TANK DETAILS
NTS



DRAWN: JRP	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

LICENSED PROFESSIONAL ENGINEER 187727 S. SCOTT CARLSON 2-3-2021 STATE OF UTAH
For Review Only

WALTON TOWN HOMES
DETAIL SHEET
AMERICAN FORK, UTAH

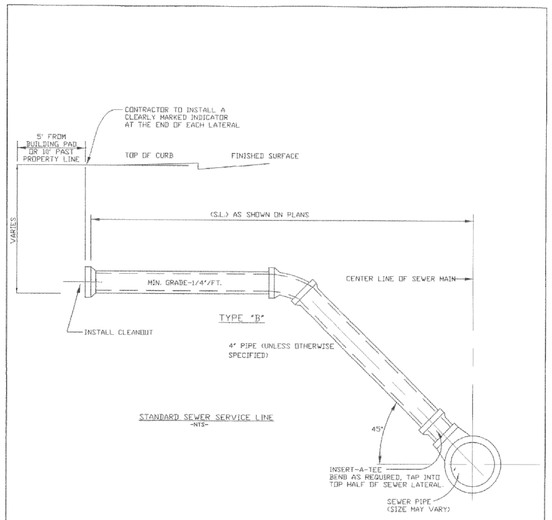
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

PLOT DATE: 03 February 2021

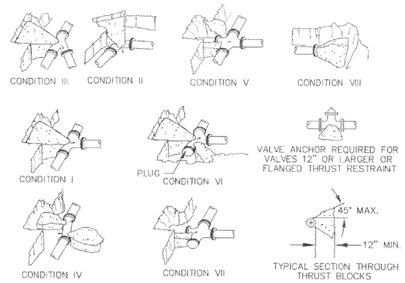
SHEET 10

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



NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9950	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTES:

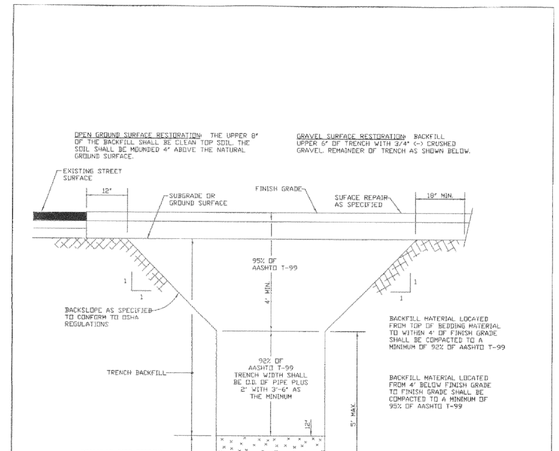
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

THRUST BLOCK BEARING AREA IN SQ. FEET

PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

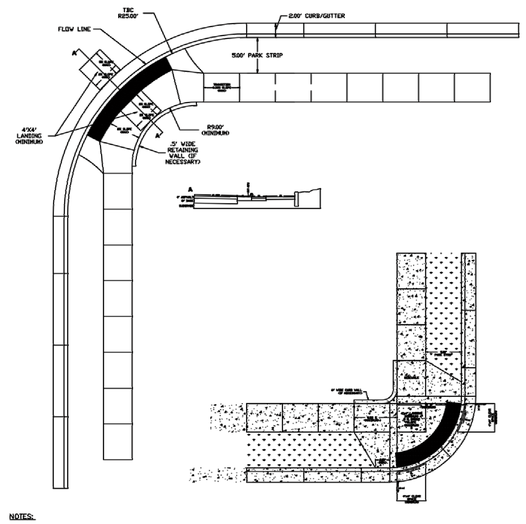
WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9950	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



TYPICAL TRENCH DETAIL
-NTS-

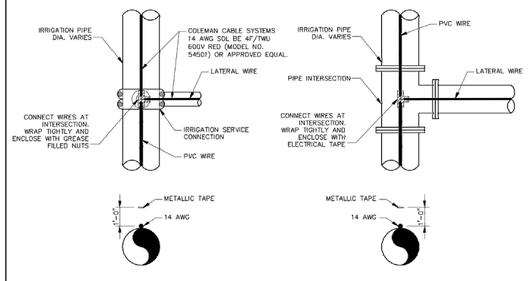
DRAWN: JRP	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9950	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTES:

1. THE RAMP SHALL BE CONSTRUCTED USING CAST IRON TACTILE DOMES CAST TO MATCH THE RADIUS OF CURVE OR EQUAL AS APPROVE BY THE CITY ENGINEER.
2. PROVIDE DETECTABLE WARNING AREA PER APWA/ADAAG SPECIFICATIONS.
3. SEE APWA PLAN #235 FOR CONSTRUCTION DETAILS, SLOPES, ETC.

DRAWN: R.A.		AMERICAN FORK CITY	STANDARD DETAIL FOR: SIDEWALK RAMP	DRAWING NO. 15.18
REVISED:				
DATE: APR. 2012				
SCALE: VARIES				

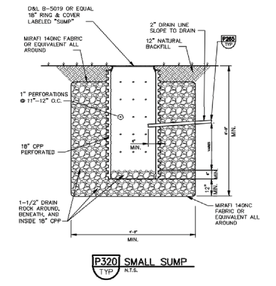


14 AWG LOCATOR WIRE
NTS

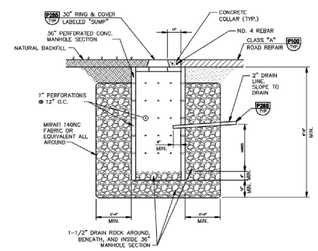
NOTES:

1. STRIP MAIN WIRE 2" Ø LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

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



P320 SMALL SUMP
N.T.S.



