

AMERICAN FORK CITY PLANNING COMMISSION
FEBRUARY 16, 2022
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on February 16, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Appointment of Planning Commission Chairperson and Vice Chairperson
2. Hearing, review and action on a preliminary plan and final plat site for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone
3. Hearing, review and action on a site plan for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone
4. Other Business
5. Site Plan Committee Report
6. Review and action on the minutes of the January 19, 2022 Planning Commission Regular Session
7. Adjournment

John H. Woffinden, P.G.

Planning Commission Chairman

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

Notice of Electronic Meeting

One or more Planning Commission members may be physically absent from this meeting but may participate electronically.

**AMERICAN FORK CITY
PLANNING COMMISSION**

MEETING DATE: February 16th, 2022
STAFF: Patrick O'Brien

AGENDA TOPIC: Hearing, review and action on a preliminary plan and final plat for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone

BACKGROUND INFORMATION				
Location:		43 North 100 East		
Applicants:		Dustin Kuttler		
Existing Land Use:		General Commercial		
Proposed Land Use:				
Surrounding Land Use:	North	General Commercial		
	South	Institutional Lands, School, and Public Facilities		
	East	General Commercial		
	West	General Commercial		
Existing Zoning:		CC-1		
Proposed Zoning:				
Surrounding Zoning:	North	CC-1		
	South	CC-1		
	East	CC-1		
	West	CC-1		
Land Use Plan Designation:		General Commercial		
Zoning within Land Use Plan Designation?		X	Yes	No

Background

The applicant is proposing a 14-unit development on a 0.45-acre lot. The development is accessed from 100 East. The proposed project is located in the CC-1 zone. Current site conditions require the removal of existing structures to accommodate the future development outlined in the proposal.

Consistency with the Land Use Plan

The Land Use Plan designates this area as General Commercial. The proposed site plan and zoning comply with the Land Use Plan designation; therefore, the proposal is consistent with the Land Use Plan 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 plan approval.
- b. The final plat complies with all City requirements and standards relating to large scale developments.
- c. The detailed engineering plans and materials comply with the City standards and policies.
- d. The estimates of cost of constructing the required improvements are realistic.
- e. The water rights conveyance documents have been provided.

FINDINGS OF FACT

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

- 1. The final plat is consistent with the preliminary plan.
- 2. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

STAFF RECOMMENDATION:

Approval

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan and final plat for 43 North Apartments, located in the area of 43 North 100 East.

TABLE

Mr. Chairman, I move that we table action on the preliminary plan and final plat for 43 North Apartments, located in the area of 43 North 100 East.

AGENDA TOPIC: Hearing, review and action on a site plan for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone

BACKGROUND INFORMATION				
Location:		43 North 100 East		
Applicants:		Dustin Kuttler		
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Proposed Land Use:				
Surrounding Land Use:	North	General Commercial		
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Zoning within Land Use Plan Designation?		X	Yes	No

Background

The applicant is proposing a 14-unit development on a 0.45-acre lot. The development is accessed from 100 East. The proposed project is located in the CC-1 zone. Current site conditions require the removal of existing structures to accommodate the future development outlined in the proposal.

Consistency with the Land Use Plan

The Land Use Plan designates this area as General Commercial. The proposed site plan and zoning comply with the Land Use Plan designation; therefore, the proposal is consistent with the Land Use Plan designation.

Section 17.6.101.B of the Development Code

Application for site plan approval shall be submitted on forms provided by the City and shall be accompanied by maps and drawings showing the following:

- a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
- b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
- c. A landscaping plan showing the location, types and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
- d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
- e. The location of solid waste receptacles and trash pick-up areas.

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 requirements of section 17.6.101.B of the American Fork Development Code, and all other requirements for development in the CC-1 zone, as outlined in section 17.4.401 of the American Fork City Code.

STAFF RECOMMENDATION:

Approval.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

DENIAL

Mr. Chairman, I move that we deny the site plan for 43 North Apartments, located in the area of 43 North 100 East.

TABLE

Mr. Chairman, I move that we table action on the site plan for 43 North Apartments, located in the area of 43 North 100 East.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 2/16/2022

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: 43 North Apartments

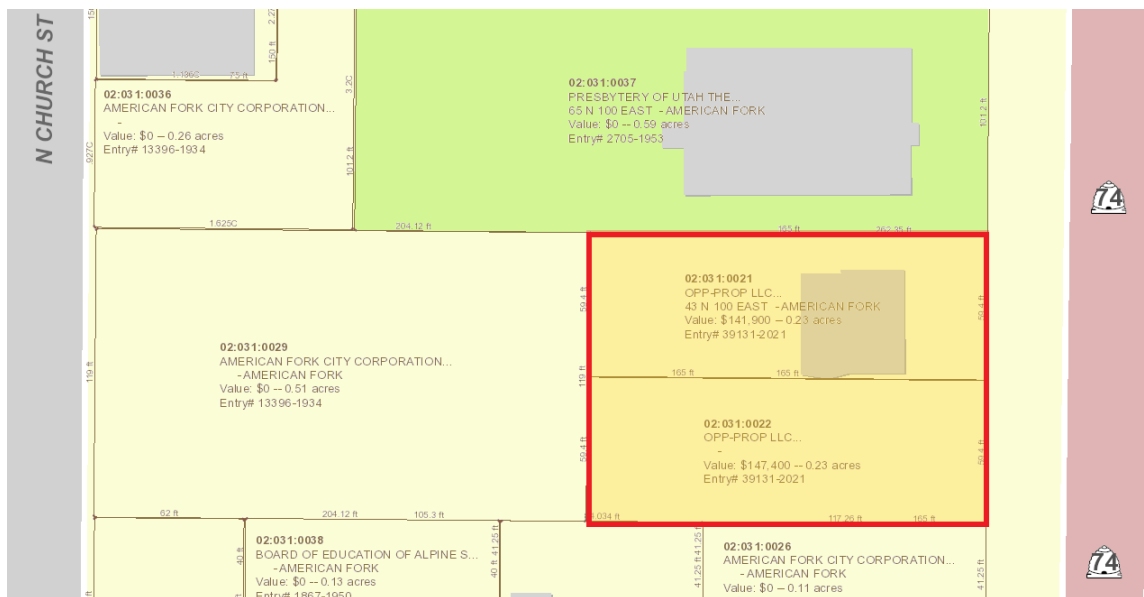
Project Address: 43 North 100 East

Developer / Applicant's Name: Op-Prop LLC

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 APPROVAL of the proposed development with the following conditions and standard conditions of approval:

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.

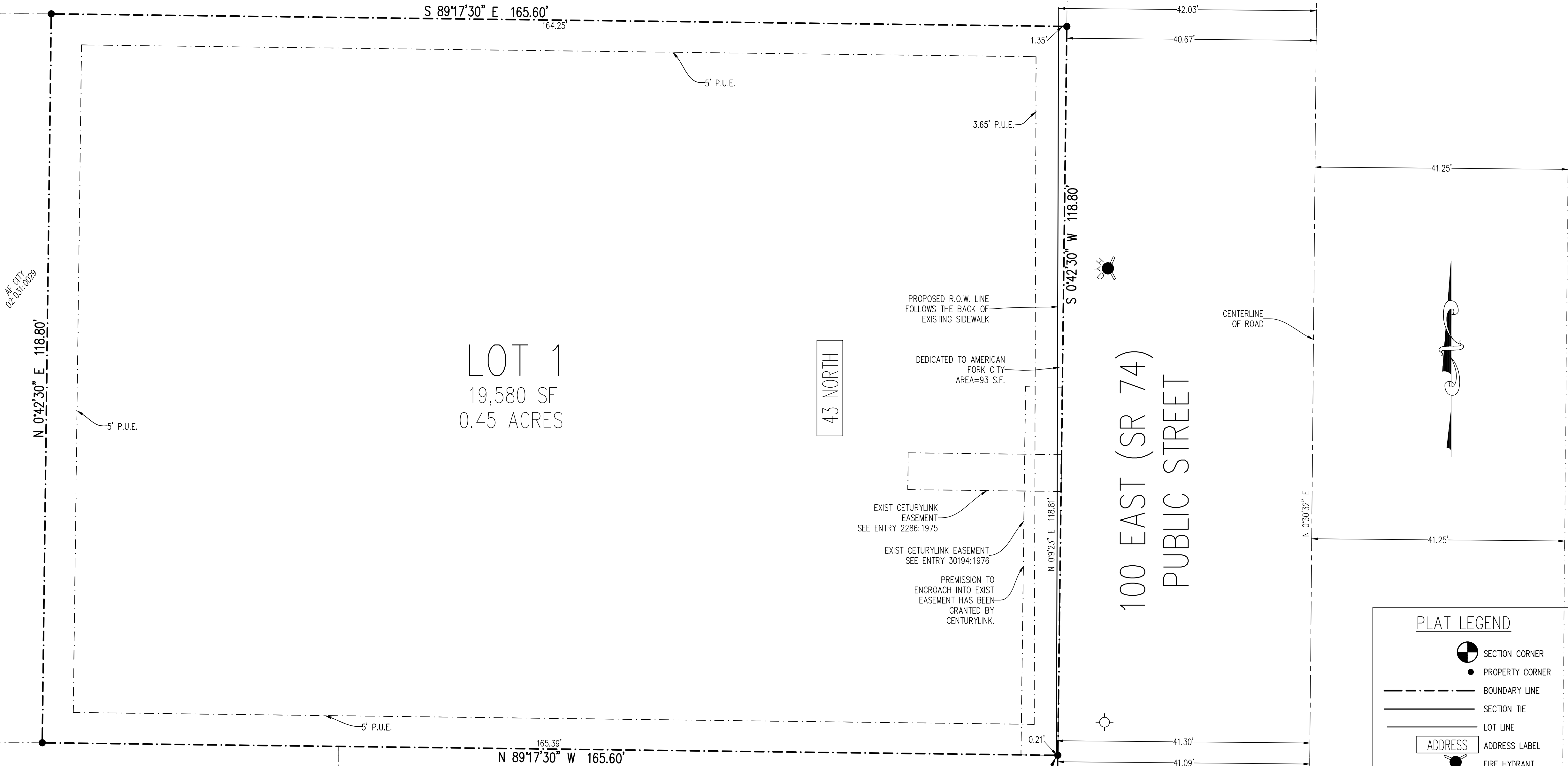
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for 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).

43 NORTH APARTMENTS PLAT "A"

ADDRESS: 43 NORTH 100 EAST

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

THE PRESBYTERY OF UTAH
02:031:0037



LOT 1
19,580 SF
0.45 ACRES

43 NORTH

100 EAST (SR 74)
PUBLIC STREET

PLAT LEGEND

	SECTION CORNER
	PROPERTY CORNER
	BOUNDARY LINE
	SECTION TIE
	LOT LINE
	ADDRESS LABEL
	FIRE HYDRANT
	STREET LIGHT

ABBREVIATION TABLE

S	SOUTH
N	NORTH
W	WEST
E	EAST
PUE	PUBLIC UTILITY EASEMENT
SF	SQUARE FEET
P.O.B.	POINT OF BEGINNING

SITE TABULATIONS:

TOTAL PROPERTY AREA = 19,763 S.F.
RIGHT-OF-WAY AREA = 93 S.F.
LOT AREA = 19,580 S.F.

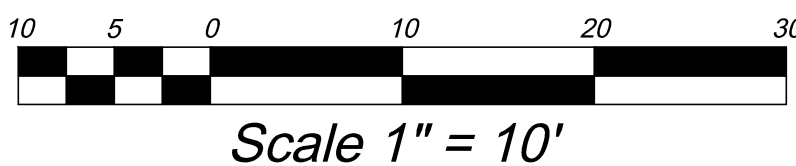
GENERAL NOTES

- CURRENT ZONING: CC-1
- OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8"x24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO ANY OCCUPANCY.
- FLOOD ZONE DESIGNATION: X - AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
FIRM MAP PANEL #: 49049C0168F
- SETBACKS AND BUILDABLE AREA WILL BE IN ACCORDANCE W/ CURRENT ZONING.
- THERE WAS NO GROUND WATER ENCOUNTERED IN THIS SUBDIVISION PER THE GEOTECHNICAL STUDY.
- BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL (1) ASPHALT PAVING IS INSTALLED; AND (2) FIRE HYDRANTS ARE INSTALLED, APPROVED AND CHARGED.
- NO FOOTINGS, EAVES, ETC. CAN BE WITHIN ANY OF THE EASEMENTS.
- DRY UTILITIES TO BE INSTALLED PRIOR TO BUILDING PERMIT.

S 1/4 SEC 14
T5S, R1E, SLB&M
ELEV = 4594.27
FOUND BRASS CAP

S 89°56'34" E 1535.08'
BASIS OF BEARING

SE COR SEC 14
T5S, R1E, SLB&M
FOUND BRASS CAP



LAND SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

ALL OF LOT 12, AMENDED BLOCK 18, PLAT "A", AMERICAN FORK CITY SURVEY AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, AMENDED BLOCK 18, PLAT "A", AMERICAN FORK CITY SURVEY, SAID POINT BEING LOCATED SOUTH 89°56'34" EAST ALONG SECTION LINE 1535.08 FEET AND NORTH 85.26 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°17'30" WEST 165.60 FEET; THENCE NORTH 0°42'30" EAST 118.80 FEET; THENCE SOUTH 89°17'30" EAST 165.60 FEET; THENCE SOUTH 0°42'30" WEST 118.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS = 0.45 ACRES MORE OR LESS

NUMBER OF LOTS = 1

BASIS OF BEARING: THE LINE BETWEEN THE SOUTHEAST QUARTER AND THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°56'34" EAST

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THE MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXCUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, 20____.

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED

CITY ENGINEER

ATTEST

CLERK RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR

CHAIRPERSON, PLANNING COMMISSION.

PLAT "A"

43 NORTH APARTMENTS

A COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5
SOUTH, RANGE 1 EAST, SLB&M

AMERICAN FORK CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 10 FEET

Surveyor's Seal

Notary Public Seal

Clerk-Recorder Seal

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

VICINITY PLAN



43 NORTH APARTMENTS

ADDRESS: 43 NORTH 100 EAST

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH



CONTACT LIST:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	K.C. Lunt	(435) 623 4252
ROCKY MNT. POWER	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401 3017
COMCAST	– FIBER TEL	Sade Christensen	(801) 369 7360
QUESTAR GAS	– GAS (FOREMAN)	Wendy Edwards	(801) 853 8513
QUESTAR GAS	– GAS (HP)	Gaylan Sorensen	(801) 370 6577
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763 3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 763 3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763 3060
AMERICAN FORK CITY	– PLANNING	Adam Olsen	(801) 763 3060
AMERICAN FORK CITY	– ENGINEERING	Ben Hunter	(801) 763 3060
AMERICAN FORK CITY	– INSPECTOR	Dee Howard	(801) 763 3060
FIRE MARSHALL	– FIRE DEPT	Mat Sacco	(801) 763 3045
AF FIBER		Kyle Petersen	(801) 400-2933
AF FLOOD IRRIGATION COMPANY		Ernie John	(801) 471 6576
FIRE & RESCUE			911
TIMPANOGOS SPECIAL SERVICE DISTRICT		David Barlow	(801) 756 5231

ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

SHEET INDEX

C1	COVER SHEET
C2	SITE PLAN
C3	DEMOLITION PLAN
C4	UTILITY PLAN
C5	GRADING & DRAINAGE PLAN
C6	EROSION CONTROL PLAN
C7	BMP DETAILS
C8	AMERICAN FORK STANDARD CONSTRUCTION NOTES
C9	DETAIL SHEET
C10	DETAIL SHEET
C11	DETAIL SHEET
	ALTA SURVEY

NOTES TO CONTRACTOR

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.



SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM



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

BENCH MARK

SOUTH QUARTER CORNER, SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN
ELEVATION = 4594.27 (NGVD 29 DATUM) –
FOUND BRASS CAP
TO CONVERT ELEVATIONS TO NAVD88,
RAISE 3.39' HIGH FOR A MONUMENT
ELEVATION OF 4597.66

REVISIONS

Rev.	Date	Description
2	06/17/21	REVISED PER CITY COMMENTS

Developer: Op-prop LLC

544 W. 700 S. #405
Pleasant Grove, UT 84062
801-550-3992



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelecivil.com

43 NORTH APARTMENTS

AMERICAN FORK

UTAH

Drawn by:

D.W.P.

Designed by:

D.W.P.

Checked by:

D.W.P.

COVER SHEET

Scale:

NTS

Date:

03/02/21

C1

ON-SITE PAVEMENT DESIGN

3" ASPHALT
6" AGGREGATE BASE

OR

6" CONCRETE
5" UNTREATED ROAD BASE

GENERAL SITE NOTES

- CURRENT ZONING: CC-1
- ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS.
- SURVEYING BY AZTEC SURVEYING
- TYPE OF BUILDING: BUILDING CONSTRUCTION TYPE V-B
- TYPE OF OCCUPANCY: R-2
- TYPE OF CONSTRUCTION: CONSTRUCTION MATERIALS WOOD FRAMING
- BUILDING TOTAL SQUARE FOOTAGE (ALL BUILDINGS & FLOORS): 27,840 S.F.
- PROPOSED BUILDING PARKING TABULATIONS:
PARKING REQUIRED: 2.25 STALLS PER UNIT
TOTAL UNITS: 14
TOTAL PARKING REQUIRED: 32 STALLS.
GARAGE PARKING PROVIDED: 28 STALLS
VISITOR PARKING PROVIDED: 4 STALLS
TOTAL PARKING PROVIDED: 32 STALLS
- BUILDING HEIGHT = SEE BUILDING ELEVATIONS
- THERE WILL BE THREE BEDROOMS PER UNIT FOR 42 TOTAL BEDROOMS WITHIN THE PROJECT.
- FLOOD ZONE DESIGNATION: ZONE X , FIRM MAP PANEL #: 49049C0168F, EFFECTIVE DATE: 06/19/2020
- ALL SITE LIGHTING WILL BE BUILDING MOUNTED.
- EACH UNIT TO INDIVIDUAL GARBAGE CAN.

STATE ROAD - 74 POSTED SPEED LIMIT

POSTED SPEED LIMIT ON SR-74 IS 30 MPH

UDOT NOTE

ALL STRIPING REMOVAL WILL BE TO UDOT STANDARDS - NO GRINDING

SITE TABULATIONS:

TOTAL PROPERTY AREA = 19,763 S.F. = 100%
BUILDING/ROOF AREA = 8,949 S.F. = 45.6%
IMPERVIOUS AREA = 8,949 S.F. = 45.5%
LANDSCAPE AREA = 1,762 S.F. = 9.0%

BOUNDARY DESCRIPTION

ALL OF LOT 12, AMENDED BLOCK 18, PLAT "A", AMERICAN FORK CITY SURVEY AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, AMENDED BLOCK 18, PLAT "A", AMERICAN FORK CITY SURVEY, SAID POINT BEING LOCATED SOUTH 89°56'34" EAST ALONG SECTION LINE 1535.08 FEET AND NORTH 85.26 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°17'30" WEST 165.60 FEET; THENCE NORTH 0°42'30" EAST 118.80 FEET; THENCE SOUTH 89°17'30" EAST 165.60 FEET; THENCE SOUTH 0°42'30" WEST 118.80 FEET TO THE POINT OF BEGINNING.

AREA = 0.45 ACRES

AF CITY
02-031-0029

N 0°42'30" E 118.80'

AF CITY
02-031-0027

N 89°17'30" W 165.60'

AF CITY
02-031-0026

TRASH REMOVAL NOTE

TRASH CONTAINER SYMBOL 

INDIVIDUAL TRASH CONTAINERS WILL BE PROVIDED TO EACH UNIT. THEY WILL BE STORED INSIDE EACH GARAGE AND ARE SHOWN THIS WAY ON THIS SITE PLAN. ACE DISPOSAL HAS ASKED THAT THE TRASH CONTAINERS BE PLACED ON THE NORTH SIDE OF THE DRIVE FOR PICK-UP. THEY HAVE BEEN SHOWN ON THIS SITE PLAN.

