**AMERICAN FORK CITY PLANNING COMMISSION**
**MARCH 2, 2022**
**REGULAR SESSION**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on March 2, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Hearing, review and action on a Commercial Site Plan for the American Fork North Apartments, located in the area of 620 South 860 East, in the Planned Community (PC) zone

2. Hearing, review and action on an overall Concept Plan for Parc on 5th Apartments, located in the area of 400 South 600 East, in the Planned Community (PC) zone

3. Hearing, review, and action on a Commercial Site Plan for the Parc on 5th Phase 1C Apartments, located in the area of 400 South 600 East, in the Planned Community (PC) zone

4. Hearing, review and action on a District Framework Plan for Meadowbrook, located at approximately 560 South 800 West in the TOD Transit Oriented Development Zone

5. Other Business

6. Site Plan Committee Report

7. Review and action on the minutes of the February 16, 2022 Planning Commission Regular Session

8. Adjournment

John H. Woffinden, P.G.

Planning Commission Chairman

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

**Notice of Electronic Meeting**
One or more Planning Commission members may be physically absent from this meeting but may participate electronically.

**AMERICAN FORK CITY** **MEETING DATE:** 2 March 2022

**PLANNING COMMISSION** **STAFF:** Patrick O'Brien

**AGENDA TOPIC:**

Hearing, review and action on a Commercial Site Plan for the American Fork North Apartments, located in the area of 620 South 860 East, in the Planned Community (PC) zone

| BACKGROUND INFORMATION | | |
|---|---|---|
| Location: | | 620 South 860 East |
| Applicants: | | Scott Laneri/The Ritchie Group |
| Existing Land Use: | | Planned Community |
| Proposed Land Use: | | |
| Surrounding Land Use: | North | Planned Community |
| | South | Planned Community |
| | East | Planned Community |
| | West | Planned Community |
| Existing Zoning: | | Planned Community |
| Proposed Zoning: | | |
| Surrounding Zoning: | North | Planned Community |
| | South | Planned Community |
| | East | Public Facilities |
| | West | Planned Community |

Background

The property was annexed in 2019 as part of the Vest Annexation. A concept plan approval followed, designating this area as high density residential/potential mixed use.

A site plan was approved in September 2020. The site plan proposed 513 apartment units; a combination of studio and 1-3 bedroom units.

The current proposal is for 352 total units, comprised of 65 studios, 163 one-bedroom apartments, 114 two-bedroom apartments, and 10 three-bedroom apartments. 637 stalls

are provided through a mix of surface stalls, stand-alone garages, and tuck under garages. The development is accessed off of Quality Drive and 860 East.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Planned Community”. The Overall Concept Plan is consistent with the Land Use Plan designation, and the site plan proposal also meets the Land Use Plan requirements.

FINDING OF FACT

After reviewing the application for Commercial Site Plan approval, the requirements of Section 17.4.407 PC Planned Community Zone of the American Fork City Code have been met.

STAFF RECOMMENDATION:

Staff finds that the proposal meets the intent, and requirements of the American Fork City Code, and therefore recommends approval of Concept Plan, and the Commercial Site Plan.

POTENTIAL MOTIONS:

**SITE PLAN**

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for the American Fork North Apartments, located in the area of 620 South 860 East, in the Planned Community (PC) 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 the American Fork North Apartments, located in the area of 620 South 860 East, in the Planned Community (PC) zone.

TABLE

Mr. Chairman, I move that we table action on the site plan for the American Fork North Apartments, located in the area of 620 South 860 East, in the Planned Community (PC) zone.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 3/2/2022

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: American Fork North Apartments

Project Address: 620 South 860 East

Developer / Applicant's Name: Ritchie Group

Type of Application:

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

**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

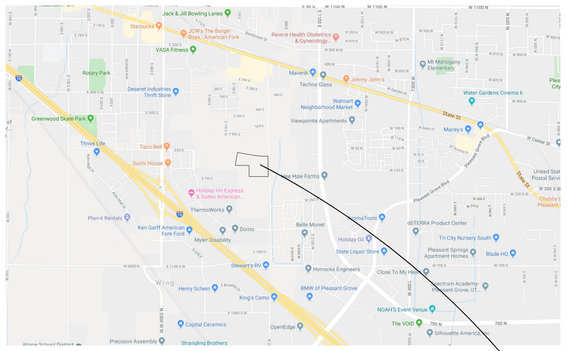
**Standard Conditions of Approval:**

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).

# AMERICAN FORK NORTH APARTMENTS

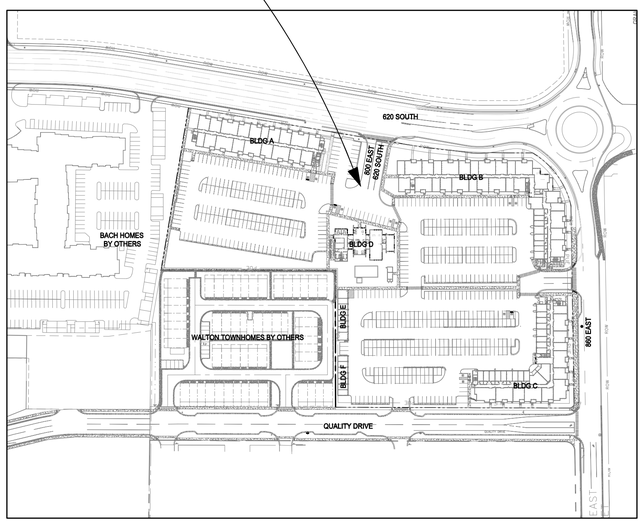
## 800 EAST 620 SOUTH, AMERICAN FORK, UTAH




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

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

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




DEVELOPER:
THE RITCHIE GROUP
1245 EAST BRICKYARD ROAD, SUITE 70
SALT LAKE CITY, UT 84106
801-433-2200

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### 1. STANDARD NOTES

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

### 1.4 GRADING NOTES

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

### SEWER DISTRICT NOTES

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

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

Know what's below. Call before you dig.


LICENSED PROFESSIONAL ENGINEER
SCOTT CARLSON
STATE OF UTAH
Electronically signed by: Scott Carlson
2-2-2022


AMERICAN FORK NORTH APARTMENTS
COVER SHEET AND GENERAL NOTES
AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021
PLOT DATE: 02 February 2022

SHEET 0

60 0 60 120

SCALE OF FEET

LEGEND

SECTION LINES

PROPERTY LINE

EXISTING RIGHT-OF-WAY

NARRATIVE

Twin Peaks, P.C. was retained to survey the subject parcels and perform ALTA/NSPS Survey of the subject parcels. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4392.00 feet and no calibration. Basis of Bearing for this survey is North 45°01'56" East 3791.23 feet measured between the found Utah County brass cap monuments marking the North Quarter Corner and East Quarter Corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

Some deeds and plats associated with these parcels were originally tied to the Southeast Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian. This section corner is not in place and while it may be possible to ascertain its location with some modicum of certainty, based upon Utah County Surveyor's Records, we have elected to tie the survey to found locatable monumentation as depicted hereon.

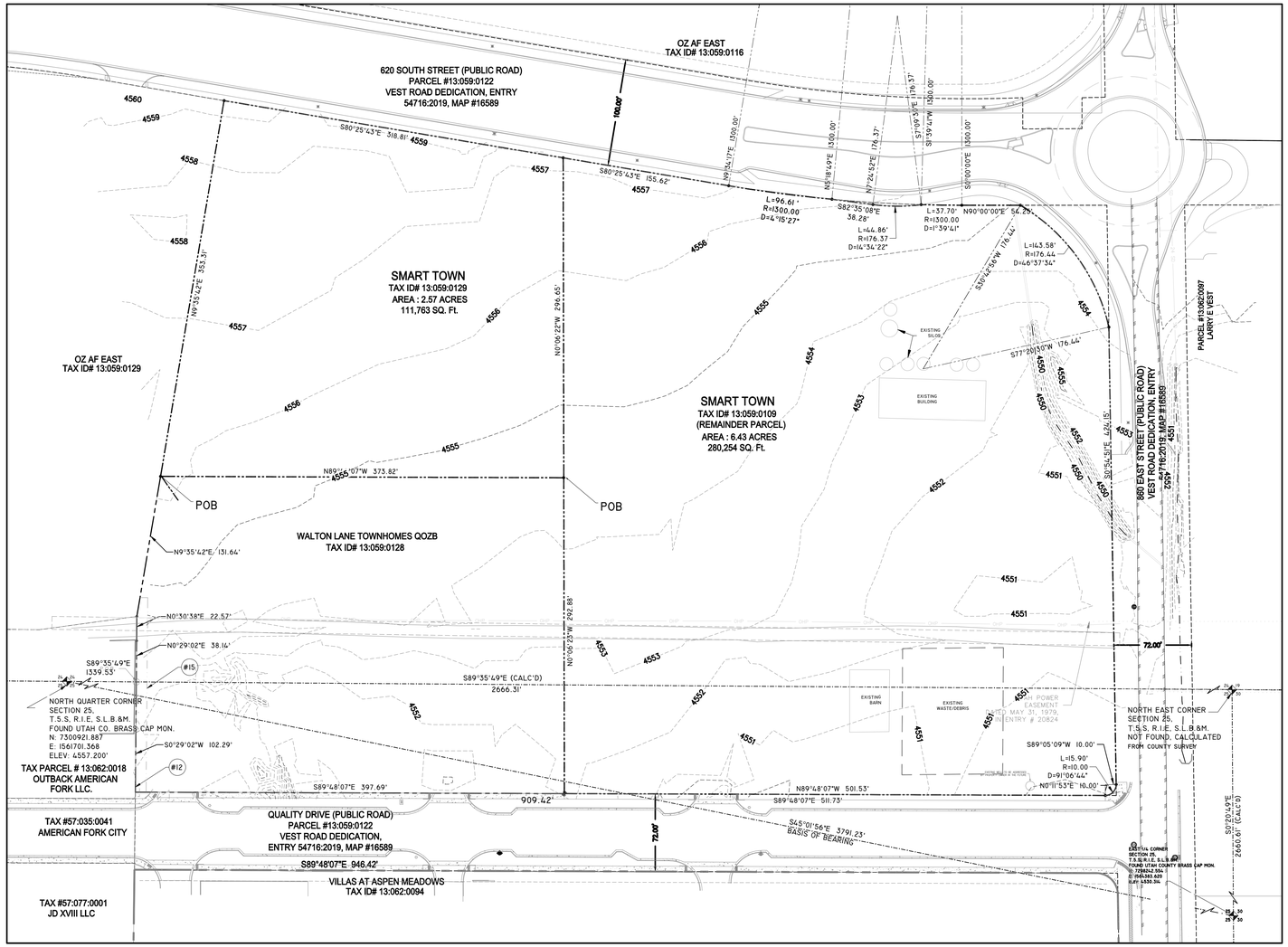
CERTIFICATION:

I hereby certify to Villas at Aspen Meadows, LLC; Smart Town, LLC; The Ritchie Group, LLC, and Old Republic National Title Insurance Company 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 none of the optional items of Table A thereof and is based upon that certain Title Report prepared by Old Republic National Title Insurance Company, File Number 2153248JM , Dated January 4, 2021 and Amended February 5, 2021 at 7:29 A.M.

The fieldwork was completed on January 28, 2021

Date of Plat or Map: March 17, 2021

S. Scott Carlson, PLS #187727




BOUNDARY DESCRIPTION
Tax Parcel # 13:059:0129

A parcel of ground lying and situate in the East Half of the South East Quarter, Section 24, Township 5 South, Range 1 East, SLB&M (Tax Parcel # 13:059:0129 being the remainder parcel M-1-B identified on the ALTA survey by Johanson Surveying on file at the Utah County Surveyor's office as # 20-449). Basis of Bearing for subject parcel being South 45°01'56" East 3791.23 feet measured between the found Utah County Brass Caps monumenting the North Quarter Corner and East Quarter Corner of Section 25, Township 5 South, Range 1 East, SLB&M.

Commencing at said North Quarter Corner of Section 25, thence South 89°35'49" East 1339.53 feet; thence North 0°29'02" East 38.14 feet; thence North 0°30'38" East 22.57 feet; thence North 9°35'42" East 131.64 feet to the True Point of Beginning:

Thence North 9°35'42" East 353.31 feet to a point on the south Right of Way line of 620 South Street as shown on the Vest Road Dedication Plat recorded as Entry 54716:2019, Map 16589 of the Utah County

Records; thence coincident with said Right of Way line South 80°25'43" East 318.81 feet; thence South 0°06'22" East 296.65 feet; thence North 89°48'07" West 373.82 feet to the Point of Beginning.
Contains 111,763 Sq.Ft or 2.57 Acres

Remainder of Tax Parcel # 13:059:0109

A parcel of ground lying and situate in the East Half of the South East Quarter, Section 24, Township 5 South, Range 1 East, SLB&M (comprising a 6.43 acre remainder of Tax Parcel # 13:059:0109). Basis of Bearing for subject parcel being South 45°01'56" East 3791.23 feet measured between the found Utah County Brass Caps monumenting the North Quarter Corner and East Quarter Corner of Section 25, Township 5 South, Range 1 East, SLB&M.

Commencing at said North Quarter Corner of Section 25, thence South 89°35'49" East 1339.53 feet; thence North 0°29'02" East 38.14 feet; thence North 0°30'38" East 22.57 feet; thence North 9°35'42" East 131.64 feet; thence South 89°48'07" East 373.82 feet to the True Point of Beginning:

Thence North 0°06'22" West 296.65 feet to a point on the south Right of Way line of 620 South Street as shown on the Vest Road Dedication Plat recorded as Entry 54716:2019, Map 16589 of the Utah County Records; thence the following two (2) calls coincident with said Right of Way line: 1) South 80°25'43" East 155.62 feet to a point of curvature, 2) Southeasterly 96.61 feet along the arc of a 1300.00 ft. radius curve to the left (center bears North 9°34'17" East with a Delta of 4°15'27"); thence South 82°35'08" East 38.28 feet to a point of curvature; thence Southeasterly 44.86 feet along the arc of a 176.37 ft. radius curve to the left (center bears North 07°24'52" East with a Delta of 14°34'22") to a non-tangent point of curvature and a point on said south Right of Way line; thence the following two (2) calls coincident with said Right of Way line: 1) Southeasterly 37.70 feet along the arc of a 1300.00 ft. radius curve to the left (center bears North 01°39'41" East with a Delta of 01° 39'41"), 2) East 54.25 feet; thence Southeasterly 143.58 feet along the arc of a 176.44 ft. radius non-tangent curve to the right (center bears South 30°42'56" West with a Delta of 46°37'34") to a point on the west Right of Way line of 860 East Street per said Vest Plat; thence coincident with said west Right of Way Line South 0°54'51" East 424.15 feet to a point of curvature; thence Southwesterly 15.90 feet along the arc of a 10.00 ft radius curve to the right (center bears South 89°05' 09" West with a Delta of 91°06'44") to a point on the north Right of Way line of Quality Drive per said Vest Plat; Thence North 89°48'07" West 501.53 feet coincident with said north Right of Way; Thence North 0°06'23" West 292.88 feet to the Point of Beginning.
Contains 280,254 Sq.Ft or 6.43 Acres

SURVEYOR'S NOTES

1. Monuments were found, referenced or witnessed to major corners of the boundary of the property as noted.

2. Property addresses are not yet assigned by American Fork City.

3. According to FEMA Map #49049C0307F, Panel 307 of 1450 (June 19, 2020) the subject parcels lie in Zone "X", "Areas determined to be outside 0.2% chance year flood plain."

4. Gross land area is listed on the map for each parcel.

8. Substantial features observed have been noted in the survey.

11. Utility locations are from surface indications, manholes, valves, bluestakes, etc., and may vary from their true locations.

13. Adjoining property owners names are listed

16. Recent geotechnical investigation has occurred. Construction is occurring surrounding the site and periodically crosses onto the subject parcels.

17. Recent street and sidewalk construction is observed.

18. No evidence of wetlands delineation markers were observed. A ditch crosses a portion of the property between buried culverts, but no wetland designation efforts indicating this ditch as jurisdictional wetlands has been provided.

19. Offsite easements or servitudes disclosed in title report are shown.

TITLE REPORT EXCEPTIONS

File No.: 2153248JM, Schedule B - II

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met. NON-SURVEY ISSUE

2. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records. NON-SURVEY ISSUE

3. Any facts, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession, or claiming to be in possession, thereof. NONE OBSERVED

4. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records. NON-SURVEY ISSUE

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or other facts which a correct survey would disclose, and which are not shown by the public records. NONE OBSERVED

6. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights, including but not limited, easements or equitable servitudes, water rights, or claims or title to water. NON-SURVEY ISSUE

7. Any liens or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. NON-SURVEY ISSUE

8. Any service, installations, connections, maintenance, or construction charges for sewer, water, electricity, or garbage. NON-SURVEY ISSUE

9. 2020 General Property Taxes have been PAID in the amount of $3,818.35. Tax ID No.: 13:062:0090 NON-SURVEY ISSUE

10. Subject property is included within the boundaries of Tax District 20 and is subject to the charges and assessments thereof. NON-SURVEY ISSUE

11. Water rights, or claims or title to water. NON-SURVEY ISSUE

12. The terms, conditions, restrictions and limitations of that certain Boundary Line Agreement by and between North Valley Investment Group, as party/parties of the first part, and Floyd K. and Marcia W. Vest, as party/parties of the second part. Recorded: January 19, 1994; Entry No: 4974; Book: 3348

Page: 839, of the Official Records. OFFSITE BOUNDARY LINE AGREEMENT NOT PERTAINING TO SUBJECT PARCELS

13. The terms, conditions, restrictions, reservations and limitations of that certain Real Estate Easement Agreement: Shared Parking Lot. Recorded: October 4, 2019; Entry No.: 101154:2019, of the Official Records. OFFSITE EASEMENT NOT ADJACENT TO SUBJECT PARCELS. DOMINANT ESTATE INCLUDES SUBJECT PARCELS

14. The terms, conditions, restrictions, reservations and limitations of that certain Real Estate Easement Agreement: Emergency Ingress and Egress. Recorded: October 4, 2019; Entry No.: 101155:2019, of the Official Records. OFFSITE EASEMENT NOT ADJACENT TO SUBJECT PARCELS. DOMINANT ESTATE INCLUDES SUBJECT PARCELS

15. The terms, conditions, restrictions, reservations and limitations of that certain Storm Drainage Easement. Recorded: September 29, 2020; Entry No.: 149949:2020, of the Official Records. OFFSITE EASEMENT NOT PERTAINING TO SUBJECT PARCELS

16. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claim and/or claim liens thereunder. NON-SURVEY ISSUE

17. Notwithstanding those items described hereinabove, the land is also subject to, any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts with an A.L.T.A. Survey (made in accordance with "Minimum standard detail requirements for ALTA/ACSM Land Title Surveys"), may disclose. NONE OBSERVED EXCEPT AS NOTED ON SURVEY MAP

18. NOTE: No existing Deed of Trust appears of record under the CURRENT OWNER(S). If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan. NON-SURVEY ISSUE

LICENSED PROFESSIONAL ENGINEER
No. 187727
S. SCOTT CARLSON
STATE OF UTAH
FOR REVIEW ONLY
3-18-2021

# ALTA/NSPS SURVEY

## TAX PARCELS 13:059:0109 AND 13:059:0129

Lying and Situate in the NE Quarter of Section 25, and SE Quarter of Section 24, Township 5 South, Range 1 East, SLB&M


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


DWG DATE: MARCH 2021

PLOT DATE: 16 March 2021

SHEET 1

ROADWAY IMPROVEMENTS ARE PER SEPARATE DESIGN PACKAGE

620 SOUTH STREET
(BY OTHERS)

PROPERTY CORNER

S80°25'43"E 238.17'

POINT OF BEGINNING
FOR WATERLINE EASEMENT

EXISTING FIRE HYDRANT
(MIN 18" BEHIND CURB)

S80°25'43"E 92.45'

N9°34'17"E 10.00'

N80°25'43"W 72.37'

N10°01'07"E 153.11'

S10°01'07"W 150.75'

S79°58'53"E 7.64'

S10°01'07"W 20.00'

N79°58'53"W 6.05'

NEW FIRE HYDRANT
(MIN 18" BEHIND CURB)

N0°12'49"E 99.30'

S0°12'49"W 68.25'

S89°47'11"E 14.00'

S0°02'04"E 20.00'

N89°47'11"W 34.09'

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

BLDG F

BACH HOMES
BY OTHERS

WALTON LANE TOWN HOMES (BY OTHERS)

QUALITY DRIVE
(BY OTHERS)

860 EAST STREET
ROADWAY IMPROVEMENTS ARE PER SEPARATE DESIGN PACKAGE

NEW FIRE HYDRANT
(MIN 18" BEHIND CURB)

N50°08'06"E 20.00'

S39°51'54"E 86.01'

N89°55'16"E 79.96'

N39°51'54"W 75.39'

S0°54'51"E 20.00'

S89°55'16"W 89.60'

POINT OF BEGINNING
FOR WATERLINE EASEMENT

N0°54'51"W 269.45'

PROPERTY CORNER

NEW FIRE HYDRANT
(MIN 18" BEHIND CURB)

EXISTING FIRE HYDRANT

PUE

40 0 40 80

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE
- ROW — EXISTING RIGHT-OF-WAY
- S — S — EXISTING SEWER LINE
- W — W — EXISTING WATER LINE
- SD — SD — EXISTING STORM DRAIN
- G — G — EXISTING GAS
- COM — COM — EXISTING COMMUNICATION
- OHP — OHP — EXISTING OVERHEAD POWER
- FO — FO — EXISTING FIBER OPTIC
- 42 SD — EXISTING 42" STORM LINE
- W — W — INSTALL WATER LINE
- S — S — INSTALL SEWER LINE

Know what's below. Call before you dig.


UTAH PROFESSIONAL ENGINEER
S. SCOTT CARLSON
187727
STATE OF UTAH
LICENSED
Electronically signed by: S. Scott Carlson
2-15-2022


# AMERICAN FORK NORTH APARTMENTS
## CITY WATER LINE EASEMENTS
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021

PLOT DATE: 15 February 2022

SHEET 1a

620 SOUTH
(UNDER CONSTRUCTION BY OTHERS)

S80°25'43"E 318.81'
S80°25'43"E 318.81'
S80°25'43"E 155.62'
S80°25'43"E 155.62'

EXISTING 8" SS AT 0.5%

CONTROL PT 500
NORTHING: 7301362.389
EASTING: 1563106.544
ELEV: 4557.876

L=96.60'
R=1300.00
D=4°15'27"
C=96.58
CB=S82°33'28"E

S82°35'08"E 38.28'

EXISTING 8" SS AT 0.47%

L=44.86'
R=176.37
D=14°34'22"
C=44.74
CB=S89°52'19"E

N90°00'00"E 54.25'

N90°00'00"E 134.48'

L=217.16'
R=1300.00'
Δ=009°34'16"
CH AGL=S85°12'52"E
CH L=216.91'

(UNDER CONSTRUCTION BY OTHERS)

BACH HOMES
BY OTHERS
(UNDER CONSTRUCTION BY OTHERS)

N9°35'42"E 353.31'
N9°35'42"E 353.31'

N0°06'23"W 296.65'

EXISTING 12" CMP TO BE REMOVED

L=143.58'
R=176.44
D=46°37'34"
C=139.66
CB=N35°58'17"W

EXISTING SILOS

PRIVATE SITE DRAINAGE DITCH (NO IRRIGATION USES)

ANY AREAS OF SOFT SOILS TO BE REMOVED AND REMEDIATED PER GEOTECHNICAL REQUIREMENTS
ANY AREAS WITH LIQUEFIABLE SOILS TO BE ADDRESSED PER GEOTECHNICAL REQUIREMENTS

EXISTING BUILDING

CONTRACTOR TO OBTAIN A DEMOLITION PERMIT FROM AF CITY BUILDING DIVISION AND REMOVE EXISTING STRUCTURES FROM SITE

REMOVE INADEQUATE SOILS AND FILL DRAINAGE DITCH WITH APPROVED COMPACTED FILL PER GEOTECHNICAL REQUIREMENTS

S0°54'51"E 424.16'

S0°54'51"E 537.20'

EXISTING COMMUNICATION MANHOLE

OVERHEAD POWER TO BE RELOCATED AND BURIED PER ROCKY MTN POWER PLAN

860 EAST

FOUND REBAR AND CAP
MARKED JOHANSON
ELEV: 4556.50

N89°48'07"W 373.82'
N89°48'07"W 373.82'

FOUND REBAR AND CAP
MARKED JOHANSON
ELEV: 4554.74

WALTON TOWN HOMES
(UNDER CONSTRUCTION BY OTHERS)

CONTROL PT 100
NORTHING: 7300967.234
EASTING: 1563030.473
ELEV: 4556.536

EASEMENT FOR EXISTING DIRT ROAD WAS RELEASED UPON CONSTRUCTION OF QUALITY DRIVE

OVERHEAD POWER TO BE RELOCATED AND BURIED PER ROCKY MTN POWER PLAN

N0°06'23"W 292.88'
N0°06'23"W 292.88'

S89°35'49"E (CALC'D)
2666.20'

S89°35'49"E 2666.31' (Calc'd)

NORTH QUARTER CORNER
SECTION 25,
T.5.S, R.1.E, S.L.B.&M.
FOUND UTAH CO. BRASS CAP MON.
N: 7300921.887
E: 1561701.368
ELEV: 4557.230

1339.53

CONTRACTOR TO OBTAIN A DEMOLITION PERMIT FROM AF CITY BUILDING DIVISION AND REMOVE EXISTING STRUCTURES FROM SITE

EXISTING BARN

EXISTING WASTE/DEBRIS TO BE REMOVED AND PROPERLY DISPOSED

EXISTING WELL TO BE SEALED AND REMOVED PER STATE WATER RIGHTS REQUIREMENTS

L=15.90'
R=10.00
D=91°06'44"
C=14.28
CB=N44°38'31"E

N89°48'07"W 501.53'
N89°48'07"W 501.53'

CONTROL PT 51 (JOHNSON REBAR)
NORTHING: 7300808.757
EASTING: 1563437.678
ELEV: 4552.297

S45°01'56"E 3791.28'
BASIS OF BEARING

S45°01'56"E
BASIS OF BEARING

QUALITY DRIVE
(UNDER CONSTRUCTION BY OTHERS)

S0°04'40"E 2640.61' (Calc'd)

NORTH EAST CORNER
SECTION 25,
T.5.S, R.1.E, S.L.B.&M.
NOT FOUND, CALCULATED
FROM COUNTY SURVEY
RECORDS

EAST 1/4 CORNER
SECTION 25,
T.5.S, R.1.E, S.L.B.&M.
FOUND UTAH COUNTY BRASS CAP MON.
N: 7298242.554
E: 1564383.620
ELEV: 4530.314

40 0 40 80
SCALE OF FEET

LEGEND

= BOUNDARY LINE
= SECTION LINES
= PUBLIC UTILITY EASEMENT (PUE)
= EXISTING RIGHT OF WAY (ROW)
= MAJOR CONTOURS
= MINOR CONTOURS
= EXISTING EDGE OF ASPHALT
= EXISTING SEWER (S)
= EXISTING WATER (W)
= EXISTING PRESSURE IRRIGATION (IR)
= EXISTING EDGE OF ASPHALT
= BOREHOLES
= EXISTING UTILITY POLE

Know what's below. Call before you dig.

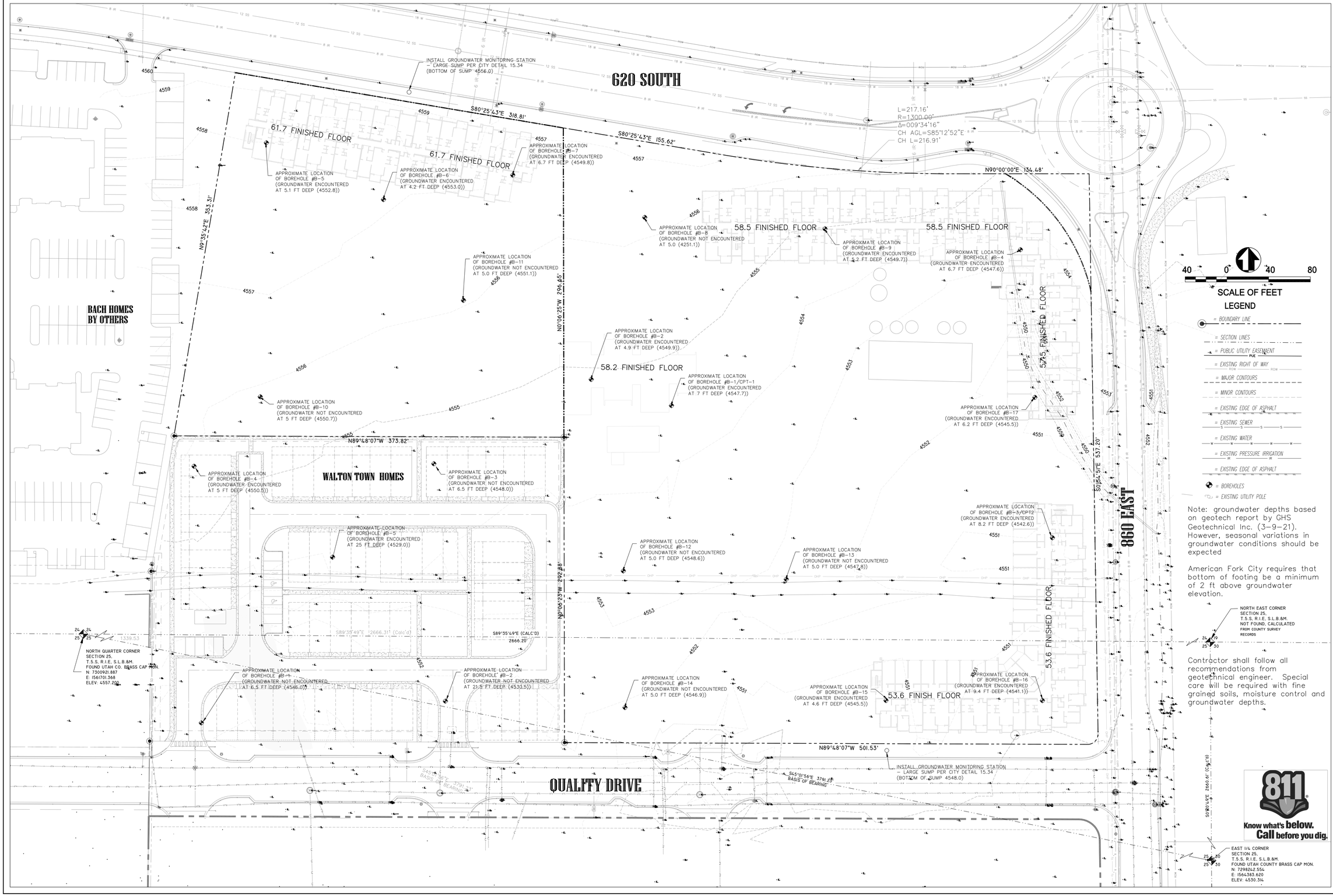
UTAH PROFESSIONAL ENGINEER
LICENSED
187727
S. SCOTT CARLSON
STATE OF UTAH
Electronically signed by: Scott Carlson
11-3-2021

# AMERICAN FORK NORTH APARTMENTS
## EXISTING CONDITIONS
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021
PLOT DATE: 01 November 2021

SHEET 2




Note: groundwater depths based on geotech report by GHS Geotechnical Inc. (3-9-21). However, seasonal variations in groundwater conditions should be expected

American Fork City requires that bottom of footing be a minimum of 2 ft above groundwater elevation.

Contractor shall follow all recommendations from geotechnical engineer. Special care will be required with fine grained soils, moisture control and groundwater depths.

Know what's below. Call before you dig.

PROFESSIONAL ENGINEER 187727 S. SCOTT CARLSON STATE OF UTAH

Electronically signed by: S. Scott Carlson 11-2-2021

# AMERICAN FORK NORTH APARTMENTS
## GROUNDWATER MONITORING
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021

PLOT DATE: 01 November 2021

SHEET 2a

620 SOUTH STREET
(BY OTHERS)

ROADWAY IMPROVEMENTS ARE PER SEPARATE DESIGN PACKAGE

800 EAST
620 SOUTH

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

BLDG F

216 Surface Stalls

149 Surface Stalls

232 Surface Stalls

8 GARAGES

9 GARAGES

7 GARAGES

MAILBOXES

ADA

BACH HOMES
BY OTHERS

WALTON LANE TOWN HOMES (BY OTHERS)

QUALITY DRIVE
(BY OTHERS)

860 EAST STREET

ROADWAY IMPROVEMENTS ARE PER SEPARATE DESIGN PACKAGE

| RESIDENTIAL UNITS | PARKING REQUIRED |
|---|---|
| 65 - Studios (18.5%) | 65 x 1.25 = 81.25 stalls |
| 163- 1 Beds (46.3%) | 163 x 1.5 = 244.5 stalls |
| 114 - 2 Beds (32.4%) | 114 x 2.25 = 256.5 stalls |
| 10 - 3 Beds (2.8%) | 10 x 2.25 = 22.5 stalls |
| 352 Total Units | 605 stalls per unit calcs |
| | 352 x 1.8 = 634 stalls required |

PARKING PROVIDED
598 SURFACE STALLS
14 STAND ALONE GARAGES
25 TUCK UNDER GARAGES
637 TOTAL PARKING STALLS

40 0 40 80
SCALE OF FEET

LEGEND
- BOUNDARY LINE
- PUE — PUE
- ROW — EXISTING RIGHT-OF-WAY
- CONCRETE

NOTE:
1. SEE ASPHALT / CONCRETE STRUCTURAL DETAILS ON SHEET 10

2. BUILDING FOOTINGS MUST BE AT LEAST 2 FEET ABOVE GROUNDWATER

ACREAGE
ROOFTOPS: 125,600 ft² 2.88 ac 32%
LANDSCAPE: 67,900 ft² 1.56 ac 17%
IMPERVIOUS: 198,600 ft² 4.56 ac 51%
TOTAL SITE: 392,100 ft² 9.0 ac

Know what's below. Call before you dig.