P321 LARGE SUMP
N.T.S.

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SUMP DETAILS	DRAWING NO. 15.34
REVISED: 11/2010				
DATE:				
SCALE:				

LICENSED PROFESSIONAL ENGINEER
No. 187727
S. SCOTT CARLSON
STATE OF UTAH
For Review Only
2-3-2021

WALTON TOWN HOMES
DETAIL SHEET
AMERICAN FORK, UTAH

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE:

PLOT DATE: 12 November 2020

SHEET
11

Know what's below. Call before you dig.





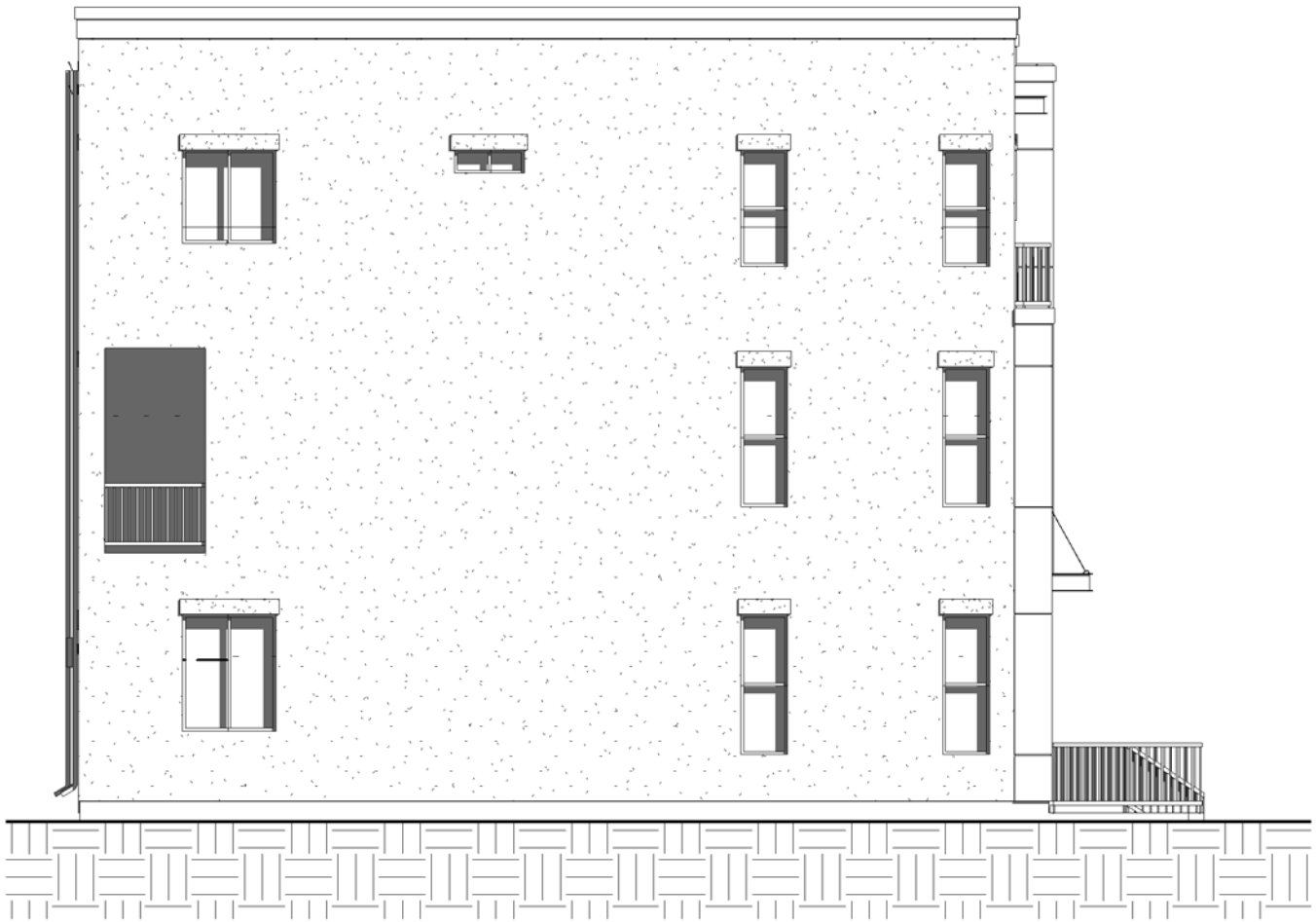






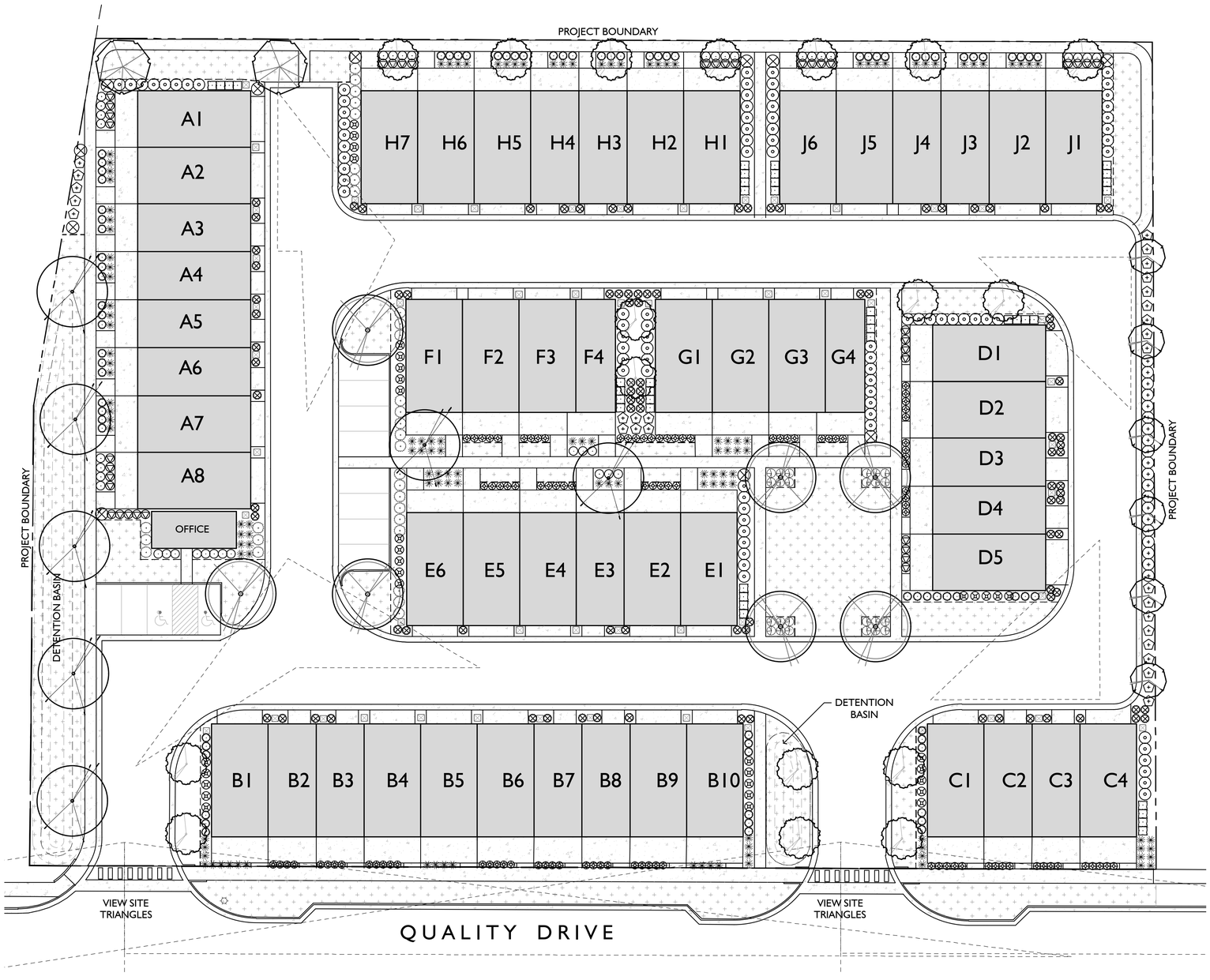












LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
		DECIDUOUS TREES		
	7	Gleditsia triacanthos inermis var.	Honeylocust	2" Cal.
	17	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.
	6	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal.
	7	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
		EVERGREEN SHRUBS		
	104	Buxus sempervirens suffruticosa	Dwarf Boxwood	2 Gal.
	95	Mahonia aquifolium compacta	Compact Oregon Grape	2 Gal.
	79	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.
	31	Taxus media 'Tautonii'	Tauton's Yew	2 Gal.
	40	Taxus media 'Hicksii'	Hick's Yew	2 Gal.
		DECIDUOUS SHRUBS		
	38	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	2 Gal.
	20	Euonymus alatus compacta	Dwarf Burning Bush	2 Gal.
	34	Rhamnus frangula x 'Fine Line'	Fine Line Buckthorn	2 Gal.
	86	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	37	Spirea betulifolia 'Tor Gold'	Tor Gold Spirea	2 Gal.
		ORNAMENTAL GRASSES		
	132	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	29	Miscanthus sinensis 'Yaku Jima'	Yaku Jima Maiden Grass	1 Gal.
	24	Pennisetum alopecuroides	Fountain Grass	1 Gal.
		PERENNIALS AND GROUNDCOVERS		
	11	Gaura lindheimeri 'Crimson Butterflies'	Crimson Butterflies Wandflower	1 Gal.
		TURF		
	15,190 S.F.	Chanshare Imperial Bluegrass		Sod
		MULCH		
		Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise		3" depth
		EDGING		
		Metal - Steel, 4" x 3/16"		

LANDSCAPE GENERAL NOTES

1. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
2. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
3. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
4. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
5. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, heigth, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
6. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
7. Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
8. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
9. Submit topsoil report prepared by a qualified soil testing lbaoratory prior to soil placement. topsoil shall meet the following mechanical analysis:
   Sand (0.05 - 2.0 mm Dia.) 20 - 70%
   Clay (0.002 - 0.05 mm Dia.) 20 - 70%
   The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
   pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
10. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
11. Prune trees in accordance with current horticultural practices.
12. All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. Pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
13. All shrubs, groundcover and perennial plants to be watered on zones separate from turf.

A LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH · SCOTT T. BLAKE · No. 10981 · LICENSED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	05.24.2021

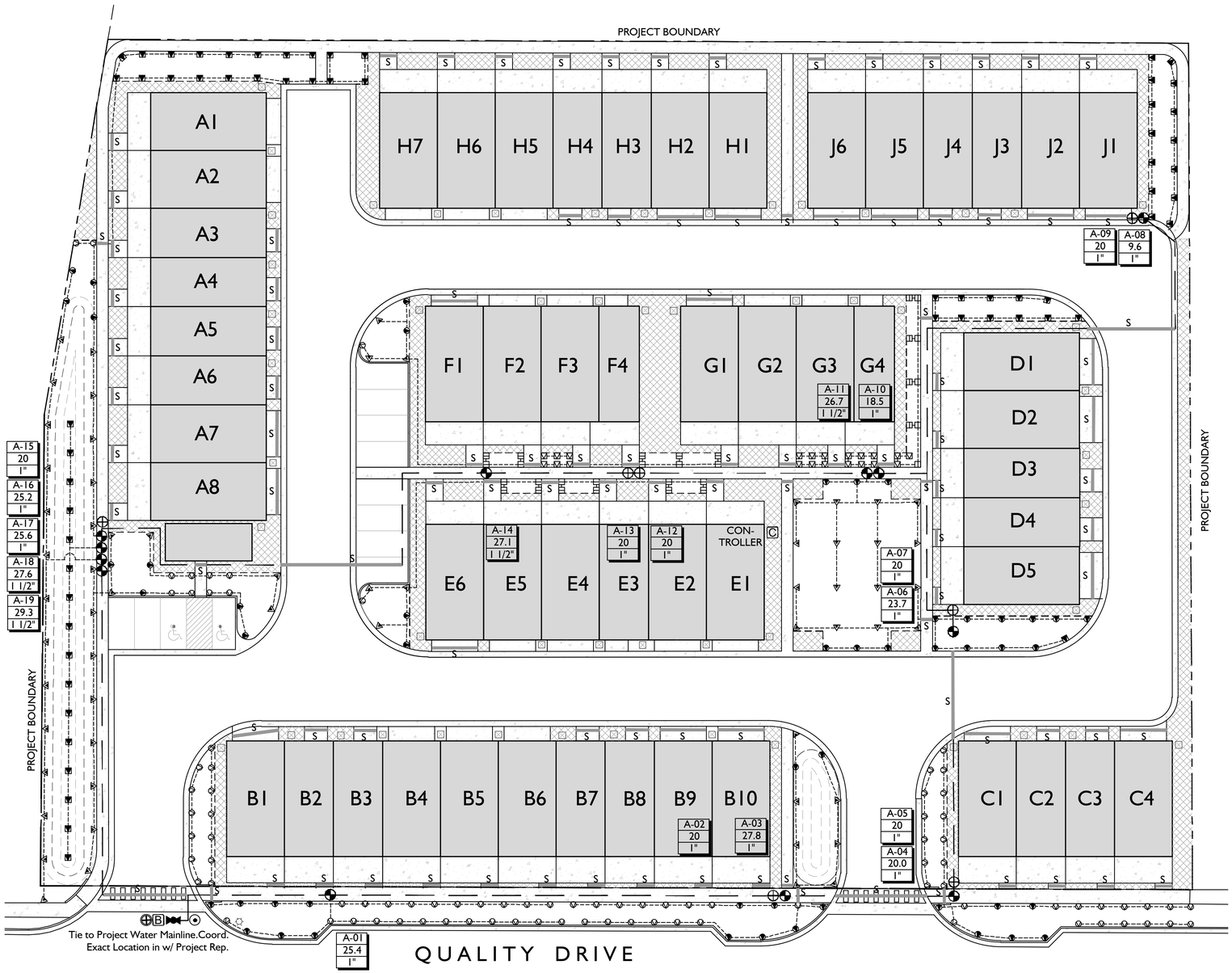
#	REV. DESCRIPTION	DATE

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TOWNHOME PROJECT
BRIGHTON HOMES
AMERICAN FORK, UTAH

LANDSCAPE PLAN

L101



IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	PRECIP.	RADIUS
⊟	Rainbird 1804-SAM-PRS w/ 15 Strip Series MPR (15RCS,15LCS,15SST)	30	1.21	--	4 x 15
▽	Rainbird 1804-SAM-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	1.58	5.0
◔	Rainbird 1804-SAM-PRS w/ 8 Series MPR (8Q-8F, 8VAN)	30	0.52	1.56	8.0
◕	Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	1.52	10.0
●	Rainbird 1804-SAM-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	1.74	12.0
▼	Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	1.58	15.0

Inline Drip Line - Rainbird XFD-09-18-xxx

- Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- Drip Control Zone - Rainbird XCZ-100-PRBCOM
- Quick Coupling Valve Assembly
- B — Backflow Preventer - 1 1/2"
- C — Controller - Rainbird ESP12LXME w/ (1) ESPLXMSM8 Module - 20 Stations
- Stop and Waste - 1 1/2"
- Lateral Pipe - Schedule 40 PVC
- 1 1/2" Sch 40 PVC Mainline
- S — Irrigation Sleeving (See Plan)

A-01 | 26.7 | 1" — Valve # | GPM | Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM

IRRIGATION GENERAL NOTES

1. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contact the local underground utility services for utility location and identification.
6. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
7. Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
8. Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
9. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
10. Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
11. Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.
12. POC's and Main line are designed for one zone to be operated at a time, per POC & Controller.

A — IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH — SCOTT T. BLAKE — No. 11067 — REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	05.24.2021

#	REV. DESCRIPTION	DATE

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TOWNHOME PROJECT
BRIGHTON HOMES
AMERICAN FORK, UTAH

IRRIGATION PLAN

L201

WALTON TOWN HOMES SUBDIVISION

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24 AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

30 0 30 60

SCALE OF FEET

1"=30' WHEN PLOTTED AT 24"x36"

LEGEND

29 28 / 32 33 — SECTION CORNER AND SECTION LINES

BOUNDARY LINE

RIGHT OF WAY LINES

PUBLIC UTILITY EASEMENT

ADJOINING PROPERTY LINES

DIMENSION LINES

STORM DRAIN EASEMENT

WATER LINE EASEMENT

NOTES:
LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON – OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.

OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

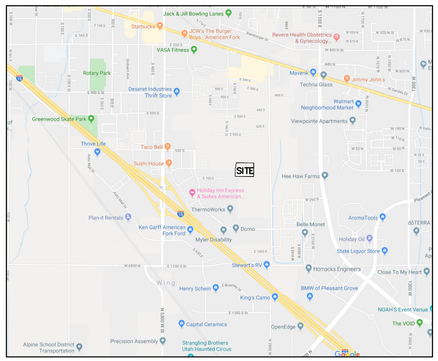
THE UNTREATED GRAVEL BASE MUST BE PLACED AND GRADED, SEWER AND STORM DRAIN LINES, WATER LINES, FIRE HYDRANTS, AND INLET BOXES COMPLETED AND TESTED BEFORE ANY BUILDING PERMITS WILL BE ISSUED.

FEMA FLOOD PLAIN INFORMATION:
FIRM 49049C0307F, JUNE 19, 2020, PANEL 307 OF 1450
FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

CURRENT ZONE:
PC-PLANNED COMMUNITY

NUMBER OF LOTS: 1

B NO BASEMENTS ALLOWED



VICINITY MAP

SMART TOWN LLC
TAX PARCEL
13:059:0129

TAX PARCEL
13:059:0118
OZ AF EAST LLC

SMART TOWN LLC
TAX PARCEL
13:059:0109

S89°48'07"E 373.82'
5.00 PUE
9.00
N89° 58' 31"E 32.27'
12.91'
N0° 01' 29"W
40.85'
S89° 59' 50"W 14.12'
12.71
S0° 01' 00"W 19.87'
12.00
S0° 54' 54"W 19.62'
8.00
N89° 59' 00"W
23.64'
87.48'
44.91'
41.46'
46.30'
37.54'
N0° 01' 00"E 26.00'
8.00
N0° 01' 00"E 42.13'
10.00
N0° 01' 00"E 22.98'
6.50
N0° 01' 00"E 27.35'
8.00
20.00
LOT 1
114,677 SQ. FT.
2.63 ACRES
781 EAST QUALITY DRIVE
N0°35'42"E 191.64'
17.80'
S89° 48' 07"E 7.20'
N0°30'38"E 22.57'
EASEMENT PER
ENTRY #149949-2020
N0°29'02"E 38.14'
P.O.B.
N89° 58' 30"E 31.32'
20 FT WIDE WATERLINE EASEMENT
IN FAVOR OF AMERICAN FORK CITY
S0° 01' 30"E
103.58'
20.00
23.68'
10.00
S89° 58' 30"W 16.65'
32.25'
S89°35'49"E 2666.31' (CALC'D)
9.00
12.00
N0° 24' 37"W 21.92'
9.00
N89° 58' 30"E 33.80'
N0° 01' 30"W
130.53'
S0°06'23"E 292.88'
28.78'
S0° 01' 29"E 30.79'
N89° 58' 31"E
93.37'
20.00
26.97'
1.24'
6.18'
N0° 01' 29"W 23.62'
7.50
26.51'
N0° 08' 19"E
37.47'
12.00
N89° 51' 41"W 22.54'
20.00
N89° 58' 31"E 58.46'
14.00
N89° 34' 18"W 13.72'
20.00
43.30
10.0
10.0 FT PUBLIC
UTILITY EASEMENT
107.65
N89°48'07"W 397.69'
N0°29'02"E 102.29'
S0° 29' 02"W 180.36'
N0° 25' 42"E
27.67'
N0° 25' 35.36'
1339.53
NORTH QUARTER CORNER
SECTION 25,
T.5.S, R.1.E, S.L.B.&M.
FOUND UTAH CO. BRASS
CAP MON.
NORTH EAST CORNER
SECTION 25,
T.5.S, R.1.E, S.L.B.&M.
NOT FOUND, CALCULATED
FROM COUNTY SURVEY
RECORDS
TAX PARCEL
13:062:0018
OUTBACK AMERICAN FORK LLC.
57:035:0041
AMERICAN FORK CITY
QUALITY DRIVE (PUBLIC ROAD)
VEST ROAD DEDICATION, ENTRY 54716:2019, MAP #16589
13:059:0122
AMERICAN FORK CITY
S45°01'56"E 3791.23'
BASIS OF BEARING
S89°48'07"E 946.42'
S0°20'49"E 2660.61' (CALC'D)
UTAH VALLEY BUSINESS PARK
PLAT "M"
ENTRY #56927 MAP #14937
57:077:0001
JD XVII LLC
VILLAS AT ASPEN MEADOWS
TAX PARCEL
13:062:0094
EAST 1/4 CORNER
SECTION 25,
T.5.S, R.1.E, S.L.B.&M.
FOUND UTAH COUNTY
BRASS CAP MON.