S 1/4 SEC 14
T5S, R1E, SLB&M
ELEV = 4594.27
FOUND BRASS CAP

S 89°56'34" E 1535.08'
BASIS OF BEARING

SE COR SEC 14
T5S, R1E, SLB&M
FOUND BRASS CAP

BENCH MARK

SOUTH QUARTER CORNER, SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN
ELEVATION = 4594.27 (NGVD 29 DATUM) -
FOUND BRASS CAP
TO CONVERT ELEVATIONS TO NAVD88,
RAISE 3.39' HIGH FOR A MONUMENT
ELEVATION OF 4597.66

REVISIONS

Rev.	Date	Description
1	06/18/21	REVISED PER CITY REVIEW #1
2	06/17/21	REVISED PER CITY COMMENTS
3	08/19/21	REVISED PER CITY COMMENTS
4	11/15/21	REVISED PER CITY COMMENTS
1	01/04/22	ADDED TRASH CONTAINER LOCATIONS TO THE PLANS

Developer: Op-prop LLC

544 W. 700 S. #405
Pleasant Grove, UT 84062
801-550-3992

EXCEL
ENGINEERING

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

43 NORTH APARTMENTS

AMERICAN FORK

UTAH

Drawn by:

D.W.P.

Designed by:

D.W.P.

Checked by:

D.W.P.

SITE PLAN

Scale:

1"=10'

Date:

03/02/21

C2

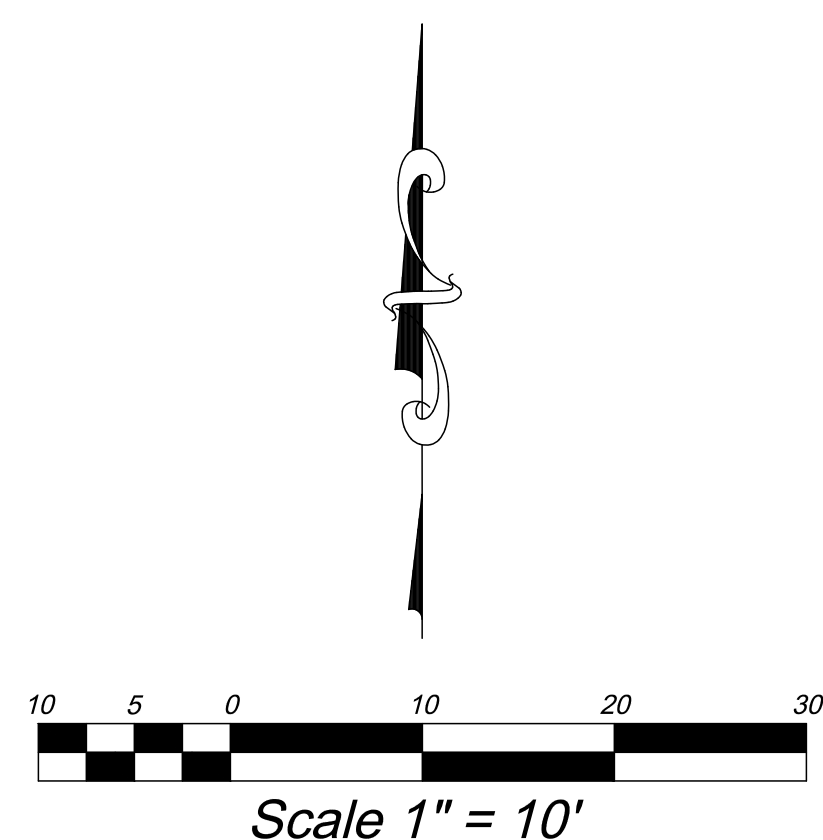
SURVEYOR:



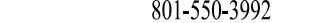
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

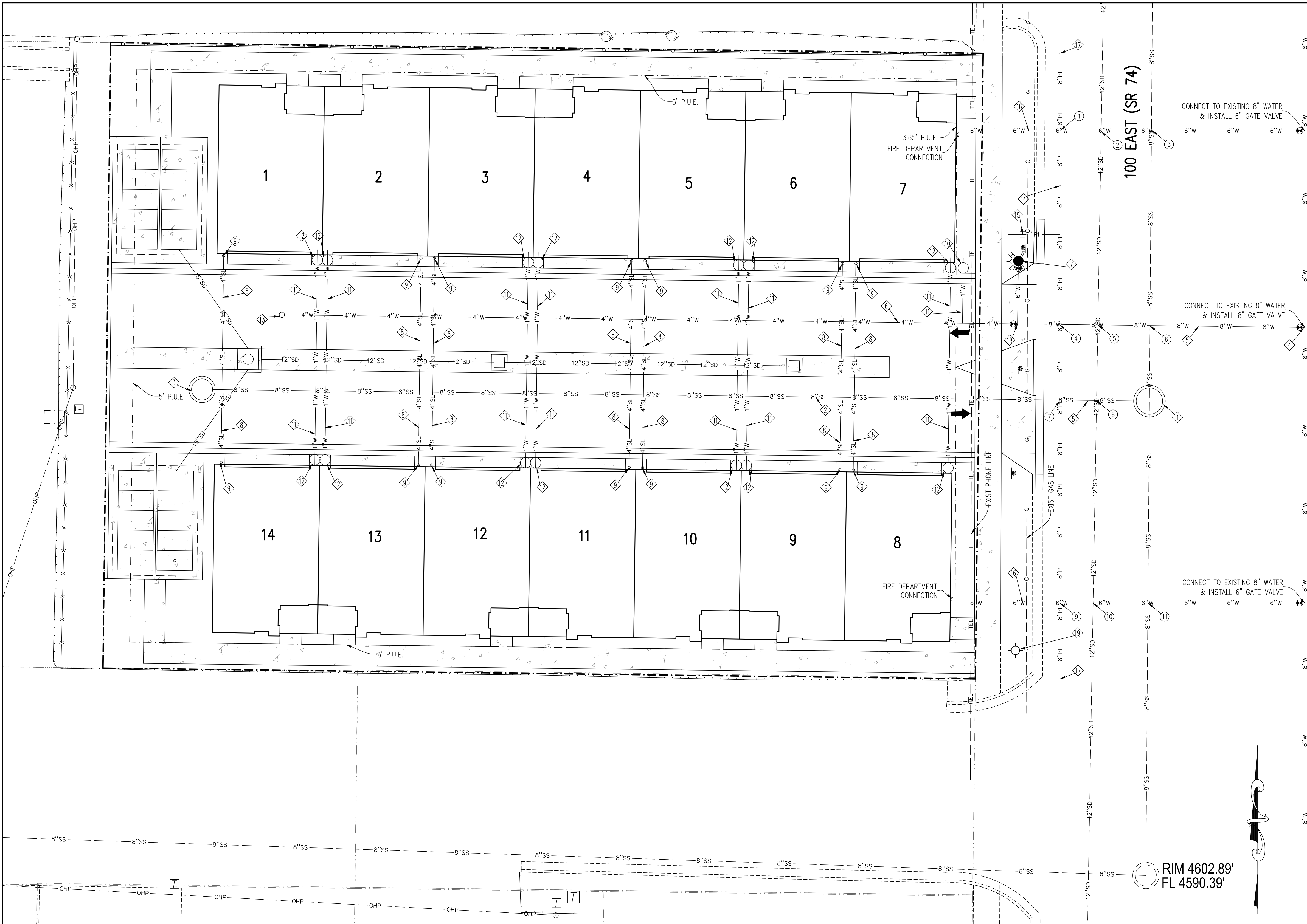


Know what's below.
Call before you dig.



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

Developer: Op-prop LLC 564 W. 700 S. #405 Pleasant Grove, UT 84062 801-550-3992	43 NORTH APARTMENTS		
	AMERICAN FORK		UTAH
 David W. Peterson, P.E. License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	Drawn by: D. W.P.	DEMOLITION PLAN	Scale: 1"=10'
	Designed by: D. W.P.		Date: 03/02/21
	Checked by: D. W.P.		C3



SEWER NOTES:

- 1. ALL SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY OF AMERICAN FORK PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING IS ACCOMPLISHED.
- 2. SEWER LATERALS ARE TO BE INSTALLED AT A MINIMUM SLOPE OF 2%.
- 3. NEW SERVICE LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR35
- 4. ALL LATERAL CONNECTIONS SHALL "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
- 5. THERE SHALL BE A MINIMUM 3 FEET OF COVER OVER ALL SEWER LATERAL LINES AND 3.5 FEET MINIMUM COVER AT PROPERTY LINE.
- 6. THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT WITH A MAXIMUM DISTANCE BETWEEN CLEANOUTS OF 75 FEET.
- 7. THERE SHALL A BE CLEANOUT AT ANY 90° BEND OR ANY COMBINATION OF BENDS IN EXCESS OF 90°.
- 8. CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
- 9. ALL CLEANOUTS SHALL REMAIN VISIBLE AND ACCESSIBLE.
- 10. ALL SEWER CONSTRUCTION MUST CONFORM TO AF CITY STANDARD DRAWINGS.

WATER NOTES:

- 1. ALL WATER MAINS, TRANSMISSION AND DISTRIBUTION LINES, SHALL BE CONSTRUCTED USING DUCTILE IRON IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51
- 2. DUCTILE IRON PIPE SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 6 INCH SIZE AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPING UNLESS OTHERWISE REQUIRED BY THE CITY ENGINEER.
- 3. ALL WATER CONSTRUCTION TO CONFORM TO AF CITY STANDARD DRAWINGS.
- 4. WATER LINE MIN. COVER IS 48" TO TOP OF PIPE.
- 5. WATER SERVICE MATERIAL TO BE POLY PIPE.

GENERAL UTILITY NOTES:

- 1. THERE ARE NO EXISTING LAND DRAINAGE SYSTEMS, WETLANDS, OR DRAINAGE AREAS TRIBUTARY TO THIS SITE.
- 2. NO UTILITY LINE EXTENSIONS REQUIRED FROM ADJACENT PROPERTY OWNERS.
- 3. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- 4. ALL ROOF DRAINS WILL BE CONVEYED TO THE APPROPRIATE UNDERGROUND FACILITY WHERE POSSIBLE, NOT CONVEYED ACROSS PARKING OR SIDEWALK. ROOF DRAINS SHOULD DISCHARGE AT LEAST 10 FEET FROM FOUNDATIONS OR BACKFILL LIMITS, WHICHEVER IS GREATER. CONNECT ALL ROOF DRAINS TO STORM DRAIN PIPING SHOWN WHERE POSSIBLE.

FIRE HYDANT NOTE

- 1. CONSTRUCTION TYPE = VB
- 2. TOTAL SQUARE FOOTAGE (EACH 7-PLEX) = 13,920 S.F.
- 3. REQUIRED FIRE FLOW = 3,250 GPM
- 4. FIRE SPRINKLE REDUCES REQUIRED FIRE FLOW TO MIN. 1,500 GPM
- 5. HYDRANTS REQUIRED FOR 1,500 GPM = 1
- 6. THE (1) NEW FIRE HYDRANT ON THE SITE SATISFY THIS REQUIREMENT.

UDOT NOTES:

- 1. LOCATE ALL ABOVE GROUND UTILITIES (UTILITY POLES, FIRE HYDRANTS) 18" BEHIND THE CURB.
- 2. LOCATE ABOVE GROUND UTILITIES CLEAR OF AND BEYOND THE AASHTO DEFINE CLEAR ZONE WHEN CURB IS ABSENT.
- 3. BORE ALL UTILITIES WITHIN THE PAVED SURFACE. FOR ALL UTILITY TAPS, FLOWABLE FILL (50-150 PSI/UDOT SPECIFICATION 03575) AND 7" OF PG GRADE SUPERPAVE MIX DESIGN ASPHALT MUST CONFORM TO UDOT SPECIFICATION 02741.

UTILITY KEYED NOTES

- 1. INSTALL 5' DIAMETER SEWER MANHOLE, RIM=4603.65 (MATCH EXISTING ASPHALT), 8" IE IN=4592.20, MATCH EXISTING 8" IE THRU=4592.00
- 2. INSTALL 175.3 L.F. 8" PVC SDR-35 SEWER @ S=1.70%
- 3. INSTALL 4' DIAMETER SEWER MANHOLE, RIM=4603.19, 8" IE OUT=4595.19
- 4. CONNECT TO EXISTING 8" WATER LINE AND INSTALL 8" GATE VALVE AT CONNECTION
- 5. CONST. 8" CUL. LINE (DIP), BORE UTILITY UNDER STATE ROAD PER UDOT SPECIFICATIONS.
- 6. INSTALL 4" DIP WATER LINE
- 7. INSTALL FIRE HYDRANT & VALVE
- 8. INSTALL 4" PVC SDR-35 SEWER LATERAL @ S=2% MIN.
- 9. INSTALL 4" SEWER CLEANOUT
- 10. INSTALL WATER SERVICE @ METER FOR IRRIGATION. INSTALL BACKFLOW PREVENTOR.
- 11. INSTALL 1" WATER SERVICE LINE
- 12. INSTALL 1" WATER METER WITH TRAFFIC RATED LID.
- 13. INSTALL 4" BLOW-OFF
- 14. INSTALL 8" P.I. LINE (DIP). THIS WILL BE A DRY LINE. PATCH ASPHALT AS NECESSARY.
- 15. INSTALL 1" P.I. SERVICE & METER BOX FOR FUTURE USE WHEN P.I. MAIN IS ACTIVE
- 16. INSTALL 6" DIP FIRE LINE
- 17. STUB & PLUG 8" P.I. MAIN.
- 18. INSTALL 8" TEE W/ 6" & 4" REDUCERS. INSTALL 4" GATE VALVE ON THE WEST 4" LINE COMING OFF THE TEE.
- 19. INSTALL STREET LIGHT PER CITY STANDARDS.

UTILITY CROSSING NOTES

- 1. FL 8" PI LINE=4600.65, TOP 6" WATER LINE=4599.32, CLEARANCE=1.33'
- 2. FL 12" SD=4601.61, TOP 6" WATER LINE=4599.32, CLEARANCE=2.29'
- 3. FL 6" WATER LINE=4598.82, TOP 8" SEWER=4593.64, CLEARANCE=5.18'
- 4. FL 8" PI LINE=4600.62, TOP 8" WATER LINE=4599.29, CLEARANCE=1.33'
- 5. FL 12" SD=4601.28, TOP 8" WATER LINE=4599.29, CLEARANCE=1.99'
- 6. FL 8" WATER LINE=4598.62, TOP 8" SEWER=4592.97, CLEARANCE=5.65'
- 7. FL 8" PI LINE=4599.92, TOP 8" SEWER LINE=4593.12, CLEARANCE=6.8'
- 8. FL 12" SD=4601.16, TOP 8" SEWER LINE=4593.00, CLEARANCE=8.16'
- 9. FL 8" PI LINE=4599.80, TOP 6" WATER LINE=4598.48, CLEARANCE=1.32'
- 10. FL 12" SD=4600.81, TOP 6" WATER LINE=4598.48, CLEARANCE=2.33'
- 11. FL 6" WATER LINE=4597.98, TOP 8" SEWER=4592.01, CLEARANCE=5.97'

EXISTING DRY UTILITY NOTE

THE EXISTING POWER LINES FOR THIS SITE ARE ON THE WEST SIDE OF THE PROPERTY. NO EXISTING POWER LINES ARE ALONG THE 100 EAST FRONTAGE. EXISTING TELEPHONE LINES ARE SHOWN ON THE PLAN ALONG THE 100 EAST FRONTAGE. NO OTHER COMMUNICATION LINES ARE ALONG THE FRONTAGE. THE EXISTING GAS LINES ARE SHOWN BEHIND THE CURB ON 100 EAST.

SEWER MAINTENANCE NOTE

THE PROPOSED UNITS WILL BE RENTED. THIS PROJECT WILL NOT HAVE AN HOA. THE PROPERTY OWNER WILL BE RESPONSIBLE TO MAINTAIN THE SEWER MAINS AND LATERALS ON-SITE.

NOTES TO CONTRACTOR

- 1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
- 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

STORM DRAIN EMERGENCY OVERFLOW NOTE

SEE SHEET C5 FOR THE EMERGENCY OVERFLOW LOCATION THAT IS AT THE LIP OF CURB AT 100 EAST NEAR THE NORTHEAST CORNER OF UNIT 8.

STORM DRAIN DESIGN

SEE SHEET C5 FOR STORM DRAIN DESIGN

UTILITY LEGEND

- FIRE HYDRANT
- PRESSURE IRRIG.
- CULINARY WATER
- SEWER PIPE PVC SDR-35
- STORM DRAIN PIPE
- EDGE OF ASPHALT
- FENCE
- OVERHEAD POWER LINE
- GAS LINE
- SEE SEWER KEYED NOTES
- UTILITY CROSSING KEYED NOTE



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BENCH MARK

SOUTH QUARTER CORNER, SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4594.27 (NGVD 29 DATUM) - FOUND BRASS CAP
TO CONVERT ELEVATIONS TO NAVD88, RAISE 3.39' HIGH FOR A MONUMENT ELEVATION OF 4597.66

REVISIONS

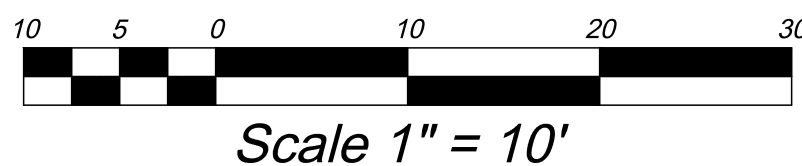
Rev.	Date	Description
2	06/17/21	REVISED PER CITY COMMENTS
3	08/19/21	REVISED PER CITY COMMENTS
4	11/15/21	REVISED PER CITY COMMENTS



SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM



Developer: Op-prop LLC

544 W. 700 S. #405
Pleasant Grove, UT 84062
801-550-3992



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

43 NORTH APARTMENTS

AMERICAN FORK

UTAH

Drawn by:

D.W.P.

Designed by:

D.W.P.

Checked by:

D.W.P.