Preliminarily Approved by: S. Scott Carlson 2-15-2022

UTAH PROFESSIONAL ENGINEER 187727 S. SCOTT CARLSON STATE OF UTAH

# AMERICAN FORK NORTH APARTMENTS
## SITE PLAN
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021
PLOT DATE: 15 February 2022

SHEET 3

620 SOUTH STREET
(BY OTHERS)

EXISTING FIRE HYDRANT (MIN 18" BEHIND CURB)

BLDG A

FIRE RISER ROOM

INSTALL SIGN "PARK IN DESIGNATED SPACES ONLY. ALL OTHERS MAY BE TICKETED AND / OR TOWED"

800 EAST
620 SOUTH

NEW FIRE HYDRANT (MIN 18" BEHIND CURB)

INSTALL STOP SIGN

BLDG B

BLDG D

BLDG E

BLDG F

BLDG C

DOMESTIC WATER ROOM

860 EAST STREET

BACH HOMES
BY OTHERS

WALTON LANE TOWN HOMES (BY OTHERS)

QUALITY DRIVE
(BY OTHERS)

& SEWER
MENT AND
ENTRY #
) NOV. 14
LOCATION
UNKNOWN

40 0 40 80
SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE
- FIRE ACCESS ROUTE
- SIGHT TRIANGLES
- NO PARKING AREA

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

Digitally signed by: S. Scott Carlson
2-16-2022

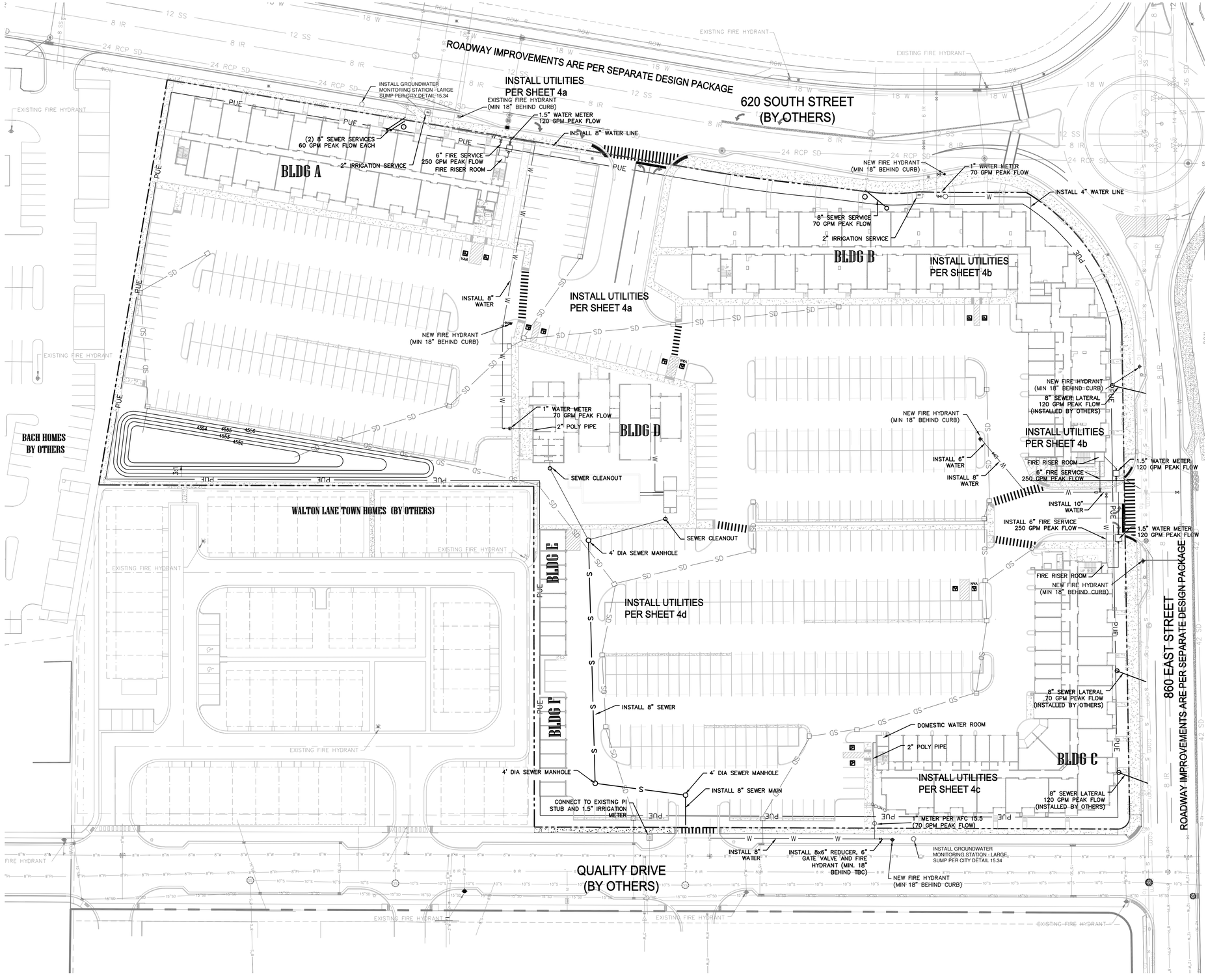
# RITCHIE DEVELOPMENT
## FIRE ACCESS, SIGHT TRIANGLES AND SIGNAGE
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021

PLOT DATE: 16 February 2022

SHEET 3a

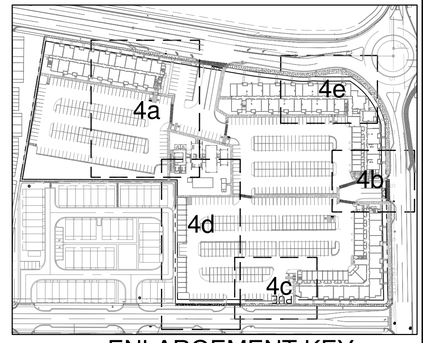



40 0 40 80

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE
- ROW — EXISTING RIGHT-OF-WAY
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN
- G — EXISTING GAS
- COM — EXISTING COMMUNICATION
- OHP — EXISTING OVERHEAD POWER
- FO — EXISTING FIBER OPTIC
- 42 SD — EXISTING 42" STORM LINE
- W — INSTALL WATER LINE
- S — INSTALL SEWER LINE




ENLARGEMENT KEY

NOTES:
ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED

ALL SEWER LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE

AF CITY WATER METERS ARE RATED AT THE FOLLOWING PEAK CAPACITIES:

3/4" METER 25 GPM
1" METER 70 GPM
1.5" METER 120 GPM
2" METER 170 GPM

Plumbing engineer has calculated water demands based on the number of water fixture units in each building as follows:
NW bldg. 1018 Fixture Units
NE Bldg 1730 Fixture Units
SE Bldg 1163 Fixture Units

We are planning for meter sizes adequate to flow the projected peak minute on the peak day expected from the whole building, not the average minute in the peak day.

City Water department has directed us to specify meter sizes based on the rated capacity of the Badger Recordall Disc Meters. We have worked with the Badger manufacturer to obtain their specs as follows:

¾ Inch meter M25-750LNSX-HL-GAXX with max flow of 25gpm
1 Inch meter M70-100LNSX-HL-GAXX with max flow of 70gpm
1.5 Inch meter M120-150LNSX-HL-GAXX with max flow of 120gpm
2 Inch meter M170-200LNSX-HL-GAXX with max flow of 170gpm

As you have directed in your comment, we have increased the pipe size before and after the meter to have a larger capacity with lower velocity.

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

UTAH PROFESSIONAL ENGINEER
187727
S. SCOTT CARLSON
STATE OF UTAH
Electronically Signed by: Scott Carlson
2-28-2022

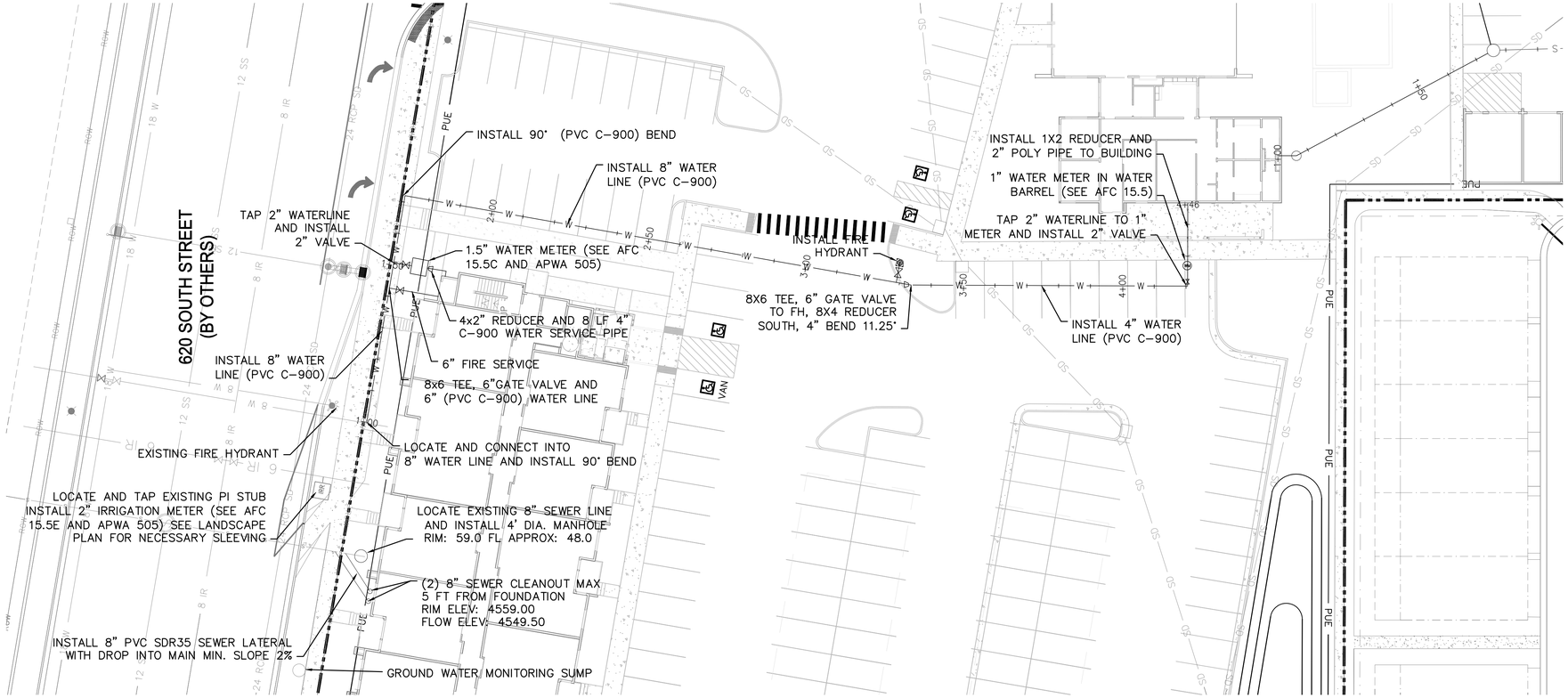
# AMERICAN FORK NORTH APARTMENTS
## UTILITY PLAN
## AMERICAN FORK, UTAH


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

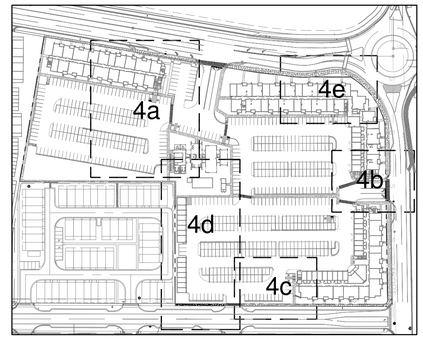

DWG DATE: MARCH 2021

PLOT DATE: 15 February 2022

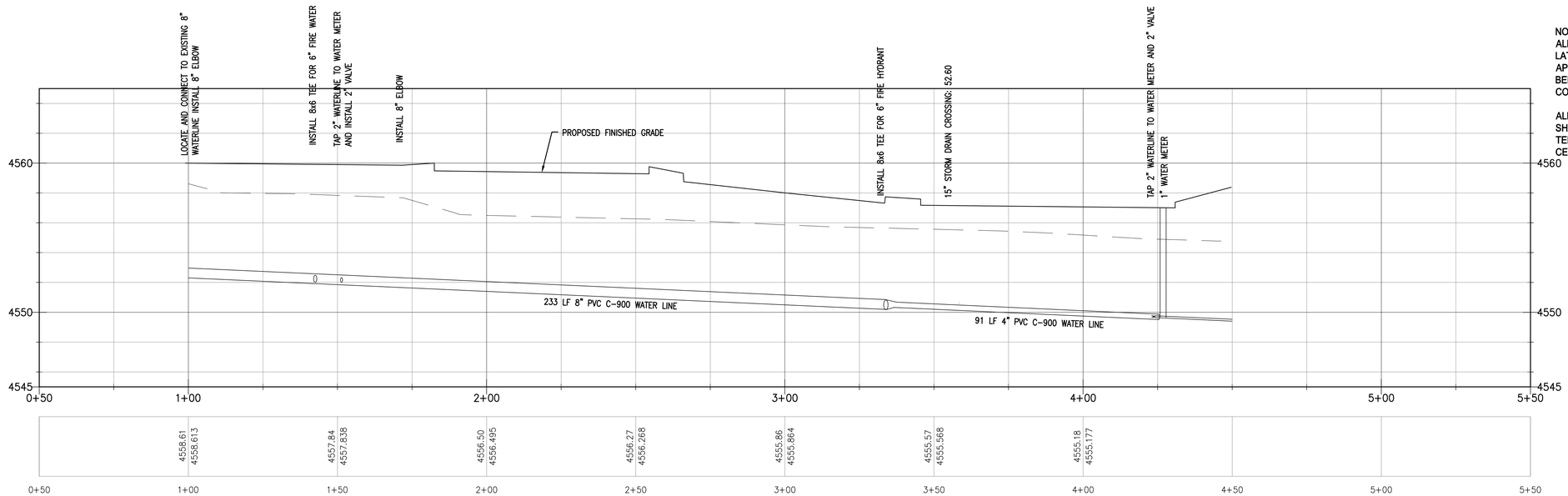
SHEET 4




PLAN VIEW A




ENLARGEMENT KEY




PROFILE VIEW A

NOTES:
ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED

ALL SEWER LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE

20 0 20 40

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE
- ROW — EXISTING RIGHT-OF-WAY
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN
- g — EXISTING GAS
- COM — EXISTING COMMUNICATION
- OHP — EXISTING OVERHEAD POWER
- FO — EXISTING FIBER OPTIC
- W — INSTALL WATER LINE
- S — INSTALL SEWER LINE
- 42 SD — INSTALL 42" STORM LINE

Know what's below. Call before you dig.

UTAH PROFESSIONAL ENGINEER
LICENSED
S. SCOTT CARLSON
187727
STATE OF UTAH
Electronically signed by: Scott Carlson
2-15-2022

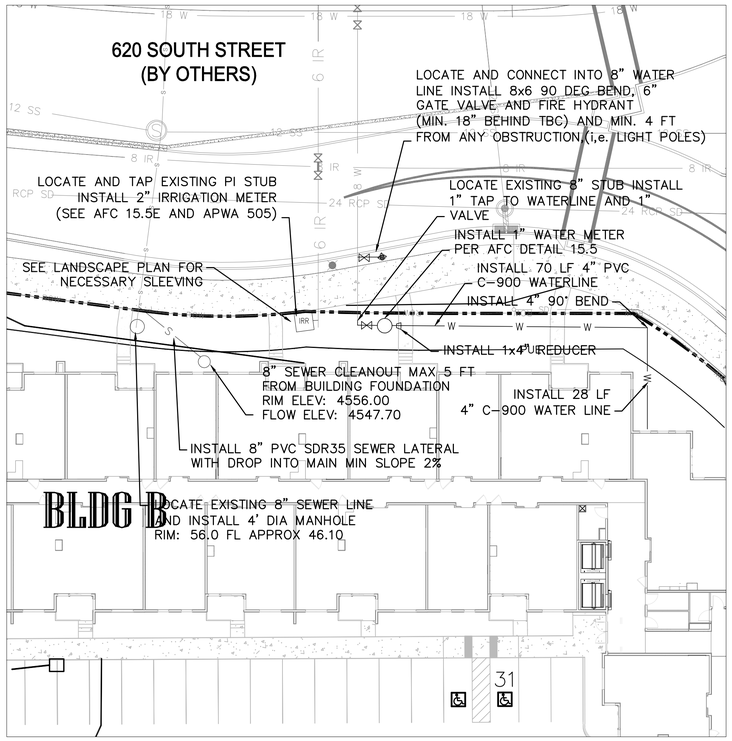
# AMERICAN FORK NORTH APARTMENTS
## UTILITY PLAN & PROFILE A
## AMERICAN FORK, UTAH

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

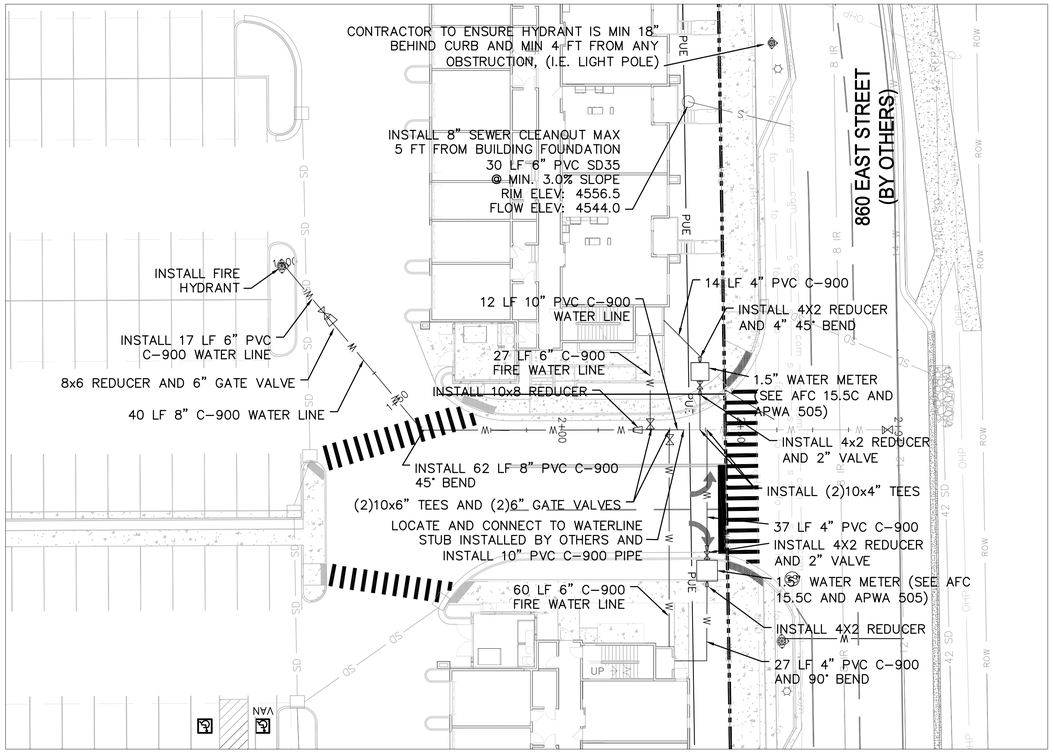
DWG DATE: MARCH 2021

PLOT DATE: 15 February 2022

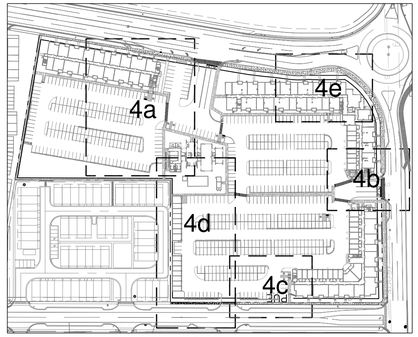
SHEET 4a




PLAN VIEW E




PLAN VIEW B




ENLARGEMENT KEY

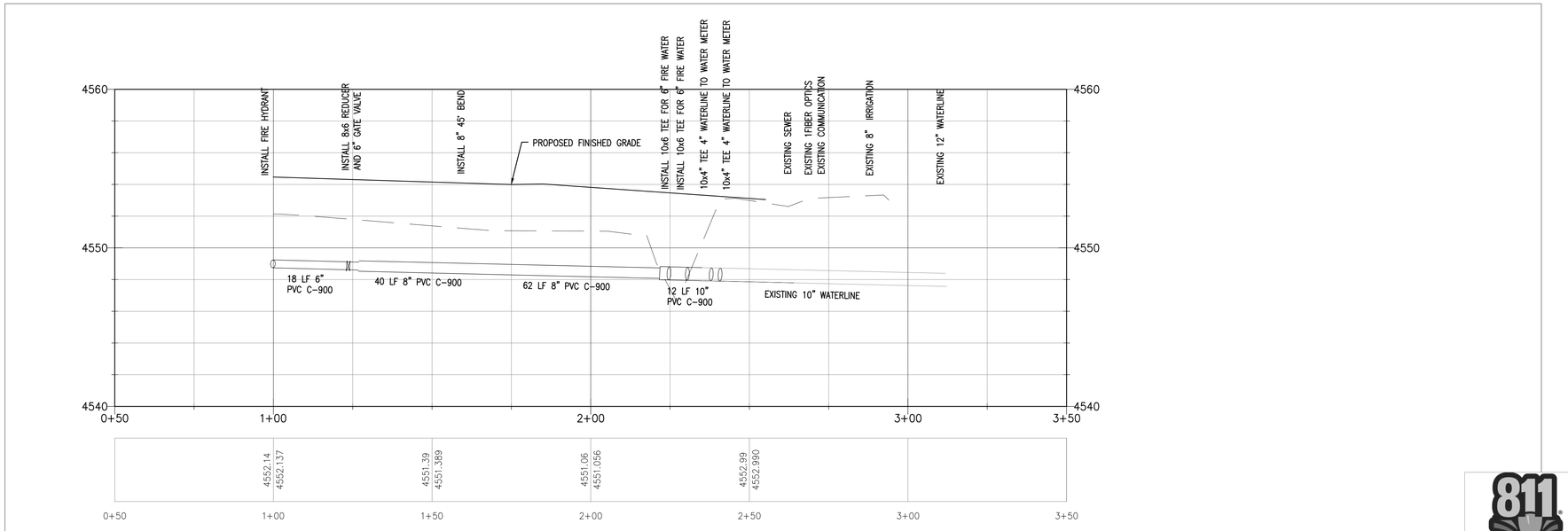
SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE
- ROW — EXISTING RIGHT-OF-WAY
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN
- g — EXISTING GAS
- COM — EXISTING COMMUNICATION
- OHP — EXISTING OVERHEAD POWER
- FO — EXISTING FIBER OPTIC
- W — INSTALL WATER LINE
- S — INSTALL SEWER LINE
- 42 SD — INSTALL 42" STORM LINE

NOTES:
ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED

ALL SEWER LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE




PROFILE VIEW B

Know what's below. Call before you dig.

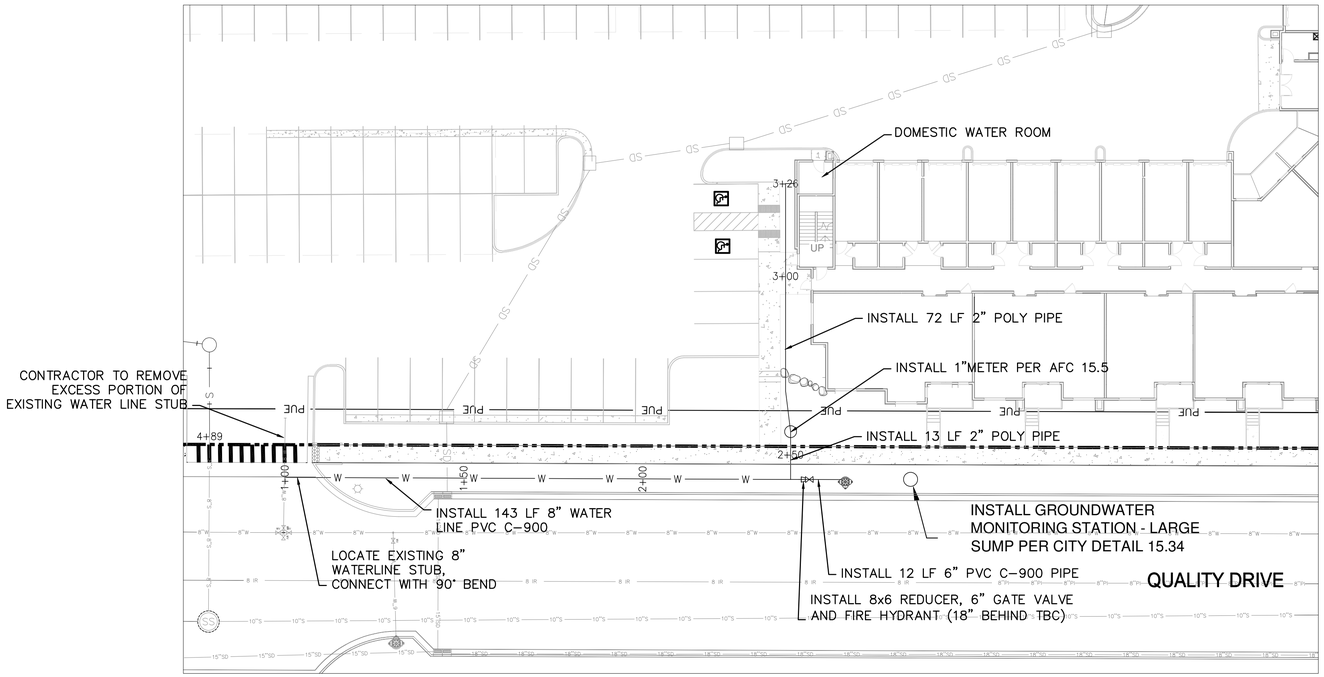
Electronically signed by: S. Scott Carlson 3-16-2022

# AMERICAN FORK NORTH APARTMENTS
## UTILITY PLAN & PROFILE B AND ENLARGED VIEW E
## AMERICAN FORK, UTAH

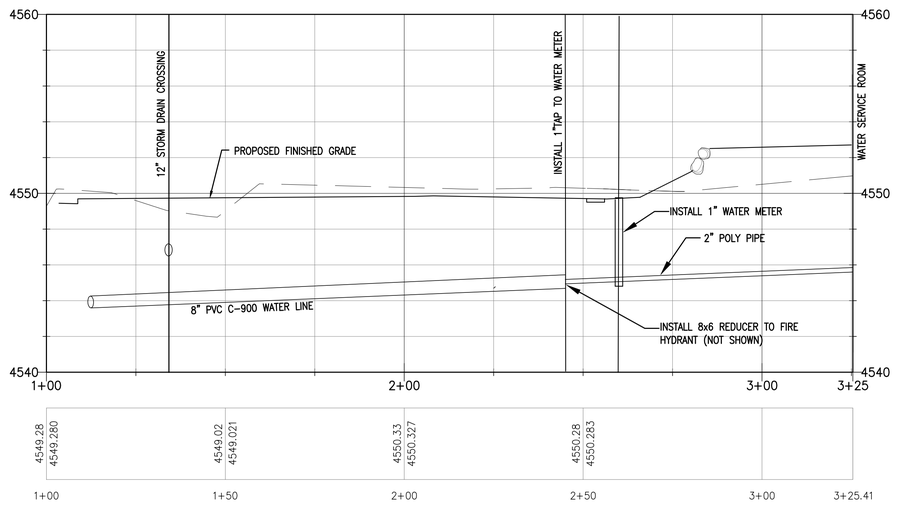

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511


DWG DATE: MARCH 2021
PLOT DATE: 15 February 2022

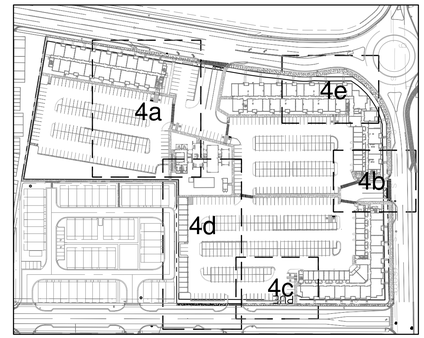
SHEET 4b




PLAN VIEW 4C




PROFILE VIEW 4C




ENLARGEMENT KEY

20 0 20 40

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE
- ROW — EXISTING RIGHT-OF-WAY
- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN
- g — EXISTING GAS
- COM — EXISTING COMMUNICATION
- OHP — EXISTING OVERHEAD POWER
- FO — EXISTING FIBER OPTIC
- W — INSTALL WATER LINE
- S — INSTALL SEWER LINE
- 42 SD — INSTALL 42" STORM LINE

NOTES:
ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED

ALL SEWER LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE

Know what's below. Call before you dig.

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

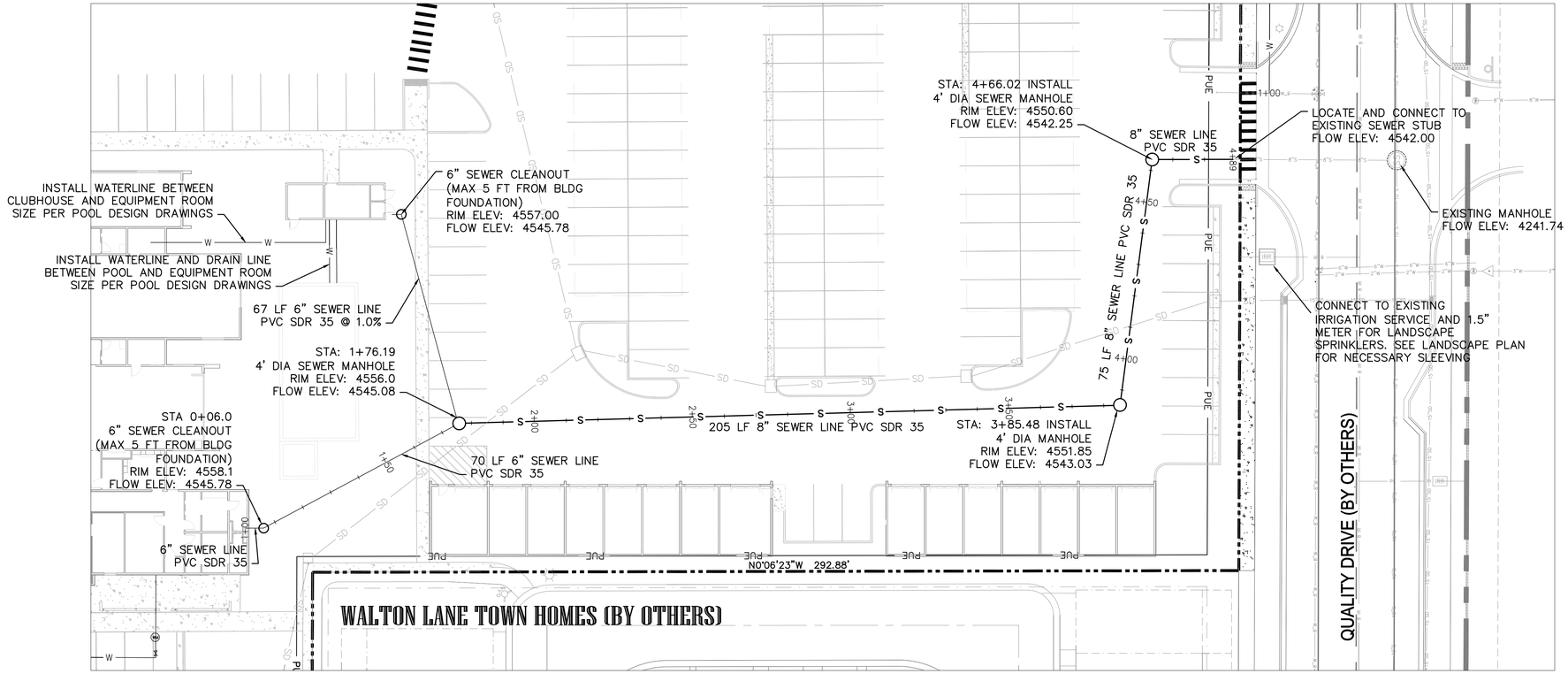
Electronically signed by: Scott Carlson 2-15-2022

# AMERICAN FORK NORTH APARTMENTS
## UTILITY PLAN & PROFILE C
## AMERICAN FORK, UTAH

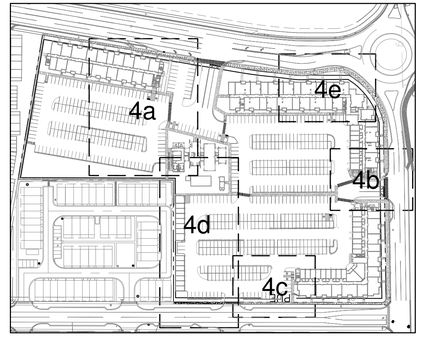
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511

DWG DATE: MARCH 2021
PLOT DATE: 15 February 2022

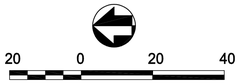
SHEET 4c




PLAN VIEW D




ENLARGEMENT KEY



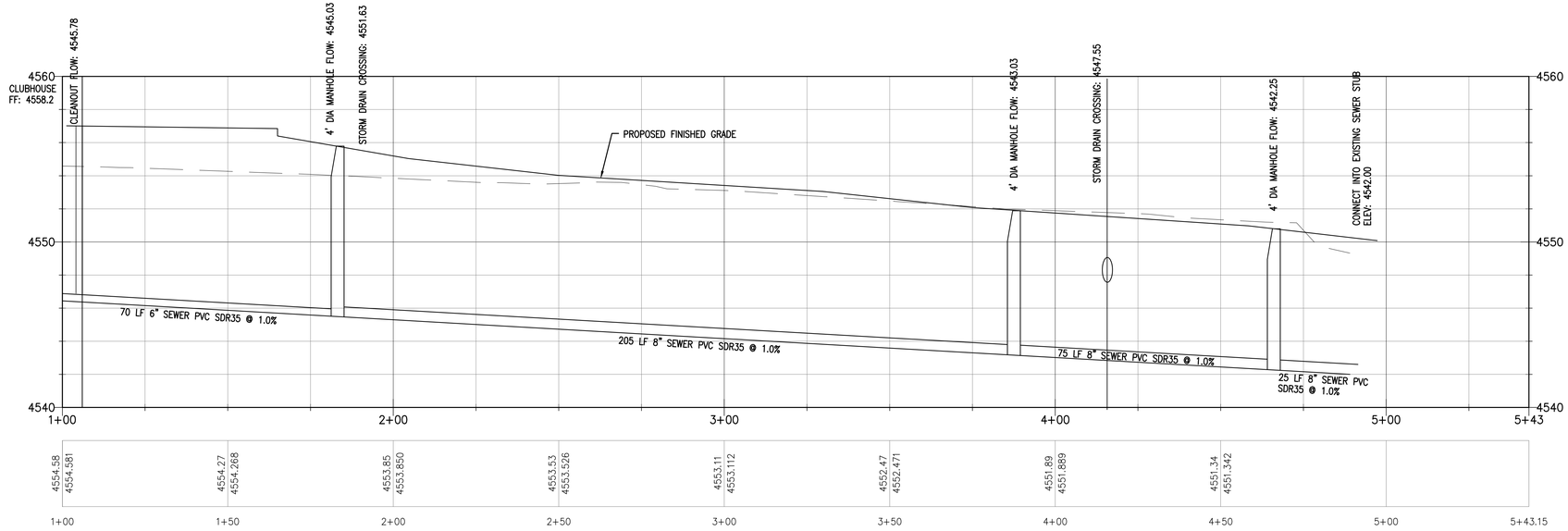

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE
- EXISTING RIGHT-OF-WAY
- W — INSTALL WATER LINE
- S — INSTALL SEWER LINE

NOTES:
ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED

ALL SEWER LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE




PROFILE VIEW D

Know what's below. Call before you dig.

Electronically signed by: Scott Carlson 2-16-2022
UTAH PROFESSIONAL ENGINEER
187727
S. SCOTT CARLSON
STATE OF UTAH

# AMERICAN FORK NORTH APARTMENTS
## UTILITY PLAN & PROFILE D
## AMERICAN FORK, UTAH

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

DWG DATE: MARCH 2021
PLOT DATE: 15 February 2022

SHEET 4d

620 SOUTH STREET
(BY OTHERS)
ROADWAY IMPROVEMENTS ARE PER SEPARATE DESIGN PACKAGE

QUALITY DRIVE
(BY OTHERS)

860 EAST STREET

ROADWAY IMPROVEMENTS ARE PER SEPARATE DESIGN PACKAGE

INSTALL GROUNDWATER MONITORING STATION "LARGE SUMP PER CITY DETAIL 15.34

CROSS SLOPE OF SIDEWALK ADJACENT TO PROPERTY LINE TO SLOPE AWAY FROM ADJACENT PROPERTY

FF 61.7

INSTALL CURB INLET

SEE DETAILED GRADING AND DRAINAGE SHEET 5c

HIGH WATER AT 55.0

INSTALL CATCH BASIN

EMERGENCY OVERFLOW FOR POND WILL DISCHARGE SOUTHWEST THROUGH THIS PIPE TO CITY STORM DRAIN SYSTEM IN QUALITY DRIVE

SEE DETAILED GRADING AND DRAINAGE SHEET 5b

SEE DETAILED GRADING AND DRAINAGE SHEET 5a

7% RAMP

INSTALL GROUNDWATER MONITORING STATION "LARGE SUMP PER CITY DETAIL 15.34

40 0 40 80
SCALE OF FEET

LEGEND

| | |
|---|---|
| ——— | BOUNDARY LINE |
| PUE | PUE |
| ROW | EXISTING RIGHT-OF-WAY |
| x 60.55 tbc | SURVEYED ELEVATIONS |
| x 52.7 | DESIGN ELEVATIONS BY OTHERS |
| 53.0 x | FINISH GRADE ELEVATIONS |

Know what's below. Call before you dig.