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043

SURVEYORS CERTIFICATE

I, S. Scott Carlson, certify that I am a Professional Land Surveyor holding license number 187727 accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

DESCRIPTION

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 25 AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN. COMPRISING 2.63 ACRES PER WARRANTY DEED RECORDED AS ENTRY 184739:2020 IN THE OFFICE OF THE UTAH COUNTY RECORDER. BASIS OF BEARING FOR SUBJECT DESCRIPTION BEING SOUTH 45°01'56" EAST 3791.23 FEET MEASURED BETWEEN THE UTAH COUNTY SURVEY BRASS CAP MONUMENTS MARKING THE NORTH QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 25. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, THENCE SOUTH 89°35'49" EAST 1339.53 FEET TO A POINT ON A SURVEYED BOUNDARY (SURVEYING ASSOCIATES, FILE #91-65 AT THE UTAH COUNTY SURVEYOR'S OFFICE) AND THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID SURVEY BOUNDARY LINE THE FOLLOWING 2 COURSES: 1) NORTH 00° 29' 02" EAST 38.14 FEET, 2) NORTH 00° 30' 38" EAST 22.57 FEET; THENCE NORTH 09° 35' 42" EAST 131.64 FEET; THENCE SOUTH 89° 48' 07" EAST 373.82 FEET; THENCE SOUTH 00° 06' 23" EAST 292.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF QUALITY DRIVE (PER VEST ROAD DEDICATION PLAT, ENTRY 54716:2019 UTAH COUNTY RECORDER); THENCE COINCIDENT WITH SAID R.O.W. NORTH 89° 48' 07" WEST 397.69 FEET TO SAID SURVEYED BOUNDARY LINE; THENCE COINCIDENT WITH SAID SURVEYED BOUNDARY LINE NORTH 00° 29' 02" EAST 102.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.63 ACRES 114,677 SQ. FT.

OWNER'S DEDICATION

Known by all men present that We, all of the undersigned owner's of the property depicted and described hereon, have caused the same to be subdivided into Lots, Streets and Easements and do hereby dedicate said Public Areas as indicated hereon for perpetual use of the Public.

In witness hereof we have hereunto set our hand(s) this _____ day of _____, _____

BY:
Title:

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF }

On the _____ day of _____, _____ personally appeared before me, the undersigned Notary, in and for said County of _____, in said State of Utah, the signer of the above Owner's Dedication who after being duly sworn, acknowledged to me that he/she signed it freely and voluntarily for and in behalf of said Corporation the purposes therein mentioned.

Commission Number

Notary Public

My Commission Expires

APPROVAL BY LEGISLATIVE BODY

The City of American Fork, County of Utah, State 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 _____A.D., _____

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY ENGINEER

ATTEST: _____
CLERK – RECORDER

APPROVAL BY LEGISLATIVE BODY

Approved this _____, day of _____A.D. _____, by the American Fork City Planning Commission.

Planner

Planning Commission Chair

WATER AND SEWER AUTHORITY APPROVAL

Approved this _____, day of _____A.D. _____, by the Water and Sewer Authority.

Public Works Director

WALTON TOWN HOMES SUBDIVISION

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24 AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

AMERICAN FORK CITY, UTAH COUNTY, UTAH

Surveyor

LICENSED PROFESSIONAL LAND SURVEYOR
No. 187727
S. SCOTT CARLSON
STATE OF UTAH

Electronically Signed by S. Scott Carlson 5/4/2021

Clerk – Recorder

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/2/2021

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: Transportation Element of the General Plan

Project Address: American Fork City

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

Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed Transportation Element of the General Plan map amendment.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the Transportation Element of the General Plan map amendment.