UTILITY PLAN

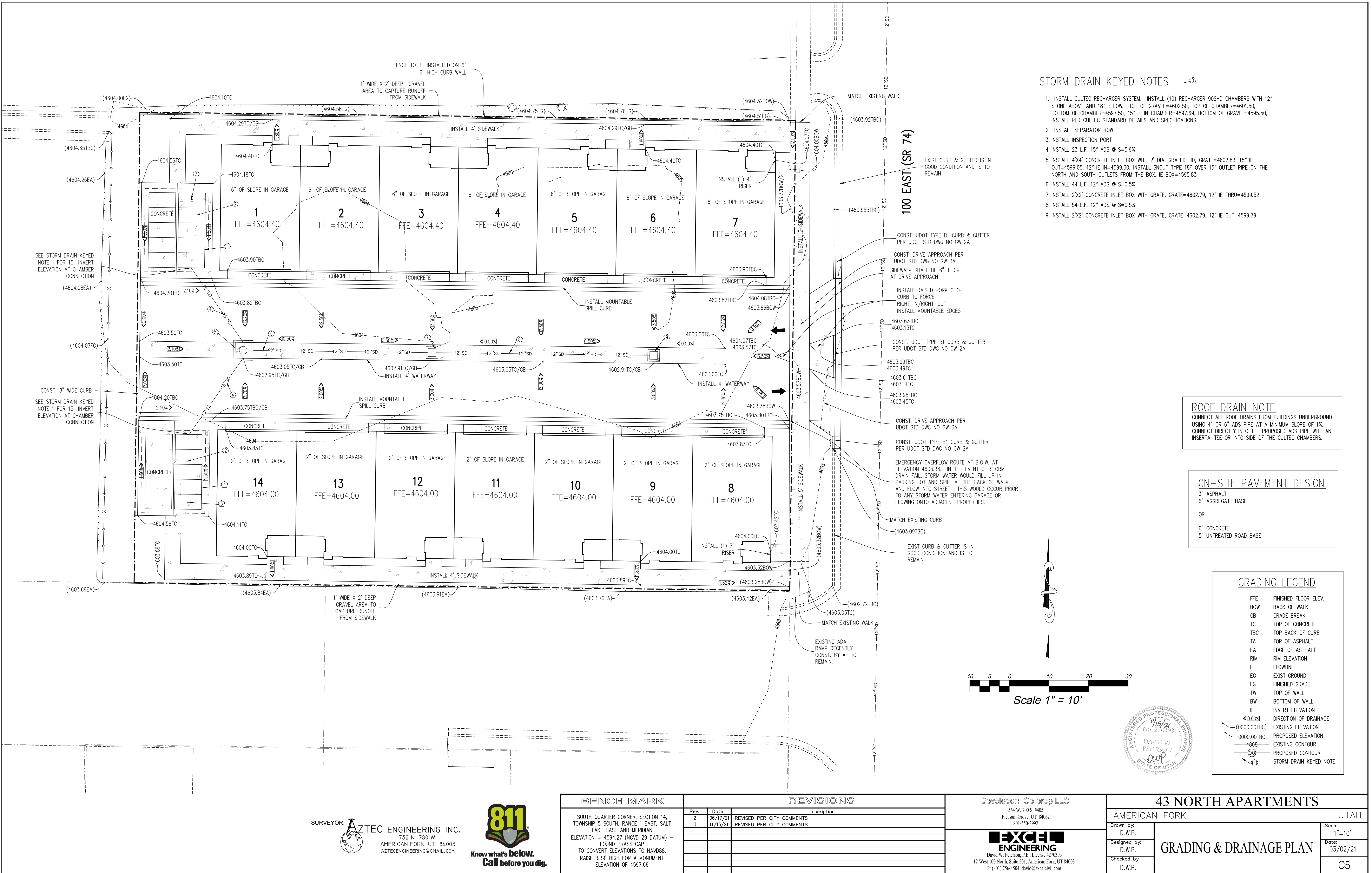
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1"=10'

Date:

03/02/21

C4



43 NORTH APARTMENTS

ADDRESS: 43 NORTH 100 EAST

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK, UTAH COUNTY, UTAH

SWPPP

Storm Water Pollution Prevention Plan

A Utah Pollutant Discharge Elimination System (UPDES) permit covers
this construction site. If any Non-Storm water discharge or severe vehicle
tracking occurs please call 420-1272.

Project Name: 123abc

MINIMUM SIGN DIMENSION = 4'x4'

SWPPP Location: ABC Company Construction Trailer
100 W Center

SWPPP Contact: John Doe
XYZ Environmental
801-111-2233

SWPPP Drawing
17'x 22'

PERCOLATION RATE: 15 MINUTES PER INCH

DISTURBED AREA = 0.45 ACRES

C-VALUE BEFORE CONSTRUCTION = 0.30
C-VALUE AFTER CONSTRUCTION = 0.83

NOTE: CIVIL ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE
IMPLEMENTATION OF THIS PLAN DURING CONSTRUCTION. SUCH
RESPONSIBILITY IS SOLELY THE CONTRACTOR'S.

SWPPP CONTACT LIST:

COMPANY	CONTACT	PHONE
AF STORM DRAIN SEWER	Ashton Hardy	(801) 404 6162
AF STORM WATER INSPECTOR	Harlan Nielson	(801) 404 6361
AF FLOOD IRRIGATION COMPANY	Ernie Johns	(801) 756 6626
TIMPANOGOS SPECIAL SERVICE DISTRICT	Jon Adams	(801) 756 5231

SITE OPERATOR IS RESPONSIBLE FOR THE FOLLOWING:

- SUBMITTING A NOTICE OF INTENT (NOI) TO THE UTAH STATE DIVISION OF WATER QUALITY. A COPY OF THE NOI MUST BE SUBMITTED TO AMERICAN FORK CITY.
- SUBMITTING A SWPPP DOCUMENT TO AMERICAN FORK CITY FOR APPROVAL BEFORE CONSTRUCTION.
- OBTAIN A LAND DISTURBANCE PERMIT FROM AMERICAN FORK CITY AT LEAST 15 DAYS PRIOR TO CONSTRUCTION.

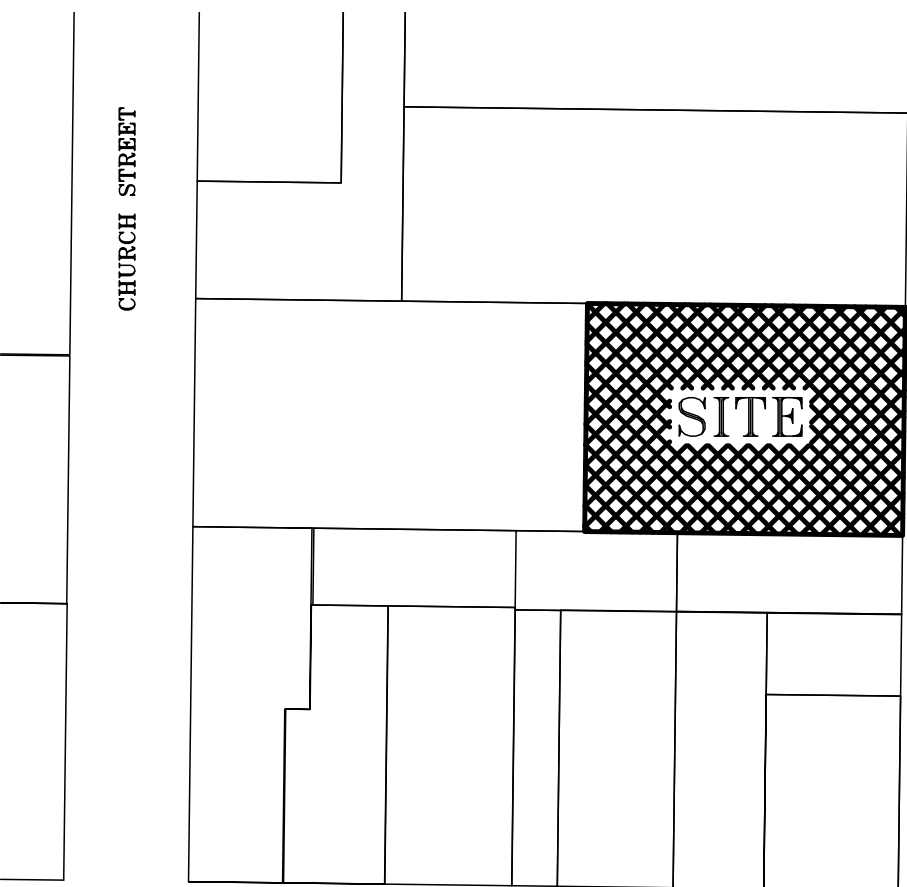
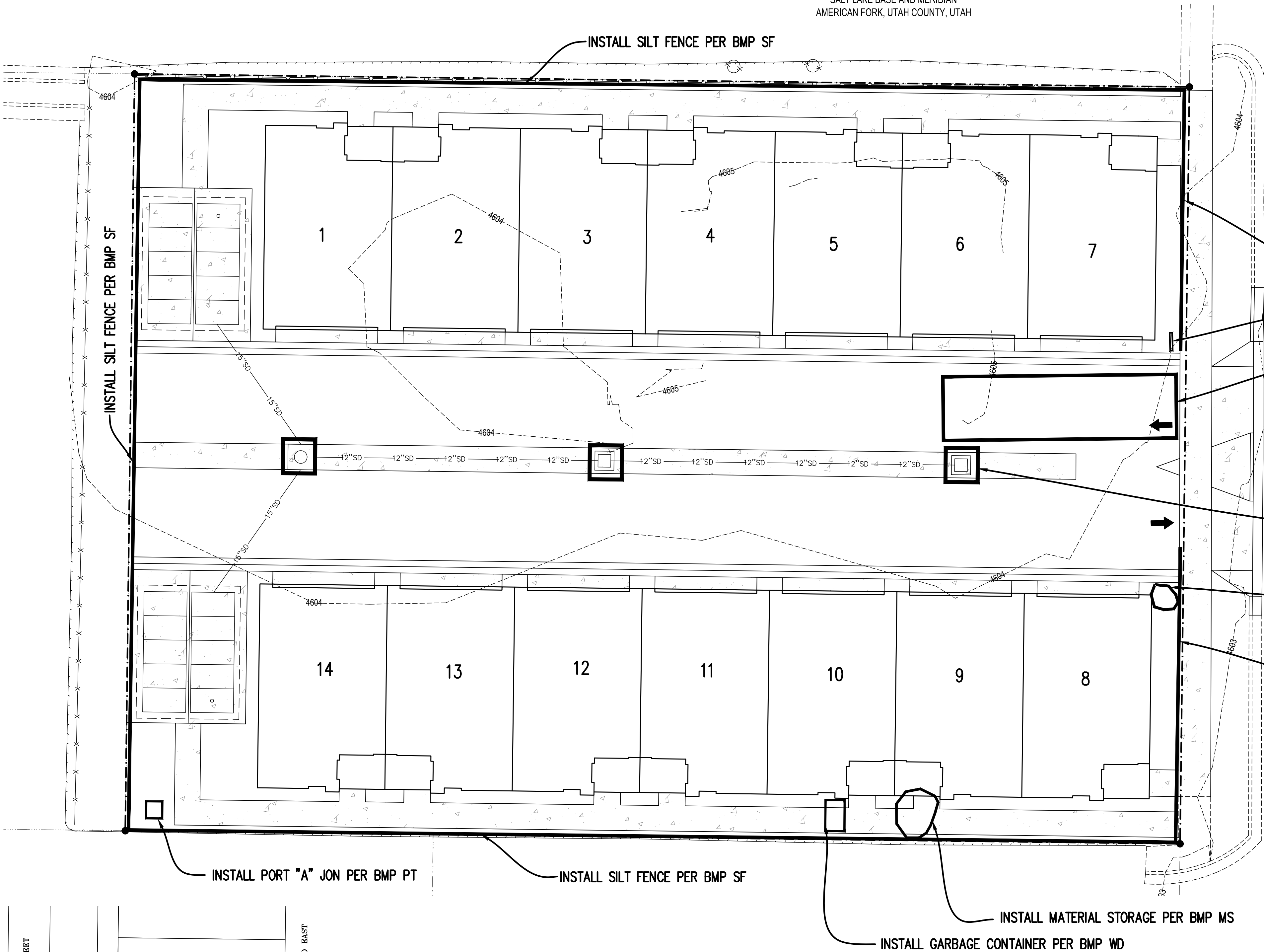
SWMP CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all
attachments were prepared under my direction or supervision in
accordance with a system designed to ensure that qualified personnel
properly gather and evaluate the information submitted. Based on
my inquiry of the person or persons who manage the system, or
those persons directly responsible for gathering the information, the
information submitted is to the best of my knowledge and belief,
true, accurate, and complete. I am aware that there are significant
penalties for submitting false information, including the possibility of
fine and imprisonment for knowing violations."

PE STAMP, SIGN AND DATE

EROSION CONTROL NOTES:

- CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
- INSTALL SEDIMENT TRAP IN FRONT OF ALL SILT FENCES. SEE BMP ST.
- CONST. A 15'X50'X2' DEEP COBBLE VEHICLE TRACKING CONTROL AREA AS SHOWN ON PLAN. SEE BMP SCEWA
- INSTALL CONCRETE WASH OUT AREA. SEE BMP CWM
- INSTALL FILTER FABRIC UNDER CONSTRUCTED STORM DRAIN INLETS.
- INSTALL GARBAGE CONTAINER. SEE BMP WD
- INSTALL PORTABLE TOILET. SEE BMP PT
- INSTALL MATERIALS STORAGE AREA. SEE BMP MS
- CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
- CONTRACTOR TO WATER SITE AT LEAST WEEKLY OR MORE FREQUENTLY AS NEEDED TO CONTROL DUST POLLUTION.
- SWEEP STREET. SEE BMPS DC & PLSV
- INSTALL LANDSCAPING. SEE BMP TPS
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP'S. CONTACT DEVELOPER FOR CONTRACTOR INFORMATION.



VICINITY PLAN

SURVEYOR:



AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM



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BENCH MARK

SOUTH QUARTER CORNER, SECTION 14,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN
ELEVATION = 4594.27 (NGVD 29 DATUM) -
FOUND BRASS CAP
TO CONVERT ELEVATIONS TO NAVD88,
RAISE 3.39' HIGH FOR A MONUMENT
ELEVATION OF 4597.66

REVISIONS

Rev.	Date	Description
2	06/17/21	REVISED PER CITY COMMENTS

Developer: Op-prop LLC

544 W. 700 S. #405
Pleasant Grove, UT 84062
801-550-3992



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12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelsiorcivil.com

43 NORTH APARTMENTS

AMERICAN FORK

UTAH

Drawn by:

D.W.P.

Designed by:

D.W.P.

Checked by:

D.W.P.

EROSION CONTROL PLAN

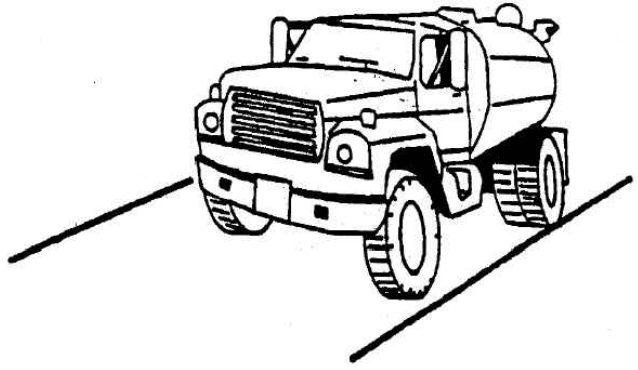
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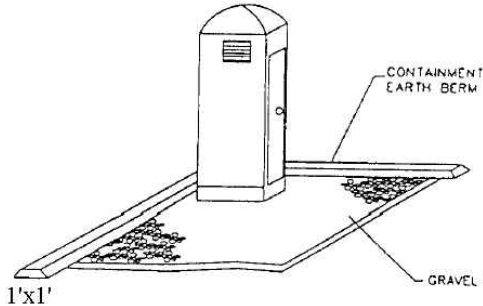
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03/02/21

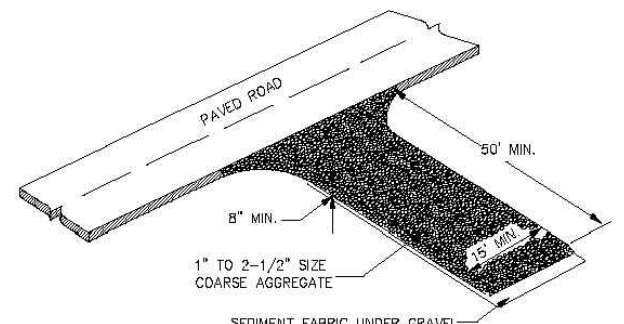
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BMP: Dust Controls		DC
	OBJECTIVES ■ Housekeeping Practices □ Contain Waste □ Minimize Disturbed Areas □ Stabilize Disturbed Areas □ Protect Slopes/Channels □ Control Site Perimeter □ Control Internal Erosion	
DESCRIPTION: Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.		
APPLICATION: Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.		
INSTALLATION/APPLICATION CRITERIA: ▶ Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry. ▶ Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly. ▶ Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion.		
LIMITATIONS: ▶ Street sweeping is labor and equipment intensive and may not be effective for all pollutants. ▶ Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.		
MAINTENANCE: If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be re-sprayed to keep dust from spreading.		
Adapted from Salt Lake County BMP Fact Sheet		TARGETED POLLUTANTS ■ Sediment □ Nutrients □ Toxic Materials □ Oil & Grease □ Floatable Materials □ Other Waste
		■ High Impact □ Medium Impact □ Low or Unknown Impact
IMPLEMENTATION REQUIREMENTS ■ Capital Costs □ O&M Costs ■ Maintenance ■ Training		
■ High ■ Medium □ Low		

BMP: Parking Lot Sweeping/Vacuuming		PLSV
	PROGRAM ELEMENTS ☐ New Development ☐ Residential ☐ Commercial Activities ☐ Industrial Activities ☐ Municipal Facilities ☐ Illegal Discharges	
	DESCRIPTION: Reduce the discharges of pollutants to stormwater from parking lot surfaces by conducting parking lot cleaning on a regular basis.	
	APPROACH: ▪ Restrict parking prior to and during sweeping. ▪ Establish frequency of sweeping based on anticipated need and observations of debris or sediment accumulation. ▪ Increase sweeping frequency just before the rainy season. ▪ Lots that generate greater amounts of debris or sediment must be swept more frequently. These include lots associated with or adjacent to recreational, commercial, or industrial areas, or other areas of high vehicle or pedestrian traffic. ▪ Manually remove debris from corners or other areas of the parking lot that equipment cannot reach. ▪ Keep accurate operation logs to track programs. ▪ Equipment selection can be key for this particular BMP. There are two types used: the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). It may be useful to have the ability to use both kinds.	
	LIMITATIONS: ▪ Conventional sweepers are not able to remove oil and grease. ▪ Mechanical sweepers are not effective at removing finer sediments. ▪ Effectiveness may also be limited by parking lot conditions, presence of parked vehicles, presence of construction projects, climatic conditions and condition of curbs.	
MAINTENANCE: ▪ Acquisition and maintenance of equipment is generally handled by the company hired to perform the sweeping/vacuuming.		TARGETED POLLUTANTS ▪ Sediment ▪ Nutrients ▪ Heavy Metals ▪ Toxic Materials ▪ Oxygen Demanding Substances ▪ Oil & Grease ▪ Floatable Materials ▪ Bacteria & Viruses
		IMPLEMENTATION REQUIREMENTS ☐ Capital Costs ☐ O&M Costs ☐ Regulatory ☐ Training ☐ Staffing ☒ Administrative
		IMPACT ☒ High ☐ Medium ☐ Low

BMP: Portable Toilets		PT
	OBJECTIVES ■ Housekeeping Practices ■ Contain Waste □ Minimize Disturbed Areas □ Stabilize Disturbed Areas □ Protect Slopes/Channels □ Control Site Perimeter □ Control Internal Erosion	
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. ▶ Stake toilets to prevent them from tipping.		
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.		
TARGETED POLLUTANTS ■ Sediment ■ Nutrients ■ Toxic Materials ■ Oil & Grease ■ Floatable Materials ■ Other Waste		
IMPACT ■ High Impact ■ Medium Impact □ Low or Unknown Impact		
IMPLEMENTATION REQUIREMENTS ■ Capital Costs ■ O&M Costs ■ Maintenance ■ Training		
IMPACT ■ High ■ Medium □ Low		

BMP: Silt Fence		SF
	OBJECTIVES - Housekeeping Practices - Contain Waste - Minimize Disturbed Areas - Stabilize Disturbed Areas - Protect Slopes/Channels - Control Site Perimeter - Control Internal Erosion	
	DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.	
	APPLICATION: - Perimeter control; place barrier at downgradient limits of disturbance - Sediment barrier; place barrier at toe of slope or soil stockpile - Protection of existing waterways; place barrier near top of stream bank - Inlet protection; place fence surrounding catchbasins	
	INSTALLATION/APPLICATION CRITERIA: - Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts. - Secure wire mesh (14 gauge min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings. - Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench. - Backfill trench over filter fabric to anchor.	
LIMITATIONS: - Recommended maximum drainage area of 0.5 acre per 100 feet of fence - Recommended maximum upgradient slope length of 150 feet - Recommended maximum uphill grade of 2:1 (50%) - Recommended maximum flow rate of 0.5 cfs - Fencing should not be allowed behind fence.		Adapted from Salt Lake County BMP Fact Sheet
MAINTENANCE: - Inspect immediately after any rainfall and at least daily during prolonged rainfall. - Look for runoff bypassing ends of barriers or undercutting barriers. - Repair or replace damaged areas of the barrier and remove accumulated sediment. - Reanchor fence as necessary to prevent shortcutting. - Remove accumulated sediment when it reaches 1/2 the height of the fence.		TARGETED POLLUTANTS - Sediment - Nutrients - Toxic Materials - Oil & Grease - Floatable Materials - Other Waste
IMPLEMENTATION REQUIREMENTS - Capital Costs - O&M Costs - Maintenance - Training		IMPACT High Medium Low