LICENSED PROFESSIONAL ENGINEER
S. SCOTT CARLSON
187727
STATE OF UTAH

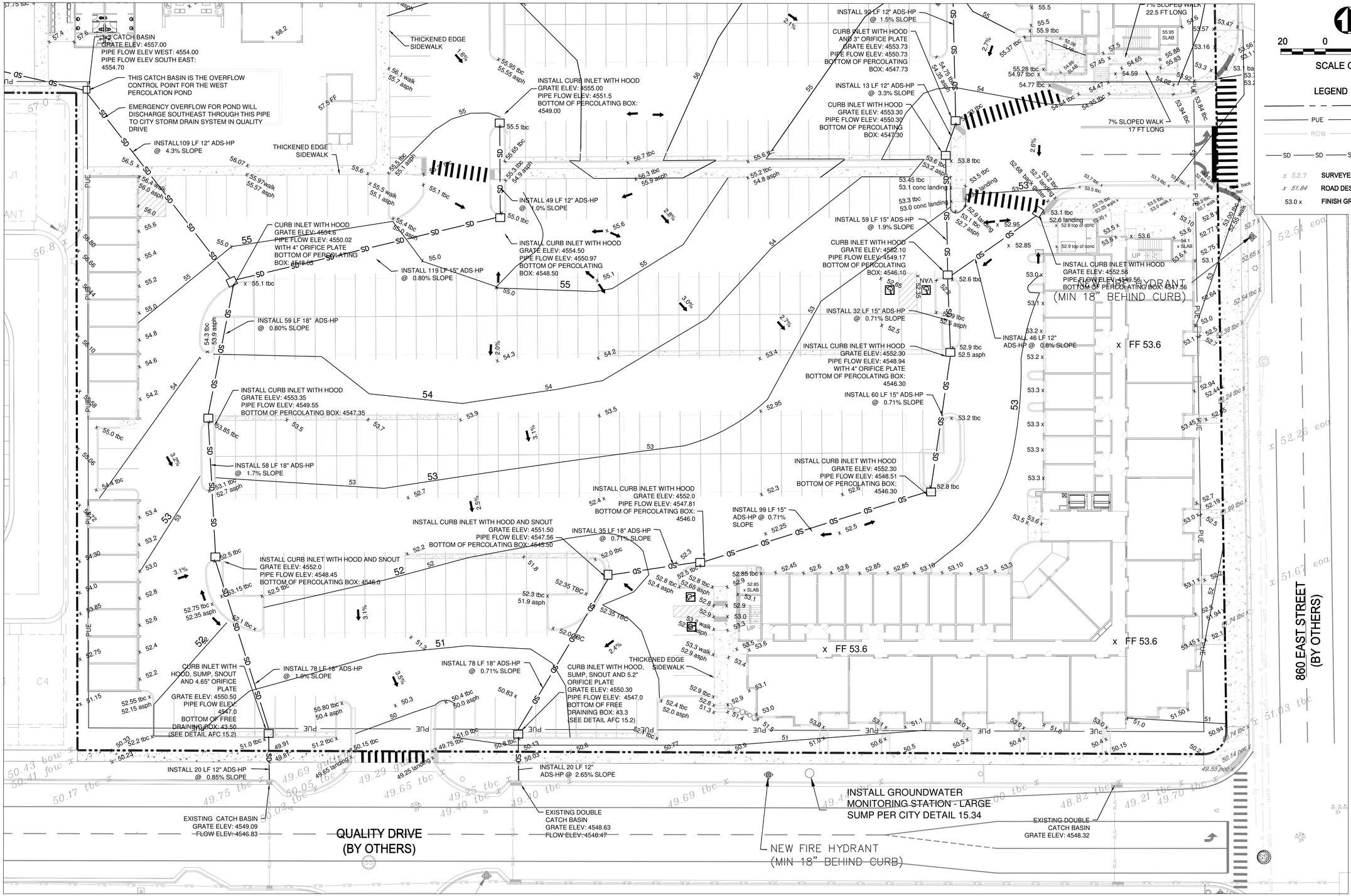
Electronically signed by S. Scott Carlson
2/15/2022

# AMERICAN FORK NORTH APARTMENTS
## GRADING AND DRAINAGE PLAN
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021
PLOT DATE: 15 February 2022

SHEET 5




Electronically signed by: S. Scott Carlson 15-Feb-2022

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

# AMERICAN FORK NORTH APARTMENTS
## GRADING AND DRAINAGE PLAN
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021
PLOT DATE: 15 February 2022

SHEET 5a

Know what's below. Call before you dig.

620 SOUTH (BY OTHERS)

BLDG B

FF 58.5

FF 58.5

BLDG D

FF 57.5

FF 57.5

FF 53.6

860 EAST STREET
BY OTHERS

SCALE OF FEET
20 0 20 40

LEGEND
- BOUNDARY LINE
- PUE — PUE
- ROW — EXISTING RIGHT-OF-WAY
- x 52.7 — SURVEYED ELEVATIONS
- x 60.55 tbc — DESIGN ELEVATIONS BY OTHERS
- 53.0 x — FINISH GRADE ELEVATIONS

INSTALL 125 LF 12" ADS-HP @ 0.3% SLOPE

INSTALL 140 LF 12" ADS-HP @ 0.3% SLOPE

INSTALL CURB INLET WITH HOOD GRATE ELEV: 4555.8 PIPE FLOW ELEV: 4553.03 BOTTOM OF PERCOLATING BOX : 4549.8

INSTALL CURB INLET WITH HOOD GRATE ELEV: 4555.9 PIPE FLOW ELEV: 4553.46 BOTTOM OF PERCOLATING BOX: 4549.9

THICKENED EDGE SIDEWALK

CURB INLET WITH HOOD TBC ELEV: 4555.9 GRATE ELEV: 4555.4 PIPE FLOW ELEV: 4552.10 BOTTOM OF PERCOLATING BOX: 4549.4

INSTALL 92 LF 12" ADS-HP @ 1.5% SLOPE

CURB INLET WITH HOOD AND 3" ORIFICE PLATE GRATE ELEV: 4553.73 PIPE FLOW ELEV: 4550.73 BOTTOM OF PERCOLATING BOX: 4547.73

INSTALL 13 LF 12" ADS-HP @ 3.3% SLOPE

CURB INLET WITH HOOD GRATE ELEV: 4553.30 PIPE FLOW ELEV: 4550.30 BOTTOM OF PERCOLATING BOX: 4547.30

INSTALL CURB INLET WITH HOOD GRATE ELEV: 4555.00 PIPE FLOW ELEV: 4551.5 BOTTOM OF PERCOLATING BOX: 4549.00

INSTALL 49 LF 12" ADS-HP @ 1.0% SLOPE

INSTALL 59 LF 15" ADS-HP @ 1.9% SLOPE

CURB INLET WITH HOOD GRATE ELEV: 4552.10 PIPE FLOW ELEV: 4549.17 BOTTOM OF PERCOLATING BOX: 4546.10

INSTALL CURB INLET WITH HOOD GRATE ELEV: 4554.50 PIPE FLOW ELEV: 4550.97 BOTTOM OF PERCOLATING BOX: 4548.50

INSTALL 119 LF 15" ADS-HP @ 0.80% SLOPE

INSTALL 59 LF 18" ADS-HP @ 0.80% SLOPE

INSTALL 32 LF 15" ADS-HP @ 0.71% SLOPE

INSTALL CURB INLET WITH HOOD GRATE ELEV: 4552.30 PIPE FLOW ELEV: 4548.94

INSTALL 46 LF 12" ADS-HP @ 0.8% SLOPE

INSTALL CURB INLET WITH HOOD GRATE ELEV: 4552.56 PIPE FLOW ELEV: 4549.56 BOTTOM OF PERCOLATING BOX: 4547.56

7% SLOPED WALK 22.5 FT LONG

7% SLOPED WALK 17 FT LONG

THICKENED EDGE SIDEWALK

Electronically signed by: S. Scott Carlson 8.8.2022

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

# AMERICAN FORK NORTH APARTMENTS
## GRADING AND DRAINAGE PLAN
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021

PLOT DATE: 15 February 2022

SHEET 5b

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

20 0 20 40
SCALE OF FEET

620 SOUTH (BY OTHERS)

BLDG A

BLDG D

FF 61.7

FF 58.5

FF 58.2

LEGEND
BOUNDARY LINE
PUE PUE
ROW EXISTING RIGHT-OF-WAY
x 52.7 SURVEYED ELEVATIONS
53.0 x FINISH GRADE ELEVATIONS

CATCH BASIN
GRATE ELEV: 4558.00
PIPE FLOW ELEV: 4554.17

SHEDDING GUTTER ACROSS CROSSWALK

THICKENED EDGE SIDEWALK
0.4' ABOVE ASPHALT

ADA RAMP WITH HANDRAILS, NO STEEPER THAN 8% SLOPE

THICKENED EDGE SIDEWALK

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4558.15
PIPE FLOW ELEV: 4552.95
BOTTOM OF PERCOLATING BOX : 4552.65

INSTALL 71 LF 12" ADS-HP @ 1.0% SLOPE

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4557.60
PIPE FLOW ELEV: 4554.6
BOTTOM OF PERCOLATING BOX : 4551.6

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4557.60
PIPE FLOW ELEV: 4553.94 BOTTOM OF PERCOLATING BOX : 4551.60

CROSS SLOPE OF SIDEWALK ADJACENT TO PROPERTY LINE HAS HIGH POINT AT PROPERTY LINE AND DRAINAGE SHALL FLOW TO RESPECTIVE PROPERTIES

INSTALL 95 LF 12" ADS-HP @ 1.4% SLOPE

INSTALL CURB INLET WITH HOOD AND SNOUT
GRATE ELEV: 4556.15
PIPE FLOW ELEV: 4552.60
BOTTOM OF PERCOLATING BOX : 4549.15

INSTALL 20 LF 12" ADS-HP @ 3.0% SLOPE

PIPE FLOW: 52.00

HIGH WATER LEVEL 55.0

INSTALL CURB INLET WITH HOOD AND SNOUT OVER WEST OUTLET PIPE
GRATE ELEV: 4556.00
PIPE FLOW ELEV: 4552.12
BOTTOM OF PERCOLATING BOX : 4550.00

INSTALL 40 LF 15" ADS-HP @ 0.3% SLOPE

PIPE FLOW 52.0

INSTALL 95 LF 15" ADS-HP @ 0.3% SLOPE

INSTALL 174 LF 12" ADS-HP @ 1.06% SLOPE

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4556.7
PIPE FLOW ELEV: 4552.66
BOTTOM OF PERCOLATING BOX : 4550.6

INSTALL 82 LF 12" ADS-HP @ 0.3% SLOPE

INSTALL 125 LF 12" ADS-HP @ 0.3% SLOPE

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4555.8
PIPE FLOW ELEV: 4553.03
BOTTOM OF PERCOLATING BOX : 4549.8

THICKENED EDGE SIDEWALK

INSTALL 12 LF 15" ADS-HP @ 0.3% SLOPE

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4556.6
PIPE FLOW ELEV: 4552.62
BOTTOM OF PERCOLATING BOX 4550.6

INSTALL 69 LF 15" ADS-HP @ 0.3% SLOPE

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4555.90
PIPE FLOW ELEV: 4552.41
BOTTOM OF PERCOLATING BOX : 4549.90

INSTALL 109 LF 12" ADS-HP @ 4.3% SLOPE

THICKENED EDGE SIDEWALK

CATCH BASIN
GRATE ELEV: 4557.00
PIPE FLOW ELEV WEST: 4554.00
PIPE FLOW ELEV SOUTH EAST: 4554.70

THIS CATCH BASIN IS THE OVERFLOW CONTROL POINT FOR THE WEST PERCOLATION POND

EMERGENCY OVERFLOW FOR POND WILL DISCHARGE SOUTHEAST THROUGH THIS PIPE TO CITY STORM DRAIN SYSTEM IN QUALITY DRIVE

CROSS SLOPE OF SIDEWALK ADJACENT TO PROPERTY LINE HAS HIGH POINT AT PROPERTY LINE AND DRAINAGE SHALL FLOW TO RESPECTIVE PROPERTIES

BACH HOMES BY OTHERS

WALTON LANE TOWN HOMES (BY OTHERS)

AREA DRAIN 57.31 x

AREA DRAIN 56.5 x

AREA DRAIN 55.97 x

Know what's below. Call before you dig.

STATE OF UTAH PROFESSIONAL ENGINEER
No. 187727
S. SCOTT CARLSON
Electronically signed by: S. Scott Carlson 2-15-2022

# AMERICAN FORK NORTH APARTMENTS
## GRADING AND DRAINAGE PLAN
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021
PLOT DATE: 15 February 2022

SHEET 5c

BOX : 4550.6

INSTALL 125 LF 12" ADS-HP
@ 0.3% SLOPE

INSTALL 140 L
@ 0.3% SLOP

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4555.8
PIPE FLOW ELEV: 4553.03
BOTTOM OF PERCOLATING BOX :
4549.8

THICKENED EDGE
SIDEWALK

57.1 FACE OF WALK

INSTALL 12 LF 15" ADS-HP
@ 0.3% SLOPE

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4556.6
PIPE FLOW ELEV: 4552.62
BOTTOM OF PERCOLATING BOX :
4550.6

THICKENED EDGE
SIDEWALK

INSTALL 69 LF 15" ADS-HP
@ 0.3% SLOPE

FF 58.2

BLDG D

INSTALL CURB INLET WITH HOOD
GRATE ELEV: 4555.90
PIPE FLOW ELEV: 4552.41
BOTTOM OF PERCOLATING BOX :
4549.90

INSTALL 174 LF 12" ADS-HP
@ 1.06% SLOPE

3x3 CATCH BASIN
GRATE ELEV: 4557.00
PIPE FLOW ELEV WEST: 4554.00
PIPE FLOW ELEV SOUTH EAST:
4554.70

THIS CATCH BASIN IS THE OVERFLOW
CONTROL POINT FOR THE WEST
PERCOLATION POND

EMERGENCY OVERFLOW FOR POND WILL
DISCHARGE SOUTHEAST THROUGH THIS PIPE
TO CITY STORM DRAIN SYSTEM IN QUALITY
DRIVE

INSTALL109 LF 12" ADS-HP
@ 4.3% SLOPE

THICKENED EDGE
SIDEWALK

57.5 FF

INSTALL
GRATE E
PIPE FLO
BOTTOM
4549.00

INSTALL 49 LF
@ 1.0% SLOP

THICKENED EDGE
SIDEWALK

1.6%

10 0 10 20
SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE — PUE
- ROW — EXISTING RIGHT-OF-WAY
- SD — SD — SD — STORM DRAIN
- x 52.7 SURVEYED ELEVATIONS
- x 51.84 ROAD DESIGN ELEVATIONS
- 53.0 x FINISH GRADE ELEVATIONS

Electronically signed by:
S. Scott Carlson
7-15-2022

LICENSED PROFESSIONAL ENGINEER
187727
S. SCOTT CARLSON
STATE OF UTAH

# AMERICAN FORK NORTH APARTMENTS
## GRADING AND DRAINAGE PLAN
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021
PLOT DATE: 15 February 2022

SHEET 5d

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

620 SOUTH STREET
(BY OTHERS)

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

BLDG F

PORTABLE TOILET

PORTABLE TOILET

PORTABLE TOILET

WASH DOWN AREA

CONSTRUCTION ENTRANCE

BACH HOMES
BY OTHERS

WALTON LANE TOWN HOMES (BY OTHERS)

QUALITY DRIVE
(BY OTHERS)

860 EAST STREET

40 0 40 80
SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE — PUE
- ROW — EXISTING RIGHT-OF-WAY
- SD — SD — EXISTING STORM DRAIN
- EXISTING STORM DRAIN STRUCTURES
- SD — SD — PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN STRUCTURES
- SF — PROPOSED SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PORTABLE TOILETS
- WASHDOWN AREAS/MATERIAL STORAGE
- STORM DRAIN INLET PROTECTION

Know what's below. Call before you dig.

LICENSED PROFESSIONAL ENGINEER
187727
S. SCOTT CARLSON
STATE OF UTAH
Electronically signed by: S.Scott Carlson
2-15-2022

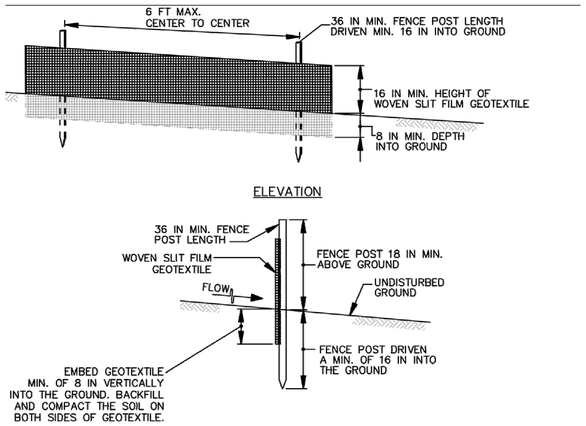
# AMERICAN FORK NORTH APARTMENTS
## EROSION CONTROL PLAN
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021

PLOT DATE: 15 February 2022

SHEET 6




## SILT FENCE DETAIL

NOTES:

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

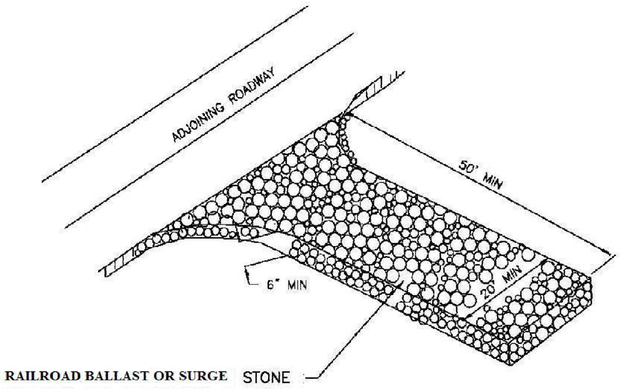
b. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS IS TO BE PROVIDED.

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

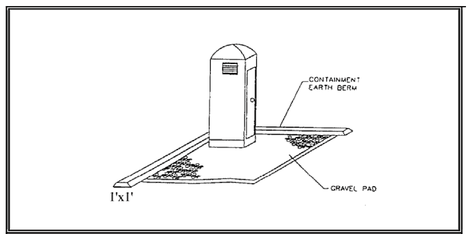
d. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE SILL BE NECESSARY; KEEP SOME HANDY.

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

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




## STABILIZED CONSTRUCTION ENTRANCE DETAIL




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

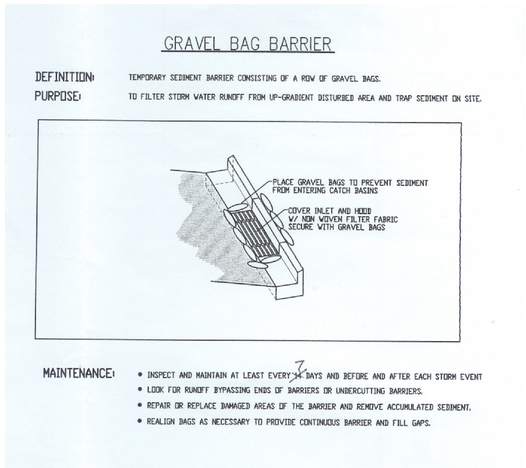
**APPLICATION:**
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

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

**LIMITATIONS:**
No limitations.

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

## PORTA-POTTIE DETAIL




## GRAVEL BAG BARRIER DETAIL

Know what's below. Call before you dig.

Electronically signed by: Scott Carlson 7-13-2021

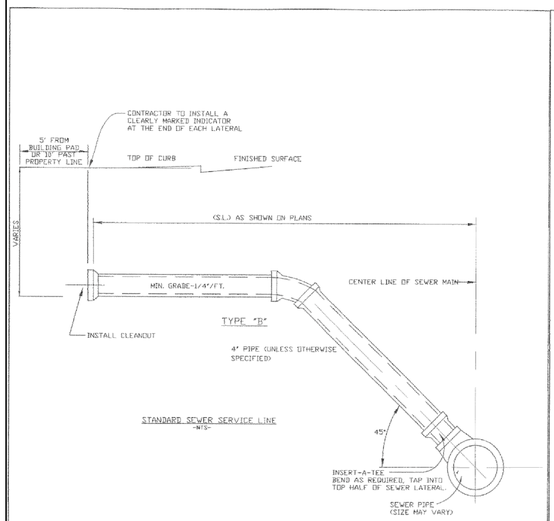
LICENSED PROFESSIONAL ENGINEER
No. 187727
S. SCOTT CARLSON
STATE OF UTAH

# AMERICAN FORK NORTH APARTMENTS
EROSION CONTROL PLAN
AMERICAN FORK, UTAH

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

DWG DATE:
MARCH 2021
PLOT DATE: 26 July 2021

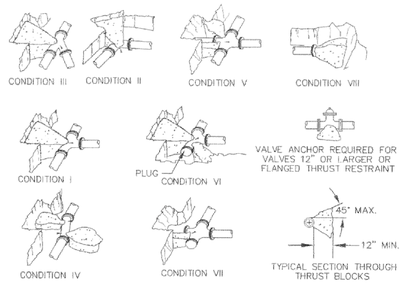
SHEET
7




STANDARD SEWER SERVICE LINE
-NTS-

NOTE: ALSO SEE DRAWING NO. 1523

| DRAWN: JRP | Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-5992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE | DRAWING NO. 15.19 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




NOTES:

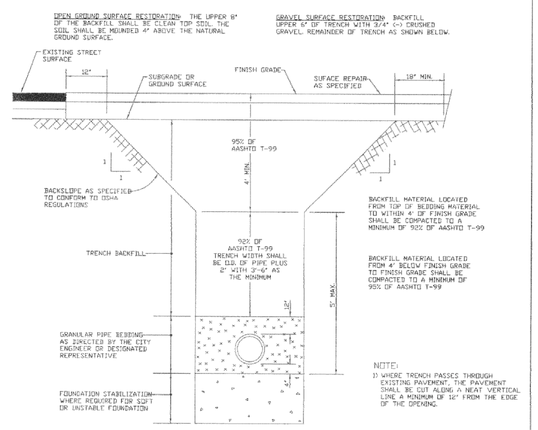
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE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

THRUST BLOCK BEARING AREA IN SQ. FEET

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

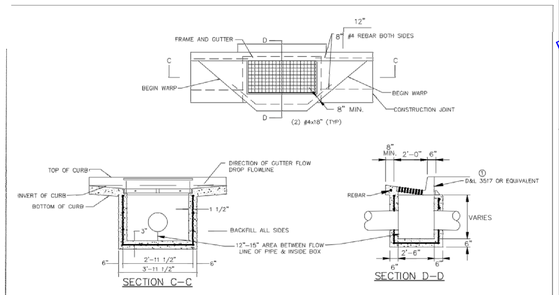
WATER LINE THRUST BLOCK DETAILS

| DRAWN: JRP | Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-5992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING | DRAWING NO. 15.21 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |

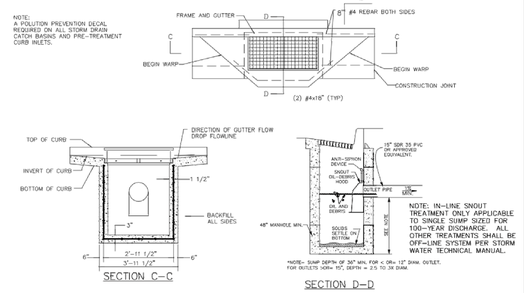



TYPICAL TRENCH DETAIL
-NTS-

| DRAWN: JRP | Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-5992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL | DRAWING NO. 15.22 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |

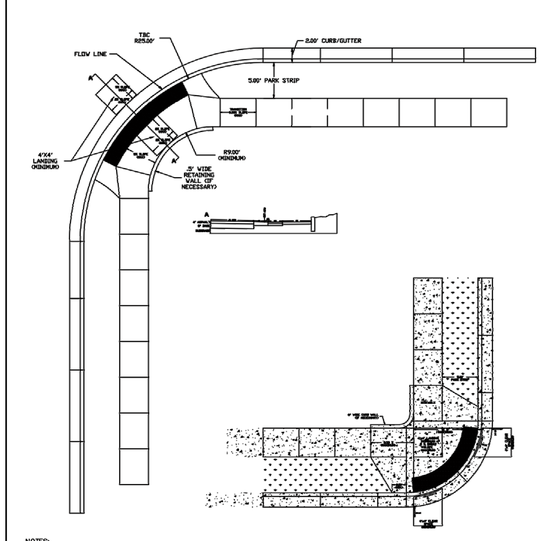



STORM DRAIN CATCH BASIN
-NTS-




PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

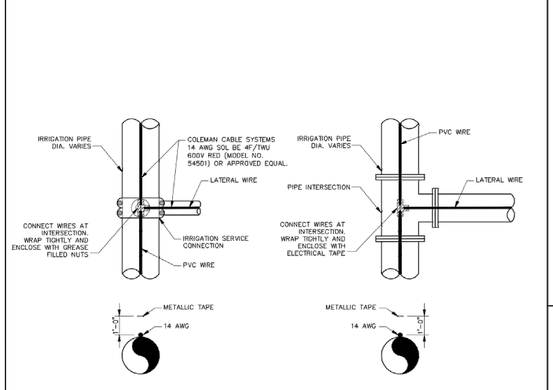
| DRAWN: JRP | AMERICAN FORK | AMERICAN FORK CITY | STANDARD DETAIL FOR: CATCH BASIN | DRAWING NO. 15.2 |
|---|---|---|---|---|
| REVISED: AJS | | | | |
| DATE: APRIL 2012 | | | | |
| SCALE: VARIES | | | | |




NOTES:

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

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

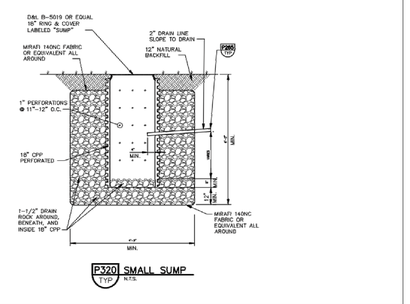



14 AWG LOCATOR WIRE
NTS

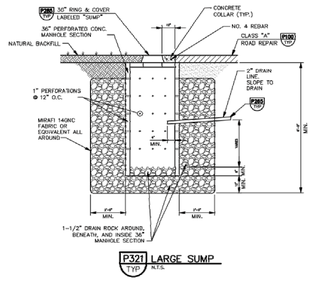
NOTES:

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

| DRAWN: | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 379 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: LOCATOR WIRE DETAIL | DRAWING NO. 15.33 |
|---|---|---|---|---|
| REVISED: 11/2010 | | | | |
| DATE: | | | | |
| SCALE: | | | | |




P320 SMALL SUMP
TYP N.T.S.




P321 LARGE SUMP
TYP N.T.S.

| DRAWN: | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 379 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SUMP DETAILS | DRAWING NO. 15.34 |
|---|---|---|---|---|
| REVISED: 11/2010 | | | | |
| DATE: | | | | |
| SCALE: | | | | |

Know what's below. Call before you dig.

Electronically signed by: S. Scott Carlson 11-9-2021

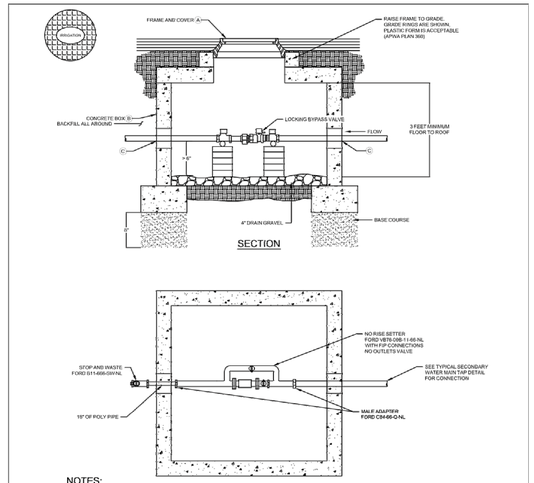
PROFESSIONAL ENGINEER
187727
S. SCOTT CARLSON
STATE OF UTAH

# AMERICAN FORK NORTH APARTMENTS
## DETAIL SHEET
## AMERICAN FORK, UTAH


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


DWG DATE: MARCH 2021
PLOT DATE: 28 October 2021

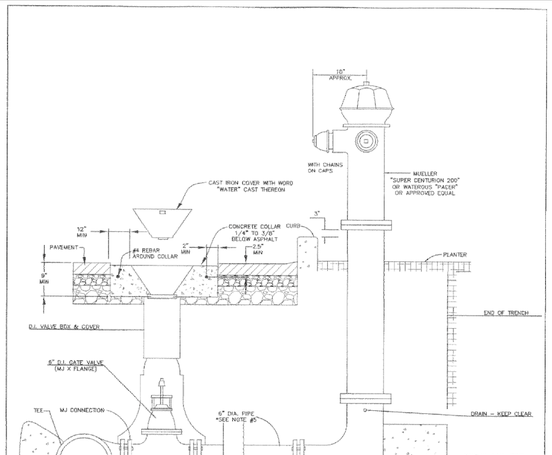
SHEET 8




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

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

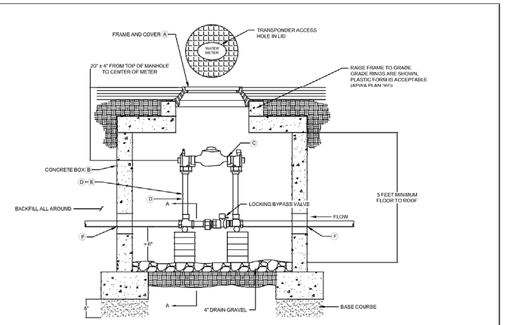
| | | | |
|---|---|---|---|
| DRAWN: MVU | AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030 | STANDARD DETAIL FOR 1-1/2" OR 2" PI METER PLACEMENT | DRAWING NO. 15.5E |
| REVISED: | | | |
| DATE: AUG 2019 | | | |
| SCALE: VARIES | | | |




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

FIRE HYDRANT DETAIL
-NTS-

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




TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

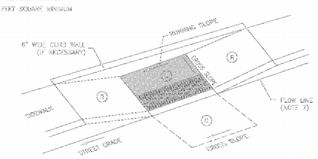
| | | LEGEND | |
|---|---|---|---|
| NO. | * | ITEM | DESCRIPTION |
| A | | 27" FRAME AND COVER | APWA PLAN 502 |
| B | | CONCRETE BOX | APWA PLAN 505 |
| C | | STAINLESS STEEL METER BOLT WITH NUT | 5/8" x 2 3/4" 304 SS |
| D | | 1 1/2" CUSTOM SETTER WITH LOCKING BYPASS | |
| E | | 2" CUSTOM SETTER WITH LOCKING BYPASS | |
| F | | CORE/KNOCKOUT THROUGH VAULT WALL | PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED. |

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

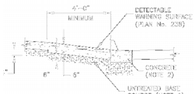
LAND NO AT STREET LEVEL

NARRATIVE:
1. SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
2. GRADE BREAKS MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
3. USE OF PLANTER, CURB WALLS, ETC., ARE AT ENGINEER'S DISCRETION.
4. LENGTH OF ANY RAMP NOT REQUIRED TO EXCEED 15 FEET.

= 4 FEET SQUARE MINIMUM
= 4 FEET WIDE MINIMUM
= 4 FEET SQUARE MINIMUM




EXAMPLE 5




MATERIALS

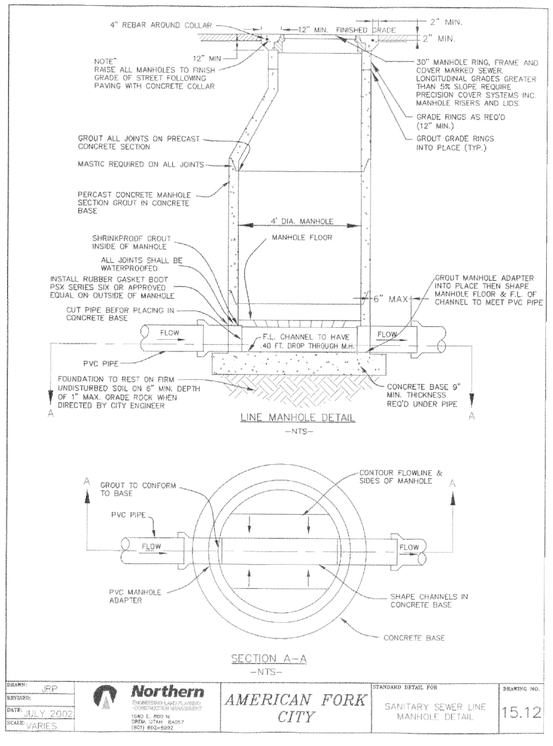
| | | RUNNING SLOPE | CROSS SLOPE |
|---|---|---|---|
| LANDING | (L) | STREET GRADE | 1:48 (2%) |
| RAMP | (R) | 1:12 (8.33%) | 1:48 (2%) |
| CLEAR SPACE | (C) | 1:20 (5%) | STREET GRADE |

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

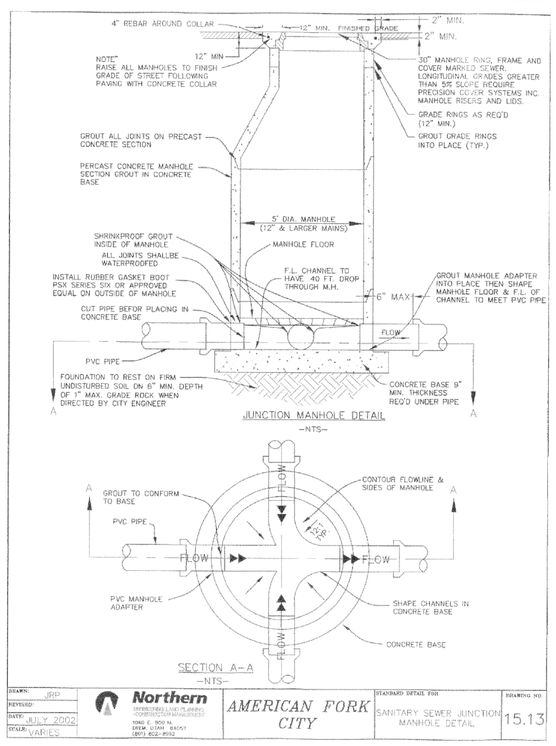
MAXIMUM SLOPES

Tangent curb cut assembly

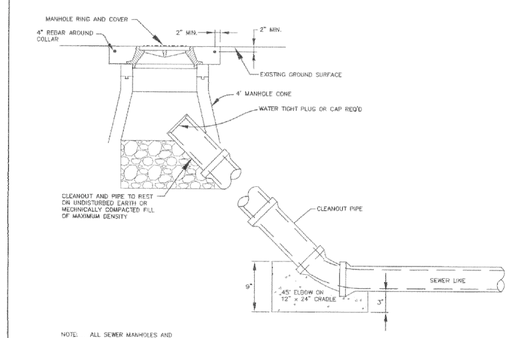
August 2006 | 65 | Plan No. 235 | Drawing 3 of 3




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




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




NOTE: ALL SEWER MANHOLES AND CLEANOUTS SHALL BE ACCESSIBLE BY MAINTENANCE PUMPER TRUCK.