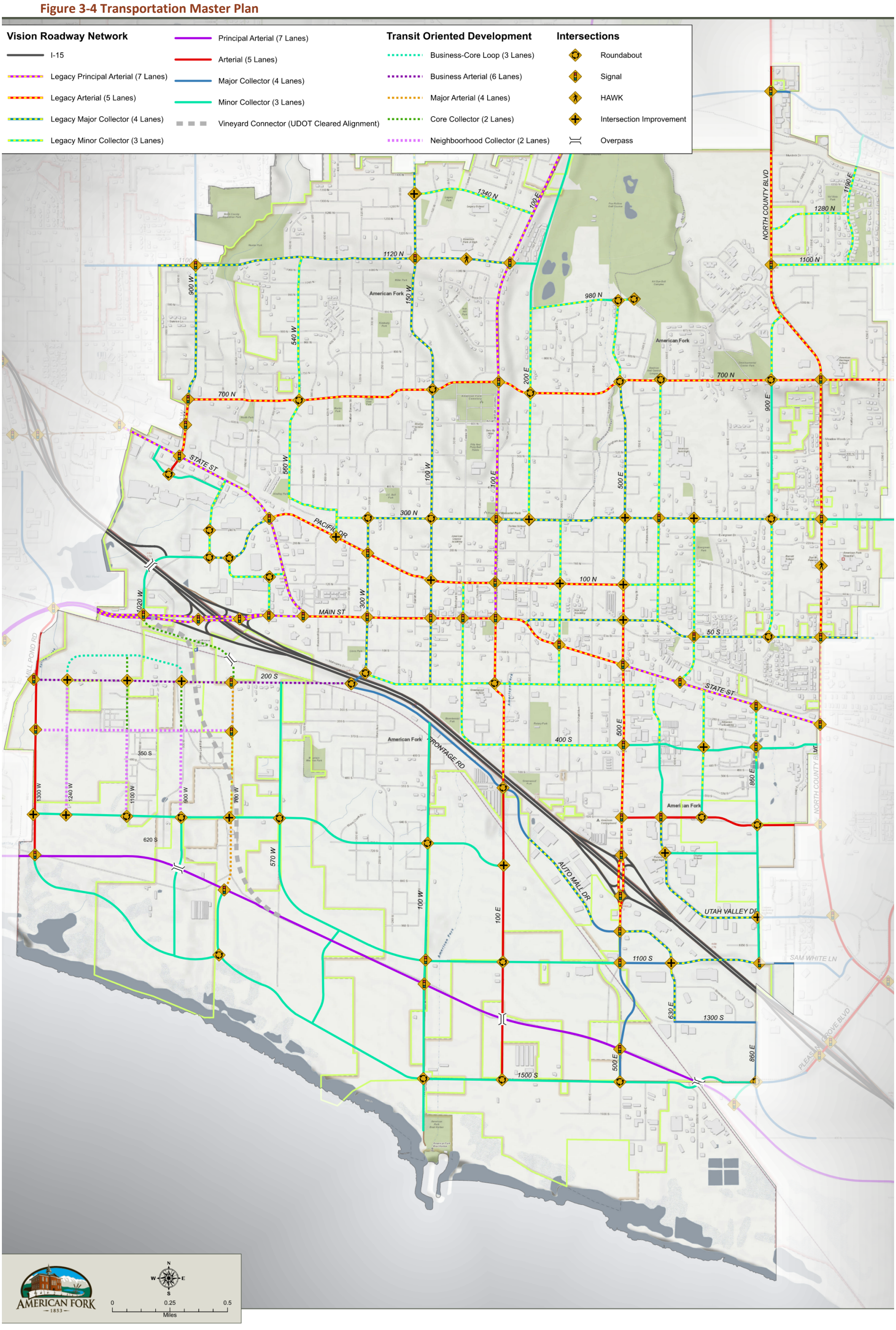
DENIAL

Mr. Chairman, I move that we recommend denial of the Transportation Element of the General Plan map amendment.

TABLE

Mr. Chairman, I move that we recommend table of the Transportation Element of the General Plan map amendment.

Figure 3-4 Transportation Master Plan



AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/19/2021

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Code Text Amendment Related to Section 17.8.304 Project Streets and Sidewalks

Project Address: American Fork City

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

Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed code text amendment related to Section 17.8.304 Project Streets and Sidewalks.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment related to Section 17.8.304 Project Streets and Sidewalks.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment related to Section 17.8.304 Project Streets and Sidewalks.

TABLE

Mr. Chairman, I move that we recommend table of the code text amendment related to Section 17.8.304 Project Streets and Sidewalks.

Sec 17.8.304 Project Streets and Sidewalks

1. General requirement. All lots in the subdivision project shall be served by a street and sidewalk/pedestrian walkway system which provides safe and convenient access to each dwelling unit and adequate circulation within the project area and with adjacent projects and lands. To ensure continued adequacy and maintenance of the street and sidewalk system, title to all portions of the system shall have been previously conveyed to the city or proposed for dedication to the city as part of the plat.
2. Streets to conform to city standards—Exceptions. All streets within the subdivision project shall conform to city standards for right-of-way width and alignment and be improved to in accordance with city standards. Provided, however, the planning commission may recommend and the city council may approve an exception from the adopted standard in the instance of one of the following:
    1. Partial width streets. The city may approve a subdivision project having partial width streets along one or more of the project boundaries, subject to the following terms, conditions and findings:
        1. The partial width street is located at the boundary of the proposed residential subdivision project.
        2. The partial width street will have a minimum width of right-of-way of thirty-five feet and will include the construction of all required street and utility improvements in accordance with city standards for partial width streets.
        3. The adjacent parcel is undeveloped, but its reasonably capable of further development in a manner that will result in the remainder of the street being dedicated and improved.
        4. The partial width street will be less than four hundred feet in length and will serve as the primary vehicular access route to not more than ten residential lots.
        5. Title to the right-of-way for the partial width street will be conveyed to the city as part of a final plat dedication or other acceptable means of conveyance.
    2. ~~Reduced right-of-way width. The city may approve one or more street segments having a reduced right-of-way width to not less than fifty feet, subject to the following terms, conditions and findings:~~
        1. ~~A finding by the planning commission that because of existing development on adjacent lands or constraints imposed by natural limitations a reduction in right-of-way is reasonably necessary in order that the adjacent lots will conform to minimum lot width, depth, or area for the zone district.~~
        2. ~~The street for which the reduction in right-of-way is proposed: (a) is a dead-end street terminating in a cul-de-sac, or (b) if a continuing alignment street, will not serve as a primary access route to other developments, as determined by the planning commission.~~
        3. ~~The length of the reduced segment will not be more than four hundred feet.~~
        4. ~~The design of the street segment will conform to city standards for reduced width streets.~~

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 5/19/2021

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Code Text Amendment Related to 15.01.110 Easements

Project Address: American Fork City

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

Type of Application:

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

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed code text amendment related to Section 15.01.110 Easements.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we recommend approval of the code text amendment related to Section 15.01.110 Easements.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment related to Section 15.01.110 Easements.

TABLE

Mr. Chairman, I move that we recommend table of the code text amendment related to Section 15.01.110 Easements.