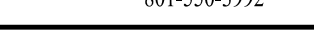
BMP: Stabilized Construction Entrance and Wash Area		SCEWA
	OBJECTIVES ☐ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion	
DESCRIPTION: A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.		
APPLICATIONS: At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.		
INSTALLATION/APPLICATION CRITERIA: - Clear and grub area and grade to provide maximum slope of 2%. - Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months). - Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches. - Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions. - Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.		
LIMITATIONS: - Requires periodic top dressing with additional stones. - Should be used in conjunction with street sweeping on adjacent public right-of-way. - Must be situated such that waste water does not run off site.		
MAINTENANCE: - Inspect daily for loss of gravel or sediment buildup. - Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping. - Repair entrance and replace gravel as required to maintain control in good working condition. - Expand and stabilize area as required to accommodate traffic and prevent erosion at driveways.		
TARGETED POLLUTANTS ☐ Sediment ☐ Nutrients ☐ Toxic Materials ☐ Oil & Grease ☐ Floatable Materials ☐ Other Waste		
IMPACT ☐ High Impact ☐ Medium Impact ☐ Low or Unknown Impact		
IMPLEMENTATION REQUIREMENTS ☐ Capital Costs ☐ O&M Costs ☐ Maintenance ☐ Training		
IMPACT ☐ High ☐ Medium ☐ Low		

BMP: BMP Inspection and Maintenance		BMPIM
	APPLICATIONS ☐ Manufacturing ☐ Material Handling ☐ Vehicle Maintenance ☐ Construction ☐ Commercial Activities ☐ Roadways ☐ Waste Containment ☐ Housekeeping Practices	
	DESCRIPTION: Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.	
APPROACH: Regular maintenance of all structural BMP's is necessary to ensure their proper functionality. ➤ Annual inspections. ➤ Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading. ➤ Clean structural BMP's in high pollutant areas just before the wet season to remove sediment and debris accumulated during the summer and fall. ➤ Keep accurate logs of what structures were maintained and when they were maintained. ➤ Record the amount of waste collected.	TARGETED POLLUTANTS ■ Sediment ■ Nutrients ■ Heavy Metals ■ Toxic Materials ■ Oxygen Demanding Substances ■ Oil & Grease ■ Floatable Materials ■ Bacteria & Viruses	
LIMITATIONS: ➤ Availability of trained staff	■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact IMPLEMENTATION REQUIREMENTS ■ Capital Costs ■ O&M Costs ☒ Maintenance ☐ Staffing ☐ Training ☐ Administrative ■ High ☐ Medium ☐ Low	

BMP: Vehicle And Equipment Cleaning		VEC
	OBJECTIVES	
	☐ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion	
DESCRIPTION:		
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.		
INSTALLATION/APPLICATION:		
Adapted from Salt Lake County BMP Fact Sheet		
- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash wastes properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site. - If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground. - Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.		
TARGETED POLLUTANTS		
☐ Sediment ☐ Nutrients ☐ Toxic Materials ☐ Oil & Grease ☐ Floatable Materials ☐ Other Waste		
☒ High Impact ☐ Medium Impact ☐ Low or Unknown Impact		
LIMITATIONS:		
- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. - Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.		
IMPLEMENTATION REQUIREMENTS		
☒ Capital Costs ☐ O&M Costs ☐ Maintenance ☐ Training		
MAINTENANCE:		
Minimal, some berm repair may be necessary.		
☒ High ☐ Medium ☐ Low		

BMP: Concrete Waste Management		CWM
	OBJECTIVES ☐ Housekeeping Practices ☒ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion	
DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.		
APPLICATIONS: This technique is applicable to all types of sites.		
INSTALLATION/APPLICATION CRITERIA: • Store dry and wet materials under cover, away from drainage areas. • Avoid mixing excess amounts of fresh concrete or cement on-site. • Perform washout of concrete trucks off-site or in designated areas only. • Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. • Do not allow excess concrete to be dumped on-site, except in designated areas. • When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.) • Train employees and subcontractors in proper concrete waste management.		
LIMITATIONS: • Off-site washout of concrete wastes may not always be possible.		
MAINTENANCE: • Inspect subcontractors to ensure that concrete wastes are being properly managed. • If using a temporary pit, dispose hardened concrete on a regular basis.		
TARGETED POLLUTANTS ☐ Sediment ☐ Nutrients ☐ Toxic Materials ☐ Oil & Grease ☐ Floatable Materials ☐ Other Waste		
IMPLEMENTATION REQUIREMENTS ☐ Capital Costs ☐ O&M Costs ☒ Maintenance ☒ Training		
IMPACT ☒ High ☒ Medium ☐ Low		

BMP: Spill Clean-Up		SCU
	OBJECTIVES ☒ Housekeeping Practices ☒ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion	
DESCRIPTION: Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.		
APPLICATION: All sites		
GENERAL: • Store controlled materials within a storage area. • Educate personnel on prevention and clean-up techniques. • Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response. • Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.	Adapted from Salt Lake County BMP Fact Sheet	
METHODS: • Clean-up spills/leaks immediately and remediate cause. • Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL. • Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste. • Document all spills with date, location, substance, volume, actions taken and other pertinent data. • Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.	TARGETED POLLUTANTS ☐ Sediment ☐ Nutrients • Toxic Materials ☐ Oil & Grease ☐ Floatable Materials ☐ Other Waste	
	■ High Impact ☒ Medium Impact ☐ Low or Unknown Impact	
	IMPLEMENTATION REQUIREMENTS ☒ Capital Costs ☐ O&M Costs ☐ Maintenance ■ Training	
	■ High ☒ Medium ☐ Low	

Developer: Op-prop LLC 544 W. 700 S. #405 Pleasant Grove, UT 84062 801-550-3992		43 NORTH APARTMENTS AMERICAN FORKUTAH			
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		Drawn by: D.W.P.	BMP DETAILS		Scale: NTS
		Designed by: D.W.P.			Date: 03/02/21
		Checked by: D.W.P.			C7



GENERAL NOTES

1. City of American Fork, A.P.W.A, Utah Chapter and Utah Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of American Fork Item Numbers unless otherwise noted.
2. The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Road Cut Permits and Notices of Intent (NOI), Building Permits, etc.
4. The Contractor shall notify the City of American Fork, Public Works Department in writing at least 7 working days prior to beginning construction and request a pre-construction meeting. Bond for public improvements and inspection fees must be paid in full prior to requesting a pre-construction meeting.
5. The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the City of American Fork, Public Works Department, that documents "as _ built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.
7. The Contractor shall restrict construction activity to public right_of_way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by a License Utah Professional Surveyor as approved by the City Engineer.
9. Non_rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross_sections that existed before construction.
11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodplain) must be approved by the City Engineer.
13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of American Fork. Precast concrete products without proof of inspection shall not be approved for installation.
16. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours.
17. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.
18. All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 – inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater.
19. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
20. Permits to construct in the right-of-way of existing streets must be obtained from the City of American Fork, Public Works Department before commencing construction.
21. The Contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of one year from the final acceptance of the work, and shall make any necessary repairs at no cost to the City.
22. Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer.
23. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and the City of American Fork standard construction drawings.
24. Any modification to the work shown on drawings must have prior written approval by the City Engineer.
25. Traffic control and other regulatory signs shall comply with the Utah Department of Transportation Traffic Control guidelines and MUTCD Manual, current edition
26. Public street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a green background.
27. Private street signs shall meet all City of American Fork specifications with lettering colored in white displayed over a blue background

UTILITIES

1. The following utilities are known to be located within the limits of this project:
- | COMPANY | CONTACT | PHONE |
|--------------------|---------------|-------------------------------|
| CENTURYLINK | – TELEPHONE | Ryan Allred (385) 223 0084 |
| ROCKY MTN. POWER | – POWER | Teria Walker (801) 756 1310 |
| COMCAST | – CABLE | Elysia Valdez (801) 401 3017 |
| QUESTAR GAS | – GAS | Wendy Edwards (801) 853 8513 |
| AMERICAN FORK CITY | – WATER | Jay Brems (801) 763 3060 |
| AMERICAN FORK CITY | – SEWER | Ashton Hardy (801) 763 3060 |
| AMERICAN FORK CITY | – STORM | Ashton Hardy (801) 763 3060 |
| AMERICAN FORK CITY | – SWPPP | Harlan Nielsen (801) 763 3060 |
| AMERICAN FORK CITY | – P.I. | Jay Brems (801) 763 3060 |
| AMERICAN FORK CITY | – PLANNING | Adam Olsen (801) 763 3000 |
| AMERICAN FORK CITY | – ENGINEERING | Ben Hunter (801) 763 3060 |
| FIRE MARSHALL | – FIRE DEPT | Mat Sacco (801) 7633040 |
| FIRE & RESCUE | | 911 |
2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800–662–4111) at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Utah Department Of Transportation, Traffic Control guidelines or Manual of Uniform Traffic Control Devices, current edition.
2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer.
3. At all other hours the Contractor shall maintain minimum one _ lane two – way traffic. Traffic circulation must be supervised by a Certified Flagger.
4. Steady _ burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.
5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles.
6. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein.
7. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.
8. Traffic Control requiring road closures and/ or detouring must be approved by the City Council.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Utah DWQ.
2. The NOI must be submitted to DWQ 45 days prior to the start of construction and may entitle coverage under the Utah DWQ General Permit for Storm Water Discharges associated with construction activity. A project location map must be submitted with the NOI.
3. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times.
4. A UPDES Storm water Discharge Permit may be required. The Contractor shall be considered the Permittee.
5. The Contractor shall provide sediment control at all points where storm water runoff leaves the site, including waterways, overland sheet flow, and storm sewers.
6. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
7. The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.
8. Disturbed areas that will remain un-worked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance.
9. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C_651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SANITARY SEWER

1. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of American Fork, Public Works Department and the Utah Department of Health Code and Regulations.
2. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35.
3. Pipe for 6–inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of American Fork Construction Inspection Division quality control requirements.
4. All manhole lids shall be provided with continuous self_sealing gaskets.
5. The approved construction drawings shall show where bolt_down lids are required.
6. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of American Fork sanitary manhole standard drawing. Manhole lids shall include the word SEWER.
7. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations.
7. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.
8. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.
9. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to the American Fork Code of Ordinances.
10. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable.
11. Where sanitary sewers cross water mains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to the city Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.
12. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.
13. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes.
14. All sewer lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of sewer line.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro _ seeded and hydro _ mulched according to the City of American Fork Standard Specifications.
2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
3. Granular backfill shall be compacted granular material according to American Fork City Standard Specifications.
4. All public storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.
5. Headwalls and end walls shall be required at all storm sewer inlets or outlets to and from storm water management facilities. Natural stone and/or brick approved by the City Engineer shall be provided on all visible headwalls and/or end walls surfaces.
6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include the word STORM.
7. Storm sewer outlets greater than 18 inches in diameter accessible from storm water management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

STRIPING AND SIGNING

1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand–blasting is allowed for removal of existing striping.
4. Contractor is responsible for removal of conflicting existing striping.
5. Materials used for striping must comply with the Utah Department of Transportation standard specifications.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations.
2. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location.
3. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.
4. Before relocating any mailboxes, the Contractor shall contact the U.S. Postal Service and relocate mailboxes according to the requirements of the Postal Service.

USE OF FIRE HYDRANTS

1. The Contractor shall make proper arrangements with the American Fork City, Water Department for the use of fire hydrants when used for work performed under this project's approval.

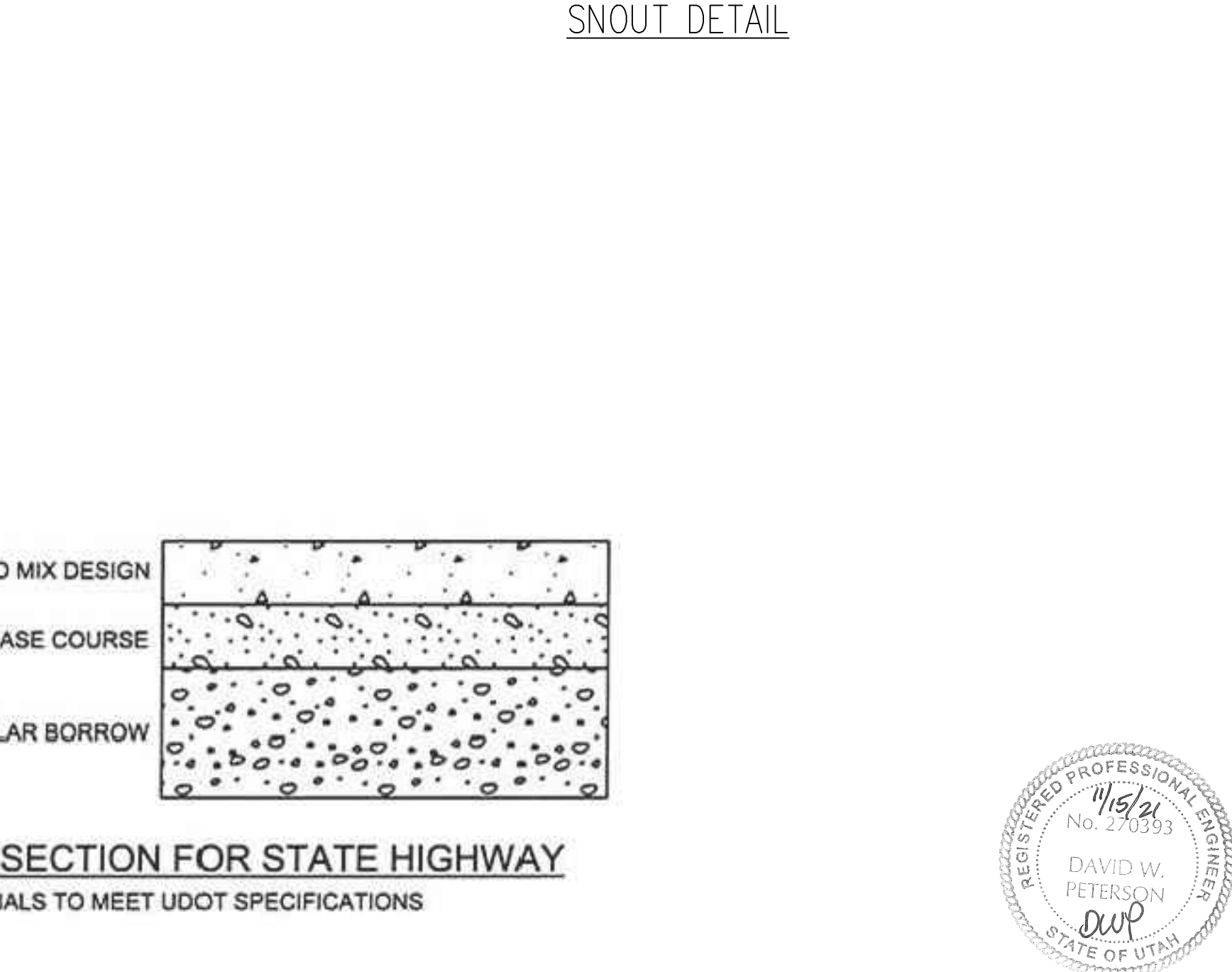
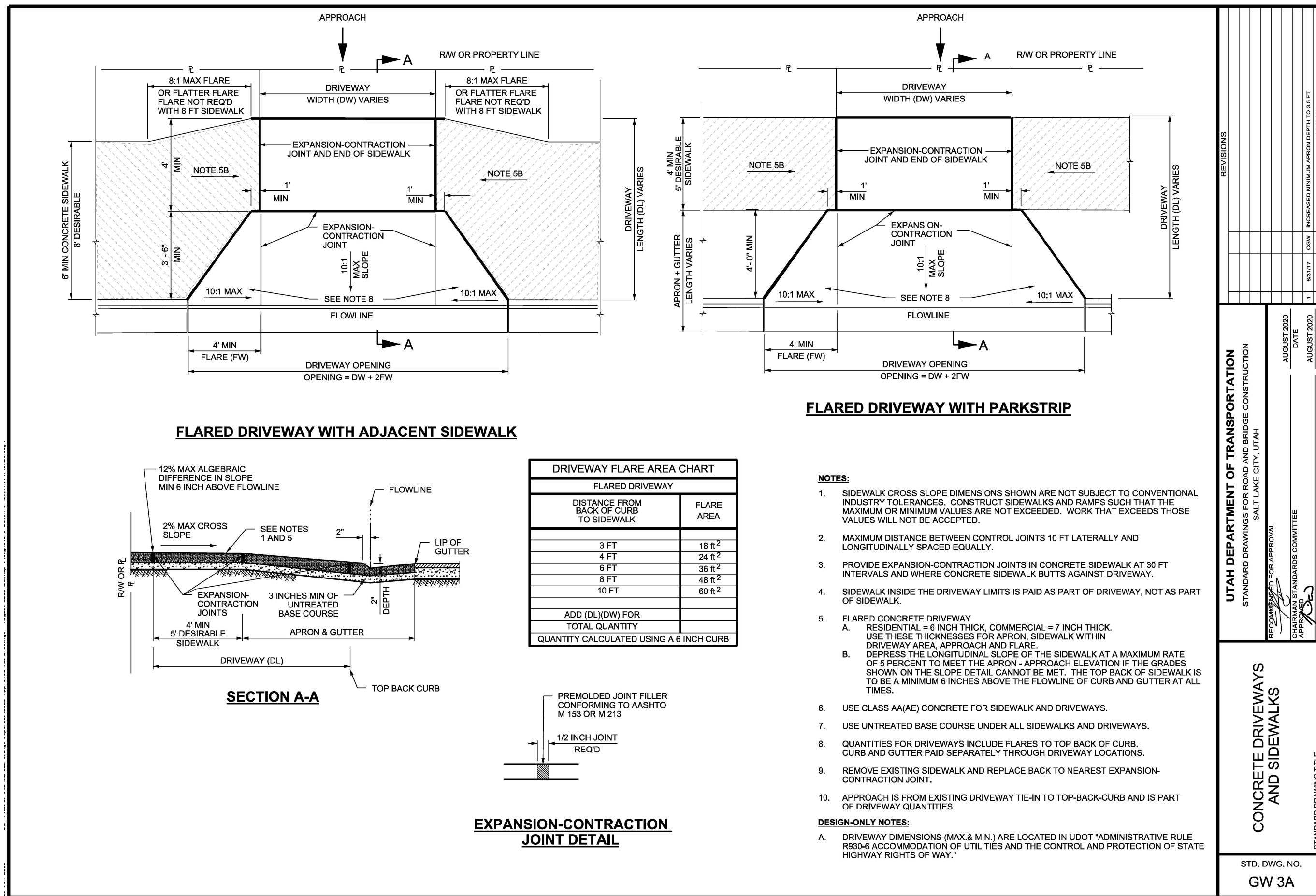
PRESSURIZED IRRIGATION LINE

1. All Pressurized irrigation line materials shall be provided and installed according to current specifications of the City of American Fork, PI Department.
2. All pressurized irrigation pipe with a diameter 3 inches to 12 inches shall be C900 PVC purple pipe.
3. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. The Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the lines have been pressure tested addressed to the City of American Fork, PI Department.
4. The Contractor shall notify the City of American Fork, PI Department at (801) 404–6129 Jay Brems at least 24 hours before tapping into existing water lines.
5. All pressurized irrigation line stationing shall be based on street centerline stationing.
6. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
7. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of pressurized irrigation service. Interruption of pressurized irrigation service shall be minimized and must be approved by the City Engineer.
8. All water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of pressurized irrigation line. Pressurized irrigation lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.