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

Know what's below. Call before you dig.

Electronically signed by: S. Scott Carlson 1-13-2021

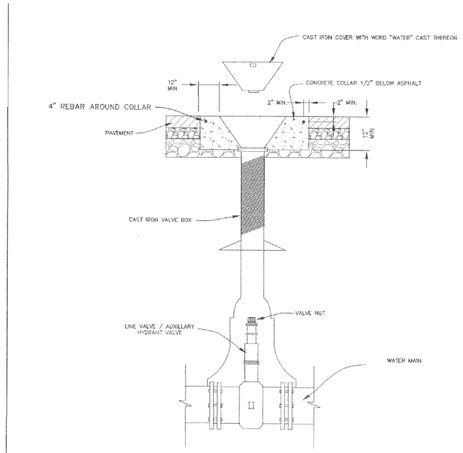
LICENSED PROFESSIONAL ENGINEER No. 187727 S. SCOTT CARLSON STATE OF UTAH

# AMERICAN FORK NORTH APARTMENTS
## DETAIL SHEET
## AMERICAN FORK, UTAH


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

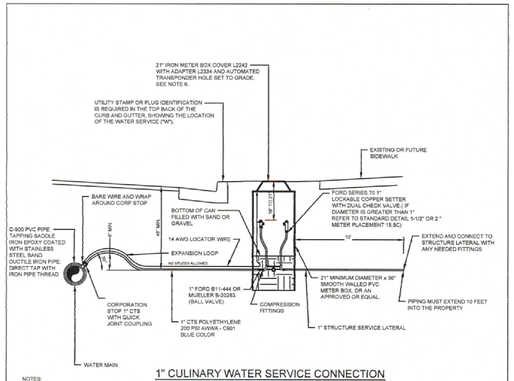

DWG DATE: MARCH 2021
PLOT DATE: 23 July 2021

SHEET 9




VALVE BOX DETAIL

| DRAWN: JRC | Northern ENGINEERING & CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8592 | AMERICAN FORK CITY | STANDARD DETAIL FOR: VALVE BOX DETAIL | DRAWING NO. 15.4 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |

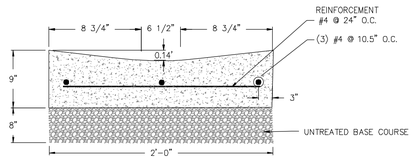



1" CULINARY WATER SERVICE CONNECTION

NOTES:

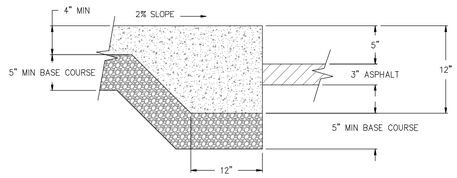
1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL COPPER SERVICE LINES.
3. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER, MUST BE LAID AT LEAST 10' (EDGE TO EDGE) FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
4. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
5. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
6. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE DAL SUPPLY MODEL B-9021(LIGHT TRAFFIC) WITH A 1" DIAMETER TRANSPONDER HOLE SET TO GRADE.
7. ALL FITTINGS SHALL BE CTS.
8. SPLICING /REPAIR OF EXISTING POLY PIPE : MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY.
9. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO BETTER AND FROM BETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
10. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB.

| DRAWN BY: NLP | AMERICAN FORK — 1853 — | AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030 | 1" CULINARY WATER SERVICE CONNECTION | DRAWING NO. 15.5 |
|---|---|---|---|---|
| REVISED: ABM | | | | |
| DATE: 9/19/2019. | | | | |
| SCALE: VARIES | | | | |



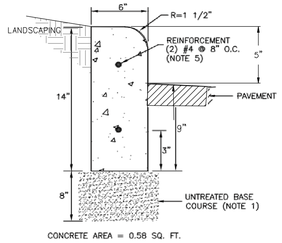

24" WATERWAY

NTS




THICKENED EDGE SIDEWALK

NTS

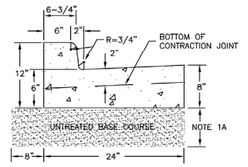



CONCRETE AREA = 0.58 SQ. FT.

TYPE P

APWA 209 TYPE "P" CURB WALL

NTS

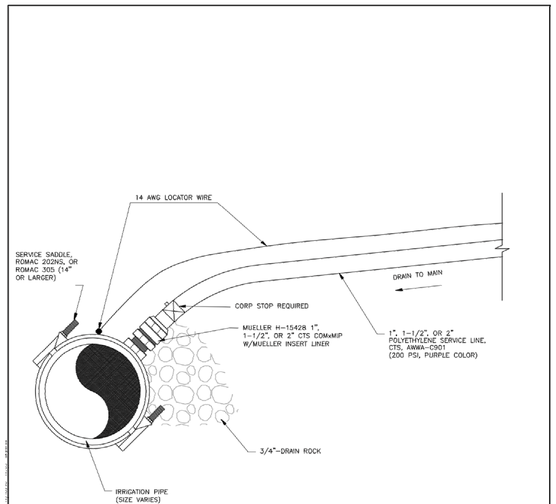



CONCRETE AREA = 1.347 SQ. FT.

TYPE E

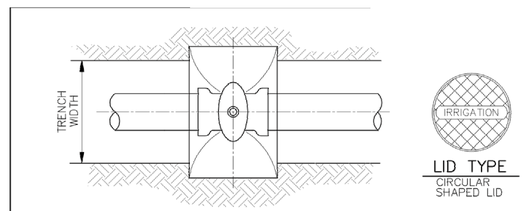
APWA 205 24" TYPE "E" GUTTER

NTS




| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504385 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| DRAWN: | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP | DRAWING NO. 15.3A |
|---|---|---|---|---|
| REVISED: 11/2010 | | | | |
| DATE: | | | | |
| SCALE: | | | | |

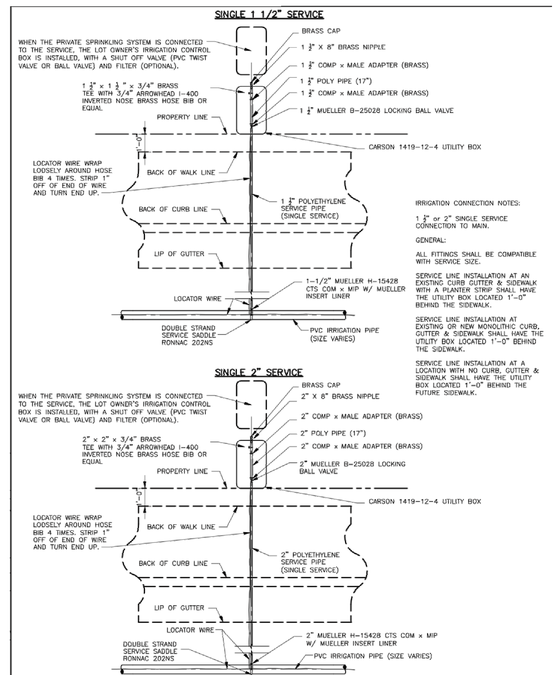



NOTES:

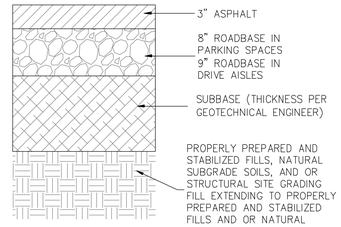
1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

| DRAWN: | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL | DRAWING NO. 15.4A |
|---|---|---|---|---|
| REVISED: 11/2010 | | | | |
| DATE: | | | | |
| SCALE: NONE | | | | |

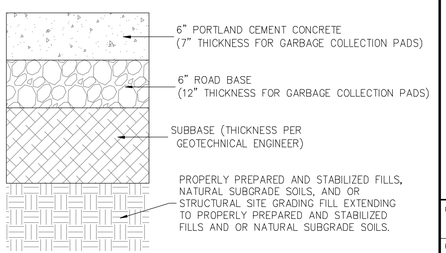



| DRAWN: | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: LARGE SERVICE CONNECTION FOR SECONDARY WATER | DRAWING NO. 15.5B |
|---|---|---|---|---|
| REVISED: 11/2010 | | | | |
| DATE: | | | | |
| SCALE: | | | | |




ASPHALT DETAIL FOR PARKING LOT

N.T.S.




CONCRETE DRIVE SURFACES

N.T.S.

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

Electronically signed by: Scott Carlson
LICENSED PROFESSIONAL ENGINEER
S. SCOTT CARLSON 187727
4-29-2021
STATE OF UTAH

# AMERICAN FORK NORTH APARTMENTS

DETAIL SHEET

AMERICAN FORK, UTAH

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

DWG DATE: MARCH 2021

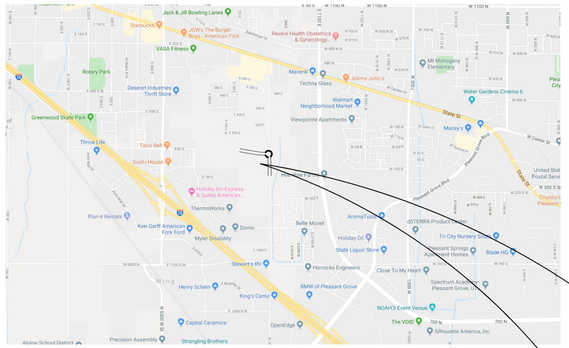
PLOT DATE: 02 November 2021

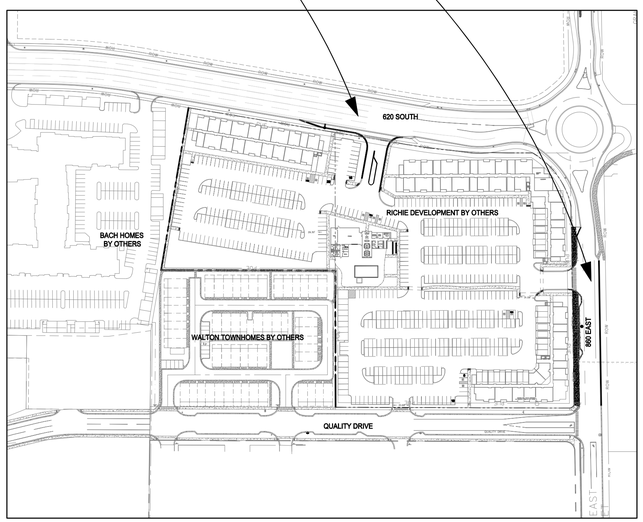
SHEET 10

# 620 SOUTH AND 860 EAST

## STREET DESIGN MODIFICATIONS AND DESIGN

## AMERICAN FORK, UTAH




SHEET INDEX


1 COVER SHEET AND GENERAL NOTES
2 620 SOUTH STREET DESIGN MODIFICATIONS
3 860 EAST STREET DESIGN SIGNING, LIGHTING AND STRIPING PLAN
3a 860 EAST STREET DESIGN PLAN AND PROFILE
4 DETAILS
5 DETAILS


1. STANDARD NOTES

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

1.4 GRADING NOTES

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

SEWER DISTRICT NOTES

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

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

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

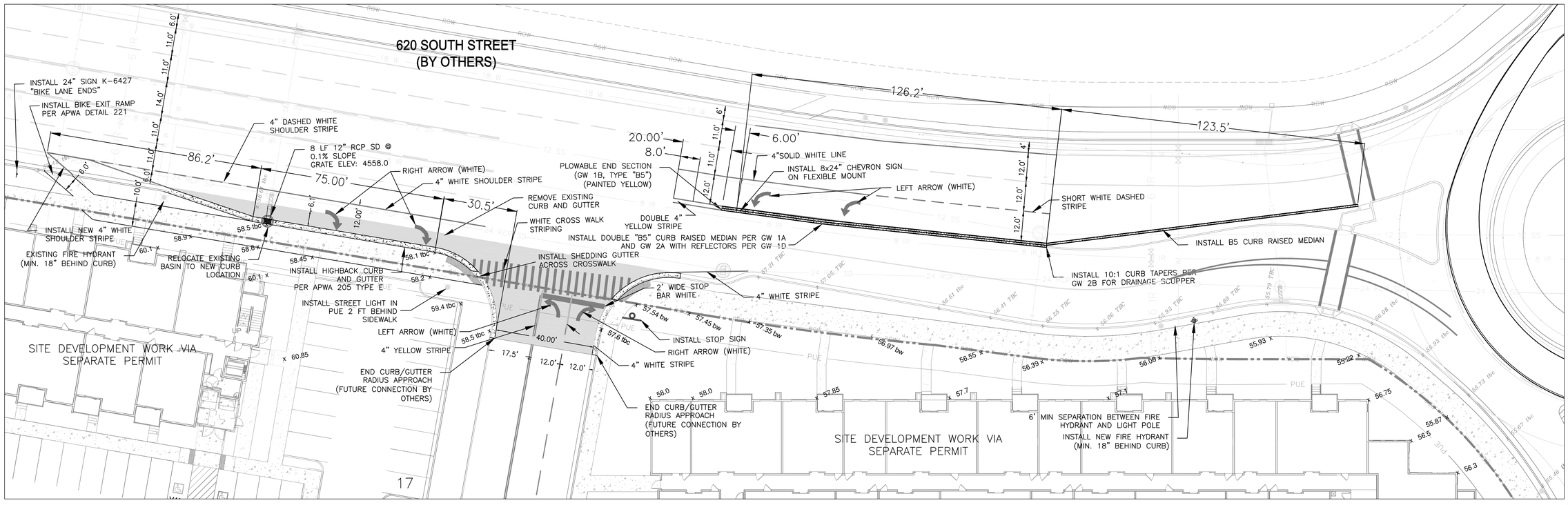
Electronically signed by: S. Scott Carlson
PROFESSIONAL ENGINEER LICENSE No. 187727 S. SCOTT CARLSON STATE OF UTAH
7/15/2021

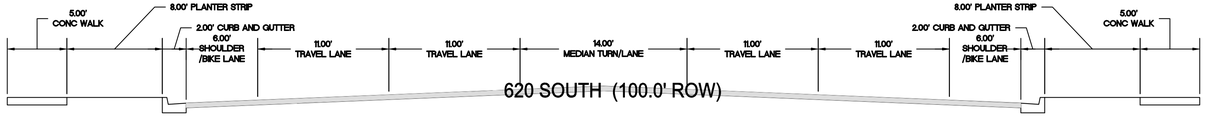
620 SOUTH AND 860 EAST
COVER SHEET AND GENERAL NOTES
AMERICAN FORK, UTAH


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


DWG DATE: JULY 2021
PLOT DATE: 14 July 2021

SHEET 1




NOTE: THE DESIGN CHANGES REFLECTED HEREON ARE PROPOSED MODIFICATIONS TO THE DESIGN PREPARED BY SPINNAKER ENGINEERING SCIENCE, LLC OF SALT LAKE CITY AND SIGNED BY PAUL FESER (4770481) ON 07/15/2020. ALL ASPECTS OF THE PRIOR DESIGN NOT REFLECTED FOR MODIFICATION ARE INTENDED TO REMAIN AS PREVIOUSLY DESIGNED AND APPROVED.

Know what's below. Call before you dig

20 0 20 40

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE — PUE
- ROW — EXISTING RIGHT-OF-WAY
- NEW ASPHALT
- NEW CURB AND GUTTER
- x 56.41 TBC — EXISTING SURVEYED ELEV
- x 57.55 — PROPOSED ELEVATIONS

LICENSED PROFESSIONAL ENGINEER
4770481
S. SCOTT CARLSON
STATE OF UTAH
Electronically signed by: S Scott Carlson
2-2-2022

# 620 SOUTH
## STREET DESIGN MODIFICATIONS
## AMERICAN FORK, UTAH

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

DWG DATE: JULY 2021

PLOT DATE: 02 February 2022

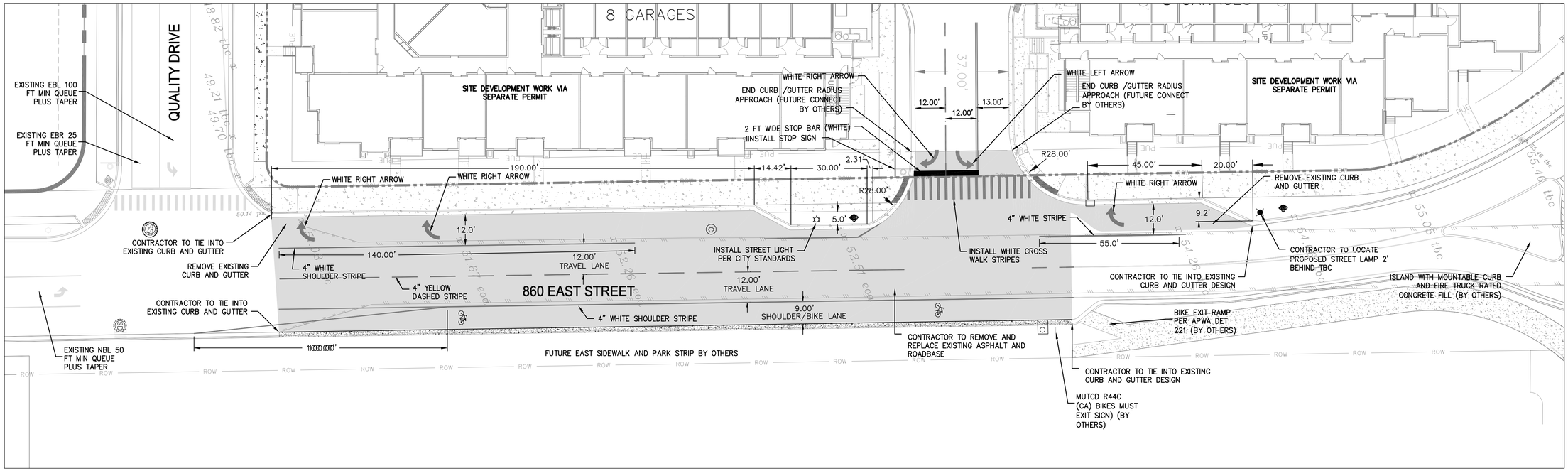
SHEET 2

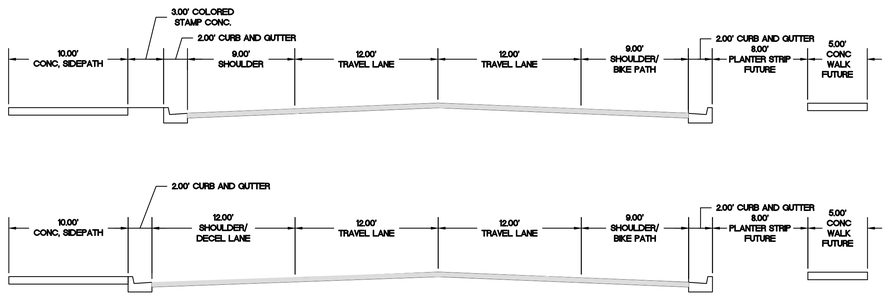
20 0 20 40

SCALE OF FEET

LEGEND

- BOUNDARY LINE
- PUE — PUE
- ROW — EXISTING RIGHT-OF-WAY
- NEW ASPHALT
- NEW CURB AND GUTTER




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Know what's below. Call before you dig.

LICENSED PROFESSIONAL ENGINEER 187727 S. SCOTT CARLSON STATE OF UTAH

Electronically signed by: S Scott Carlson 2-3-2022

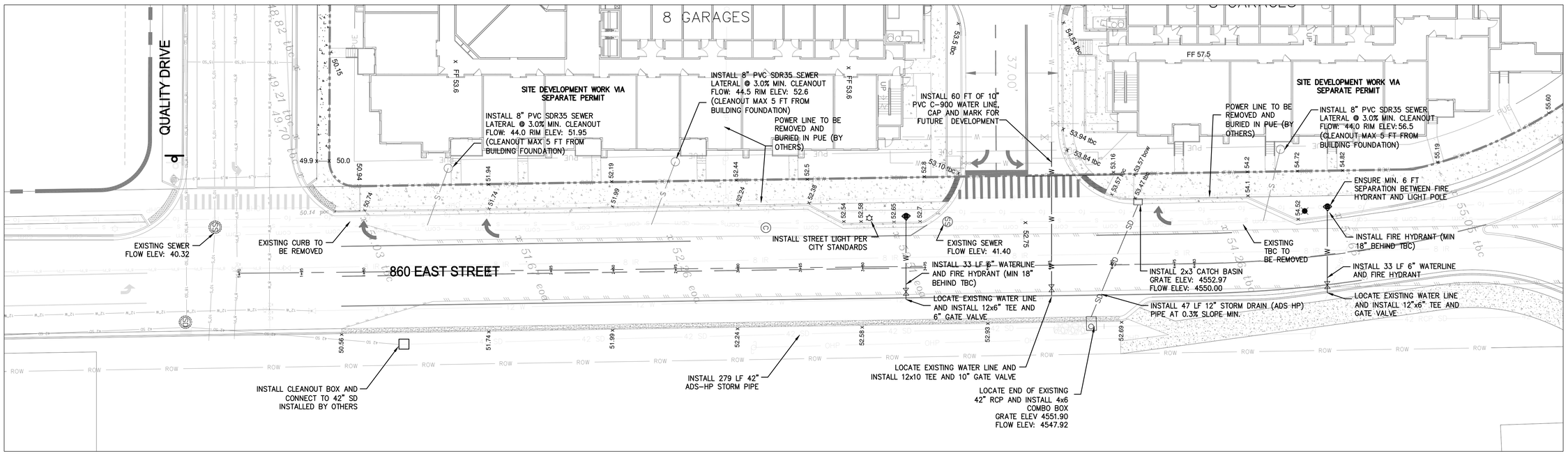
# 860 EAST STREET DESIGN
## SIGNAGE, LIGHTING AND STRIPING
## AMERICAN FORK, UTAH

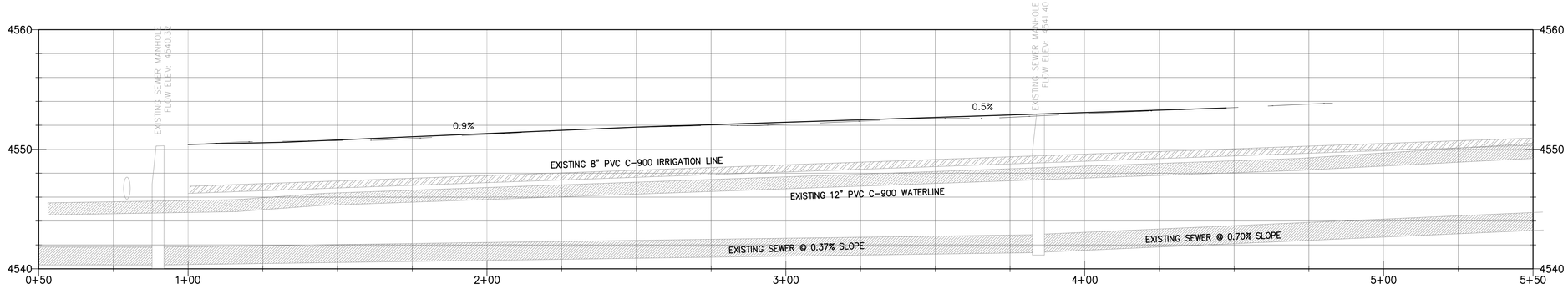

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511


DWG DATE: JULY 2021

PLOT DATE: 02 February 2022

SHEET 3




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LICENSED PROFESSIONAL ENGINEER
7727
R. SCOTT CARLSON
STATE OF UTAH
Electronically signed by: R Scott Carlson 2-3-2022

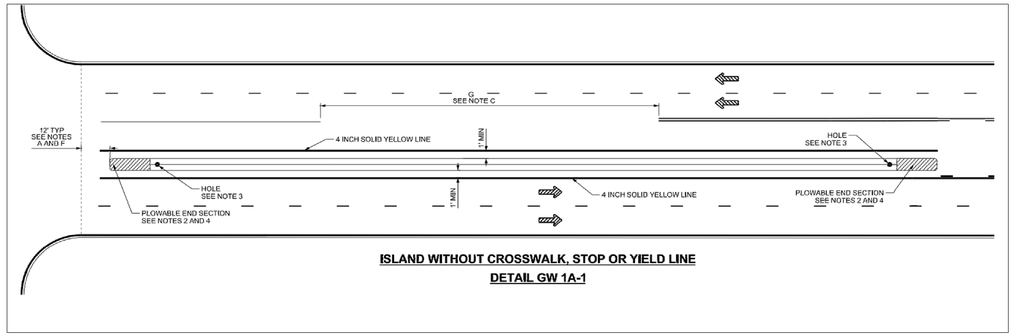

# 860 EAST STREET DESIGN
## PLAN AND PROFILE
## AMERICAN FORK, UTAH


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


DWG DATE: JULY 2021

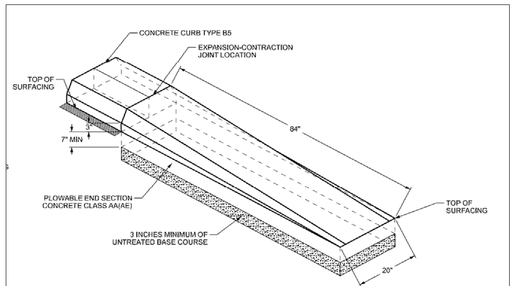
PLOT DATE: 02 February 2022

SHEET 3a




**ISLAND WITHOUT CROSSWALK, STOP OR YIELD LINE**
**DETAIL GW 1A-1**

UDOT - GW 1A




**PLOWABLE END SECTION DETAIL**
**TYPE "B5" CURB**

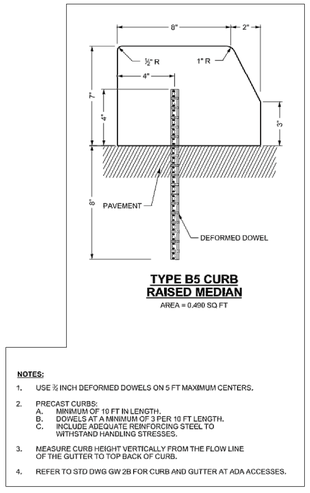
**NOTES:**

1. SEE STD DWG GW 2A FOR M2 AND B5 CURB DETAILS.
2. PAINT PLOWABLE END SECTION TO MATCH ADJACENT EDGE LINE.
3. SEE STD DWG GW 1C FOR HOLE DETAILS.
4. SEE STD DWG GW 1D FOR MEDIAN REFLECTOR DETAILS.
5. SEE STD DWG GW 3A FOR EXPANSION-CONTRACTION JOINT DETAILS.

**DESIGN-ONLY NOTES:**

A. RAISED ISLAND IS TWO TYPE M2 OR TYPE B5 CURBS TYPICALLY PLACED BACK-TO-BACK.

UDOT - GW 1B

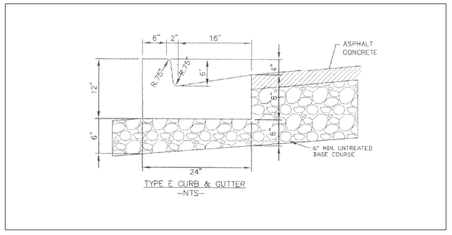



**TYPE B5 CURB**
**RAISED MEDIAN**
AREA = 0.490 SQ FT

**NOTES:**

1. USE ½ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES .
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

UDOT - GW 2A




TYPE E CURB & GUTTER
-NTS-

AFC CURB DETAIL TYPE E 15.1

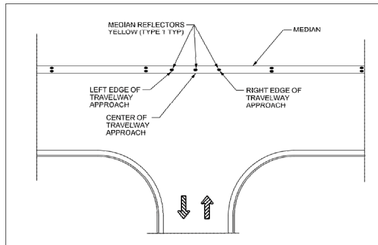
860 EAST STREET PAVEMENT
SECTION RECOMMENDATIONS

| ASPHALT THICKNESS (IN.) | COMPACTED AGGREGATE BASE THICKNESS (IN.) | COMPACTED SUBBASE THICKNESS (IN.) |
|---|---|---|
| ~~4~~ | ~~20~~ | ~~0~~ |
| ~~4~~ | ~~10~~ | ~~12~~ |
| 5 | 9 | 13 |

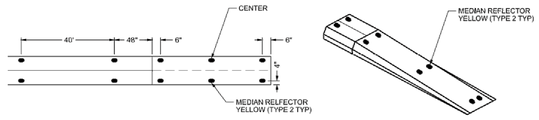
620 EAST STREET PAVEMENT
SECTION RECOMMENDATIONS

| ASPHALT THICKNESS (IN.) | COMPACTED AGGREGATE BASE THICKNESS (IN.) | COMPACTED SUBBASE THICKNESS (IN.) |
|---|---|---|
| 5 | 24 | 0 |
| 5 | 12 | 14 |
| 6 | 20 | 0 |
| 6 | 10 | 12 |

PAVEMENT SECTION SCHEDULE



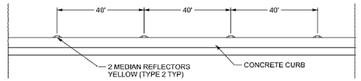

**MEDIAN REFLECTOR PLACEMENT DETAIL**
**AT MINOR CROSS STREET**
SEE NOTE 3



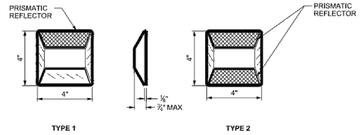

**END SECTION PLAN VIEW**
TYPE B SHOWN, TYPE M SIMILAR




**END SECTION ISOMETRIC VIEW**
TYPE B SHOWN, TYPE M SIMILAR




**MEDIAN REFLECTOR PLACEMENT DETAIL**
ELEVATION VIEW




**MEDIAN REFLECTOR DETAIL**
TYP (MAY VARY BY MANUFACTURER)

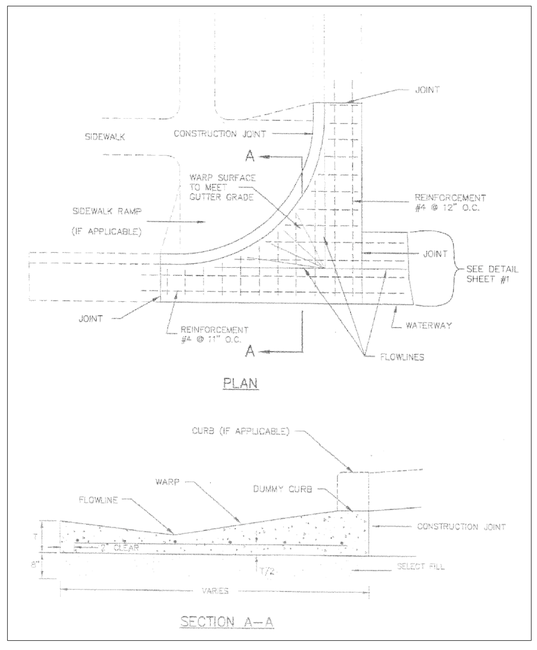
**NOTES:**

1. DO NOT PLACE REFLECTORS ON JOINTS.
2. PLACE REFLECTIVE SURFACE TO FACE APPROACHING TRAFFIC.
3. PLACE THREE ADDITIONAL REFLECTORS AT EVERY CROSS STREET OR DRIVEWAY. ROTATE THE REFLECTIVE SURFACES TO FACE THE CROSS STREET OR DRIVEWAY.
4. MATCH REFLECTOR COLOR TO ADJACENT PAVEMENT MARKINGS.

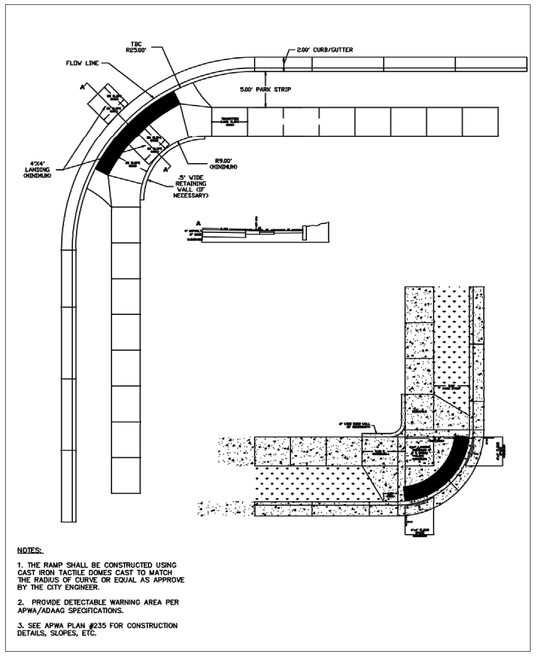
**DESIGN-ONLY NOTES:**

A. ONLY USE MEDIAN REFLECTORS AT THE DIRECTION OF THE REGION TRAFFIC ENGINEER.
B. USE 40 FT SPACING BETWEEN MEDIAN REFLECTORS. 80 FT SPACING MAY BE USED AT THE DIRECTION OF THE REGION TRAFFIC ENGINEER.
C. USE TYPE 2 REFLECTORS FOR MEDIAN.
D. USE TYPE 1 REFLECTORS FOR CROSS STREETS AND DRIVEWAYS.
E. SEE STD DWG GW 1A FOR REQUIRED PAVEMENT MARKINGS.