Sec 15.01.110 Easements

Easements of not less than ~~ten~~ five feet of all ~~front~~ lot lines ~~adjacent to public right-of-ways and five feet on each side of all lot lines not adjacent to public right-of-ways~~ shall be required. Easements on lot lines adjacent to the public right of way shall be no less than ten feet unless otherwise determined appropriate by the City Engineer. ~~Easements of not less than five feet shall be required on all lot lines. As deemed necessary by the City Engineer, easements of not less than ten feet on each side of all lot lines may be required for storm drains, sewer lines, water mains, canals, etc.~~ Easements that are ~~of greater width~~twenty feet wide ~~than described above~~ may be required where deemed necessary by C~~c~~ity ~~e~~Engineer or ~~p~~Planning ~~c~~Commission for the purpose of storm drains, sewer lines, water mains, canals, public utilities, etc. .

Sewer, water, pressurized irrigation, or storm drainage lines which are deeper than five feet to flowline shall be placed in a minimum of a twenty-five-foot wide easement. ~~Sewer~~ Where said utility lines ~~which~~ are deeper than twelve feet or greater than twelve inches in diameter, the pipe shall be placed in a thirty-foot-wide easement or greater as determined by the ~~c~~City ~~e~~Engineer.

Where reduced building setbacks are allowed by other sections of the American Fork City Municipal Code, Applicant shall provide accommodations for utilities through easements and/or connections to adjacent properties as approved by the utility providers and the City Engineer.

Where an existing improved site is proposed by the Applicant to be retrofitted, remodeled or redeveloped, Applicant shall provide easements as required by this section. In areas where existing improvements and conditions prohibit the Applicant from complying with all easement requirements, Applicant shall provide alternative easements to meet the intent of this section for City Engineer's review. City Engineer may approve alternative locations for easements as deemed appropriate and necessary by City Engineer.

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
MAY 19, 2021

The American Fork City Planning Commission met in a regular session on May 19, 2021 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: Chairman John Woffinden
Christine Anderson
Chris Christiansen
Geoff Dupaix
Harold Dudley
Rod Brocious

Absent:

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

Others Present: David Brotherson, Roger Dudley, Craig Searle, Lee Searle

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

1. Review and action on an agreement for the Searle Annexation #3, consisting of 19.369 acres and located at approximately 950 North 650 West

Mr. Olsen stated that the Searle Annexation #3 consists of approximately 19.4 acres and is located in the area of 950 North 650 West. The area is one of the last remaining county islands in the northwest portion of the City. The Mitchell Hollow runs largely along the west side of the annexation. Existing use of the area is agriculture. The City's Land Use Map designates the property as Low Density Residential and the resulting zone designations will be R1-9,000 and PF (Mitchell Hollow area).

Area for the Mitchell Hollow Trail will be dedicated as part of the annexation and is identified in the agreement. The annexation agreement is the first step toward ultimate development of the property.

Mr. Brocious asked if the open space was all wetland area.

Mr. Olsen replied that there is area within the open space that is not wetland that can be dedicated for a trail.

Christine asked if the trail requires fencing on its edge.

Mr. Olsen replied that there is no requirement to fence it off, it depends on what the property owner will want.

Mr. Dupaix was concerned about connectivity between the neighborhoods in general. He prefers to see some attempts to connect subdivisions as land is being developed.

Mr. Olsen said that connectivity is typically a requirement, but because of the wetland and the hollow it's not geographically possible. On the east side there is a partial street that is already constructed.

Mr. Christiansen lives just south of this property, and he said that this annexation will actually increase the connectivity through the wetland area.

Mr. Brocious added that there are east-west connections (700 North, 1120 North).

Ms. Anderson asked if these roads will go into the subdivision or if they will end at the border.

Mr. Olsen affirmed that these streets will go into the subdivision.

Mr. Hunter said that the trail dedication is part of the annexation agreement, there is no right-of-way dedication required. Most of the east-west roads will go through, the Engineering Division recommends approval.

Mr. David Brotherson, property developer, told commissioners that he is looking forward to doing this project. There are a possible 42 lots for custom homes in their concept plan.

Ms. Anderson asked what their intention is for the existing trees along the stream.

Mr. Brotherson said some trees will be left and some will be removed.

Chairman Woffinden asked that the developer please take care of the wetland areas.

Mr. Dupaix moved to approve the Searle Annexation #3 Agreement.
Mr. Christiansen seconded the motion. Voting was as follows:

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

The motion passed.

2. Hearing, review and action on amendments to Section 15.01.150 Drainage System Plan of the American Fork City Municipal Code regarding minimum drainage pipe sizes

Mr. Hunter told commissioners that the current code requirement is a minimum 12" pipe size for storm drain in the right-of-way, this is a challenging size to maintain. The city would like to move to an industry standard of 18". A couple of other sentences address exceptions, such as if a catchbasin to the next junction box would only require a 15", then we would consider allowing a 15" in that case. The Engineering staff recommend approval of the proposed changes.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to approve the code text amendment.

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

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

The motion passed.

3. Other Business

Mr. Olsen informed commissioners at the next meeting there will likely be two new commissioners. He added that there will be a get-together later in the summer after school starts.

4. Site Plan Committee Report

Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on Wednesday, June 2, 2021. There will be amendments to the general plan, city code, and some housekeeping items.

Ms. Anderson commented that the focus on designing streets should be to make them slower, safer, smaller, and designed for the speed we want people to drive.

5. Review and action on the minutes of the May 5, 2021 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the May 5, 2021 Planning Commission Regular Session.

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

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

The motion passed.

6. Adjournment

Mr. Dupaix motioned to adjourn.
Mr. Christiansen seconded the motion. All voted in favor.

Meeting adjourned at 7:30 pm.

Lisa Halversen
Administrative Assistant