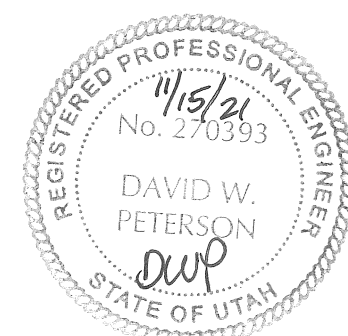
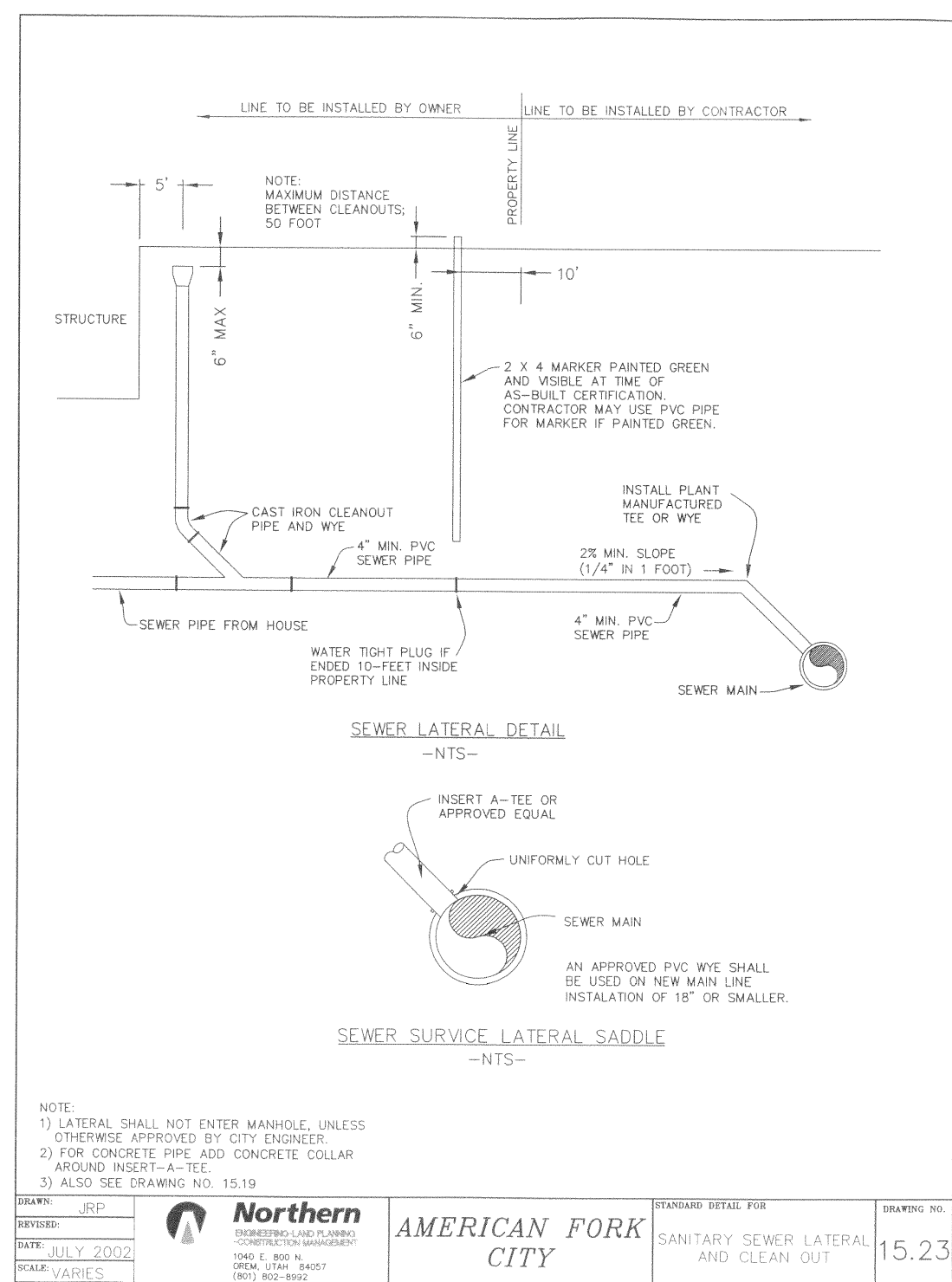
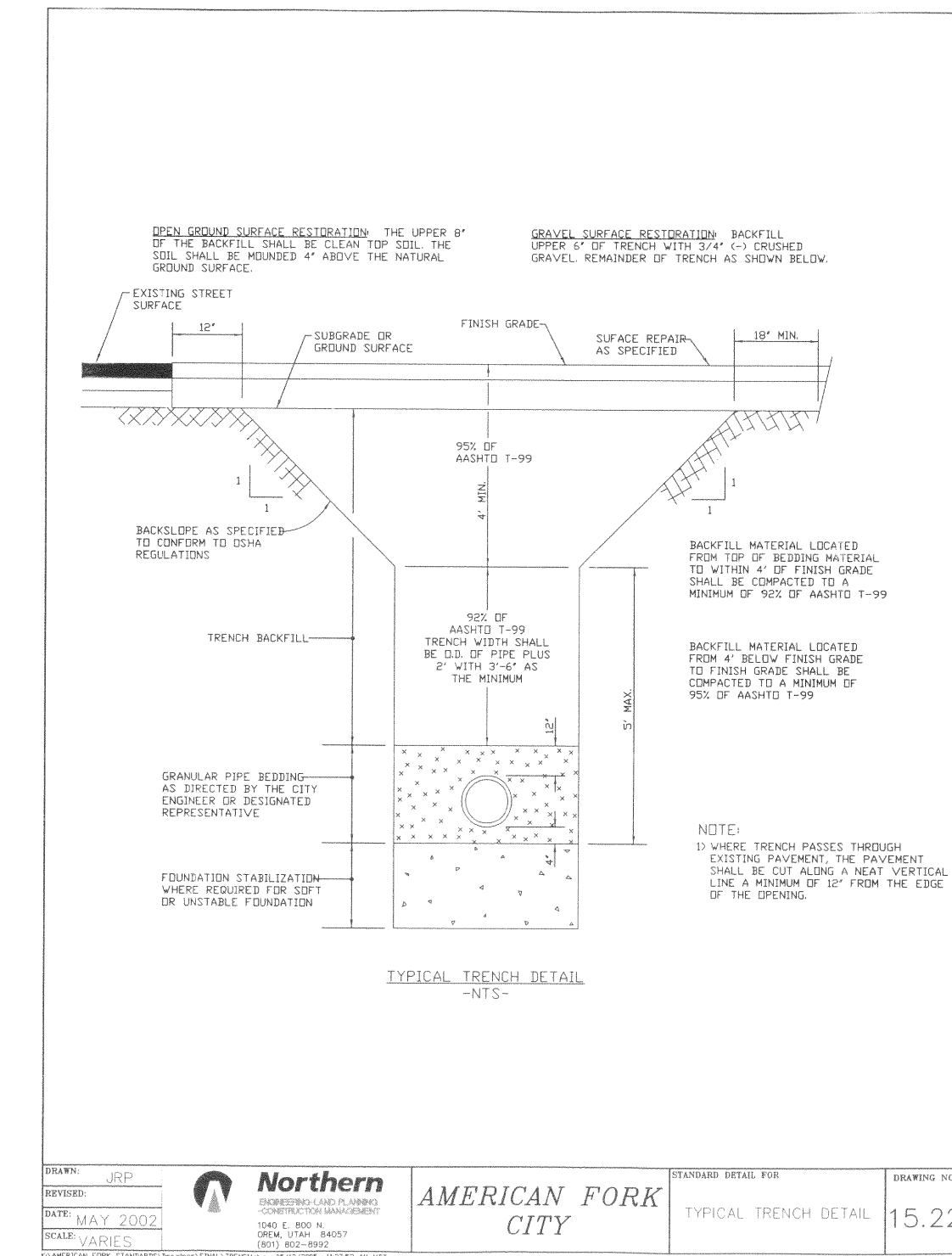
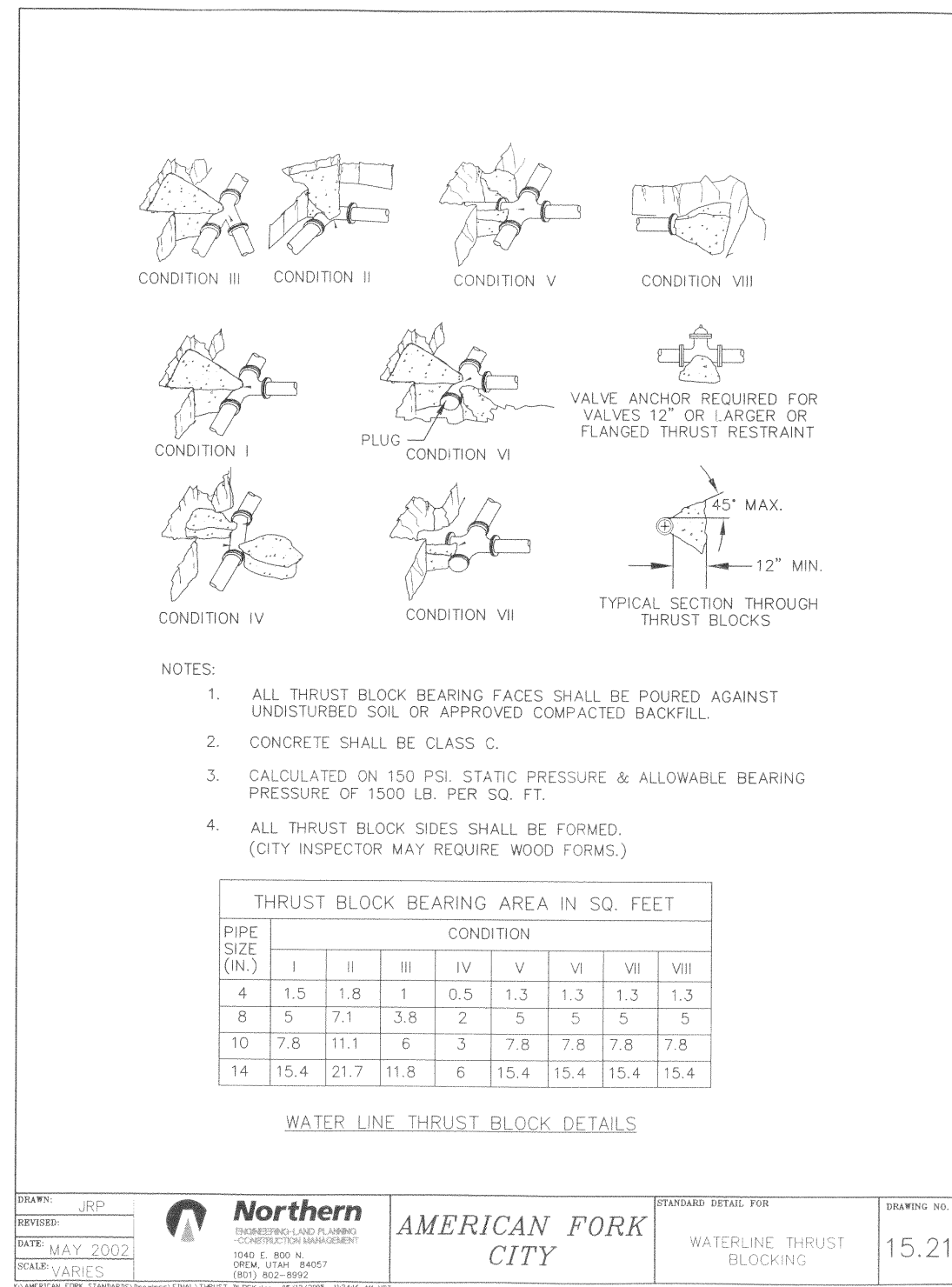
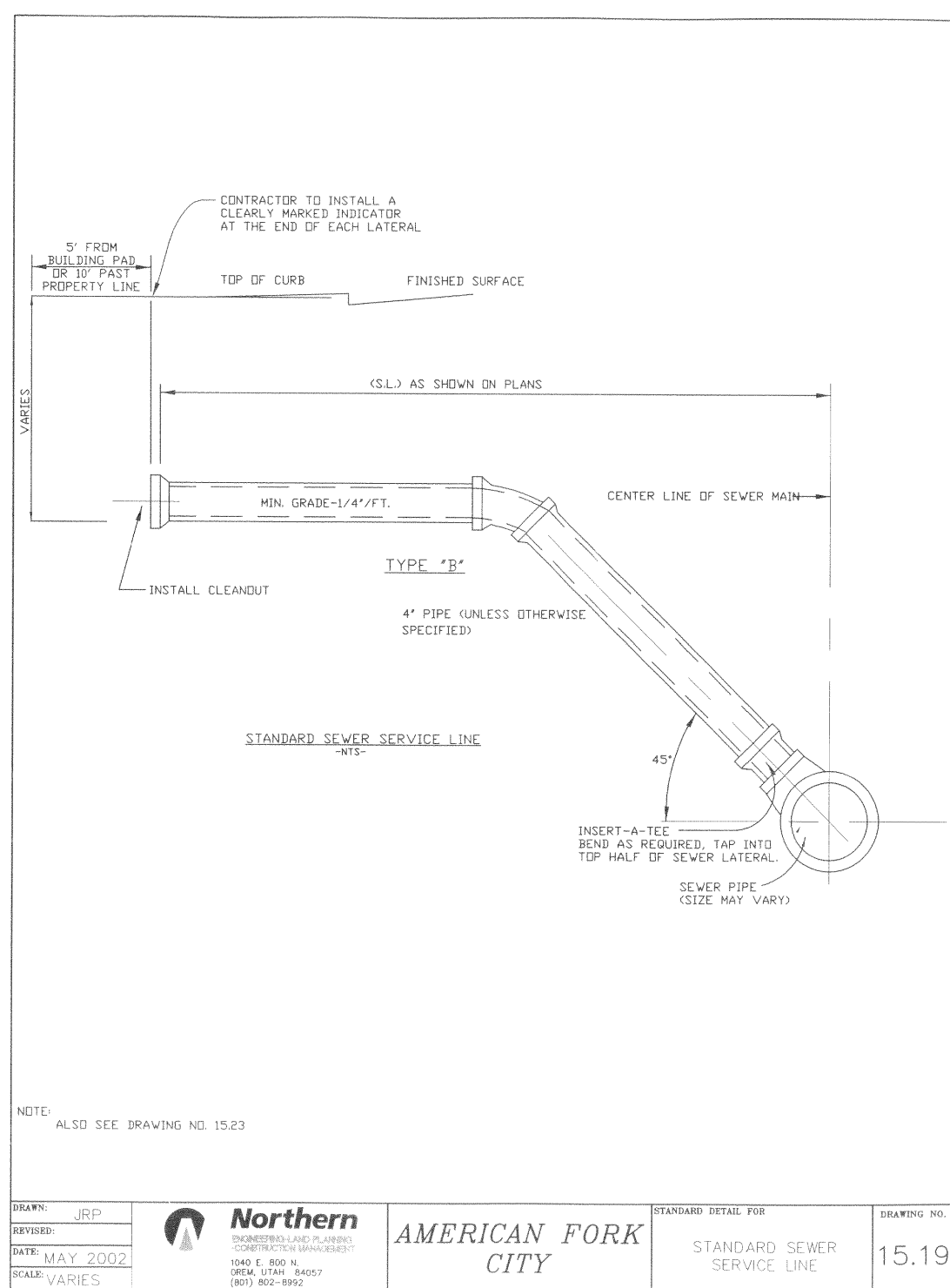
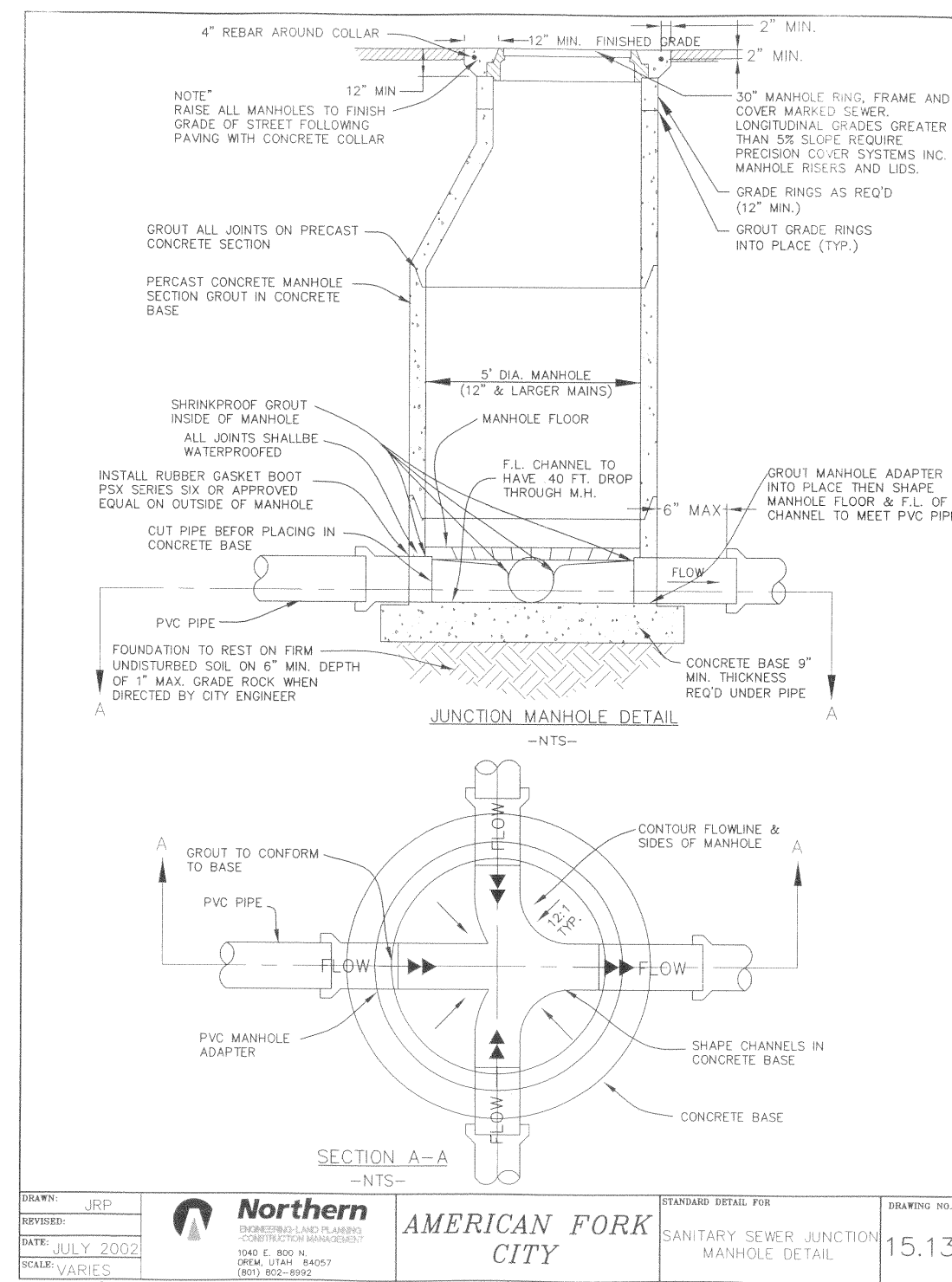
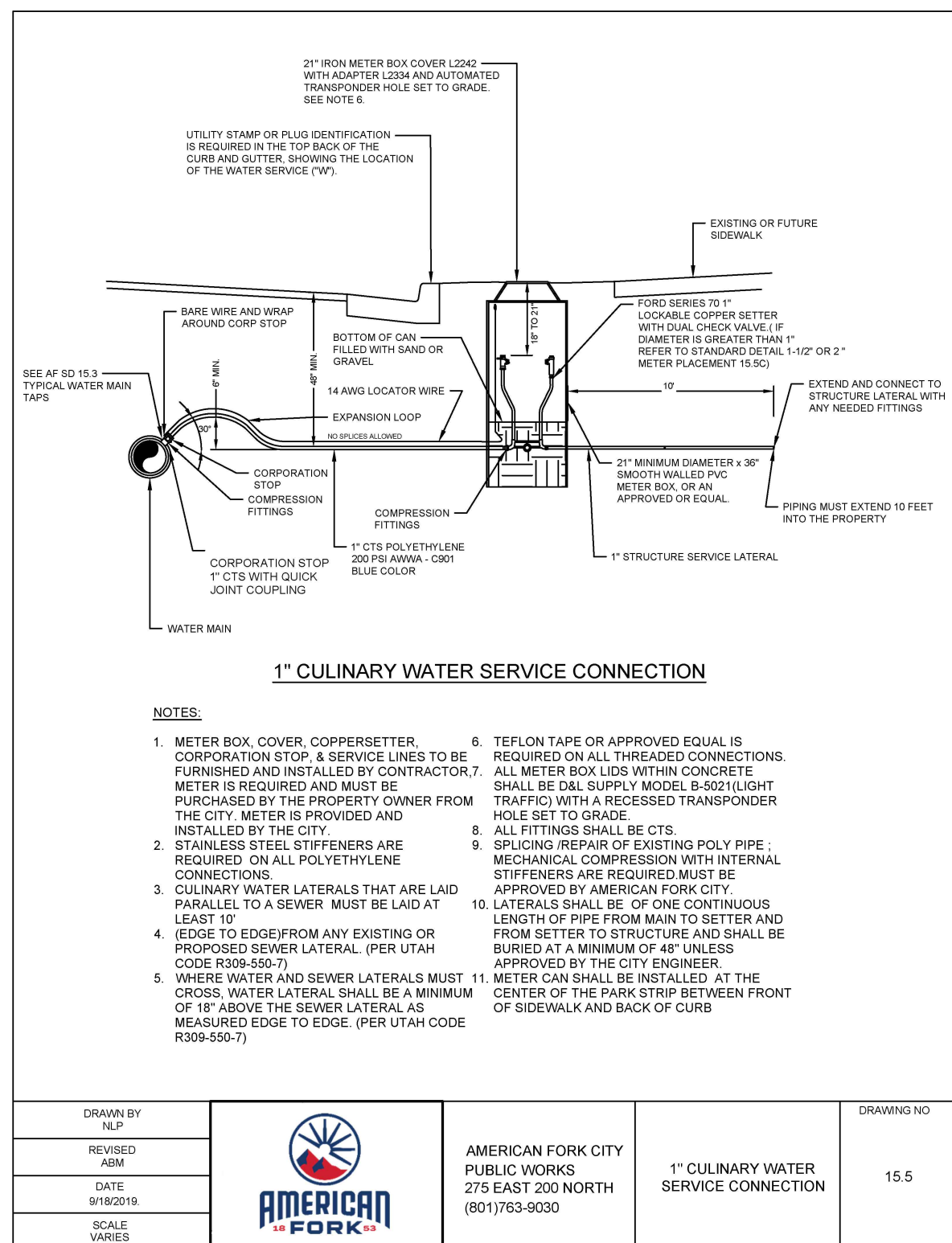
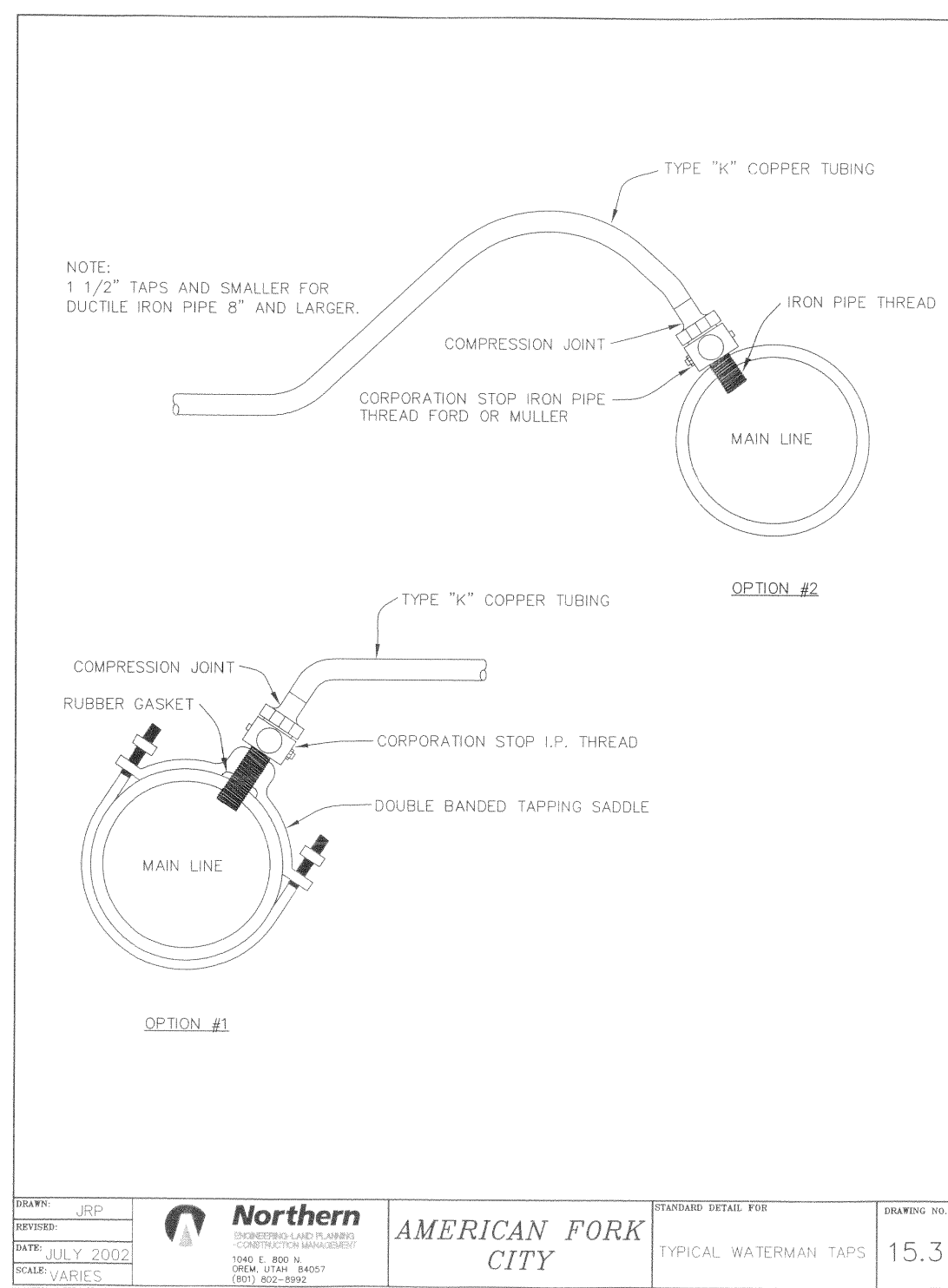
Developer: Op-prop LLC 544 W. 700 S. #405 Pleasant Grove, UT 84062 801-550-3992		43 NORTH APARTMENTS	
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excecivil.com		AMERICAN FORK	
Drawn by: D.W.P.		UTAH	
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Checked by: D.W.P.		Date: 03/02/21	
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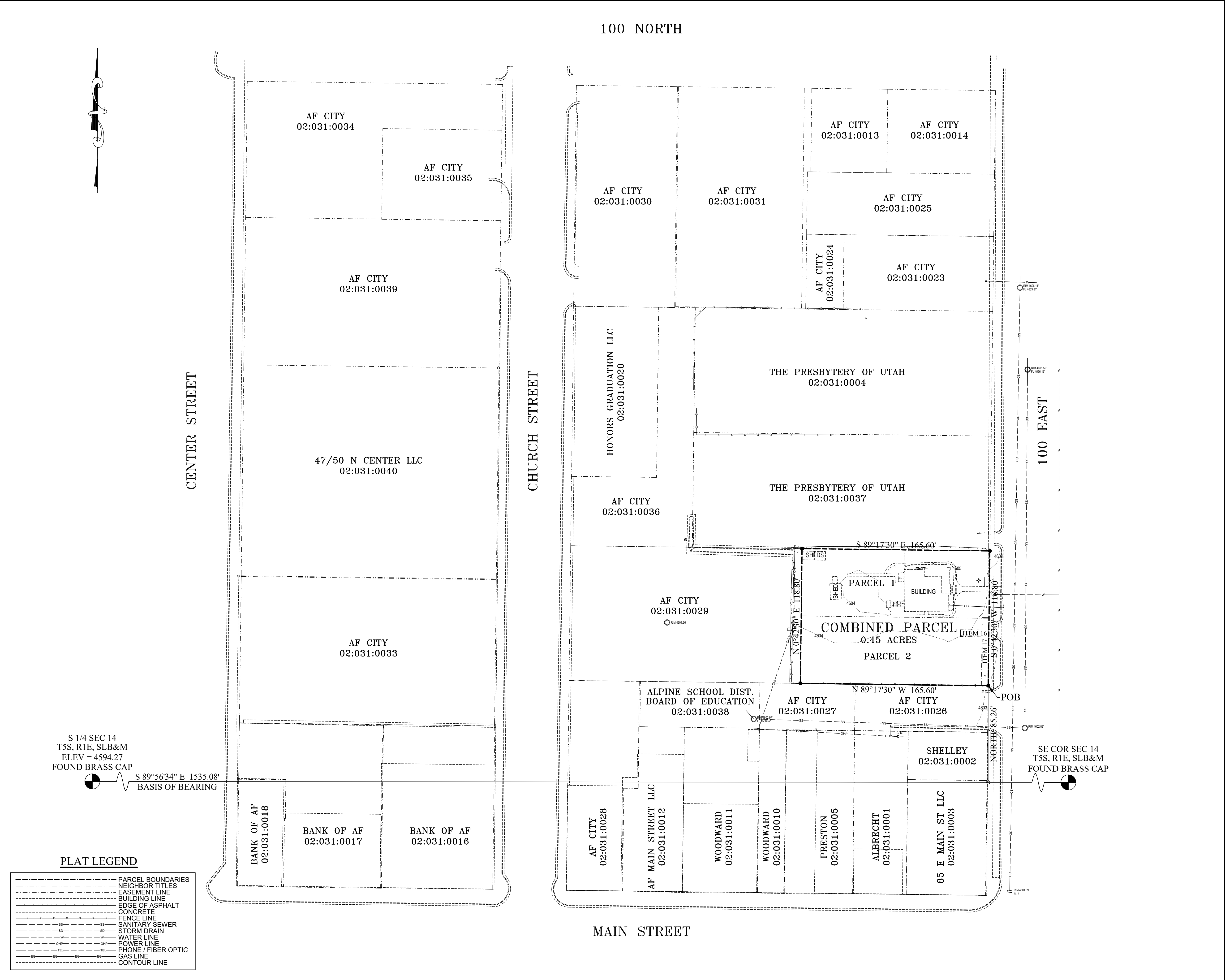
AMERICAN FORK STANDARD
CONSTRUCTION NOTES