UDOT - GW 1D




AFC INTERSECTION RADIUS REBAR DETAIL 15.8




**NOTES:**

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

AFC SIDEWALK REMP DETAIL 15.18

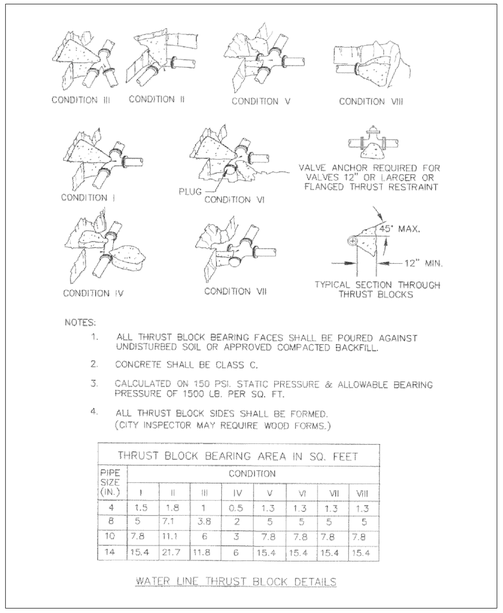
Electronically signed by: Scott Carlson 8-19-2021
LICENSED PROFESSIONAL ENGINEER
No. 187727
S. SCOTT CARLSON
STATE OF UTAH

# 620 SOUTH AND 860 EAST
## DETAILS
## AMERICAN FORK, UTAH

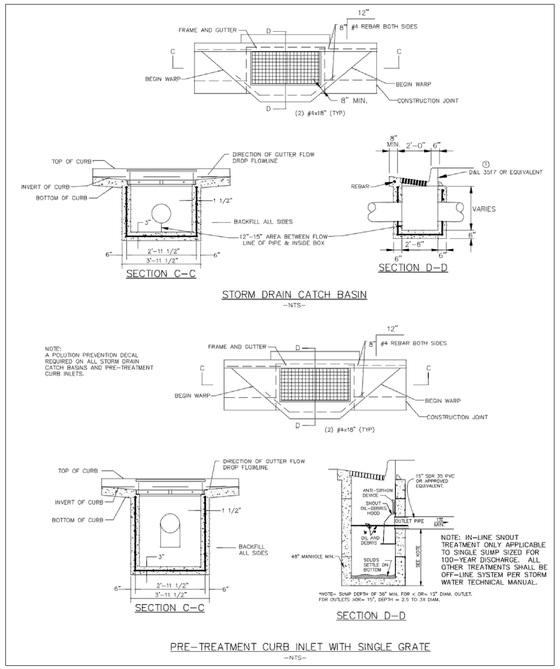

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511


DWG DATE: JULY 2021
PLOT DATE: 17 August 2021

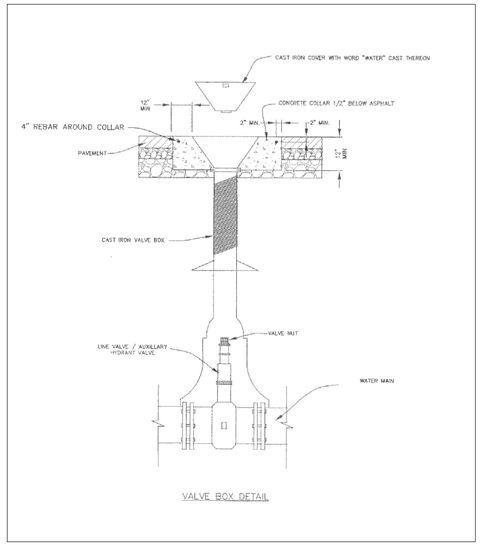
SHEET
4



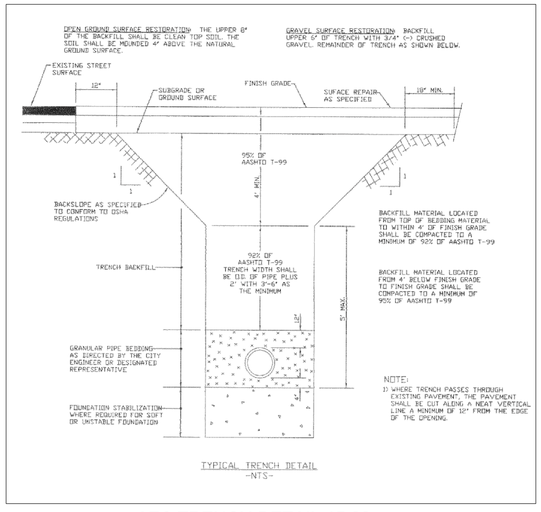

AFC WATERLINE THRUST BLOCKING DETAIL 15.21



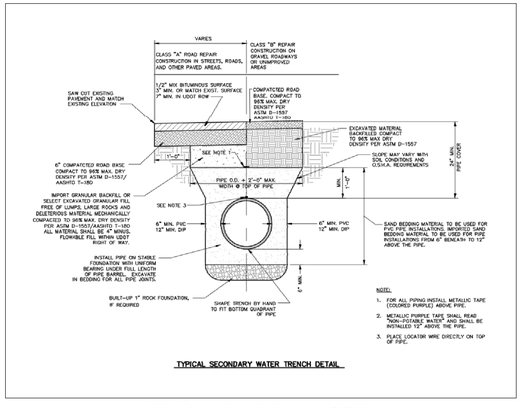

AFC CATCH BASIN DETAIL 15.2




AFC VALVE BOX DETAIL 15.4




AFC TRENCH DETAIL 15.22




AFC TRENCH DETAIL 15.22a

Electronically signed by: S. Scott Carlson 7-15-2021

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

# 620 SOUTH AND 860 EAST
## DETAILS
## AMERICAN FORK, UTAH

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

DWG DATE: JULY 2021

PLOT DATE: 12 July 2021

SHEET 5

**AMERICAN FORK CITY** **MEETING DATE:** 2 March, 2022
**PLANNING COMMISSION** **STAFF:** Patrick O'Brien

**AGENDA TOPIC:**

Hearing, review and action on an overall Concept Plan for Parc on 5th Apartments, located in the area of 400 South 600 East, in the Planned Community (PC) zone

Hearing, review, and action on a Commercial Site Plan for the Parc on 5th Phase 1C Apartments, located in the area of 400 South 600 East, in the Planned Community (PC) zone

| BACKGROUND INFORMATION | | |
|---|---|---|
| Location: | | 400 South 600 East |
| Applicants: | | Adam Lankford/Wasatch |
| Existing Land Use: | | Planned Community |
| Proposed Land Use: | | |
| Surrounding Land Use: | North | Planned Community |
| | South | Planned Community |
| | East | Planned Community |
| | West | Design Commercial |
| Existing Zoning: | | Planned Community |
| Proposed Zoning: | | |
| Surrounding Zoning: | North | Planned Community |
| | South | Planned Community |
| | East | Planned Community |
| | West | Planned Community |

Background

Parc on 5th Apartments proposes a 48-unit apartment development on 2.06 acres. The project is accessed from 600 East and is considered to be Phase 1C of the overall development concept. Parking is provided on-site, through a mixture of covered and uncovered parking. The City Code requires 2.25 stalls per unit which would result in a need of 108 stalls. The project provides 116 stalls at a rate of 2.44 stalls per unit.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Planned Community". The Overall Concept Plan is consistent with the Land Use Plan designation.

FINDING OF FACT

After reviewing the application for Overall Concept Plan and for Commercial Site Plan approval, the requirements of Section 17.4.407 PC Planned Community Zone of the American Fork City Code have been met.

STAFF RECOMMENDATION:

Staff finds that the proposal meets the intent, and requirements of the American Fork City Code, and therefore recommends approval of Concept Plan, and the Commercial Site Plan.

POTENTIAL MOTIONS:

**CONCEPT PLAN**

APPROVAL

Mr. Chairman, I move that we recommend approval of the Overall Concept Plan for Parc on 5th Apartments, with the finding as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the Overall Concept Plan for Parc on 5th Apartments.

*Findings of denial may be attached to a recommendation of denial.*

TABLE

Mr. Chairman, I move that we table action on the Overall Concept Plan for Parc on 5th Apartments.

**SITE PLAN**

APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for Parc on 5th Apartments, located in the area of 400 South 600 East, in the Planned Community (PC) 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 Parc on 5th Apartments, located in the area of 400 South 600 East, in the Planned Community (PC) zone.

TABLE

Mr. Chairman, I move that we table action on the site plan for Parc on 5th Apartments, located in the area of 400 South 600 East, in the Planned Community (PC) zone.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 3/2/2022

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: Parc on 5th Apartments

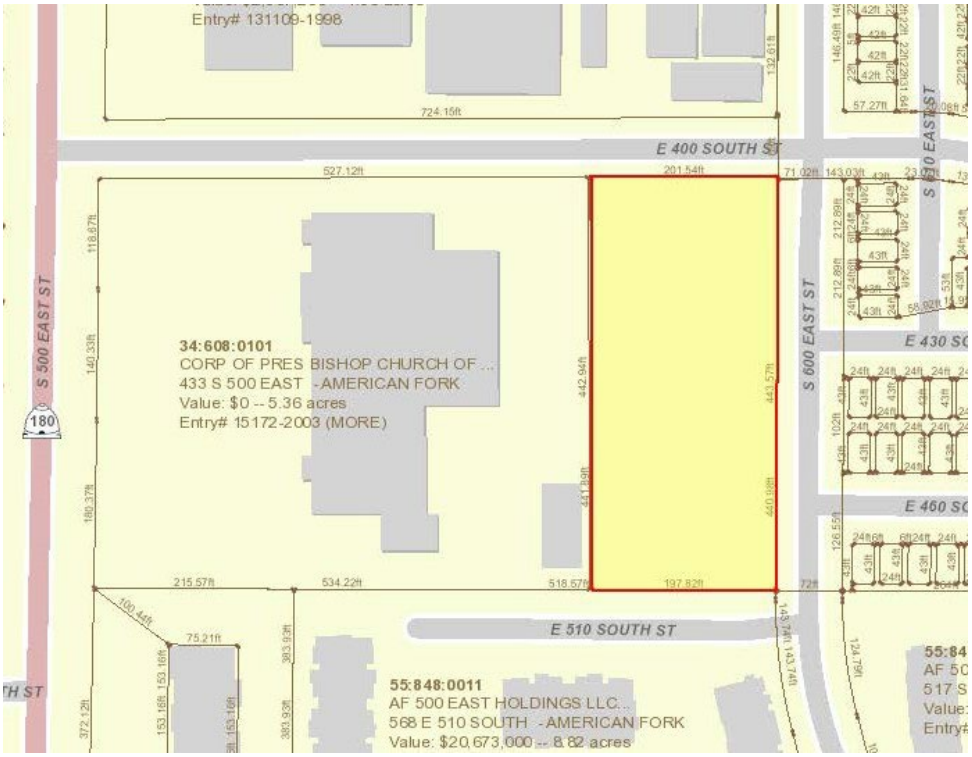
Project Address: 400 South 600 East

Developer / Applicant's Name: Wasatch Builders

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:

1. All previous TRC comments are fully addressed including adequate storm drain detention sizing.

## 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).

# PARC ON 5TH PHASE 1C

PREPARED FOR:

WASATCH RESIDENTIAL GROUP

LOCATED IN:

434 SOUTH 600 EAST

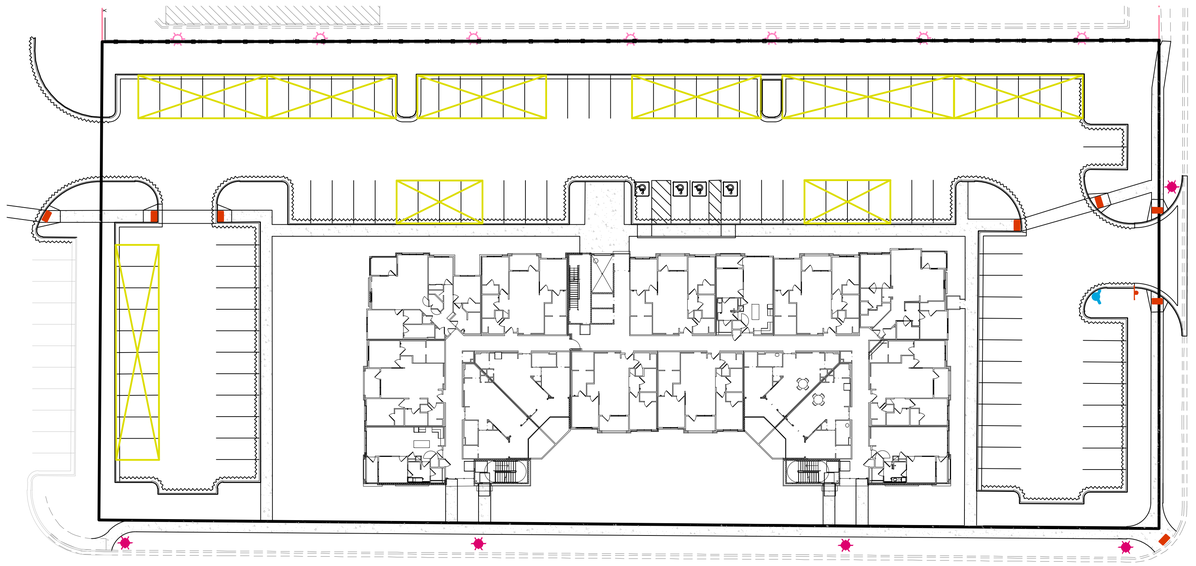
AMERICAN FORK, UTAH 84003




VICINITY MAP

NTS

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| C1.0 | COVER SHEET |
| C3.0 | SITE PLAN |
| C4.0 | GRADING AND DRAINGE PLAN |
| C5.0 | UTILITY PLAN |
| C6.0 | EROSION CONTROL PLAN |
| D1.0 | DETAILS |
| D1.1 | DETAILS |
| D1.2 | DETAILS |
| D1.3 | STORMTECH DETAILS |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE PLAN |




SITE MAP

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

## GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO AMERICAN FORK CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

## NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

## ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

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

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

## CONTACTS


ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: WADE EDWARDS
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
WASATCH RESIDENTIAL GROUP
620 SOUTH STATE STREET
SALT LAKE CITY, UTAH 8411
(801) 961-1184
CONTACT: ADAM LANKFORD


**BENCHMARK**

WITNESS CORNER TO THE SOUTHEAST CORNER OF SECTION 24
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 4550.31
DATUM: UTAH COUNTY

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

N

S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.


FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com


LICENSED PROFESSIONAL ENGINEER
No. 8029850-2202
THOMAS M. ROMNEY
2/16/22
STATE OF UTAH

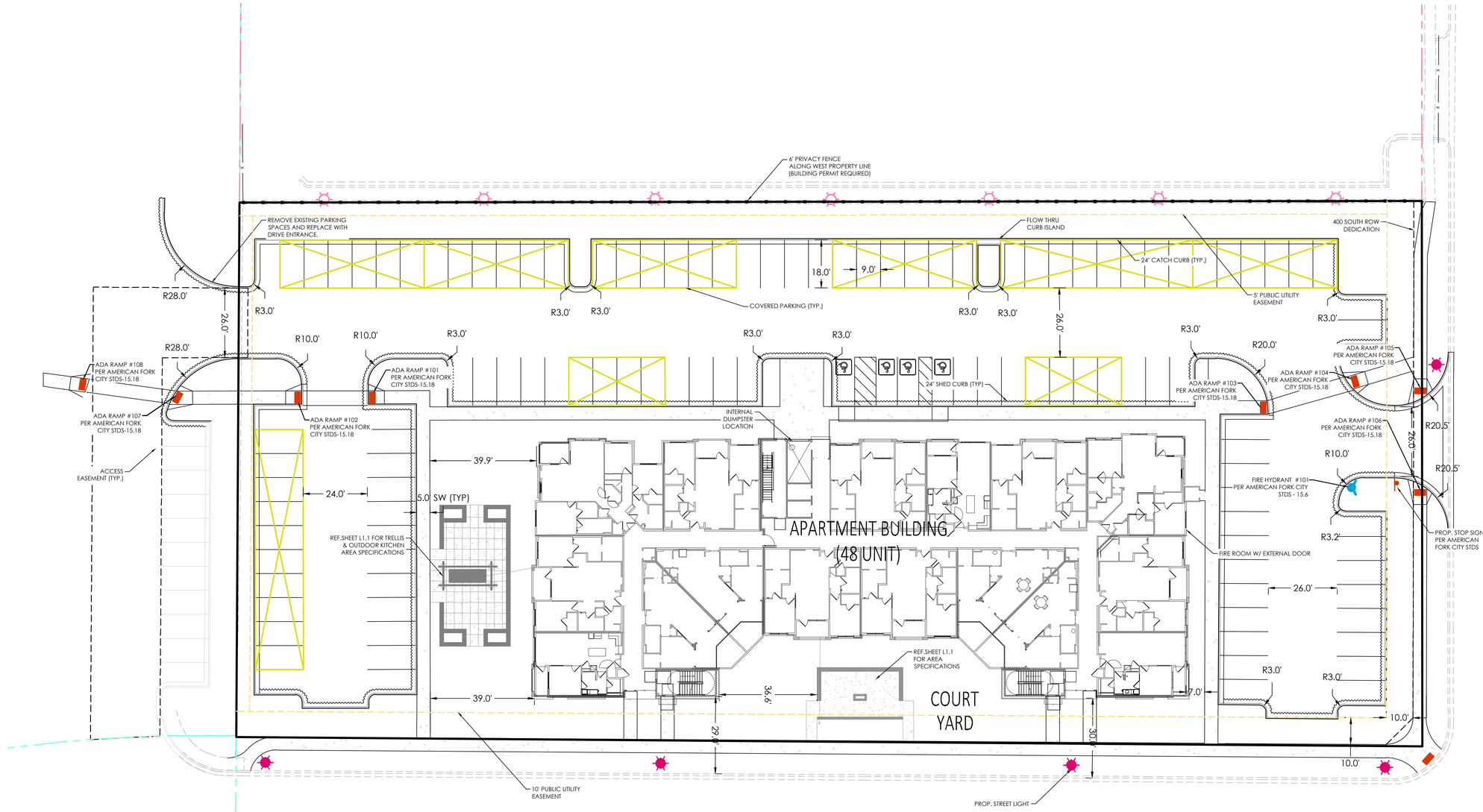
PARC ON 5TH PHASE 1C
434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003
COVER SHEET

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COVER SHEET

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| Sheet: | C1.0 | | |

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## SITE TABULATION

| | |
|---|---|
| SITE ACREAGE: | 2.06 ACRES |
| ROOF AREA: | 21,050 SF |
| IMPERVIOUS AREA: | 47,083 SF |
| LANDSCAPE AREA: | 21,688 SF |
| APARTMENT UNITS: | 48 UNITS |
| 1 - BED: | 21 |
| 2 - BED: | 24 |
| 3 - BED: | 3 |
| PARKING REQUIRED: | 108 STALLS<br>2.25 STALLS/UNIT |
| PARKING PROVIDED: | 116 STALLS<br>(2.44 STALLS/UNIT) |
| COVERED PARKING: | 48 STALLS |
| ADA PARKING : | 4 STALLS |
| UNCOVERED PARKING: | 64 STALLS |

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER No. 8029850-2202 THOMAS M. ROMNEY 2/16/22 STATE OF UTAH

# PARC ON 5TH PHASE 1C

434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003

SITE PLAN

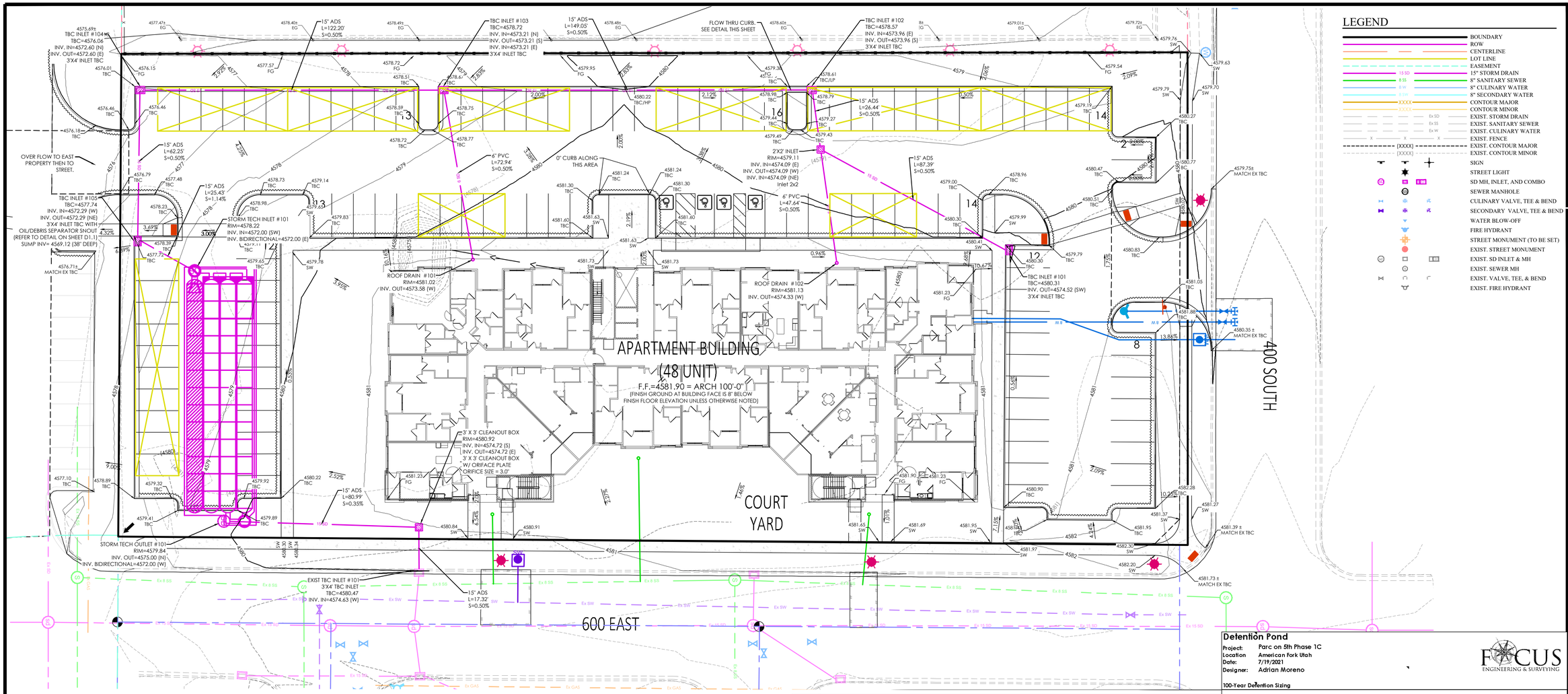
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SITE PLAN

Scale: 1"=20' | Drawn: WE
Date: 2/16/2022 | Job #: 21-0064
Sheet: C3.0

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## LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
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- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER No. 8029800-2202 THOMAS M. ROMNEY 2/16/22 STATE OF UTAH

# PARC ON 5TH PHASE 1C

434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003

## GRADING AND DRAINGE PLAN

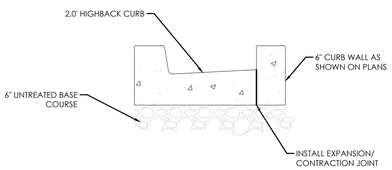
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GRADING AND DRAINGE PLAN

Scale: 1"=20' | Drawn: WE
Date: 2/16/2022 | Job #: 21-0064
Sheet: C4.0

Z:_2021\21-0064 Savage 1C Apartments\design 21-0064\dwg\sheets\C4.0 GRADING AND DRAINGE PLAN.dwg




FLOW THRU CURB ISLAND DETAIL
NTS




GRAPHIC SCALE

20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

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

### 25 Year Storm Event Pipe Sizing Calculations

| Duration | Intensity | Runoff C | Area | Rainfall | Accumulated Flow | Allowable Discharge | Discharge | Required Storage |
|---|---|---|---|---|---|---|---|---|
| min | in/hr | | Ac | cfs | cf | cfs | cf | cf |
| 15.0 | 2.48 | 0.71 | 2.06 | 3.62 | 3,255 | 0.41 | 371 | 2,884 |
| 30.0 | 1.72 | 0.71 | 2.06 | 2.51 | 4,515 | 0.41 | 742 | 3,772 |
| 60.0 | 1.09 | 0.71 | 2.06 | 1.59 | 5,722 | 0.41 | 1,485 | 4,237 |
| 120.0 | 0.62 | 0.71 | 2.06 | 0.90 | 6,510 | 0.41 | 2,969 | 3,540 |
| 180.0 | 0.45 | 0.71 | 2.06 | 0.66 | 7,087 | 0.41 | 4,454 | 2,633 |
| 360.0 | 0.26 | 0.71 | 2.06 | 0.38 | 8,189 | 0.41 | 8,908 | -718 |
| 1440.0 | 0.10 | 0.71 | 2.06 | 0.15 | 12,599 | 0.41 | 35,631 | -23,032 |

| Pipe Sizing - 25 yr Storm Event | | | | |
|---|---|---|---|---|
| | c(weighted) | i(15min-25yr) | a(ac) | Q=c*i*a (cfs) |
| Entire site | 0.71 | 2.48 | 2.06 | 3.62 |

| Pipe Sizing - 25 yr Storm Event | | |
|---|---|---|
| | ADS Pipe Sizing Minimum (n=0.012) | Provided Pipe Size |
| | **15" pipe @ 0.25%** | **15" Pipe @ .5%** |

### 2 Year Storm Event BMP Flow Rate Calcs - Per Storm Water Technical Maunal Section B

| Duration | Intensity | Runoff C | Area | Rainfall | Accumulated Flow | Allowable Discharge | Discharge | Required Storage |
|---|---|---|---|---|---|---|---|---|
| min | in/hr | | Ac | cfs | cf | cfs | cf | cf |
| 15.0 | 1.80 | 0.71 | 2.06 | 2.62 | 2,362 | 0.41 | 371 | 1,991 |
| 30.0 | 1.32 | 0.71 | 2.06 | 1.92 | 3,465 | 0.41 | 742 | 2,722 |
| 60.0 | 0.47 | 0.71 | 2.06 | 0.69 | 2,467 | 0.41 | 1,485 | 983 |
| 120.0 | 0.28 | 0.71 | 2.06 | 0.41 | 2,940 | 0.41 | 2,969 | -30 |
| 180.0 | 0.21 | 0.71 | 2.06 | 0.31 | 3,307 | 0.41 | 4,454 | -1,147 |
| 360.0 | 0.14 | 0.71 | 2.06 | 0.20 | 4,410 | 0.41 | 8,908 | -4,498 |
| 1440.0 | 0.05 | 0.71 | 2.06 | 0.07 | 6,300 | 0.41 | 35,631 | -29,332 |

| Pipe Sizing - 2 yr Storm Event | | | | |
|---|---|---|---|---|
| | c(weighted) | i(15min-2yr) | a(ac) | Q=c*i*a (cfs) |
| Entire site | 0.71 | 1.8 | 2.06 | **2.62** |

| Pipe Sizing - 2 yr Storm Event | | |
|---|---|---|
| | ADS Pipe Sizing Minimum (n=0.012) | Provided Pipe Size |
| | **12" pipe @ 0.5%** | **15" Pipe @ .5%** |

## LID Calculations

**Project:** Parc on 5th Phase 1C
**Location** American Fork Utah
**Date:** 3/31/2021
**Designe** Adrian Moreno

FOCUS ENGINEERING & SURVEYING

**BMP 80th Percentile Storm Calculations**

**Step 1: Determine 80th Percentile Rainfall Depth**

Location: **American Fork City**
Rainfall Table: 0.50 inches

**Step 2: Determine Percent Impervious**

Project Imperviousness *(i)*: 0.72
BMP Imperviousness *(i)*:

**Step 3: Determine Volumetric Runoff Coefficient**

Method 1 - Reese Method: 0.67

Method 2 - Hydrologic Soil Groups:

| A | B | C/D |
|---|---|---|
| 0.59 | 0.61 | 0.61 |

Method 3 - Granato Method: 0.49

***Rv:* 0.49**

**Step 4: Determine 80th Percentile Volume**

$V_{goal} = R_v dA$ OR $WQV = R_v dA$

Where:

$V_{goal}$ & $WQV = 80^{th} Percentile Volume, cf$
$R_v = Volumetric Runoff coefficient, unitless$
$d = 80^{th} Percentile Storm Depth, ft$
$A = Project Area or BMP Drainage Area, sf$

$V_{goal}$ = **1848 cf**

**STORM WATER NOTES:**
**THE STORM WATER SYSTEM HAS BEEN DESIGNED TO RETAIN THE 80% LID VOLUME BEFORE IT BEGINS TO DISCHARGE. THE SYSTEM WILL NOT BEGIN TO DISCHARGE UNTIL WATER HAS REACHED THE ORIFICE ELEVATION OF 0.74 FEET ABOVE THE BOTTOM OF CHAMBER. STORM TECH SYSTEM HAS BEEN DESIGNED TO HOLD THE LID RETENTION VOLUME AND THE DETENTION VOLUME SHOWN IN THE CALCULATIONS.**

## Detention Pond

**Project:** Parc on 5th Phase 1C
**Location** American Fork Utah
**Date:** 7/19/2021
**Designer:** Adrian Moreno

FOCUS ENGINEERING & SURVEYING

**100-Year Detention Sizing**

**Design Criteria**

Intensity Table: Per Storm Water Technical Maunal Section C
**Return Period:** **100 year**
**Allowable Discharge:** **0.20 cfs/acre** Per American Fork Standards

**Allowable Discharges**

Storm Drain Discharge: 0.41 cfs
Other Discharge: 0.00 cfs
**Total Discharge:** **0.412 cfs**

**Weighted "C" Value**

| *Surface type* | *Area (sf)* | "C" Value | C*A |
|---|---|---|---|
| Building | 21,050 | 0.85 | 17,893 |
| Roadway and Sidewalk | 47,083 | 0.90 | 42,375 |
| Landscape | 21,688 | 0.15 | 3,253 |
| Totals | 89,821 | | 63,520 |
| **Weighted "C" Value** | | **0.71** | |

**Drainage Calculations**

| Duration | Intensity | Runoff C | Area | Rainfall | Accumulated Flow | Allowable Discharge | Discharge | Required Storage |
|---|---|---|---|---|---|---|---|---|
| min | in/hr | | Ac | cfs | cf | cfs | cf | cf |
| 15.0 | 4.61 | 0.71 | 2.06 | 6.72 | 6,050 | 0.41 | 371 | 5,679 |
| 30.0 | 3.04 | 0.71 | 2.06 | 4.43 | 7,979 | 0.41 | 742 | 7,237 |
| 60.0 | 1.83 | 0.71 | 2.06 | 2.67 | 9,601 | 0.41 | 1,485 | 8,122 |
| 120.0 | 1.03 | 0.71 | 2.06 | 1.50 | 10,814 | 0.41 | 2,969 | 7,845 |
| 180.0 | 0.74 | 0.71 | 2.06 | 1.08 | 11,654 | 0.41 | 4,454 | 7,200 |
| 360.0 | 0.42 | 0.71 | 2.06 | 0.61 | 13,229 | 0.41 | 8,908 | 4,321 |
| 1440.0 | 0.15 | 0.71 | 2.06 | 0.22 | 18,899 | 0.41 | 35,631 | -16,733 |

***Maximum Storage Requirement:*** **8,122**
*Maximum Storage Requirement (ac-ft):* 0.19

***Detention Basin Design***

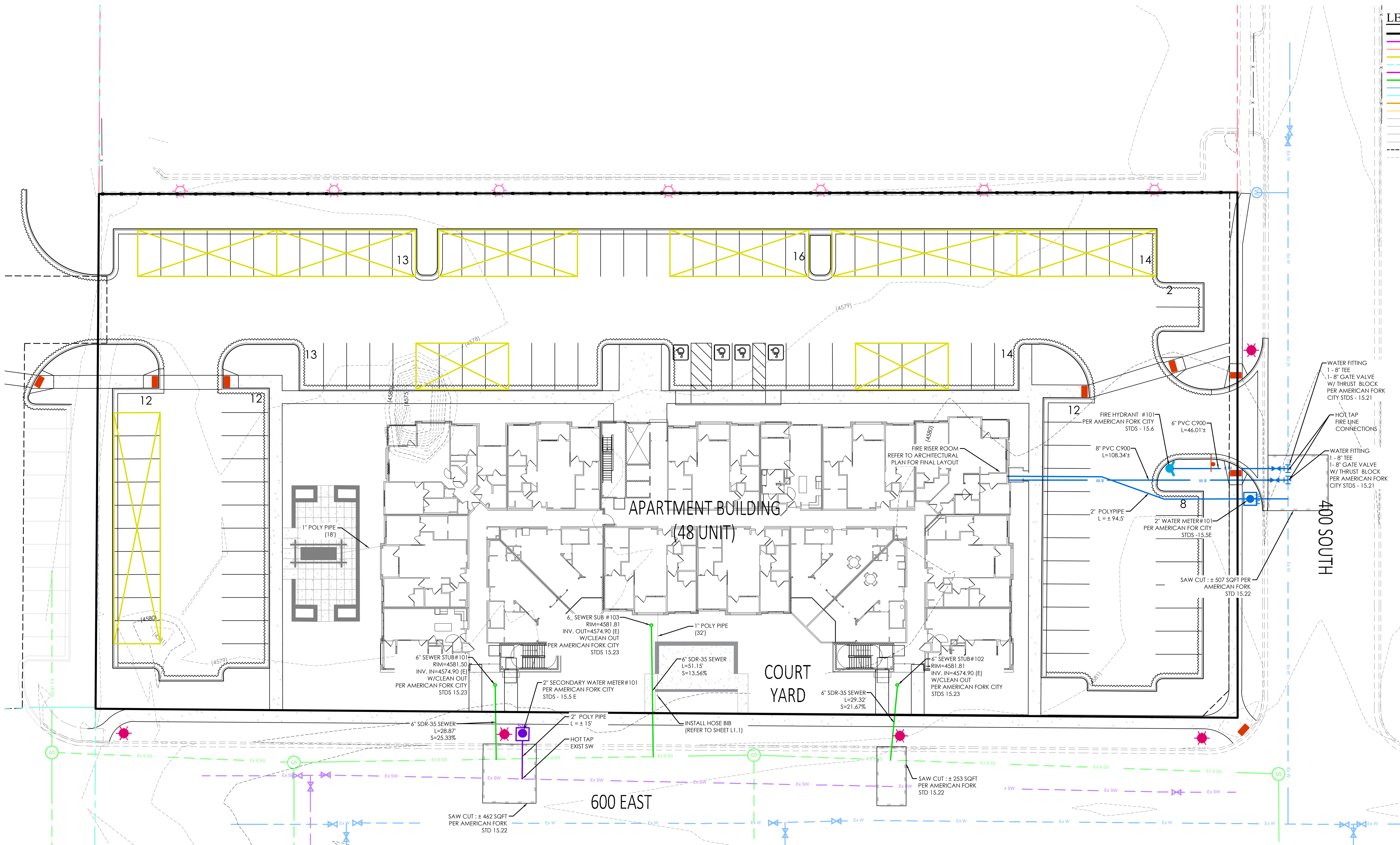
Storage Requirement: 8,122 cf
80 percentile retention: 1,848 cf
Provided Detenion Volume: 10,370 cf
**Total Storage** **10,370** ***DETENTION ADEQUATE***

***Orifice Design***

Restriction Rate 0.20 CFS/ACRE
Allowable Outfall Rate Q (cfs) 0.41

Orifice Sizing: h = 3 ft — Orifice located at 0.72 feet from bottom of box
C = 0.6
A = 0.049 sf
dia. = 3.01 inches

**Orifice Size= 3.0 inch**




## LEGEND

| | |
|---|---|
| BOUNDARY | |
| ROW | |
| CENTERLINE | |
| LOT LINE | |
| EASEMENT | |
| 15 SD | 15" STORM DRAIN |
| 8 SS | 8" SANITARY SEWER |
| 8 W | 8" CULINARY WATER |
| 8 SW | 8" SECONDARY WATER |
| XXXX | CONTOUR MAJOR |
| XXXX | CONTOUR MINOR |
| Ex SD | EXIST. STORM DRAIN |
| Ex SS | EXIST. SANITARY SEWER |
| Ex W | EXIST. CULINARY WATER |
| X | EXIST. FENCE |
| (XXXX) | EXIST. CONTOUR MAJOR |
| (XXXX) | EXIST. CONTOUR MINOR |
| | SIGN |
| | STREET LIGHT |
| | SD MH, INLET, AND COMBO |
| | SEWER MANHOLE |
| | CULINARY VALVE, TEE & BEND |
| | SECONDARY VALVE, TEE & BEND |
| | WATER BLOW-OFF |
| | FIRE HYDRANT |
| | STREET MONUMENT (TO BE SET) |
| | EXIST. STREET MONUMENT |
| | EXIST. SD INLET & MH |
| | EXIST. SEWER MH |
| | EXIST. VALVE, TEE, & BEND |
| | EXIST. FIRE HYDRANT |

NOTES:

1) ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TWO/TENO'CLOCK POSITIONING TO THE CENTER OF THE MAIN.

2) ALL SANITARY SEWER MAINS AND LATERAL MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.

## Parc on 5th Phase 1C - Overall Site
## Sanitary Sewer Flow Calculations
## American Fork, Utah

FOCUS ENGINEERING & SURVEYING

**Project Summary:**
This project consists of 48 apartment units. Which consist of 21 -one bedroom units, 24 - two bedroom units, and 3 - three bedroom units.

**Assumptions for the per capita per unit based on the unit sizes:**
Studio and One (1) Bedroom Units = 1.5 people per Unit
Two (2) Bedroom Units = 3.0 people per Unit
Three (3) Bedroom Units = 4.5 people per Unit

**Building Types and Unit Counts:**

| Building Types | No. of Units | No. of People Per Unit | Total No. of People | Gallons Per Capita per Day (GPCD) | Gallons Per Day (GPD) | | Gallons Per Minute (GPM) |
|---|---|---|---|---|---|---|---|
| Apartment Buildings: | | | | | | | |
| Studio/1 Bedroom Units | 21 x | 1.5 = | 31.5 x | 400 = | 12600 / | 1440 = | 8.75 |
| 2 Bedroom Units | 24 x | 3.0 = | 72 x | 400 = | 28800 / | 1440 = | 20.00 |
| 3 Bedroom Units | 3 x | 4.5 = | 13.5 x | 400 = | 5400 / | 1440 = | 3.75 |
| **Totals** | **48** | | **117** | | **46800 /** | **1440 =** | **32.5** |

**Summary of Results:**

## Parc on 5th Phase 1C - Overall Site
## Water Flow Calculations
## American Fork, Utah

FOCUS ENGINEERING & SURVEYING

**Project Summary:**
This project consists of 48 apartment units. Which consist of 21 -one bedroom units, 24 - two bedroom units, and 3 - three bedroom units.