1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 A.M. AND 3:30 - 6:00 P.M.). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICE.
5. ALL NEW PAVEMENT WORDS, ARROWS, AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH B3 SLIP PLATE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PS) UDOT SPEC. 03675.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OTHER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

Developer: Op-prop LLC 564 W. 700 S. #405 Pleasant Grove, UT 84062 801-550-3992	43 NORTH APARTMENTS		
	AMERICAN FORK		UTAH
 David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelscivil.com	Drawn by: D. W.P.	DETAIL SHEET	Scale: NTS
	Designed by: D. W.P.		Date: 03/02/21
	Checked by: D. W.P.		C9





- ALTA / NSPS TABLE "A"
- MONUMENTS PLACED MONUMENTS PLACED AT EXTERIOR CORNERS.
 - ADDRESS 43 NORTH 100 EAST, AMERICAN FORK, UT 84003
 - FLOOD ZONE CLASSIFICATION FEMA FIRM PANEL 49049C0168F EFFECTIVE 06/19/2020.
ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
 - GROSS LAND AREA TOTAL AREA = 0.45 ACRES.
 - VERTICAL RELIEF GROUND SURVEY, S QTR COR. SEC. 14 = 4594.27'
 - CURRENT ZONING CLASSIFICATION CC-1, CENTRAL COMMERCIAL
 - SUBSTANTIAL VISIBLE IMPROVEMENTS SEE MAP FOR LOCATED IMPROVEMENTS.
 - PARKING AREAS NO PAVED PARKING AREAS ON SITE.
 - LOCATION OF UTILITIES, VISIBLE & MARKED SEE MAP AND FOLLOWING NOTE.
 - NAMES OF ADJOINING OWNERS SEE MAP
 - NEAREST STREET INTERSECTION SEE MAP FOR ADJACENT STREET LOCATIONS.
 - OBSERVED EVIDENCE OF RECENT CONSTRUCTION NONE FOUND
 - STREET CONSTRUCTION/CHANGES IN ALIGNMENT NONE FOUND
 - ITEM 11 - UTILITIES WERE LOCATED BASED ON VISIBLE STRUCTURES AND OTHER VISIBLE EVIDENCES. NO GUARANTEE IS GIVEN THAT ADDITIONAL UTILITIES DO NOT EXIST ON THE SITE WHICH ARE NOT VISIBLE OR MARKED ON THE GROUND. IT IS RECOMMENDED THAT BLUESTAKES BE CALLED PRIOR TO ANY EXCAVATION.

COMMITMENT FOR TITLE INSURANCE

A COMMITMENT FOR TITLE INSURANCE # L38353E, ISSUED BY GRIFFITHS & TURNER TITLE SERVICES INC., DATED NOVEMBER 4, 2020.

SCHEDULE A:
ITEM 1-4 SURVEYOR MAKES NO COMMENT.
ITEM 5 SEE LEGAL DESCRIPTIONS FOR CORRECTED DESCRIPTION.

SCHEDULE B-I:
ITEM A-G SURVEYOR MAKES NO COMMENT.

SCHEDULE B-II:
ITEM 1-2 SURVEYOR MAKES NO COMMENT.
ITEM 3-5 SEE SURVEYOR'S NARRATIVE FOR DISCUSSION ON RIGHT-OF-WAY ALONG 100 E.
ITEM 6-10 SURVEYOR MAKES NO COMMENT.
ITEM 11 NO UTILITY EASEMENTS NOTED. SEE SURVEYOR'S NARRATIVE ABOUT 100 E.
ITEM 12-14 SURVEYOR MAKES NO COMMENT.
ITEM 15 ENTRY 8441:1927 - BLANKET POWER EASEMENT. NOT PLOTTABLE.
ITEM 16 ENTRY 2286:1975 - PHONE EASEMENT. SEE MAP FOR LOCATION.
ITEM 17 ENTRY 30194:1976 - PHONE EASEMENT. SEE MAP FOR LOCATION.
ITEM 18 SURVEYOR MAKES NO COMMENT.

SURVEYOR'S NARRATIVE

The Basis of Bearing for this survey is South 89°56'34" East along Section Line from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the Southeast Corner of said Section 14. Both monuments were located as shown on county tie sheets. The block survey is based on the Amended Plat of Block 18, Plat "A", American Fork City Survey. Block definition shows Center Street, Church Street and 100 East Street as parallel to one another with Main Street being perpendicular. Locations of said street improvements show that Center and Church Streets are parallel with Main Street being perpendicular. However, 100 East Street has a deviation of approximately 7 feet along the block line. The deviation may be due to the reconstruction of 100 East at some time after the definition of Block 18 to allow for better flow to the North as 100 East is a major collector. This deviation causes the existing sidewalk to overlap into Lot 12 a distance of 0.2 feet on the south side of Lot 12 and 1.35 feet on the north side of Lot 12 instead of being exactly 1 foot behind the walk as is the case at the southeast corner of the block. The East/West position of the block definition is based on the existing street improvements along Church Street and verified by existing buildings and fence lines. The North/South position of the block is based on existing sidewalks, building lines and fence lines. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements.

AS-SURVEYED DESCRIPTION

All of Lot 12, Amended Block 18, Plat "A", American Fork City Survey as recorded in the office of the Utah County Recorder, also being described as follows:

Beginning at the Southeast Corner of Lot 12, Amended Block 18, Plat "A", American Fork City Survey, said point being located South 89°56'34" East along section line 1535.08 feet and North 85.26 feet from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°17'30" West 165.60 feet; thence North 0°42'30" East 118.80 feet; thence South 89°17'30" East 165.60 feet; thence South 0°42'30" West 118.80 feet to the point of beginning.
Area = 0.45 Acres

LEGAL DESCRIPTIONS

PARCEL 1
THE NORTH HALF OF LOT 12, BLOCK 18, AMENDED PLAT "A", AMERICAN FORK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PARCEL 2
THE SOUTH HALF OF LOT 12, BLOCK 18, AMENDED PLAT "A", AMERICAN FORK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

CERTIFICATION

To Dustin Kuttler; GT Title Services, Inc.; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 8, 9, 11, 13, 14, 16, and 17 of Table A thereof. The field work was completed in December 2020.

12-18-2020
DATE
AARON D. THOMAS - PLS NO. 6418780

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
12-18-2020
STATE OF UTAH



AMERICAN FORK FLATS

PROJECT NUMBER AE2020.344

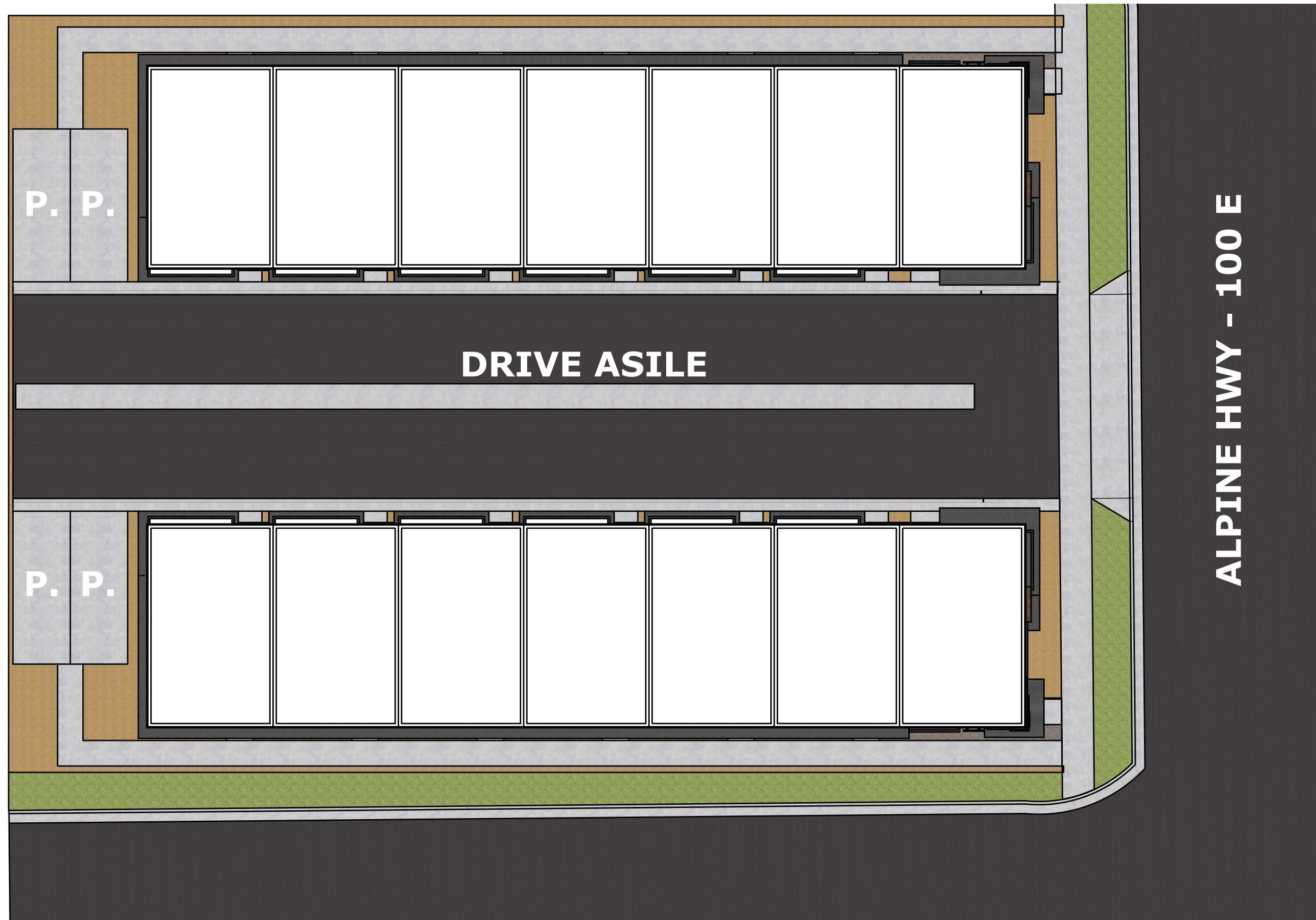
STREET VIEW PERSPECTIVE SKETCH

DESIGN REVIEW PACKAGE

AMERICAN FORK TOWNHOMES

5 JANUARY 2022





SITE PLAN

DESIGN REVIEW PACKAGE

AMERICAN FORK TOWNHOMES

PROJECT NUMBER AE2020.344

SCALE 1/16" = 1'-0"

5 JANUARY 2022

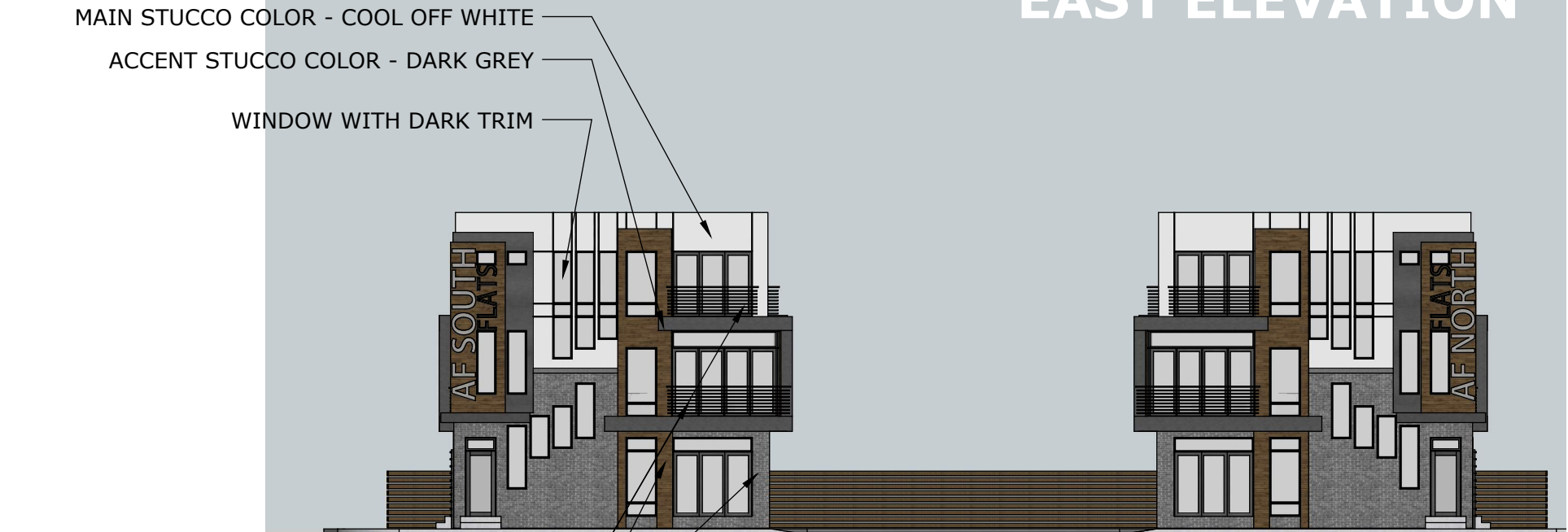


SOUTH ELEVATION



- METAL RAILING/ACCENT METAL FOR GREENERY
- FAST PLANK METAL WOOD TEXTURE
- DARK GREY MULTI COLORED BRICK

EAST ELEVATION



- METAL RAILING/ACCENT METAL FOR GREENERY
- FAST PLANK METAL WOOD TEXTURE
- DARK GREY MULTI COLORED BRICK

BUILDING ELEVATIONS

DESIGN REVIEW PACKAGE
AMERICAN FORK TOWNHOMES



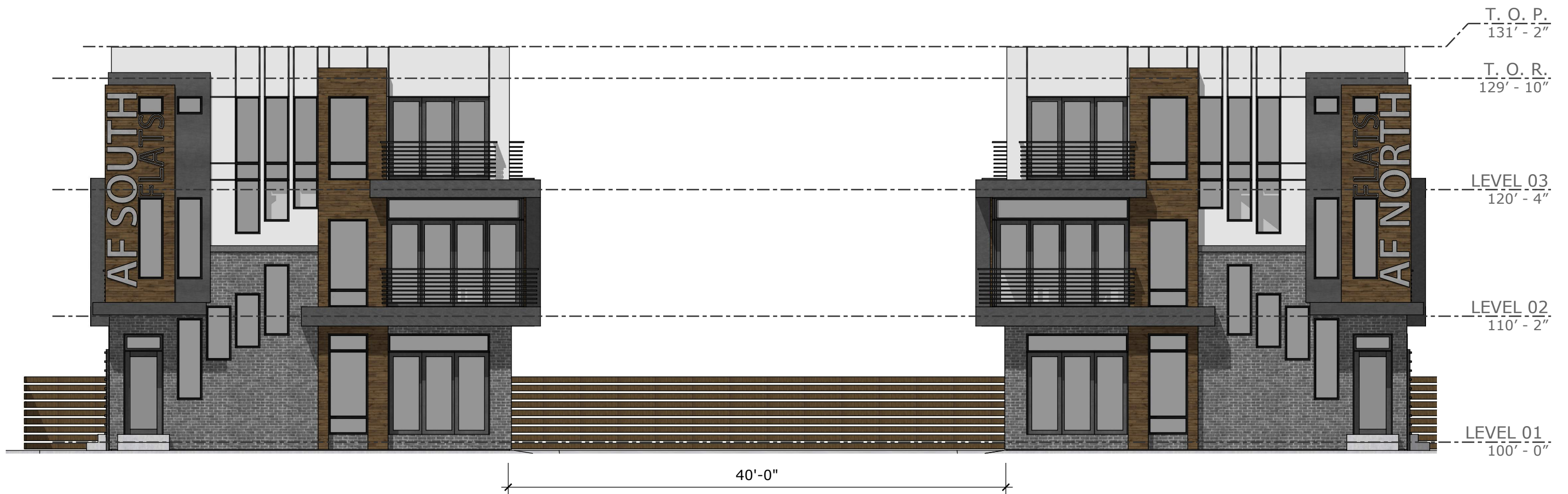
HEIGHT ELEVATIONS

DESIGN REVIEW PACKAGE

AMERICAN FORK TOWNHOMES

5 JANUARY 2022





HEIGHT ELEVATIONS

DESIGN REVIEW PACKAGE

AMERICAN FORK TOWNHOMES

PROJECT NUMBER AE2020.344

SCALE 1/16" = 1'-0"

5 JANUARY 2022





END VIEW TOWHOMES

PROJECT NUMBER AE2020.344

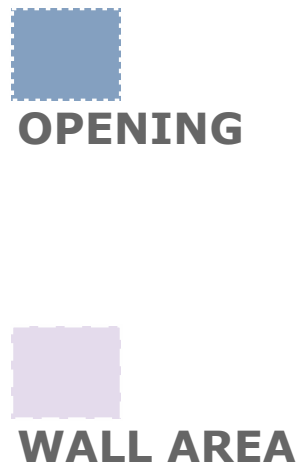
PERSPECTIVE VIEW

DESIGN REVIEW PACKAGE

AMERICAN FORK TOWNHOMES

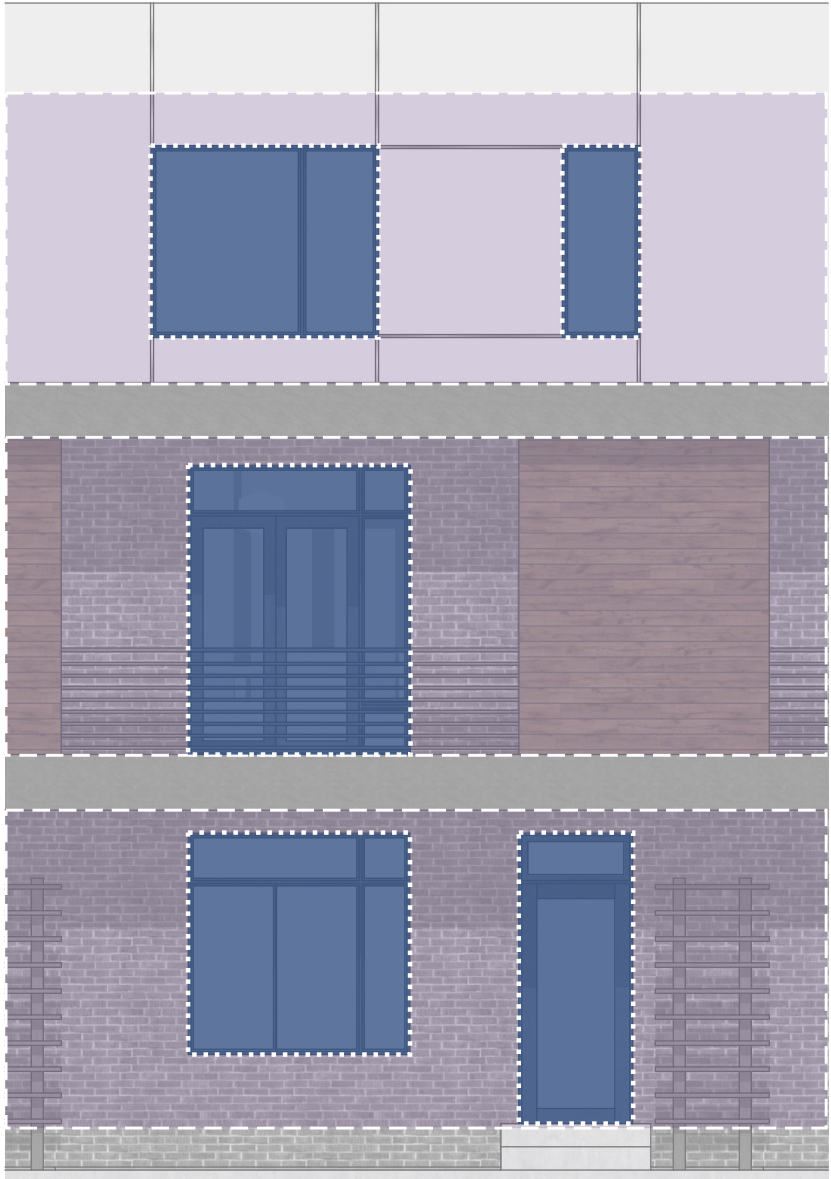
5 JANUARY 2022





OPENING

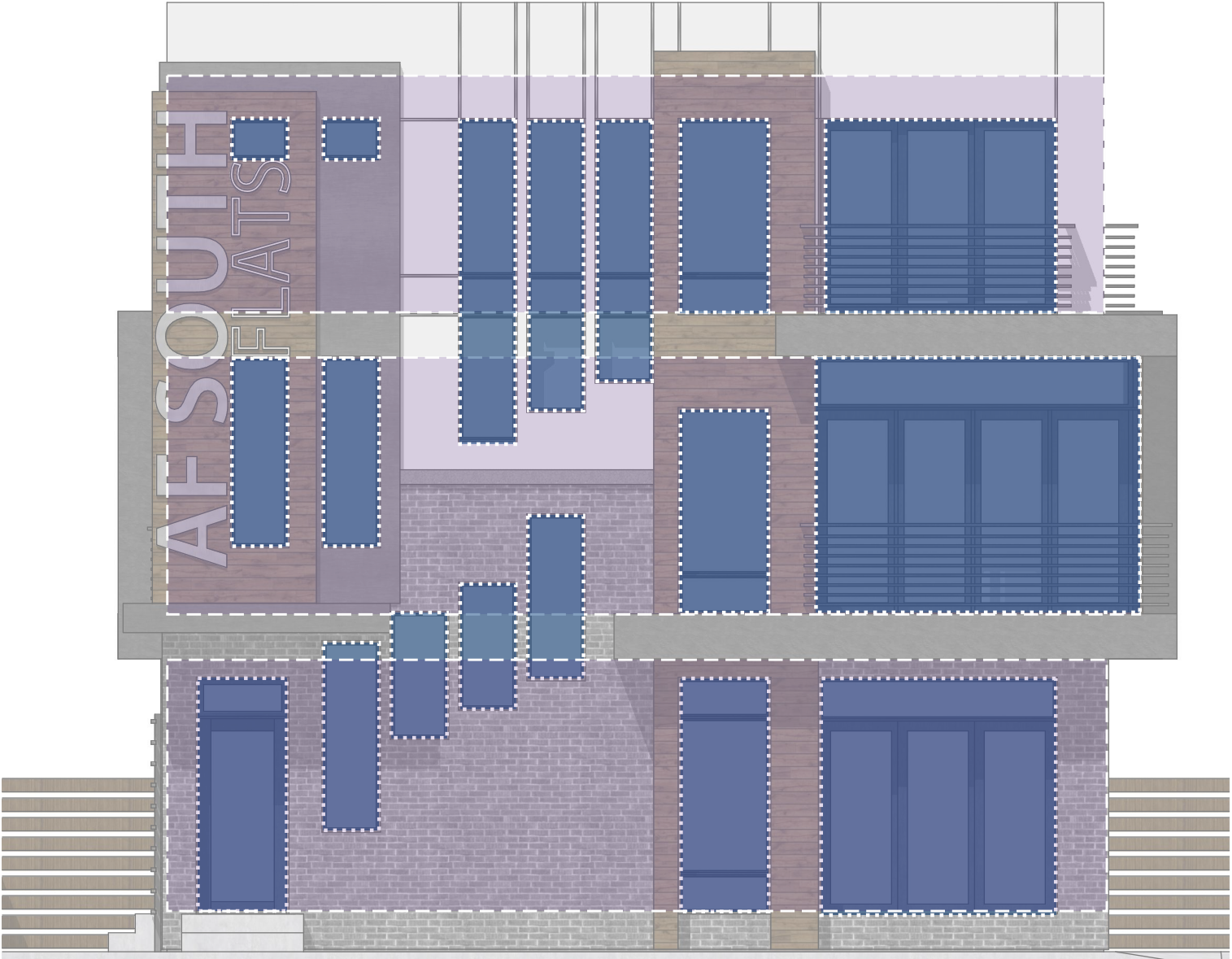
WALL AREA



TYPICAL ELEVATION

511 SQ FT
TOTAL SURFACE AREA

31.1 % OPENINGS REQUIRMENT - 159 SQ FT
OPENINGS



FRONT MAIN ELEVATION

838 SQ FT
TOTAL SURFACE AREA

53.9 % OPENINGS/SIGNAGE - 452 SQ FT

PERCENTAGE OPENINGS

ELEVATION PERCENTAGES

DESIGN REVIEW PACKAGE

AMERICAN FORK TOWNHOMES

5 JANUARY 2022

SCALE
aeur**bia**
architects and engineers

CODE TAKEN FROM WEBSITE

17.4.401 CENTRAL COMMERCIAL ZONE

D - 5

All buildings abutting a street shall have at **least one entrance** facing onto said street, with a maximum building setback range of 10'-15' from said street, with the exception of gasoline service stations (see #7 below).

At least **fifty percent** of any wall area that faces a street or other public space shall contain

display areas, windows, or doorways.

Windows must allow views into working areas or lobbies, pedestrian entrances or display areas. Walls facing side streets must contain at least twenty-five percent of the wall space in windows, display areas, or doors. Blank walls (i.e., walls without any doors or windows) are prohibited. A variety of compatible exterior materials (minimum 4), colors and design shall be used on all buildings. Architectural style shall consider historical precedent and material used within the downtown area and compliment that precedent.

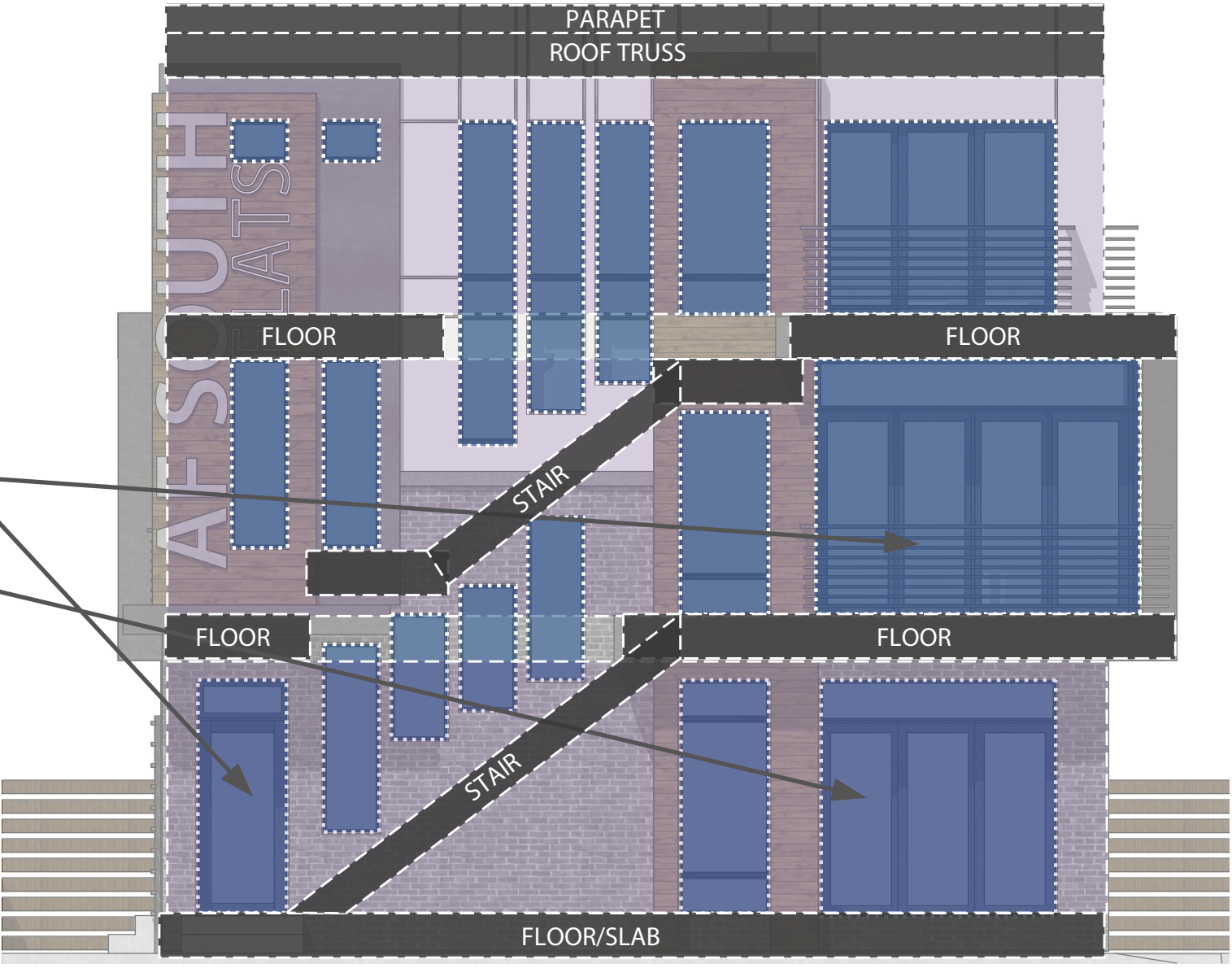
CODE TAKEN FROM WEBSITE

SEEING AS A WALL ECLOSES A SPACE AND A WINDOW CAN PROVIED A VIEW INTO THAT SPACE WE KEPT THE REQUIRED 50% OPENINGS TO AREAS WHERE ABLE TO PROVIED A VIEW TO THE INSIDE THE CALCULATION IS TAKEN FROM EXTRAPOLATING THE WALL ARE BETWEEN THE GROUND FLOOR/SLAB AND THE BEARING OF ROOF. THAT TOTAL AREA IS 838 SQ FT AND OUR OPENINGS TOTAL 452 SQ FT GIVING US ALMOST 54% OPENING BASED ON THE FACADE THAT FACES THE STREET.