**Assumptions for the per capita per unit based on the unit sizes:**
* Per the Utah 2019 Muncipal and Industrial Water use Website American Fork has a total GPCD of 348
Studio and One (1) Bedroom Units = 1.5 people per Unit
Two (2) Bedroom Units = 3.0 people per Unit
Three (3) Bedroom Units = 4.5 people per Unit

**Building Types and Unit Counts:**

| Building Types | No. of Units | No. of People Per Unit | Total No. of People | Gallons Per Capita per Day (GPCD) | Gallons Per Day (GPD) | | | Gallons Per Minute (GPM) |
|---|---|---|---|---|---|---|---|---|
| Apartment Buildings: | | | | | | | | |
| One Bedroom Units | 21 x | 1.5 = | 31.5 x | 350 = | 11025 / | 1440 | = | 7.66 |
| 2 Bedroom Units | 24 x | 3.0 = | 72 x | 350 = | 25200 / | 1440 | = | 17.50 |
| 3 Bedroom Units | 3 x | 4.5 = | 13.5 x | 350 = | 4725 / | 1440 | = | 3.28 |
| Challenger School | | | | | | | = | 0.00 |
| **Totals** | **48** | | **117** | | **40950 /** | **1440** | **=** | **28.4** |

**Summary of Results:**

GPCD values can be confirmed via link : Utah 2019 Muncipal and Industrial Water Interface

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

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

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
02/16/22
STATE OF UTAH

# PARC ON 5TH PHASE 1C
## 434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003
## UTILITY PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

UTILITY PLAN

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | WE |
| Date: | 2/16/2022 | Job #: | 21-0064 |
| Sheet: | C5.0 | | |

Z:_2021\21-0064 Savage 1C Apartments\design 21-0064\dwg\sheets\C3.0 UTILITY PLAN.dwg

## EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE (SF)
- CUTBACK CURB
- FIBER ROLL

APARTMENT BUILDING
(48 UNIT)
F.F.=4581.90 = ARCH 100'-0"
(FINISH GROUND AT BUILDING FACE IS 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)

COURT YARD

0" CURB ALONG THIS AREA

400 SOUTH

600 EAST

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

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

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LICENSED PROFESSIONAL ENGINEER
No. 8029800-2202
THOMAS M. ROMNEY
2/16/22
STATE OF UTAH

# PARC ON 5TH PHASE 1C

434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003

EROSION CONTROL PLAN

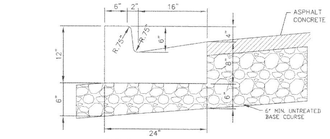
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

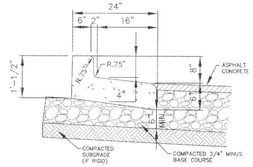
EROSION CONTROL PLAN

Scale: 1"=20' | Drawn: WE
Date: 2/16/2022 | Job #: 21-0064
Sheet: C6.0

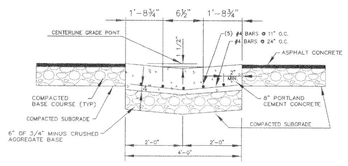
Z:_2021\21-0064 Sovrage 1C Apartments\design 21-0064\dwg\sheets\C6.0 EROSION CONTROL PLAN.dwg




TYPE E CURB & GUTTER
~NTS~

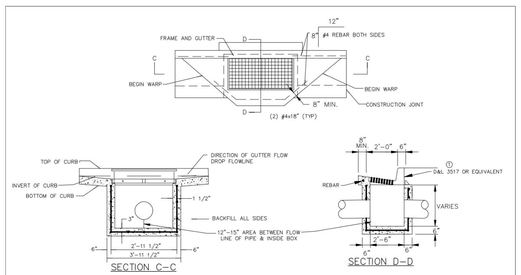



REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
~NTS~

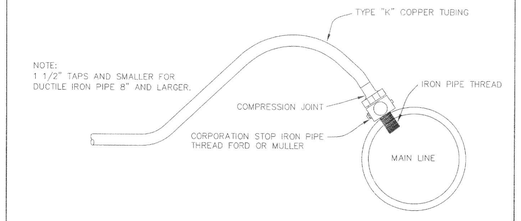



4.0' VALLEY GUTTER
~NTS~

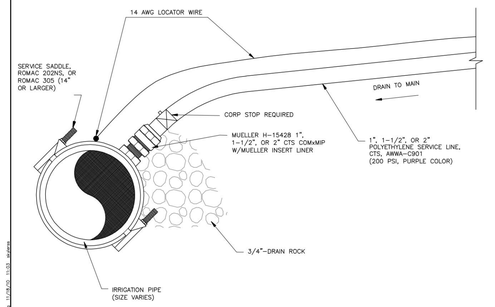
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|---|---|---|---|---|
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| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED: AJS<br>DATE: APRIL 2012<br>SCALE: VARIES | AMERICAN FORK 1853 | AMERICAN FORK CITY | STANDARD DETAIL FOR: CATCH BASIN | DRAWING NO. 15.2 |

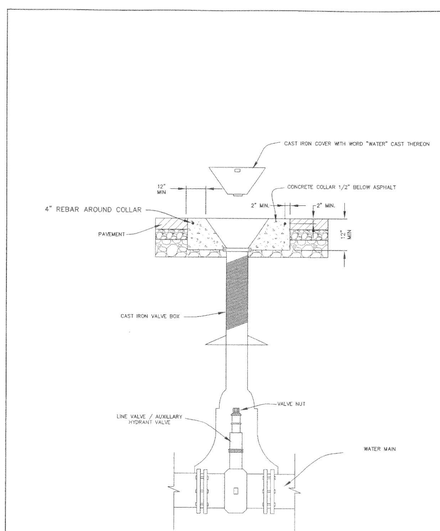



| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS | DRAWING NO. 15.3 |



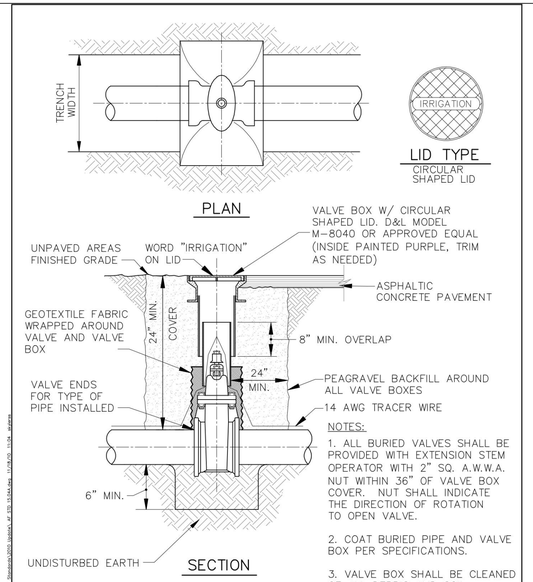

| MUELLER 110 COMPRESSION INSERT LINER | |
|---|---|
| PART SIZE | PART NO. |
| 1" CTS | 504385 |
| 1 1/2" CTS | 506139 |
| 2" CTS | 506141 |

| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: | HORROCKS ENGINEERS 1 WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP | DRAWING NO. 15.3A |




VALVE BOX DETAIL

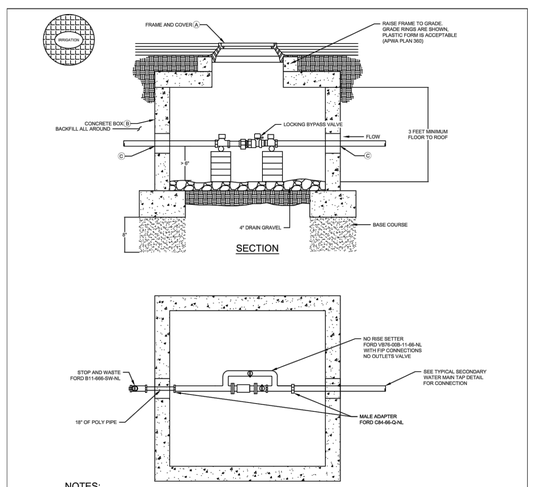
| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: JULY 2002<br>SCALE: VARIES | Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: VALVE BOX DETAIL | DRAWING NO. 15.4 |




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

VALVE BOX INSTALLATION

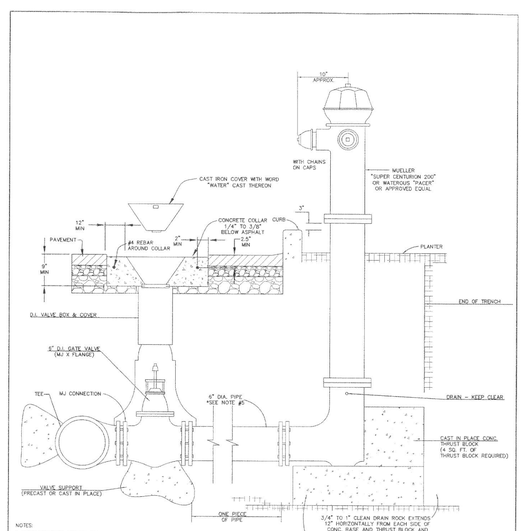
| | | | | |
|---|---|---|---|---|
| DRAWN:<br>REVISED: 11/2010<br>DATE:<br>SCALE: NONE | HORROCKS ENGINEERS 1 WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL | DRAWING NO. 15.4A |




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

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

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




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

FIRE HYDRANT DETAIL
~NTS~

| | | | | |
|---|---|---|---|---|
| DRAWN: JRP<br>REVISED:<br>DATE: MAY 2002<br>SCALE: VARIES | Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: FIRE HYDRANT | DRAWING NO. 15.6 |

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LICENSED PROFESSIONAL ENGINEER
No. 8029850-2202
THOMAS M. ROMNEY
12/16/21
STATE OF UTAH

# PARC ON 5TH PHASE 1C

434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003

DETAILS

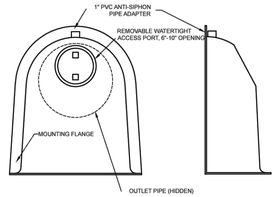
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DETAILS

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| Date: 12/20/2021 | Job #: 21-0064 |
| Sheet: D1.0 | |

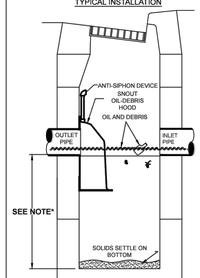
Z:_2021\21-0064 Sovrage 1C Apt\Permit\design 21-0064\dwg\sheet\D1.0 DETAILS.dwg

CONFIGURATION DETAIL




SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



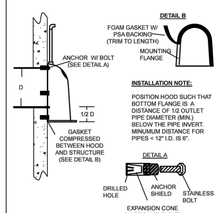

*NOTE- SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE. OUTLET: FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP for 24" PIPE)

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   9 MATHEWS DRIVE, UNIT A1-A2.
   EAST HADDAM, CT 06423
   TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH ½" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
    INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

US Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690156 others pending

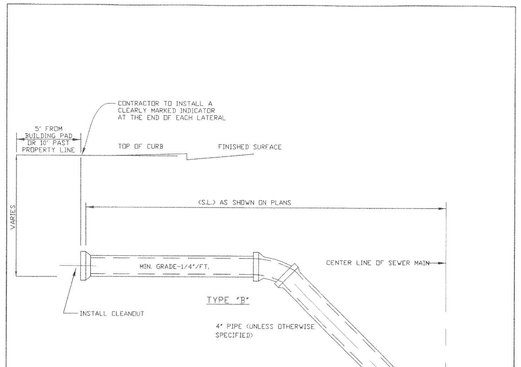
INSTALLATION DETAIL




INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

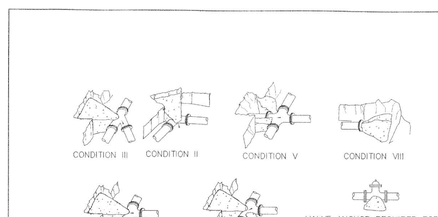
# HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

| DESCRIPTION | DATE | SCALE |
|---|---|---|
| OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL) | 09/08/18 | NONE |
| | DRAWING NUMBER | SP-SN |




NOTE:
ALSO SEE DRAWING NO. 15.23

| DRAWN: JRP | Northern ENGINEERING AND LAND PLANNING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE | DRAWING NO. 15.19 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |




NOTES:

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

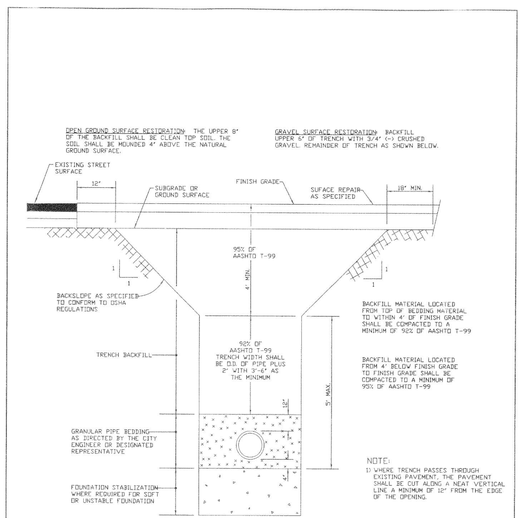
THRUST BLOCK BEARING AREA IN SQ. FEET

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

WATER LINE THRUST BLOCK DETAILS

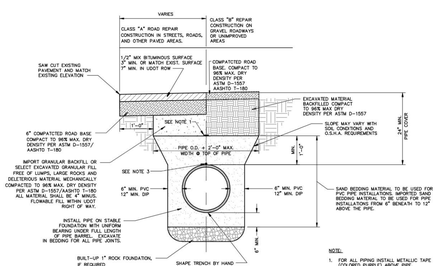
| DRAWN: JRP | Northern ENGINEERING AND LAND PLANNING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING | DRAWING NO. 15.21 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |

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



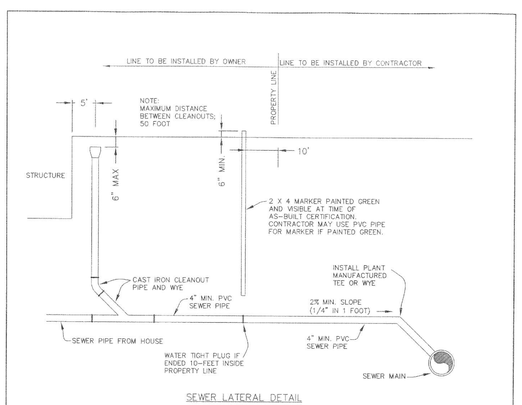

TYPICAL TRENCH DETAIL
-NTS-

| DRAWN: JRP | Northern ENGINEERING AND LAND PLANNING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL | DRAWING NO. 15.22 |
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| REVISED: | | | | |
| DATE: MAY 2002 | | | | |
| SCALE: VARIES | | | | |



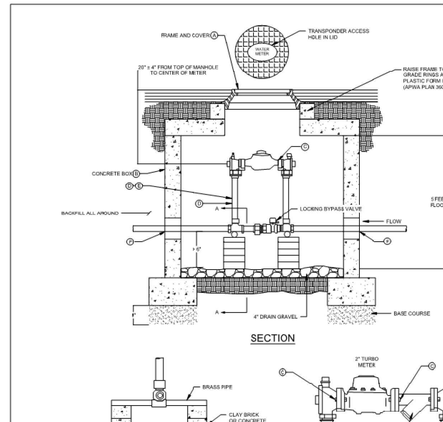

TYPICAL SECONDARY WATER TRENCH DETAIL

| DRAWN: | HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100 | AMERICAN FORK CITY | STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL | DRAWING NO. 15.22A |
|---|---|---|---|---|
| REVISED: 11/2010 | | | | |
| DATE: | | | | |
| SCALE: | | | | |




NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

| DRAWN: JRP | Northern ENGINEERING AND LAND PLANNING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992 | AMERICAN FORK CITY | STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT | DRAWING NO. 15.23 |
|---|---|---|---|---|
| REVISED: | | | | |
| DATE: JULY 2002 | | | | |
| SCALE: VARIES | | | | |




TURBO METER INSTALLATION FOR ALL SYSTEMS USED EXCLUSIVELY FOR IRRIGATION OR FIRE PROTECTION.

LEGEND

| NO. | * | ITEM | DESCRIPTION |
|---|---|---|---|
| A | | 27" FRAME AND COVER | APWA PLAN 502 |
| B | | CONCRETE BOX | APWA PLAN 505 |
| C | | STAINLESS STEEL METER BOLT WITH NUT | 5/8" x 2 3/4" 304 SS |
| D | | 1 1/2" CUSTOM SETTER WITH LOCKING BYPASS | |
| E | | 2" CUSTOM SETTER WITH LOCKING BYPASS | |
| F | | CORE/KNOCKOUT THROUGH VAULT WALL | PIPES PASSING THROUGH CONCRETE VAULT SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY SHEATHING OR WRAPPING OR ANY OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM LIME AND ACID FROM CONCRETE, CINDER OR OTHER CORROSIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING (IPC 305.1). REMAINING HOLE SHALL BE SEALED. |

| DRAWN: ABW | AMERICAN FORK PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030 | STANDARD DETAIL FOR: 1-1/2" OR 2" METER PLACEMENT | DRAWING NO. 15.5C |
|---|---|---|---|
| REVISED: | | | |
| DATE: FEB 2019 | | | |
| SCALE: VARIES | | | |

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER No. 8029850-2202 THOMAS M. ROMNEY 12/16/22 STATE OF UTAH

# PARC ON 5TH PHASE 1C

434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003

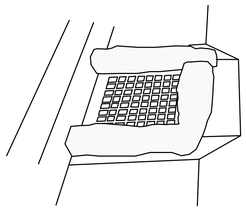
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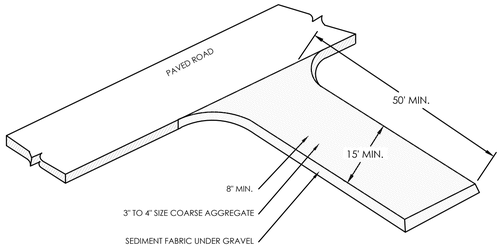
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| Sheet: D1.1 | |

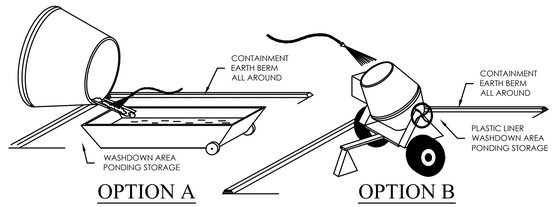
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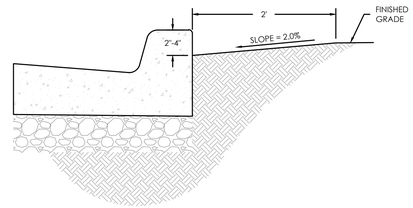
INLET PROTECTION - GRAVEL BAGS
NTS



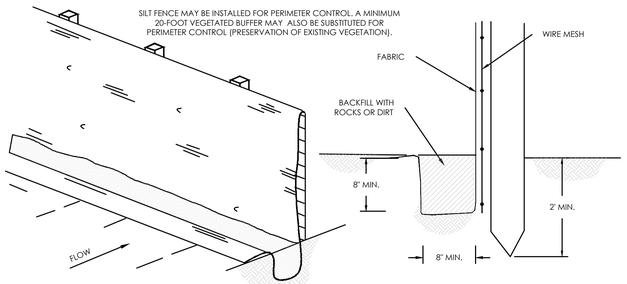

STABILIZED CONSTRUCTION ENTRANCE
NTS




CONCRETE WASTE MANAGEMENT
NTS

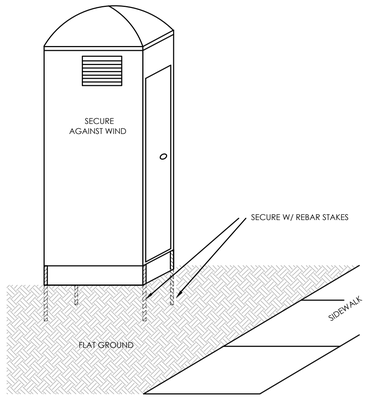



CURB SEDIMENTATION TRAP
NTS




TOE DETAIL

SILT FENCE
NTS




PORTABLE TOILET
NTS

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8029800-2202
THOMAS M. ROMNEY
12/16/21
STATE OF UTAH

# PARC ON 5TH PHASE 1C

434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003

DETAILS

REVISION BLOCK

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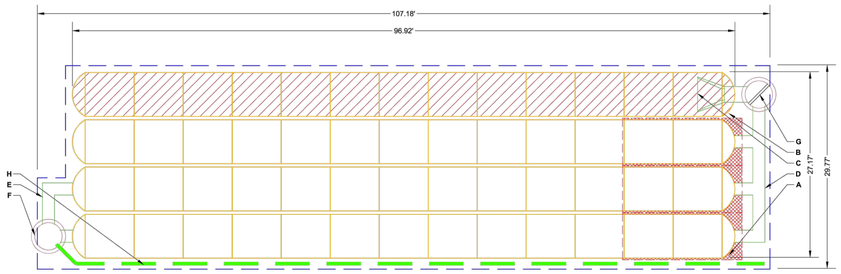
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| Date: 12/20/2021 | Job #: 21-0064 |
| Sheet: D1.2 | |

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

Z:_2021\21-0064 Savage 1C Apartments\design 21-0064\dwg\sheets\D1.2 DETAILS.dwg

| PROPOSED LAYOUT | | CONCEPTUAL ELEVATIONS | |
|---|---|---|---|
| 52 | STORMTECH MC-3500 CHAMBERS | MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED): | 12.50 |
| 8 | STORMTECH MC-3500 END CAPS | MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC): | 6.50 |
| 12 | STONE ABOVE (in) | MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC): | 6.00 |
| 9 | STONE BELOW (in) | MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT): | 6.00 |
| 40 | STONE VOID | MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT): | 6.00 |
| 10372 | INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED) | TOP OF STONE: | 5.92 |
| | | TOP OF MC-3500 CHAMBER: | 4.92 |
| | | 24" ISOLATOR ROW PLUS INVERT: | 0.92 |
| | | 18" x 18" BOTTOM MANIFOLD INVERT: | 0.92 |
| 3123 | SYSTEM AREA (SF) | 18" x 18" BOTTOM MANIFOLD INVERT: | 0.92 |
| 273.9 | SYSTEM PERIMETER (ft) | 18" BOTTOM CONNECTION INVERT: | 0.92 |
| | | BOTTOM OF MC-3500 CHAMBER: | 0.75 |
| | | UNDERDRAIN INVERT: | 0.00 |
| | | BOTTOM OF STONE: | 0.00 |




ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

**NOTES**

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

*INVERT ABOVE BASE OF CHAMBER

| PART TYPE | ITEM ON LAYOUT | DESCRIPTION | INVERT* | MAX FLOW |
|---|---|---|---|---|
| PREFABRICATED END CAP | A | 18" BOTTOM CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS | 1.77" | |
| PREFABRICATED END CAP | B | 24" BOTTOM CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS | 2.06" | |
| FLAMP | C | INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MC350024RAMP | | |
| MANIFOLD | D | 18" x 18" BOTTOM MANIFOLD, ADS N-12 | 1.77" | |
| MANIFOLD | E | 18" x 18" BOTTOM MANIFOLD, ADS N-12 | 1.77" | |
| CONCRETE STRUCTURE | F | OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS) | | 8.0 CFS OUT |
| CONCRETE STRUCTURE | G | (DESIGN BY ENGINEER / PROVIDED BY OTHERS) | | 16.5 CFS IN |
| UNDERDRAIN | H | 6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN | | |

SAVAGE 1-C
AMERICAN FORK, UT, UT
DRAWN: JR
CHECKED: N/A
DATE:
PROJECT #:

| REV | DRW | CHK | DESCRIPTION |
|---|---|---|---|

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

0 10' 20'

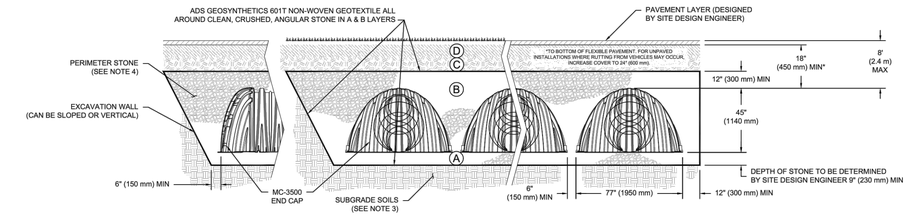
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE SYSTEM IS SUITABLE FOR THE SPECIFIC PROJECT CONDITIONS AND APPLICATION.

SHEET
2 OF 5

## ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

| | MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|---|---|---|---|---|
| D | **FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER | ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | **INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (9" LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.<br>MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. | AASHTO M145[1]<br>A-1, A-2-4, A-3<br>OR<br>AASHTO M43[1]<br>3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. |
| B | **EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M43[1]<br>3, 4 | NO COMPACTION REQUIRED. |
| A | **FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | CLEAN, CRUSHED, ANGULAR STONE | AASHTO M43[1]<br>3, 4 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3] |

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.




## NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SAVAGE 1-C
AMERICAN FORK, UT, UT
DRAWN: JR
CHECKED: N/A
DATE:
PROJECT #:

| REV | DRW | CHK | DESCRIPTION |
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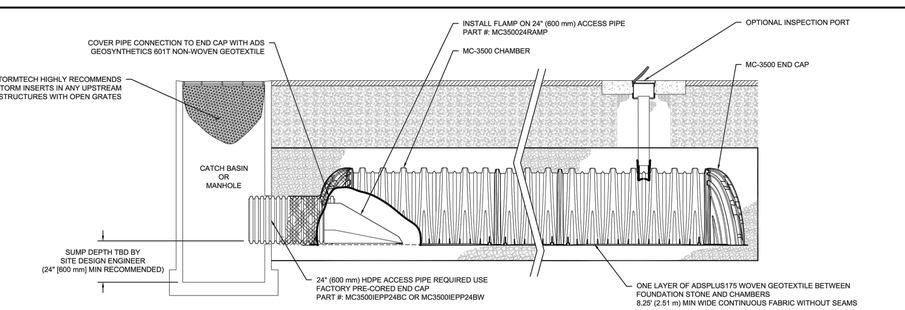
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SHEET
3 OF 5




### MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

### INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

### NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

SAVAGE 1-C
AMERICAN FORK, UT, UT
DRAWN: JR
CHECKED: N/A
DATE:
PROJECT #:

| REV | DRW | CHK | DESCRIPTION |
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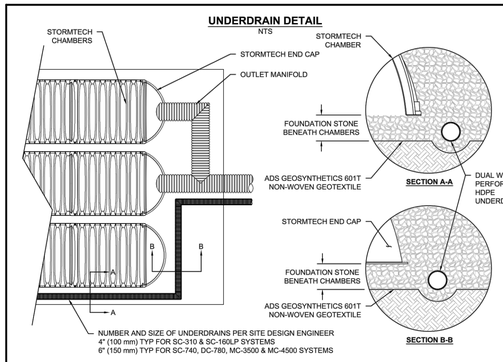
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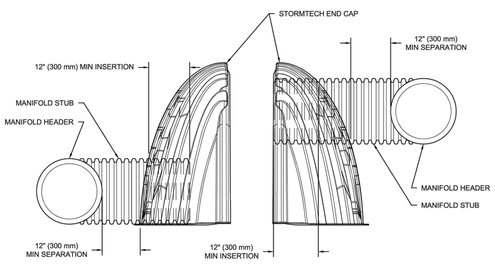
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SHEET
4 OF 5

### UNDERDRAIN DETAIL
NTS

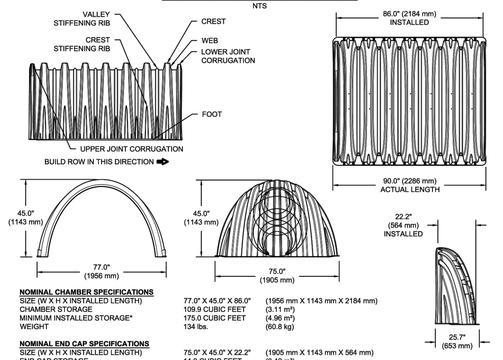



### MC-SERIES END CAP INSERTION DETAIL
NTS




NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

### MC-3500 TECHNICAL SPECIFICATION
NTS




**NOMINAL CHAMBER SPECIFICATIONS**

| | | |
|---|---|---|
| SIZE (W X H X INSTALLED LENGTH) | 77.0" X 45.0" X 86.0" | (1956 mm X 1143 mm X 2184 mm) |
| CHAMBER STORAGE | 109.9 CUBIC FEET | (3.11 m³) |
| MINIMUM INSTALLED STORAGE* | 175.0 CUBIC FEET | (4.96 m³) |
| WEIGHT | 134 lbs. | (60.8 kg) |

**NOMINAL END CAP SPECIFICATIONS**

| | | |
|---|---|---|
| SIZE (W X H X INSTALLED LENGTH) | 75.0" X 45.0" X 22.2" | (1905 mm X 1143 mm X 564 mm) |
| END CAP STORAGE | 14.9 CUBIC FEET | (0.42 m³) |
| MINIMUM INSTALLED STORAGE* | 45.1 CUBIC FEET | (1.28 m³) |
| WEIGHT | 49 lbs. | (22.2 kg) |

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

| PART # | STUB | B | C |
|---|---|---|---|
| MC3500IEPP06T | 6" (150 mm) | 33.21" (844 mm) | --- |
| MC3500IEPP06B | | --- | 0.66" (17 mm) |
| MC3500IEPP08T | 8" (200 mm) | 31.16" (791 mm) | --- |
| MC3500IEPP08B | | --- | 0.81" (21 mm) |
| MC3500IEPP10T | 10" (250 mm) | 29.04" (738 mm) | --- |
| MC3500IEPP10B | | --- | 0.93" (24 mm) |
| MC3500IEPP12T | 12" (300 mm) | 26.36" (670 mm) | --- |
| MC3500IEPP12B | | --- | 1.35" (34 mm) |
| MC3500IEPP15T | 15" (375 mm) | 23.39" (594 mm) | --- |
| MC3500IEPP15B | | --- | 1.50" (38 mm) |
| MC3500IEPP18TC | 18" (450 mm) | 20.03" (509 mm) | --- |
| MC3500IEPP18TW | | | |
| MC3500IEPP18BC | | --- | 1.77" (45 mm) |
| MC3500IEPP18BW | | | |
| MC3500IEPP24TC | 24" (600 mm) | 14.48" (368 mm) | --- |
| MC3500IEPP24TW | | | |
| MC3500IEPP24BC | | --- | 2.06" (52 mm) |
| MC3500IEPP24BW | | | |
| MC3500IEPP30BC | 30" (750 mm) | --- | 2.75" (70 mm) |

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

SAVAGE 1-C
AMERICAN FORK, UT, UT
DRAWN: JR
CHECKED: N/A
DATE:
PROJECT #:

| REV | DRW | CHK | DESCRIPTION |
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5 OF 5

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No. 8029800-2202
THOMAS M. ROMNEY
2/16/22
STATE OF UTAH

# PARC ON 5TH PHASE 1C

434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003

STORMTECH DETAILS

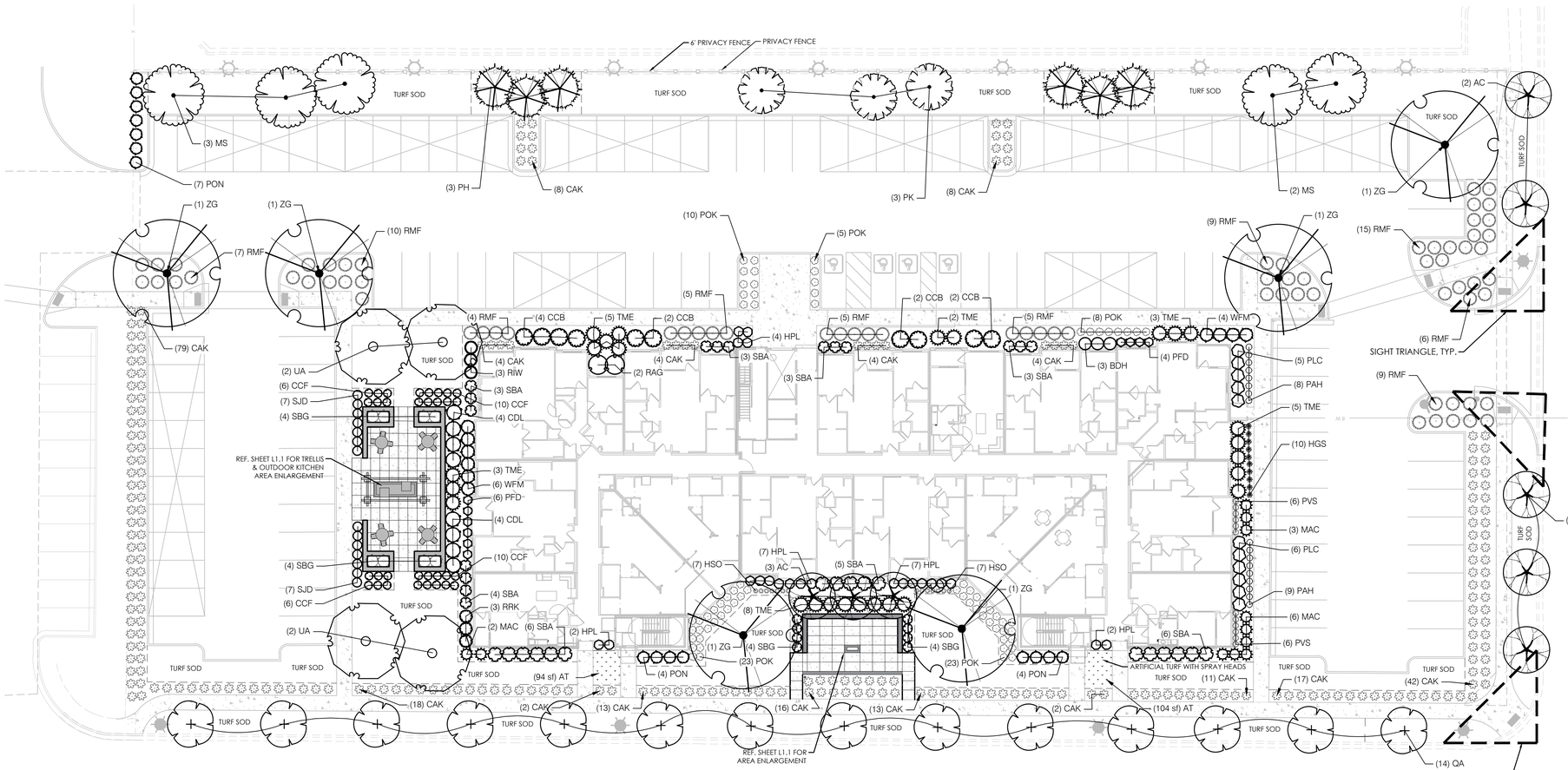
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STORMTECH DETAILS

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| Date: | 12/20/2021 | Job #: | 21-0064 |
| Sheet: | D1.3 | | |

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## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| AC | Acer platanoides `Crimson Sentry` | Crimson Sentry Norway Maple | 1.5" Cal. | 8 |
| MS | Malus x `Spring Snow` | Spring Snow Crabapple | 1.5" Cal. | 5 |
| PH | Pinus leucodermis `Heidreichii` | Bosnian Pine | 6` Ht. | 6 |
| PK | Prunus serrulata `Kwanzan` | Kwanzan Japanese Flowering Cherry | 1.5" Cal. | 3 |
| QA | Quercus x `Adeline` Castle Green | Adeline Columnar Oak | 2" Cal. | 14 |
| UA | Ulmus x `Accolade` | Accolade Elm | 2" Cal. | 4 |
| ZG | Zelkova serrata `Green Vase` | Green Vase Sawleaf Zelkova | 2" Cal. | 6 |

| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| BDH | Buddleja davidii `Buzz Hot Raspberry` | Hot Raspberry Butterfly Bush | 5 gal. | 3 |
| CCF | Caryopteris x clandonensis `First Choice` | First Choice Bluebeard | 2 gal. | 32 |
| CCB | Cotoneaster dammeri `Coral Beauty` | Coral Beauty Cotoneaster | 5 gal. | 10 |
| CDL | Cotoneaster dammeri `Lowfast` | Lowfast Bearberry Cotoneaster | 5 gal. | 8 |
| HPL | Hydrangea paniculata `Kolmavesu` TM | Lava Lamp Flare Hydrangea | 2 gal. | 22 |
| MAC | Mahonia aquifolium `Compacta` | Compact Oregon Grape | 5 gal. | 11 |
| PON | Physocarpus opulifolius `Nugget` | Nugget Ninebark | 5 gal. | 15 |
| PFD | Potentilla fruticosa `Dakota Sunspot` | Dakota Sunspot Bush Cinquefoil | 2 gal. | 10 |
| PLC | Prunus laurocerasus `Chestnut Hill` | Chestnut Hill English Laurel | 5 gal. | 11 |
| RAG | Rhus aromatica `Gro-Low` | Gro-Low Fragrant Sumac | 5 gal. | 2 |
| RIW | Rosa x `Iceburg` | Iceburg White Rose | 5 gal. | 3 |
| RMF | Rosa x `Meipsidue` Fire Meidiland | Fire Red Meidiland Rose | 5 gal. | 75 |
| RRK | Rosa x `Red Knock Out` | Red Knock Out Rose | 5 gal. | 3 |
| SJD | Spiraea japonica `Double Play Doozie` | Doozie Spirea | 2 gal. | 14 |
| SBA | Spiraea x bumalda `Anthony Waterer` | Anthony Waterer Bumald Spiraea | 5 gal. | 33 |
| SBG | Spiraea x bumalda `Goldflame` | Goldflame Spirea | 2 gal. | 16 |
| TME | Taxus x media `Everlow` | Everlow Yew | 5 gal. | 26 |
| WFM | Weigela florida `Minuet` | Minuet Weigela | 5 gal. | 10 |

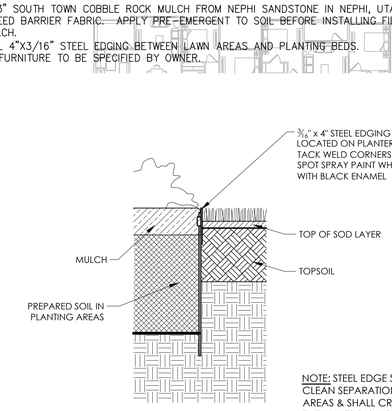
| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| CAK | Calamagrostis x acutiflora `Karl Foerster` | Karl Foerster Feather Reed Grass | 1 gal. | 245 |
| PVS | Panicum virgatum `Shenandoah` | Shenandoah Switch Grass | 1 gal. | 12 |
| PAH | Pennisetum alopecuroides `Hameln` | Hameln Fountain Grass | 1 gal. | 17 |
| POK | Pennisetum alopecuroides `Karley Rose` | Karley Rose Fountain Grass | 1 gal. | 69 |

| PERENNIALS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| HSO | Hemerocallis x `Stella de Oro` | Stella de Oro Daylily | 1 gal. | 14 |
| HGS | Heuchera americana `Green Spice` | American Alumroot | 1 gal. | 10 |

| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|
| AT | Turf Artificial | Artificial Turf | --- | 198 sf |

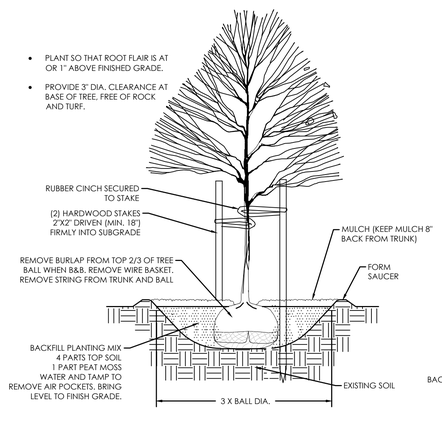
## LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 1 1/2" TO 3" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. APPLY PRE-EMERGENT TO SOIL BEFORE INSTALLING FILTER FABRIC AND ROCK MULCH.
3. INSTALL 4"X3/16" STEEL EDGING BETWEEN LAWN AREAS AND PLANTING BEDS.
4. PATIO FURNITURE TO BE SPECIFIED BY OWNER.