OPENING

WALL AREA

NOT A WALL



FRONT MAIN ELEVATION

838 SQ FT
TOTAL SURFACE AREA

53.9 % OPENINGS/SIGNAGE - 452 SQ FT

OPENINGS WRITE UP

ELEVATION PERCENTAGES

DESIGN REVIEW PACKAGE

AMERICAN FORK TOWNHOMES

5 JANUARY 2022



ARCHITECTURAL STYLE

The design of the townhomes is based off several elements found within a couple blocks of the property to allow the project to tie into its surrounding context.

The townhomes are designed to be more of a complimentary building that adds to the quality of the environment while allowing more historical detailed buildings to be more predominate in the community. The townhomes are also proportionate to older brownstone townhome units and the pedestrian experience.

The first contextual element is the masonry base of brick - that can be seen along countless retail stores along Main Street. This helps to ground the townhomes and relate them back to the brick base retail buildings along Main Street and the historical brick buildings.

The second contextual element is the upper paneling effect which is found on many of the historical retail stores whether renovated or original.

The third design element is the repetition of the punched openings for windows in the façade. This relates back to the repetition of punched openings found in older buildings.

Lastly the design is complimented with simple banding and vertical elements. These are a design homage back to historical detailing, done in a manner that compliments the design and provides overhead protections to the townhome unit entrances.



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING

PROJECT NUMBER AE2020.344

DAYLIGHT

DESIGN REVIEW PACKAGE

AMERICAN FORK TOWNHOMES

5 JANUARY 2022





CONCEPTUAL RENDERING

PROJECT NUMBER AE2020.344

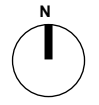
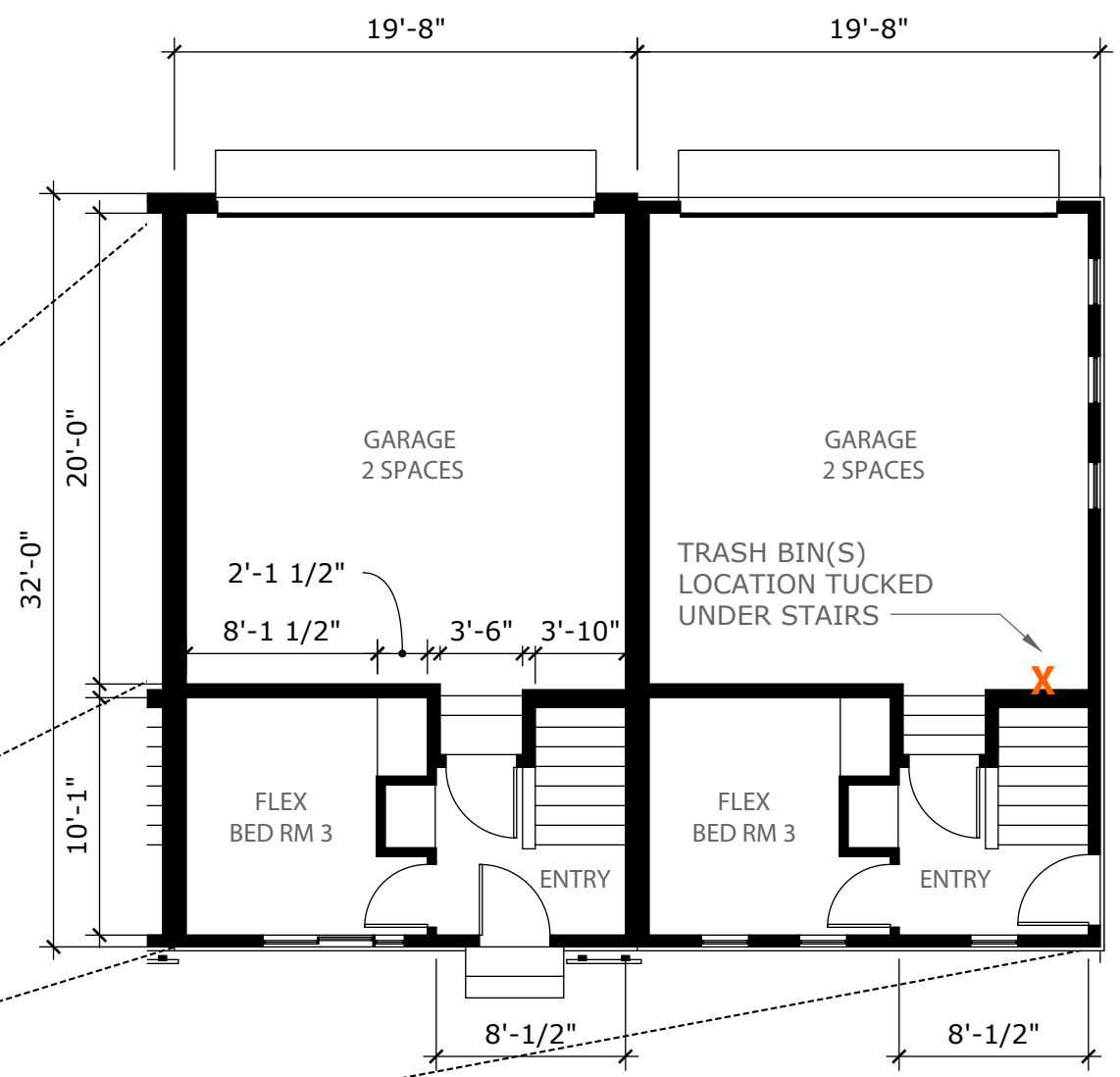
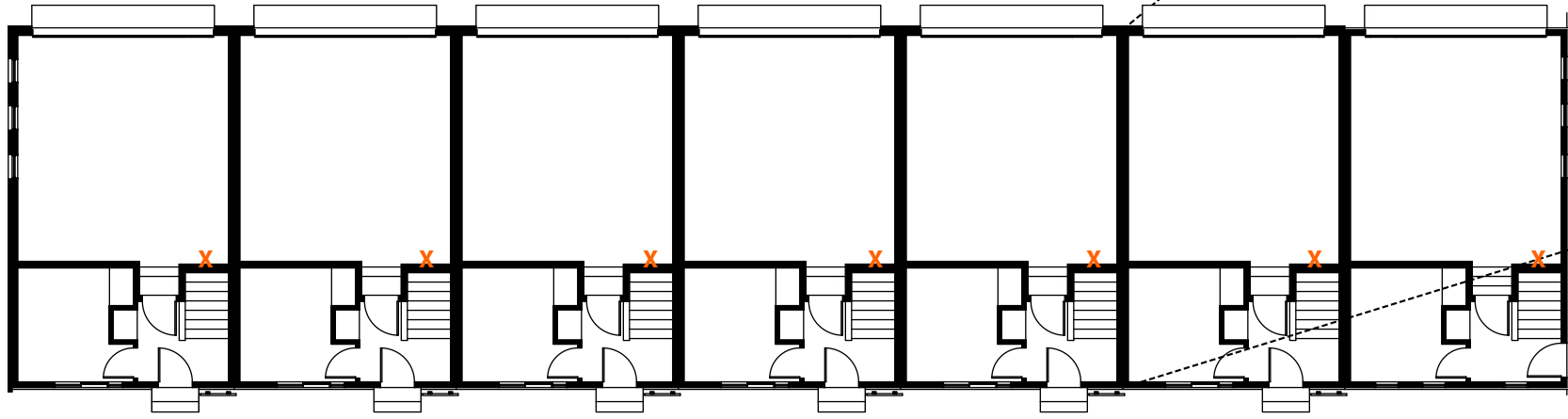
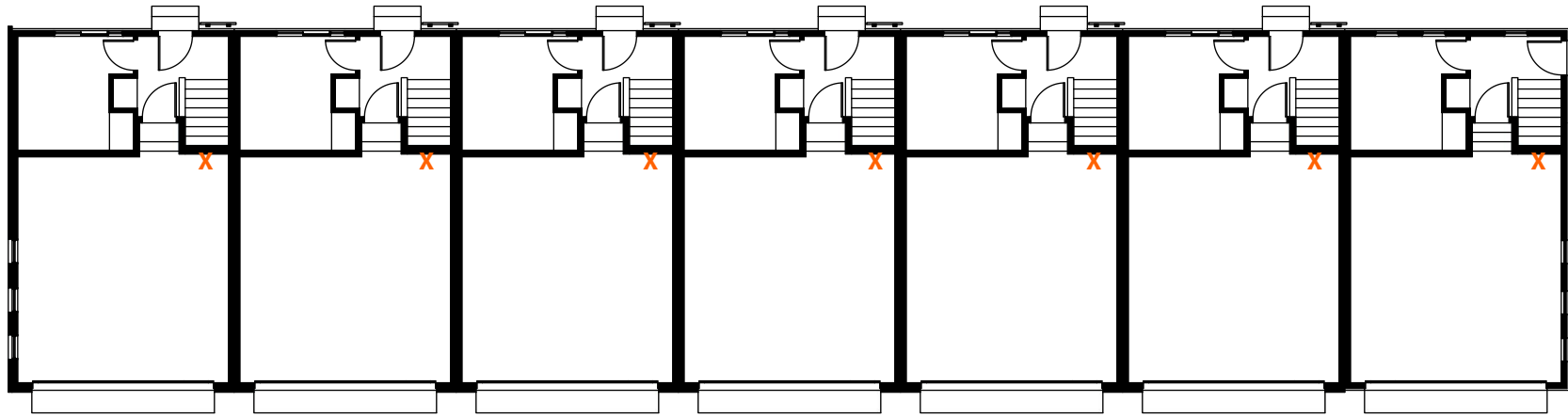
TWILIGHT

DESIGN REVIEW PACKAGE

AMERICAN FORK TOWNHOMES

5 JANUARY 2022





TRASH LOCATIONS

DESIGN REVIEW PACKAGE
AMERICAN FORK TOWNHOMES

PROJECT NUMBER AE2020.344

5 JANUARY 2022



UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES JANUARY 19, 2022

The American Fork City Planning Commission met in a regular session on January 19, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Christine Anderson
Jenny Peay
Chris Christiansen
Harold Dudley
Bruce Frandsen

Absent:

Staff Present: Patrick O'Brien, Development Services Director
Ben Hunter, Engineer
George Schade, Communications Director
Lisa Halversen, Administrative Assistant

Others Present: Councilmember Rob Shelton, Mike Roderick, Trevor Hodgson

Chairman Woffinden led the "Pledge of Allegiance."

Councilmember Rob Shelton spoke to the commissioners for a few minutes. He expressed his appreciation for the planning commission and told them that he loves to read their comments in the minutes. He asked that commissioners please reach out to him if there are issues that he can help with. He attended some training on Friday where a presentation was done thru Salt Lake City from the Governor's Economic Board. Arthur Nelson, an urban city planner from ASU, also presented. The number of homes that will be required due to the forecasted growth in Utah is astounding. Housing affordability is the key issue, it tumbled last year in the state. You now have to earn \$100,000 to be able to afford a median home. Multi-family housing should be more affordable because it takes less land, but it often doesn't turn out to be. ADU's (Accessory Dwelling Units) in the city have been a great success. He hasn't had any complaints brought to him regarding ADU's. These can benefit the property owner who can rent below market value and get some extra income. One thing Mr. Nelson mentioned was putting ADU's on detached buildings. There are places, especially in older areas of the city, where something like that may work. Some of these are long or irregularly shaped lots, etc. He believes that the current ordinance requires that an ADU be part of the original unit, which basically requires a basement. Some old homes don't have basements but a detached garage could be built with an apartment on top, etc.

UNAPPROVED MINUTES

1
2
3 Ms. Anderson brought up the example of the code requirement for dwellings to front a road. She
4 asked if our code requires the same thing for an ADU.

5
6 Mr. O'Brien said that he's not completely familiar with the code requirements yet, but he doesn't
7 believe that stand-alone ADU's are allowed on an existing site. However, the code can be
8 rewritten depending on what the council's vision is to accommodate such needs for housing. We
9 can be creative and craft something that works and reflects the direction that the council wants to
10 move in.

11
12 Ms. Peay added that Cedar Hills allows interior as well as detached ADU's. They can't be in a
13 front setback and need to have their utilities stubbed into the main dwelling. Cedar Hills uses
14 ADU's to meet the state requirements for affordable housing, she thinks that would also be a
15 good idea for American Fork to consider.

16
17 Mr. O'Brian agrees that such changes can be looked at. He also thinks it is important to keep a
18 requirement for owner-occupancy of the main unit.

19
20 Chairman Woffinden has personal experience with spiraling building costs. He got a new roof on
21 his house two months ago, and the cost has almost doubled since then. Building and housing
22 costs are not going down anytime soon.

23
24 Councilmember Shelton said that this might be the right time to move ahead, is this something
25 the planning commission would be open to looking at?

26
27 Ms. Anderson said that she is excited to have the city council on board for affordable housing.
28 She points out that the city council sets the direction for the city. She supports ADU's but we
29 also need incentives for developers to lower prices in large developments. ADU's can be a piece
30 of the puzzle but they are not the complete solution to the problem of affordable housing.

31
32 Councilmember Shelton said that this is just the lowest hanging fruit, this will be a multi-faceted
33 approach. He will be happy to share the presentations with any commissioners that are interested.
34 It is a good place to start.

35
36 Mr. Frandsen suggested taking a look at neighboring communities to see what they are doing and
37 borrow their best ideas.

38
39 Mr. O'Brien said that the city will have to come up with a policy to meet the state moderate-
40 income housing requirements and the ADU piece might be a good candidate for the lead item on
41 the list.

UNAPPROVED MINUTES

1. Hearing, review and action on a final plat for Timp Hollow Plat F Subdivision, consisting of 4 lots, located at approximately 1160 East 1030 North, in the R-1-9,000 zone

Mr. O'Brien told commissioners that this item relates to lots 48, 49, 50, and 51 of Timp Hollow Plat D that was previously approved. This proposed subdivision would vacate land on the west of the properties with a boundary agreement in place that would allow the neighboring development to accept the remnant pieces of land that are created into its development for a future proposal. This is a pretty straightforward development, basically it is a 6" land swap to the neighboring property.

Ms. Peay asked if Timp Hollow Plat F will be a cul-de-sac.

Mr. Hunter said there will be a road down the middle of the neighboring Autumn Crest subdivision that will go down through the Timp Hollow development, so there will be a connection.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the final plat for Timp Hollow Plat F, subject to any findings, conditions and modifications found in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye

The motion passed.

1. Hearing, review and action on a site plan for Roderick Catalyst Business Park Building 4 located in the area of 346 East 1600 South, in the PI-1 Planned Industrial zone

Mr. O'Brien informed commissioners that in 2015, this area was annexed into the city under the Catalyst Annexation. This site plan represents the fourth plat in a multi-phase office-warehouse

UNAPPROVED MINUTES

1 development. Plat 4 consists of 1 office-warehouse structure, totaling 168,420 sq. ft. on
2 approximately 9.9 acres. Access points into Plat 4 will be provided off 1600 South and 1700
3 South.

4 Parking and landscaping are provided per the city's requirements. Landscape plans have been
5 provided in the submittal materials. Renderings of the structures are also provided in the
6 submittal materials. All the previous issues have been resolved.

7 Mr. Frandsen asked if there are any ditches, sloughs, drains, etc. that provide water rights to
8 anyone to the south.

9 Mr. Hunter said that applicants constructed storm drain infrastructure for Phase 1. There is an
10 existing slough to the west of these parcels, some of the ditch will continue to be maintained and
11 drainage will be discharged into it. The ditch has been verified upon initial review to handle
12 additional flows and not negatively affect anyone's water rights.

13 Mr. Frandsen said that some kind of acknowledgement might be required regarding the slough,
14 what mechanism does the city have in place to ensure that this happens correctly?

15 Mr. Hunter said that the Rogers have some water rights to the northwest of this lot, they will still
16 receive their water. Nothing else was identified south of the properties.

17 Mr. Frandsen only knows of two individuals who can certify water rights. He wonders how an
18 applicant can guarantee that there are no negative impacts to water rights, what is the city's
19 mechanism to insure that? He has concerns with both upstream and downstream property
20 owners. State law also prohibits anyone from messing with their runoff water downstream. This
21 development isn't a huge concern to him but down in this area where development is starting to
22 take off, they will be impacting water rights. How do we as a city guarantee that we have done
23 our due diligence to make sure and protect landowners? The property owner's only recourse is to
24 sue and that is expensive.

25 Mr. Hunter said that we can verify that there isn't any impact a couple of different ways in the
26 review process. One is having the applicant provide a list from the state engineer's website.
27 Some of this property is not in the city but in the county, and we don't have jurisdiction over
28 that. For example, with the Christensen's development, we are requiring the applicant to identify
29 water rights in this area. There is also a development which is currently being held up from
30 coming to planning commission for review by their failure to resolve a water-rights issue, so we
31 are aware and trying to identify affected users.

32 Mr. Frandsen thinks it might be smart for the city to require an engineer and an attorney to sign
33 to guarantee that the issue has been resolved. If you're going to move a ditch you have to get
34 signatures from users up and downstream, he thinks that would be a good thing for the city to do.

35 Mr. Hunter said he can bring that up in discussions about our process. He will also involve Jeff
36 Gittens and the city attorney.

UNAPPROVED MINUTES

Mr. Frandsen clarifies that he doesn't have a problem with this current proposal but he sees it as an issue that will be important in the near future.

Ms. Anderson thinks that someone other than the applicant needs to certify that there are no negative effects on water rights users, someone who has nothing to gain. She asked if it's the engineer or applicant who looks at that issue.

Mr. Hunter replies that it is an engineer, wetland specialist, or someone the applicant has hired to look at it.

Chairman Woffinden added that the explosion of development south of the freeway will impact this issue for many years.

Mr. Hunter said that there are many previously installed land drains that are unidentified. That's a real challenge because there are lots of undocumented water systems that only the owner knew about. He will take a look at this to see if we can make process improvements.

Mr. Michael Roderick, applicant, indicated that this will be their third building at this location. It will be a duplicate of what they have already built.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Christiansen motioned to recommend approval of the commercial site plan for Roderick Catalyst Business Park, Plat 4, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye

The motion passed.

UNAPPROVED MINUTES

2. Hearing, review and action on a site plan for Roderick Catalyst Business Park Building 5 located in the area of 268 East 1600 South, in the PI-1 Planned Industrial zone

Mr. O'Brien told commissioners that in 2015, this area was annexed into the city under the Catalyst Annexation. This site plan represents the fifth plat in a multi-phase office-warehouse development. Plat 5 consists of 1 office-warehouse structure, totaling 122,843 sq. ft. on approximately 7 acres. Access points into Plat 5 will be provided off 1600 South and 1700 South.

Parking and landscaping are provided per the city's requirements. Landscape plans have been provided in the submittal materials. Renderings of the structures are also provided in the submittal materials.

Mr. Hunter said that the applicants have met all requirements and the Engineering Division recommends approval.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Frandsen motioned to recommend approval of the commercial site plan for Roderick Catalyst Business Park, Plat 5, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye

The motion passed.

3. Other Business

UNAPPROVED MINUTES

Mr. O'Brien asked all commissioners for their updated contact information. The 2022 meeting schedule will be finalized soon. He is aware of the planning commission dinner and will make plans for that when the covid numbers settle down a little bit. He is also aware that the commission is in need of a couple of new commissioners, and they are working on that.

4. Site Plan Committee Report

Mr. O'Brien does not have anything for the next meeting on February 2. He does have an item for the February 16th meeting. There will be some interesting projects coming in the future, but they are not ready for a commission hearing yet.

5. Review and action on the minutes of the January 5, 2022 Planning Commission Regular Session

Ms. Anderson moved to recommend approval of the minutes of the January 5, 2022 Planning Commission Regular Session.

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

Chairman Woffinden	Aye
Jenny Peay	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye

The motion passed.

6. Adjournment

Mr. Frandsen motioned to adjourn.

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

Meeting adjourned at 7:45 pm.

Lisa Halversen, Administrative Assistant