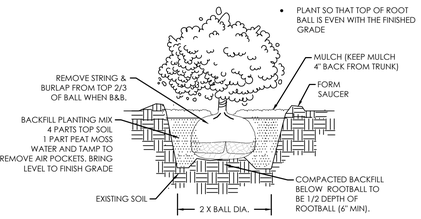



NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

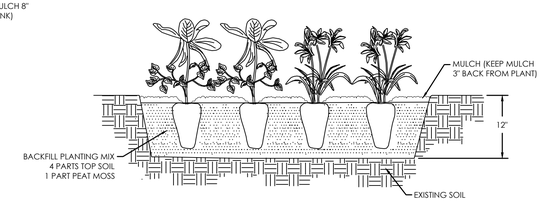
A STEEL EDGING AT PLANTING
1 1/2" = 1'-0"




B TREE PLANTING & STAKING
NOT TO SCALE




C SHRUB PLANTING
NOT TO SCALE




D PERENNIAL PLANTING
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

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# PARC ON 5TH PHASE 1C

434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003

LANDSCAPE PLAN

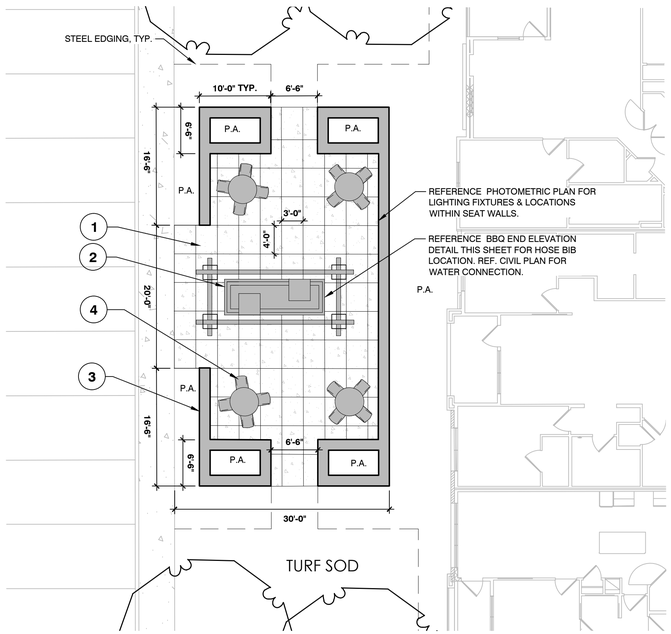
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LANDSCAPE PLAN

Scale: 1"=20' | Drawn: WE
Date: 2/16/2022 | Job #: 21-0064
Sheet: L1.0

Z:_2021\21-0064 Saratoga 1C Apartments\design 21-0064\dwg\sheet\L1.0 LANDSCAPE PLAN.dwg

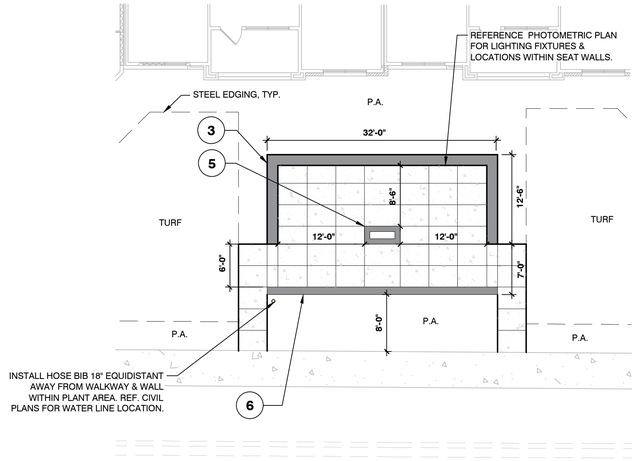



## BBQ AMENITY AREA ENLARGEMENT

GRAPHIC SCALE

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( IN FEET )
1 inch = 10 ft.

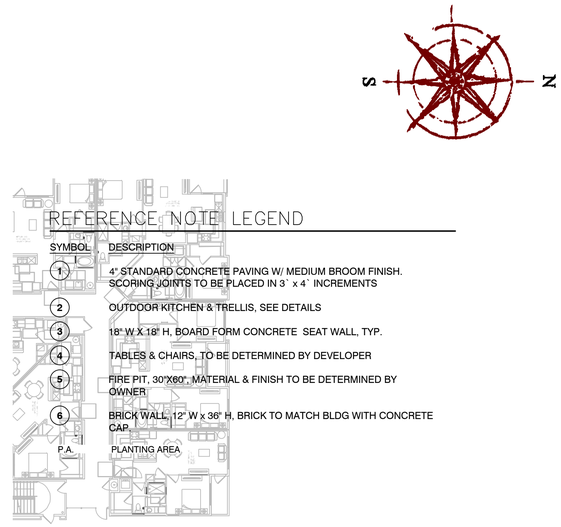


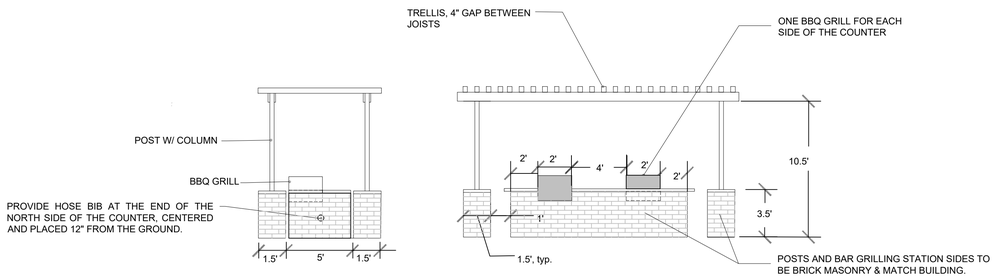

## FIRE PIT AMENITY AREA ENLARGEMENT

GRAPHIC SCALE

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( IN FEET )
1 inch = 10 ft.



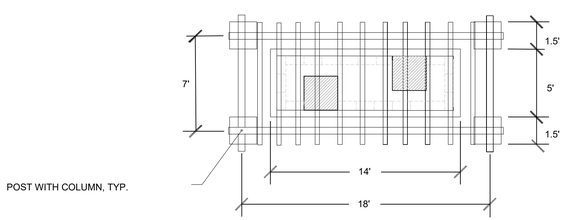




## END ELEVATION

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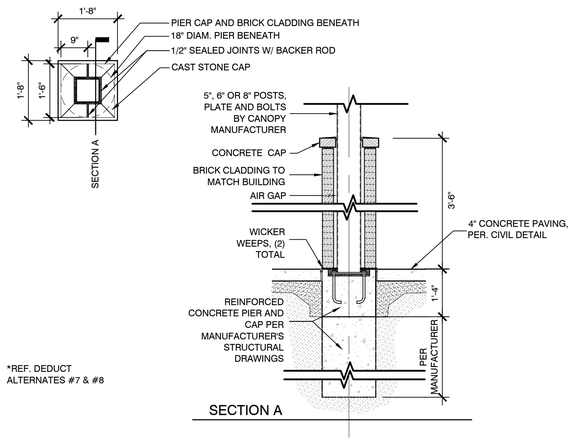
## SIDE ELEVATION

NOT TO SCALE




## BBQ AND TRELLIS PLAN VIEW

NOT TO SCALE




## TRELLIS MASONRY COLUMN SINGLE POST

½" = 1'-0"

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# PARC ON 5TH PHASE 1C

434 SOUTH 600 EAST, AMERICAN FORK, UTAH 84003

LANDSCAPE PLAN

REVISION BLOCK

| # | DATE | DESCRIPTION |
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LANDSCAPE PLAN

Scale: AS SHOWN | Drawn: LBW
Date: 2/16/2022 | Job #: 21-0064
Sheet: L1.1

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AND WHEN RECORDED MAIL TO:

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51 E. Main Street
American Fork, Utah 84003
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Affects Parcel No.: 13:051:0072

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(Space Above Line for Recorder's Use Only)

**QUITCLAIM DEED**

MOUNTAIN WEST CAPITAL PARTNERS, LLC, a Utah limited liability company ("***Grantor***"), hereby quitclaims to AMERICAN FORK CITY CORPORATION, a Utah municipal corporation, with an address of 51 E. Main Street, American Fork, Utah 84003 ("***Grantee***"), for the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the following described tract of land in Utah County, State of Utah, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

[Signature Page to Follow]

WITNESS the hand of said Grantor, this _____ day of _____, 2022.

**GRANTOR:**

MOUNTAIN WEST CAPITAL PARTNERS, LLC,
a Utah limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____ )
: ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by _____, as _____ of Mountain West Capital Partners, LLC, a Utah limited liability company.

_____
Notary Public

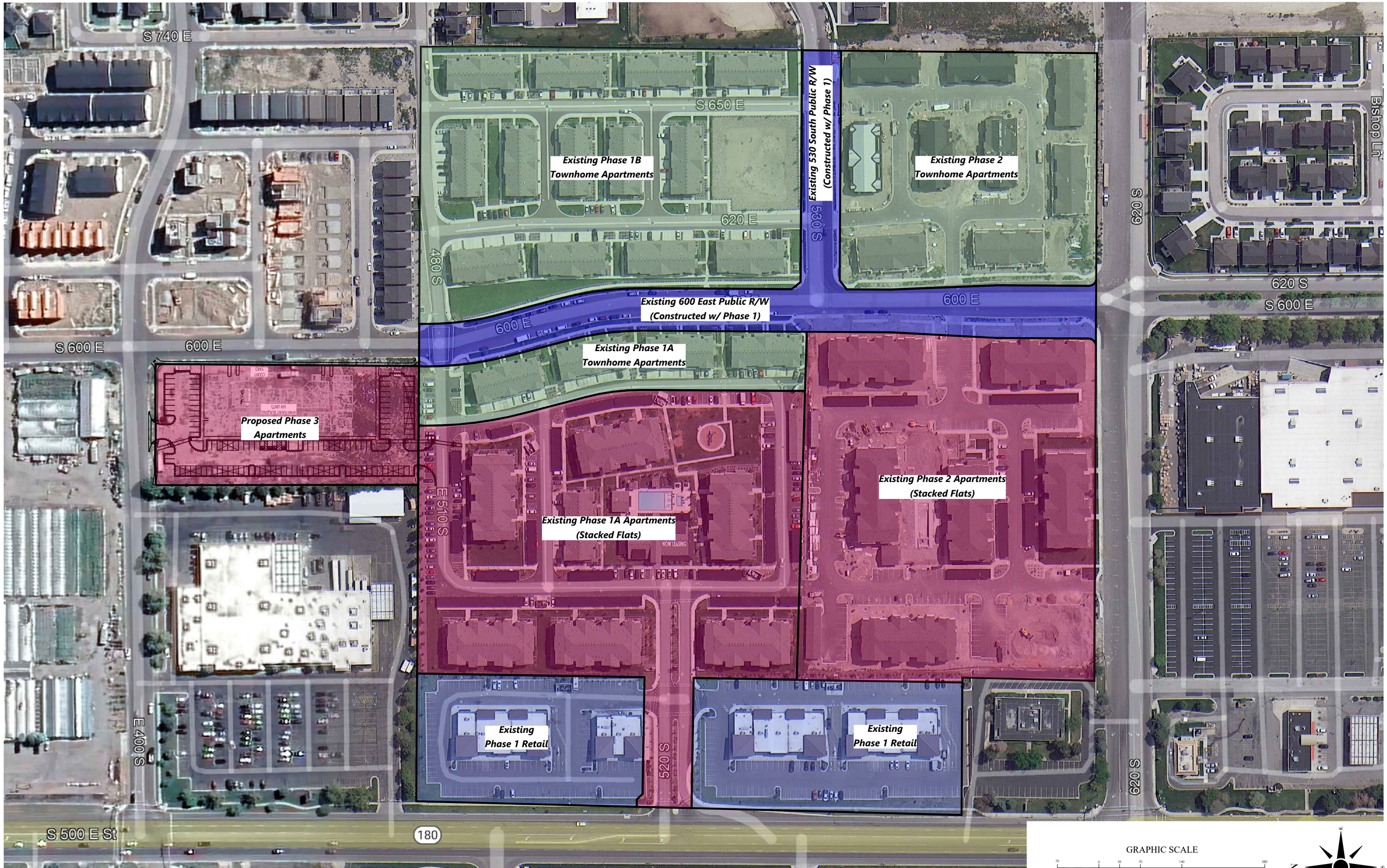
# EXHIBIT A

## 400 SOUTH ROADWAY DEDICATION DESCRIPTION

A tract of land located in the Southwest Quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of 400 South Street, said point located N89°44'31"W 211.62 feet along the Section line and North 2,265.32 feet from the South 1/4 Corner of Section 24, T5S, R1E, SLB&M (Basis of Bearing: N73°10'51"W between the Witness Corner to the Southeast Corner of said Section 24 and a benchmark ("X" in concrete) as referenced on the WASATCH-SAVAGE Subdivision Plat, according to the official plat thereof recorded December 12, 2017 as Entry No. 123092:2017 in the office of the Utah County Recorder); thence along said southerly right-of-way line N89°58'08"E 204.50 feet; thence to and along the westerly line of CK FARMS, TERRACOM COMMUNITIES, PHASE 2 Subdivision, according to the official plat thereof recorded April 26, 2019 as Entry No. 31689:2019 in the office of the Utah County Recorder, S00°27'02"W 14.08 feet; thence N44°44'28"W 15.60 feet; thence S89°58'08"W 193.41 feet to the easterly line of AMERICAN FORK DESERET INDUSTRIES Subdivision, according to the official plat thereof recorded September 18, 2017 as Entry No. 91287:2017 in the office of the Utah County Recorder; thence along said plat N00°04'37"W 3.00 feet to the point of beginning.

Contains: 675 square feet+/-




# *Overall Project Plan - Savage Properties*

American Fork, Utah County
2/15/2022

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

S:\Shared Folders\WKG\4 - Savage\#1\ADJACENT 2 ACRE PARCEL\site plans\Overall Savage Properties.dwg

# Parc on 5th - Add-on
# Economic Analysis

## Property Tax Analysis

| | |
|---|---|
| **Estimated Value** | **6,200,000.00** |
| **Taxable Value** | **3,410,000.00** |

| Property Tax Revenue | | |
|---|---|---|
| Year | Undeveloped (Vacant Land) | Developed (48 Units) |
| 2019 | 8,586.52 | 8,586.52 |
| 2020 | 10,505.70 | 10,505.70 |
| 2021 | 10,189.23 | 10,189.23 |
| 2022 | 10,200.00 | 15,000.00 |
| 2023 | 10,200.00 | 34,144.33 |
| 2024 | 10,200.00 | 34,144.33 |
| 2025 | 10,200.00 | 34,144.33 |
| **Total** | **70,081.45** | **146,714.44** |

| Annual Breakdown by Entity | Rate | Vacant Land | Developed - 48 Units | Increase |
|---|---|---|---|---|
| Alpine School District | 0.005181 | 5,277.76 | 17,667.21 | 12,389.45 |
| Statewide School Basic Levy | 0.001661 | 1,692.02 | 5,664.01 | 3,971.99 |
| State Charter School-Alpine | 0.000062 | 63.16 | 211.42 | 148.26 |
| **Total to Schools** | | **7,032.94** | **23,542.64** | **16,509.70** |
| American Fork City | 0.001687 | 1,718.51 | 5,752.67 | 4,034.16 |
| **Total to City** | | **1,718.51** | **5,752.67** | **4,034.16** |
| Utah County | 0.000853 | 868.93 | 2,908.73 | 2,039.80 |
| Assessing & Collecting - County | 0.000142 | 144.65 | 484.22 | 339.57 |
| **Total to County** | | **1,013.58** | **3,392.95** | **2,379.37** |
| Assessing & Collecting - State | 0.000012 | 12.22 | 40.92 | 28.70 |
| Central Utah Water Cons Dist | 0.0004 | 407.47 | 1,364.00 | 956.53 |
| North Utah County Water Dist | 0.000015 | 15.28 | 51.15 | 35.87 |
| **Total to Special Districts** | | **434.97** | **1,456.07** | **1,021.10** |
| **Total Rate** | **0.010013** | **10,200.00** | **34,144.33** | **23,944.33** |

| Estimated Impact Fees | Total | per unit |
|---|---|---|
| Plan Check | 10,087 | 210.15 |
| Sewer Impact | 8,955 | 186.57 |
| Storm Drain Impact | 5,453 | 113.60 |
| Water Impact | 26,676 | 555.75 |
| Pressurized Irrigation Impact | 8,599 | 179.14 |
| Park Impact | 147,096 | 3,064.51 |
| Road Impact | 96,147 | 2,003.07 |
| Police Impact | 10,394 | 216.55 |
| Fire Impact | 18,816 | 392.00 |
| TSSD | 22,697 | 472.85 |
| Sewer Hookup | 470 | 9.79 |
| Water Hookup | 1,712 | 35.67 |
| Pressurized Irrigation Hookup | 500 | 10.42 |
| Occupancy | 2,400 | 50.00 |
| Construction Water | 2,400 | 50.00 |
| Temp Power | 70 | 1.46 |
| Bldg Permit | 17,058 | 355.36 |
| Tax | 171 | 3.55 |
| Watershares | 129,280 | 2,693.33 |
| **Total Impact Fees** | **508,982** | **10,603.78** |

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: March 2, 2022
STAFF PRESENTATION: Patrick O'Brien

AGENDA TOPIC: Hearing, review, and action on the Meadowbrook District Framework Plan, located in the area of 560 South 800 West, in the TOD (Transit Oriented Development) zone.

| BACKGROUND INFORMATION | | | | | |
|---|---|---|---|---|---|
| Location: | | Approximately 560 South 800 West | | | |
| Applicants: | | Woodside Homes | | | |
| Existing Land Use: | | Agriculture | | | |
| Proposed Land Use: | | Residential | | | |
| Surrounding Land Use: | North | Residential | | | |
| | South | Agriculture and Residential | | | |
| | East | Agriculture | | | |
| | West | Residential | | | |
| Existing Zoning: | | TOD (Transit Oriented Development) | | | |
| Proposed Zoning: | | N/A | | | |
| Surrounding Zoning: | North | TOD | | | |
| | South | PR-3.0 Planned Residential and Unincorporated | | | |
| | East | RA-5 Residential Agricultural | | | |
| | West | TOD | | | |
| Land Use Plan Designation: | | TOD (Transit Oriented Development) | | | |
| Zoning within Land Use Plan designation? | | x | Yes | | No |

Background

The area comprising the NBFF District Framework Plan consists of approximately 26 acres. It is located in the area of 560 South 800 West. The entirety of the property lies within the Garden District. Within this district, the General Mixed-Use and Garden Edge sub-districts are present. South of this area, a traditional low-density 3 du/ac designation is present.

District Framework Plans are covered in Section 4 of the TOD Code. A District Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District Framework Plans proceed through Planning Commission and ultimately City Council. Following approval of a District Framework Plan, subsequent development submittals are reviewed and either approved or denied by staff; the exception being formal subdivision plats, which still proceed through Planning Commission and City

Council. Per Section 4.01.3 of the Code, District Framework Plans expire 24 months after approval "if not acted upon further through the submittal of a block plan". Extensions may be granted by the Council, if requested and deemed appropriate.

Section 4.02 of the TOD Code outlines submittal requirements for a District Framework Plan. Those requirements, as well as submission materials particular to this District Framework Plan, are detailed below.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Transit Oriented Development". The District Framework Plan is consistent with the Land Use Plan designation.

Section 4.02 of the TOD Code, "Submission Requirements"

A District Framework Plan submittal must include the following exhibits:

a. Exhibit 1: Legal Description.

   A legal description of the area comprising the District Framework Plan has been submitted and labeled as Exhibit 1.

b. Exhibit 2: Boundary Survey.

   A boundary survey, highlighting the parcels included in the District Framework Plan, has been submitted and labeled as Exhibit 2.

c. Exhibit 3: Development Area Plan.

   The underlying Development Area Plan, adopted at the time of TOD Code approval, is provided and labeled as Exhibit 3. The area comprising the District Framework Plan is highlighted within the overall Development Area Plan; illustrating the district (Garden District). The sub-districts (General Mixed Use and Garden Edge) are illustrated and labeled on Exhibit 6A.

d. Exhibit 4: Boundary Map.

   Similar to the boundary survey provided in Exhibit 2, a boundary map has been submitted and labeled as Exhibit 4. Included in the boundary map is the following, as required:

   A constraints map is intended to identify areas such as flood plain, wetlands, water bodies, or other sensitive lands. A constraints map has been submitted and labeled as Exhibit 5. This map identifies the following constraints: existing irrigation ditches and existing TSSD and CUWCD easements. All future submittals will work within the parameters of this constraint.

e. Exhibit 6: District Framework Plan

A district framework plan has been submitted and labeled as Exhibit 6 (multiple pages). Included in the exhibit is the following, as required:

i. Block type boundaries and IDs and a data table including block type assignment and gross acreage of each block type. This has been illustrated in the exhibit. The area of this District Framework Plan falls within block types 2 and 3. Block type locations and gross acreage of each block type have been identified.

**Of note: applicants request that block type 3 replace block type 2 on a small portion of the southwest corner of the site. This extension (block type 3) was approved with the ADG District Framework Plan (directly west), due to access restrictions off of 900 West, and for the allowance of rear-loaded product. Applicants request a similar extension of block type 3, to create consistency with the ADG Framework Plan; creating cohesive, consistent block types.**

ii. Civic district boundaries, and a data table including types, acreages, and any assigned uses. Civic spaces, such as open space, is identified as a percentage of required open space: 10-20% for both sub-districts within the Garden District. It is too early in the process to identify where all open space will lie. Open space requirements will be met utilizing the allowable types of open space as identified in the TOD Code (Section 7). Staff will ensure open space types and percentages are met, through future submittals.

iii. A data table indicating the total aggregated gross acreage of each block type.

f. Exhibit 7: Transportation Network Plan

A transportation network plan has been submitted and labeled as Exhibit 7. Included in the exhibit is the following, as required:

i. A key showing the thoroughfare network of the governing development area plan and the transportation master plan. The thoroughfare network of the underlying development area plan is illustrated, along with the corresponding street types as identified in the City's Transportation Master Plan.

ii. Existing, new, and modified thoroughfares.
**Applicants request modifications of roads within the underlying operational overlay. They have coordinated with Engineering on these modifications; preserving the integrity of the underlying operational

overlay, as well as providing connections to adjacent properties. Engineering will discuss proposed modifications in greater detail.**

iii. New and modified intersections. Intersection assemblies are identified and provided for in Exhibit 13.

iv. Existing, new, and relocated major utility easements.

v. A data table including all thoroughfares within the character district, indicating ownership, right-of-way widths, number of vehicular lanes, thoroughfare type, and transportation provisions.

g. Exhibit 8: Thoroughfare Naming Plan

A thoroughfare naming plan has been submitted and labeled as Exhibit 8. Included in the exhibit is the following, as required:

i. Names for each thoroughfare within the character district in accordance with the City's street naming ordinance. Exhibit 8 indicates the names of thoroughfares provided. These names are in accordance with the City's street naming system.

h. Exhibit 9: Bicycle Network Plan

A bicycle network plan has been submitted and labeled as Exhibit 9. Included in the exhibit is the following, as required:

i. Existing and new bicycle networks. The exhibit notes existing bike lanes along 900 West, 700 West and 620 South as well as proposed trails and bike lanes.

i. Exhibit 10: Traffic Study

Preliminary projected traffic counts for the area have been provided and labeled as Exhibit 10.

j. Exhibit 11: Civic District Plan

An exhibit, noting the types of allowable open space within block types 2 and 3 has been presented. Exact locations and networks of open space will be identified in future reviews. Staff will ensure compliance with open space types, locations, and percentages in future reviews, pursuant to the applicable sections of the TOD Code.

k. Exhibit 12: Thoroughfare Assemblies

A thoroughfare assembly is provided and labeled as Exhibit 12. Cross-sections and assembly types are provided for neighborhood streets and neighborhood collectors, as identified in the exhibit.

l. Exhibit 13: Intersection Assemblies

An intersection assembly exhibit has been provided and labeled as Exhibit 13. Types of proposed intersections are identified.

m. Exhibit 14: Phasing Plan

A phasing plan, indicating phase boundaries and sequence of each phase, has been provided and labeled as Exhibit 14. The area will be developed in four phases, as indicated in the exhibit.

n. Exhibit 15: Detailed Architectural Standards

Conceptual architectural themes are provided and labeled as Exhibit 15. Refining of architectural standards and themes will be reviewed at future submittals. Themes are provided to give an idea of what may be placed within the area, per the block types found therein; however, approval of such standards is not part of a District Framework Plan approval.

o. Exhibit 16: Special Requirements.

As identified in previous exhibits, applicants request realignment of certain streets; extension of block type 3 to coincide with approval of block type 3 directly to the west (ADG DFP); The TOD Code allows Block Type 3 to be adjacent to single-family zoned properties (found directly south of the TOD overlay). Additionally, since 620 south is a minor collector with a separated cycle track as well as 700 West, no individual direct access from individual units will be permitted onto these streets. Exhibit 16 illustrates these requests.

FINDING OF FACT

After reviewing the application for District Framework Plan approval, the following finding of fact is offered for consideration:

1. The District Framework Plan complies with the applicable requirements set forth in Section 4 of the TOD Code.
2. The Planning Commission finds that the requests made by applicants (realignment of certain streets, and designations of block type 3) permissible.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the Meadowbrook District Framework Plan, with the findings as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the Meadowbrook District Framework Plan.

*Findings of denial may be attached to a recommendation of denial.*

TABLE

Mr. Chairman, I move that we table action on the Meadowbrook District Framework Plan.

# AMERICAN FORK CITY ENGINEERING DIVISION
# STAFF REPORT

Planning Commission Meeting Date: 3/2/2022

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: Meadowbrook District Framework Plan

Project Address: 560 South 800 West

Developer / Applicant's Name: Woodside Homes

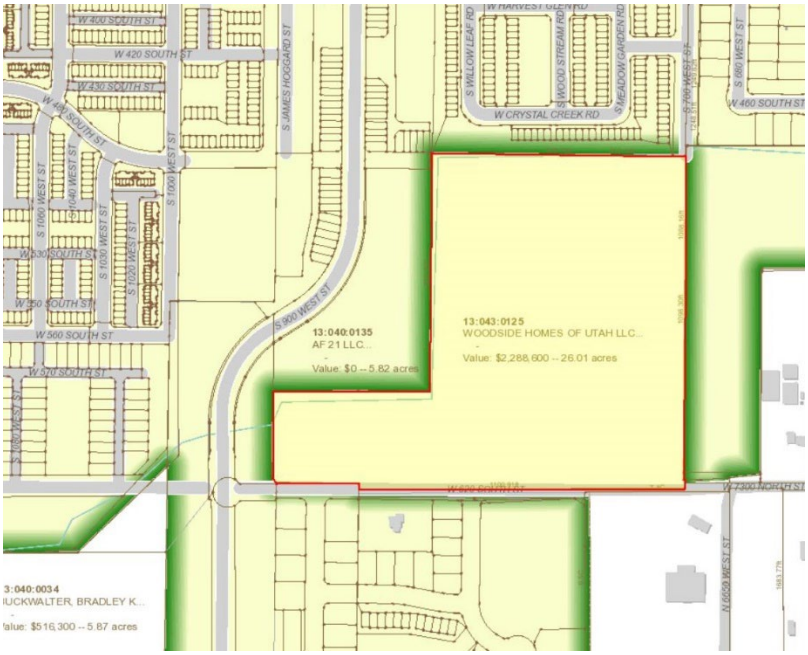
Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☒ District Framework Plan

**Engineering Division Recommendation:** The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 3/2/2022 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

**Project Map:**

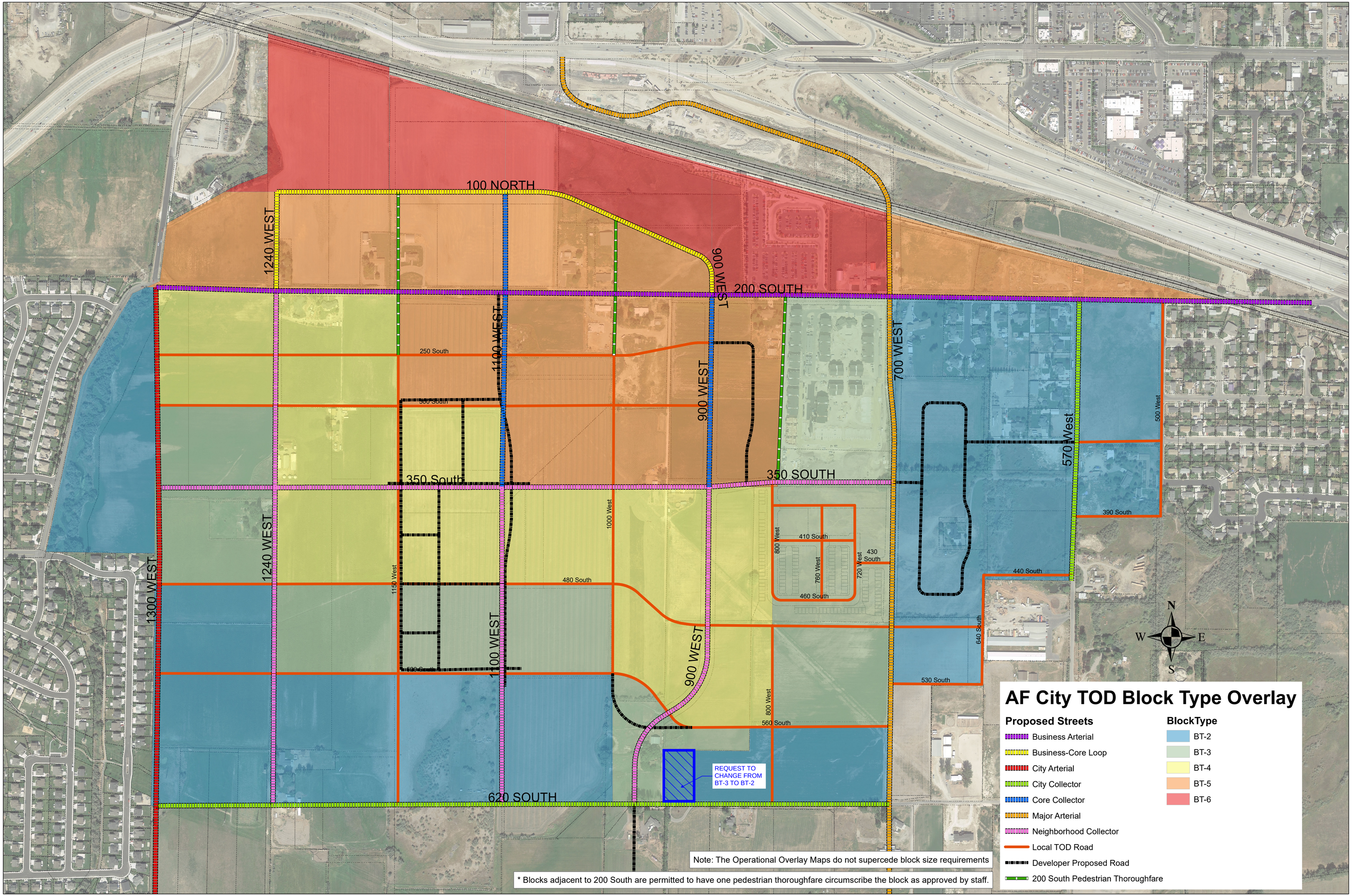


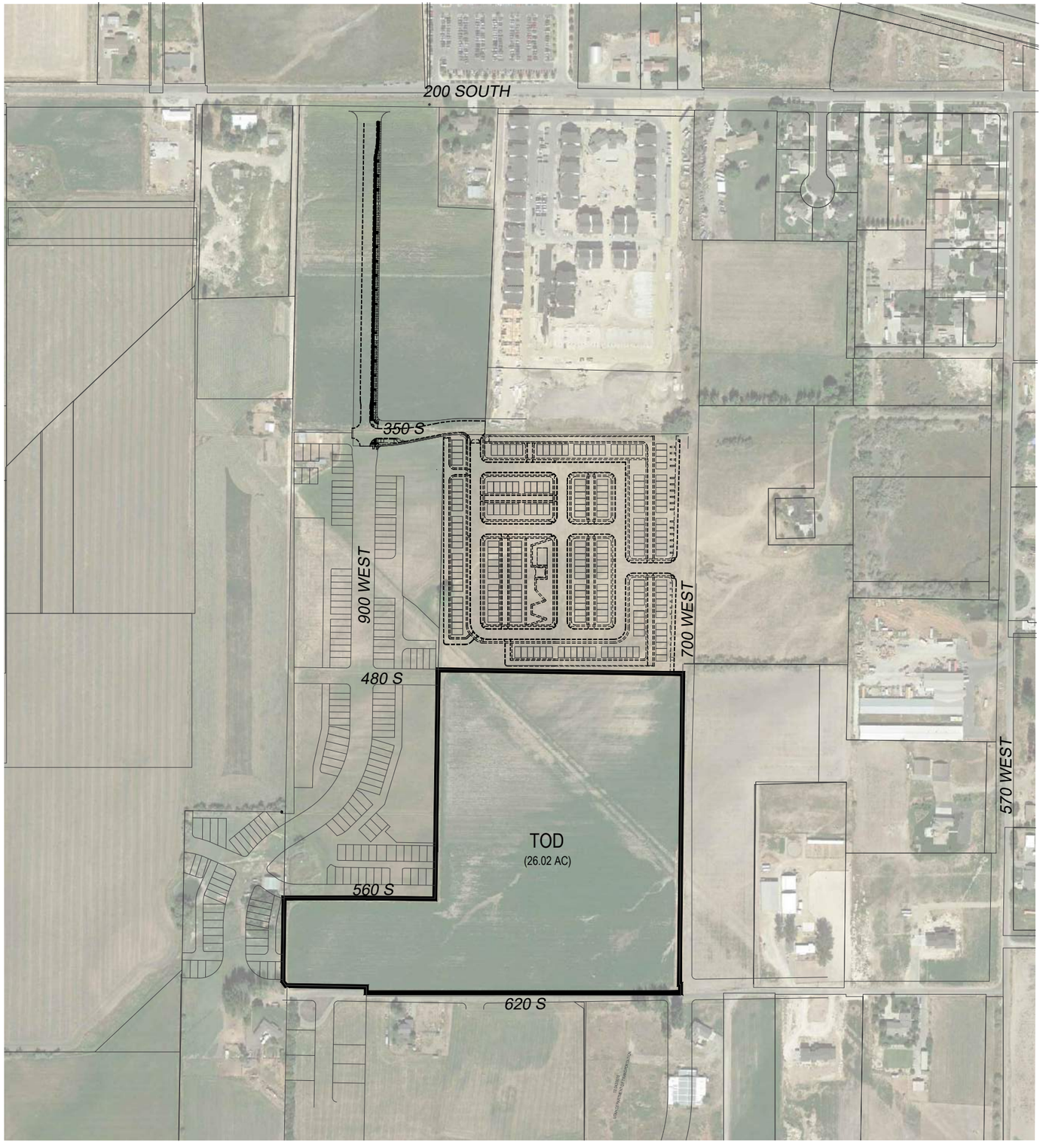
## STANDARD CONDITIONS OF APPROVAL

**Standard Conditions of Approval:**

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

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


100 NORTH
1240 WEST
900 WEST
200 SOUTH
1100 WEST
700 WEST
250 South
300 South
900 WEST
350 South
350 SOUTH
1000 West
800 West
410 South
760 West
720 West
430 South
460 South
570 West
500 West
390 South
440 South
1240 WEST
1300 WEST
1150 West
480 South
1100 WEST
900 WEST
640 South
530 South
800 West
560 South
620 SOUTH
REQUEST TO CHANGE FROM BT-3 TO BT-2
N
W
E
S
AF City TOD Block Type Overlay
Proposed Streets
Business Arterial
Business-Core Loop
City Arterial
City Collector
Core Collector
Major Arterial
Neighborhood Collector
Local TOD Road
Developer Proposed Road
200 South Pedestrian Thoroughfare
BlockType
BT-2
BT-3
BT-4
BT-5
BT-6
Note: The Operational Overlay Maps do not supercede block size requirements
* Blocks adjacent to 200 South are permitted to have one pedestrian thoroughfare circumscribe the block as approved by staff.




## OVERALL LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 0°03'33" EAST ALONG SECTION LINE 605.91 FEET AND WEST 1824.15 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE WEST 1100.91 FEET; THENCE NORTH 0°58'19" EAST 20.34 FEET; THENCE NORTH 89°01'56" WEST 278.34 FEET; THENCE SOUTH 1°00'15" WEST 4.80 FEET; THENCE NORTH 36°42'37" WEST 23.49 FEET; THENCE NORTH 0°50'17" EAST ALONG THE EASTERLY BOUNDARY OF B.K. PENROD PLAT "A" A DISTANCE OF 292.57 FEET; THENCE ALONG A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY 5099:2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 89°58'32" EAST 287.99 FEET, 2) SOUTH 89°11'42" EAST 239.99 FEET AND 3) NORTH 0°50'18" EAST 164.78 FEET; THENCE NORTH 0°50'20" EAST 637.56 FEET; THENCE SOUTH 89°05'07" EAST ALONG THE SOUTHERLY BOUNDARY OF WILLOW GLEN PHASE 1 A DISTANCE OF 856.93 FEET; THENCE SOUTH 0°37'47" WEST 1088.16 FEET; THENCE SOUTH 89°13'41" EAST 4.15 FEET; THENCE SOUTH 28.78 FEET TO THE POINT OF BEGINNING.

AREA = 26.02 ACRES

Woodside® Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

*MEADOWBROOK TOD*

N

0 100 200 400 600

SCALE: 1"= 200'

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

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

| ACTION | DATE |
|---|---|
| DISTRICT PLAN | 1/25/2022 |

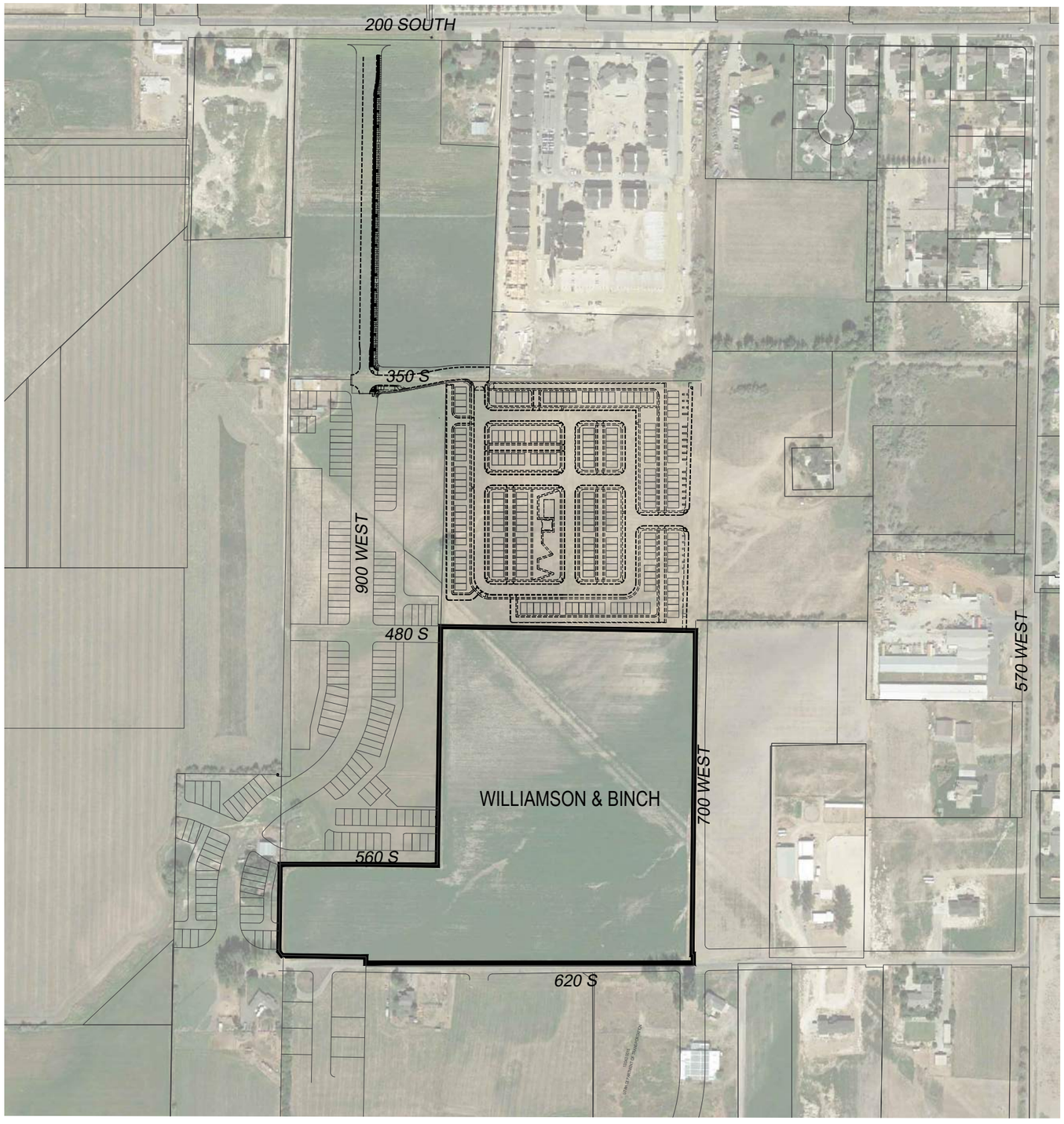
PROJECT

*DISTRICT PLAN*

DESCRIPTION

*LEGAL DESCRIPTION*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *EXHIBIT* | *1* |




*BOUNDARY SURVEYS*

WILLIAMSON & BINCH PARCELS

Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

*MEADOWBROOK TOD*

N

0 100 200 400 600

SCALE: 1"= 200'

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

| REVISIONS | | | SEAL |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | |
| 1 | | | |
| 2 | | | |
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| ACTION | DATE |
|---|---|
| DISTRICT PLAN | 1/25/2022 |

PROJECT

*DISTRICT PLAN*

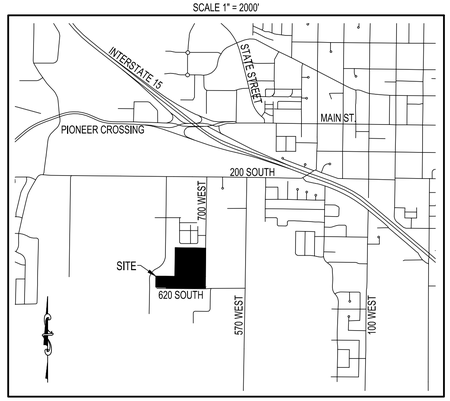
DESCRIPTION

*BOUNDARY SURVEYS*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *EXHIBIT* | *2* |

## VICINITY MAP

SCALE 1" = 2000'




## PLAT LEGEND

- PARCEL BOUNDARIES
- NEIGHBOR TITLES
- EASEMENT LINE
- CENTERLINE ROAD
- CONCRETE
- EDGE OF ASPHALT
- FIELD FENCE
- VINYL FENCE
- SANITARY SEWER
- IRRIGATION LINE
- WATER LINE
- POWER LINE
- PHONE / FIBER OPTIC
- CONTOUR LINE

900 WEST ST.

700 WEST ST.

WILLOW GLEN PH 1

S 89°05'07" E 856.93'

ITEM 18 (PE)

ITEM 18 (TCE)

4512 4512 4513 4514 4515 4516 4517 4518 4519 4520 4521

WILLIAMSON FARMS LLC
13:043:0115
12.15 ACRES

ITEM 3 - 20' SEWER EASEMENT

ITEM 19 - PERPETUAL EASEMENT (PE) - WATER

ITEM 19 - TEMPORARY CONSTRUCTION EASEMENT (TCE)

RC E QTR COR SEC 22
T5S, R1E, SLB&M
FOUND MONUMENT

N 77°15'16" W
145.31'

E QTR COR SEC 22
T5S, R1E, SLB&M
CALCULATED

AF 21 LLC
13:040:0059

N 0°50'20" E 637.56' (BLA 2975:2019)

S 0°37'47" W 1088.16'

(0.06')

(0.71')

TITLE GAP - RECORDED EASEMENTS (ITEM21) ASSIGN THIS AREA TO PARCEL 13:043:0121

NBFF PROPERTY LLC
13:043:0103

ITEM 21 (PE)

ITEM 21 (TCE)

COMBINED AREA
26.02 ACRES (1,133,495 S.F.)

(BLA 5099:2019)
N 0°50'18" E 164.78'

N 89°58'32" E 287.99' (BLA 5099:2019) S 89°11'42" E 239.99'

N 0°33'3" E 2662.78'
BASIS OF BEARING
(NAD83)

ITEM 20 (PE)

ITEM 20 (TCE)

BINCH CHILDREN LLC
13:043:0121
13.31 ACRES

AF PD LLC
35:280:0005

B.K. PENROD "A"

N 0°50'17" E 292.57'

TITLE GAP - ADJUSTED TO FOLLOW RECORDED SUBDIVISION

4505 4506 4507 4508 4509 4510 4511 4512 4513 4514 4515 4516 4517 4518

(0.73')

S 89°13'41" E 4.15'

SOUTH 28.78'

WEST 1824.15'

(24.87')

(20.34')

N 36°42'37" W 23.49'

S 1°00'15" W 4.80'

N 89°01'56" W 278.34'

N 0°58'19" E 20.34'

620 SOUTH ST.

WEST 1100.91'

POB

605.91'

SE COR SEC 22
T5S, R1E, SLB&M
FOUND MONUMENT

LLOYD
45:221:0014

AF PD LLC
35:280:0007

LEFT TURN LLC
13:069:0013

AF 10 LLC
45:221:0005

AF 10 LLC
45:221:0005

UTAH DOT
13:043:0015

BINCH CHILDREN LLC
13:070:0014

## RECORD DESCRIPTIONS

Parcel 1:
Commencing at a point South 939.78 feet and West 1818.43 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence South 0°37'37" West 610 feet; thence West 859.35 feet; thence North 0°50'20" East 623.79 feet; thence South 89°04'49" East 856.99 feet to the point of beginning.

Parcel 2:
Commencing at a point North 611.82 feet from the South Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence West 540.54 feet; thence North 331.65 feet; thence North 89°58'34" East 268.14 feet; thence South 89°11'40" East 240 feet; thence North 0°50'20" East 150.46 feet; thence East 860.06 feet; thence South 0°37'37" West 450.11 feet; thence South 89°19'24" East 4.06 feet; thence South 28.7 Feet; thence West 828.96 feet to the point of beginning.

## AS-SURVEYED DESCRIPTION

Beginning at a point located North 0°03'33" East along section line 605.91 feet and West 1824.15 feet from the Southeast Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence West 1100.91 feet; thence North 0°58'19" East 20.34 feet; thence North 89°01'56" West 278.34 feet; thence South 1°00'15" West 4.80 feet; thence North 36°42'37" West 23.49 feet; thence North 0°50'17" East along the easterly boundary of B.K. Penrod Plat "A" a distance of 292.57 feet; thence along a boundary line agreement recorded as Entry 5099:2019 in the office of the Utah County Recorder the following three courses and distances: 1) North 89°58'32" East 287.99 feet, 2) South 89°11'42" East 239.99 feet and 3) North 0°50'18" East 164.78 feet; thence North 0°50'20" East 637.56 feet; thence South 89°05'07" East along the southerly boundary of Willow Glen Phase 1 a distance of 856.93 feet; thence South 0°37'47" West 1088.16 feet; thence South 89°13'41" East 4.15 feet; thence South 28.78 feet to the point of beginning.
Area = 26.02 Acres

## SURVEYOR'S NARRATIVE

The Basis of Bearing for this survey is the NAD83 State Plane Coordinate System. Bearing being North 2°57'08" West from the Southeast Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the Reference Corner near the East Quarter Corner of said Section 22. Both monuments were located as shown on county tie sheets. After locating all existing section corners in Section 27 and the south half of Section 22, it was determined that the South Quarter Corner of said Section 22 has been moved in a northeasterly direction about 1 foot. This may be due to the its position near the edge of a swamp. All other corners fall within 0.2' of section line. NAD83 coordinates have therefore used to determine the breakdown of the section and the position of the South quarter corner has been ignored. An overlap in title exists near the southwest corner of the property. The overlap area is completely within the future road right-of-way. Minimal overlaps exist along the easterly boundary. The as-surveyed description has been written to remove the overlap areas, follow existing boundary line agreements (Entries 5099:2019 & 2975:2019) and follow existing subdivision boundaries. Overlap distances are shown in parenthesis (0.00'). The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements. Final boundary markers are to be set with construction of the future development.

## ALTA / NSPS TABLE "A"

2. ADDRESS AREA HAS NOT BEEN ANNEXED - (IN PROCESS OF ANNEXATION)
   AFTER ANNEXATION WILL BE APPROXIMATELY 700 WEST 620 SOUTH
3. FLOOD ZONE CLASSIFICATION FEMA FIRM PANEL 49049C0302F REVISED JUNE 19, 2020.
   ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
4. GROSS LAND AREA TOTAL AREA = 26.02 ACRES.
5. VERTICAL RELIEF GROUND SURVEY. SE COR. SEC. 22 = 4520.92'
11. LOCATION OF UTILITIES, VISIBLE & MARKED SEE MAP AND FOLLOWING NOTE.
13. NAMES OF ADJOINING OWNERS SEE MAP
15. PHOTOGRAMMETRIC MAPPING AERIAL MAPPING OF CONTOURS AND ORTHO IMAGE USING RTK DRONE WITH CONNECTION TO STATE VRS NETWORK - CALIBRATED TO LOCAL COORDINATES AND ELEVATIONS.

* 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 # 031239, ISSUED BY US TITLE INSURANCE AGENCY, DATED SEPTEMBER 28, 2020.

SCHEDULE A:
ITEM 1-2 SURVEYOR MAKES NO COMMENT.
ITEM 3 SEE LEGAL DESCRIPTIONS.
SCHEDULE B-I:
ALL ITEMS - SURVEYOR MAKES NO COMMENT.
SCHEDULE B-II:
ITEM 1 SURVEYOR MAKES NO COMMENT.
ITEM 2 NONE FOUND.
ITEM 3 WATER EASEMENT 7915:2012 REFERS TO AN ADJACENT 20' SEWER EASEMENT. NO RECORDED EASEMENT FOUND.
ITEM 4 SEE SURVEYOR'S NARRATIVE. ALSO SEE MAP FOR TITLE OVERLAPS (0.00').
ITEM 5-16 SURVEYOR MAKES NO COMMENT.
ITEM 17 SEE MAP FOR LOCATED IMPROVEMENTS.
ITEM 18 ENTRY 69981:2011 - SEE MAP FOR EASEMENT LOCATION.
ITEM 19 ENTRY 19515:2012 - SEE MAP FOR EASEMENT LOCATION.
ITEM 20 ENTRY 65838:2011 - SEE MAP FOR EASEMENT LOCATION.
ITEM 21 ENTRY 7915:2012 - SEE MAP FOR EASEMENT LOCATION.
ITEM 22 ALTA SURVEY - SEE MAP.

## CERTIFICATION

To Woodside Homes of Utah, LLC; First American Title Insurance Company; and US Title Insurance Agency:

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 2, 3, 4, 5, 11, 13, and 15 of Table A thereof. The field work was completed in December 2020.

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
12-9-2020
STATE OF UTAH

12-9-2020
DATE

AARON D. THOMAS - PLS NO. 6418780

80 40 0 80 160 240
Scale 1" = 80'

| | |
|---|---|
| PROJECT NAME | WILLIAMSON & BINCH PARCELS |
| ADDRESS +/- | 700 WEST & 600 SOUTH |
| PROPOSED CITY: AMERICAN FORK | COUNTY: UTAH STATE: UTAH |

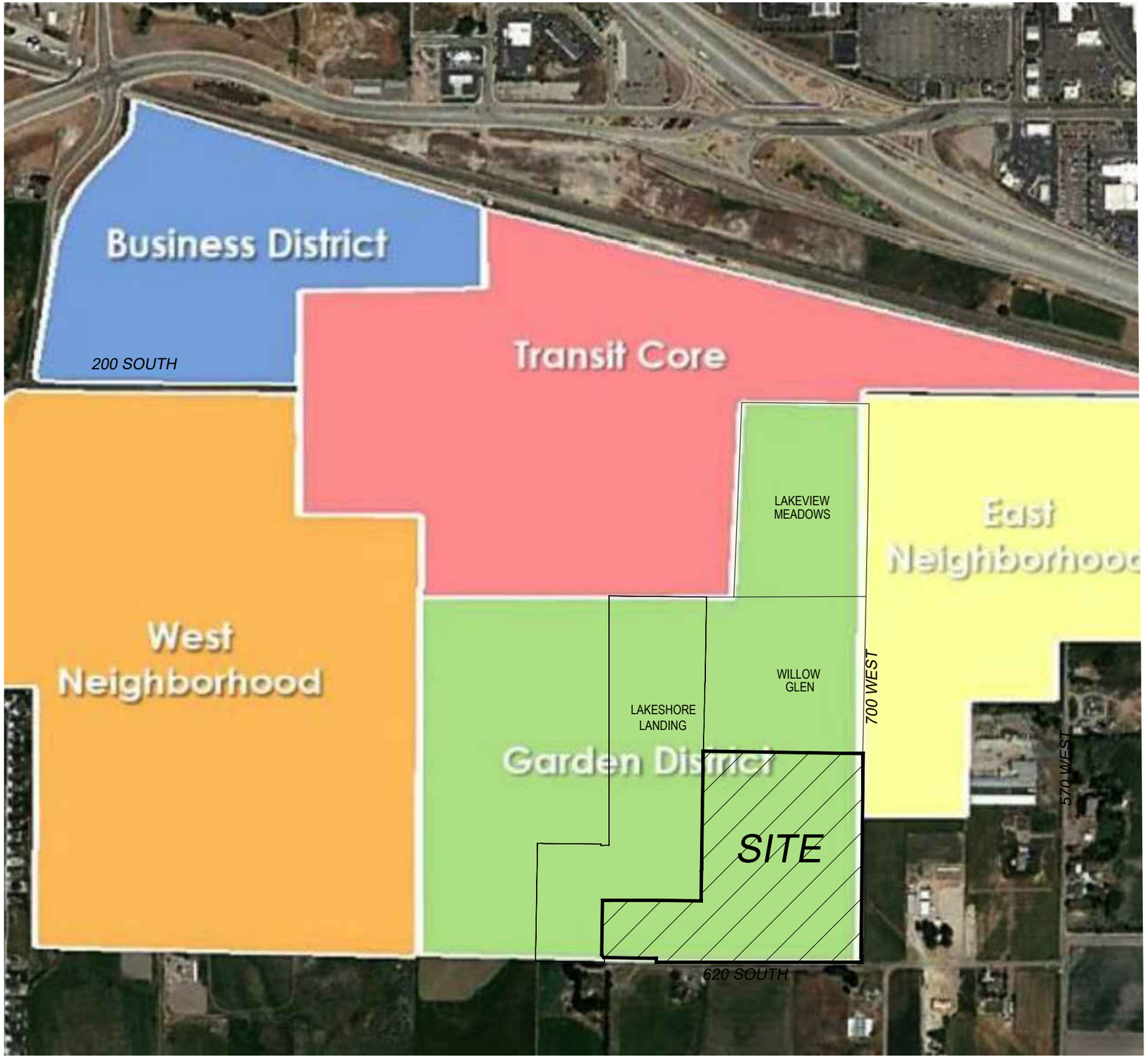

SURVEYOR: AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

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


# ALTA / NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTH HALF OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

| | |
|---|---|
| SHEET: | 1 OF 1 |
| DATE: | DEC. 9, 2020 |
| SCALE: | 1"=80' |




## CHARACTER DISTRICTS (DT)

| DT | Garden District |
|---|---|

**GARDEN DISTRICT TABULATIONS**

| | | |
|---|---|---|
| OVERALL DISTRICT AREA | 120.28 AC | 100% |
| PROJECT AREA | 26.02 AC | 22% |


Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000


DEVELOPMENT

MEADOWBROOK TOD

N

0 150 300 600 900

SCALE: 1"= 300'


berg CIVIL ENGINEERING
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cell (801) 616-1677


| REVISIONS | | | SEAL |
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| ACTION | DATE |
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| DISTRICT PLAN | 1/25/2022 |

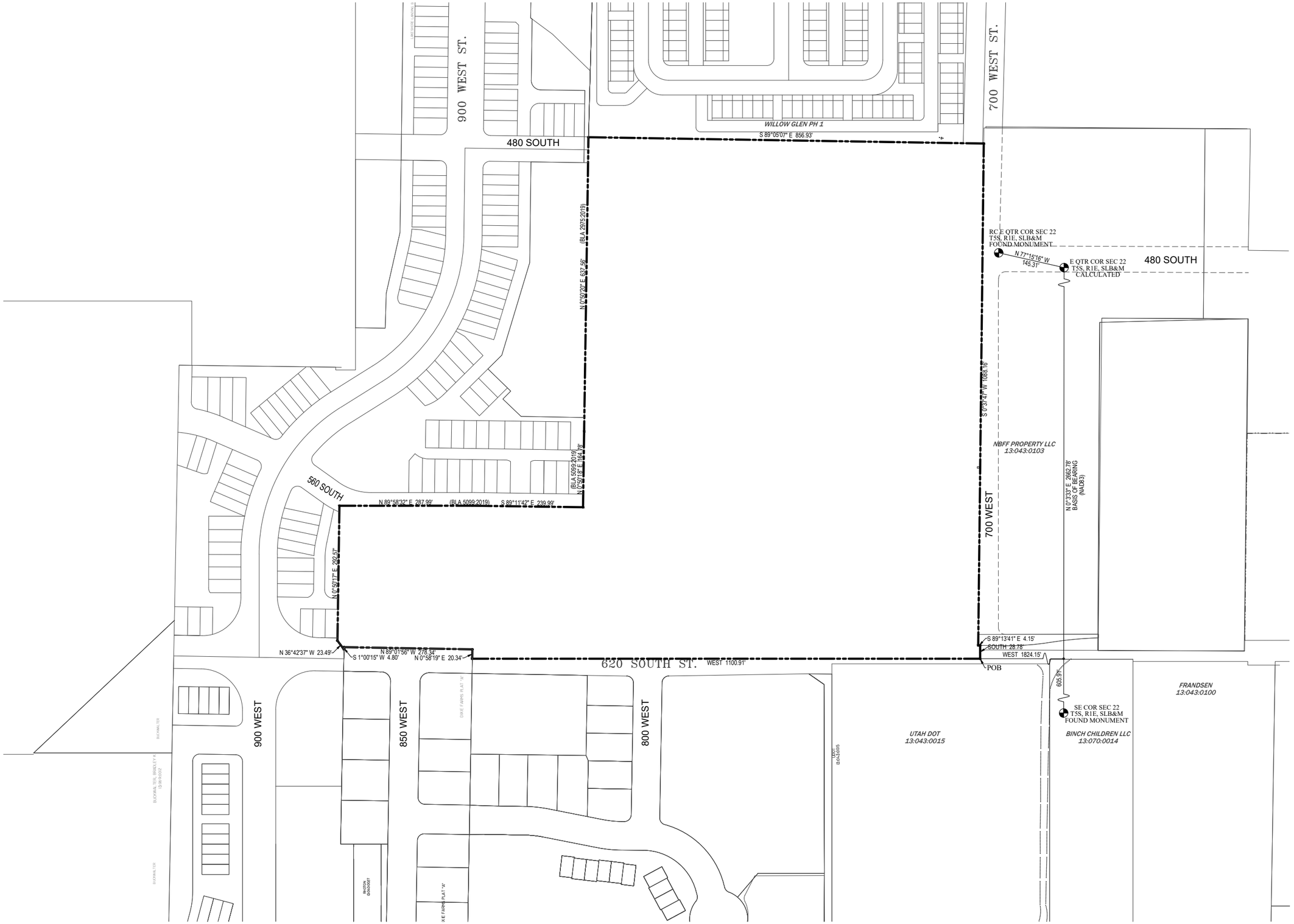
PROJECT

DISTRICT PLAN

DESCRIPTION

DEVELOPMENT AREA PLAN

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 3 |





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DEVELOPMENT

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0 50 100 200 300

SCALE: 1"= 100'


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| ACTION | DATE |
|---|---|
| DISTRICT PLAN | 1/25/2022 |

PROJECT

# *DISTRICT PLAN*

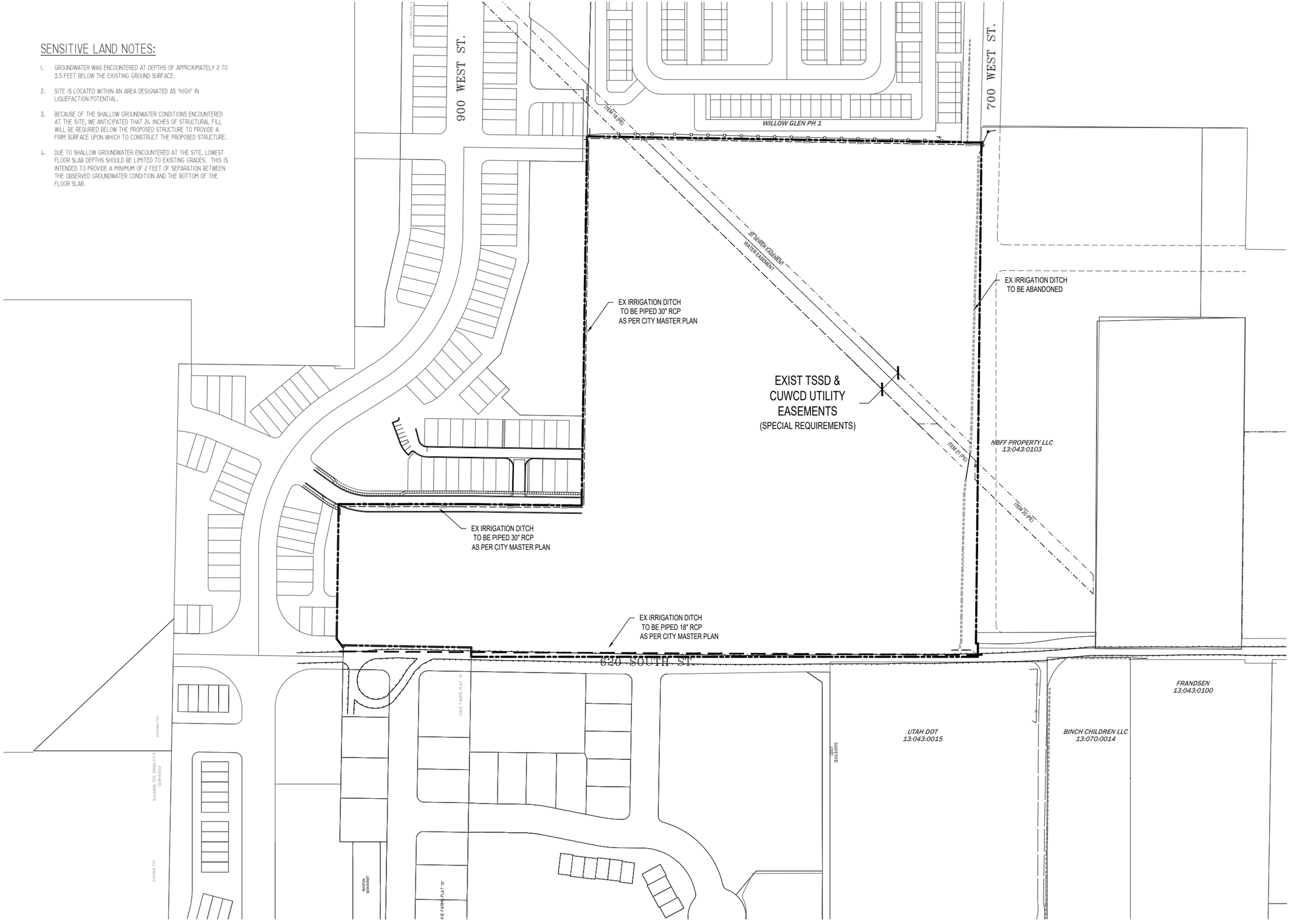
DESCRIPTION

# *BOUNDARY MAP*

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 4 |

## SENSITIVE LAND NOTES:

1. GROUNDWATER WAS ENCOUNTERED AT DEPTHS OF APPROXIMATELY 2 TO 3.5 FEET BELOW THE EXISTING GROUND SURFACE.
2. SITE IS LOCATED WITHIN AN AREA DESIGNATED AS "HIGH" IN LIQUEFACTION POTENTIAL.
3. BECAUSE OF THE SHALLOW GROUNDWATER CONDITIONS ENCOUNTERED AT THE SITE, WE ANTICIPATED THAT 24 INCHES OF STRUCTURAL FILL WILL BE REQUIRED BELOW THE PROPOSED STRUCTURE TO PROVIDE A FIRM SURFACE UPON WHICH TO CONSTRUCT THE PROPOSED STRUCTURE.
4. DUE TO SHALLOW GROUNDWATER ENCOUNTERED AT THE SITE, LOWEST FLOOR SLAB DEPTHS SHOULD BE LIMITED TO EXISTING GRADES. THIS IS INTENDED TO PROVIDE A MINIMUM OF 2 FEET OF SEPARATION BETWEEN THE OBSERVED GROUNDWATER CONDITION AND THE BOTTOM OF THE FLOOR SLAB.





Woodside® Homes

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DEVELOPMENT

*MEADOWBROOK TOD*

N

0 50 100 200 300

SCALE: 1"= 100'


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| ACTION | DATE |
|---|---|
| DISTRICT PLAN | 1/25/2022 |

PROJECT

*DISTRICT PLAN*

DESCRIPTION

*CONSTRAINTS MAP*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *EXHIBIT* | *5* |

*GARDEN DISTRICT (DT)*

***GARDEN DISTRICT TABULATIONS***

| | | |
|---|---|---|
| *OVERALL DISTRICT AREA* | *120.28 AC* | *100%* |
| *PROJECT AREA* | *26.02 AC* | *22%* |



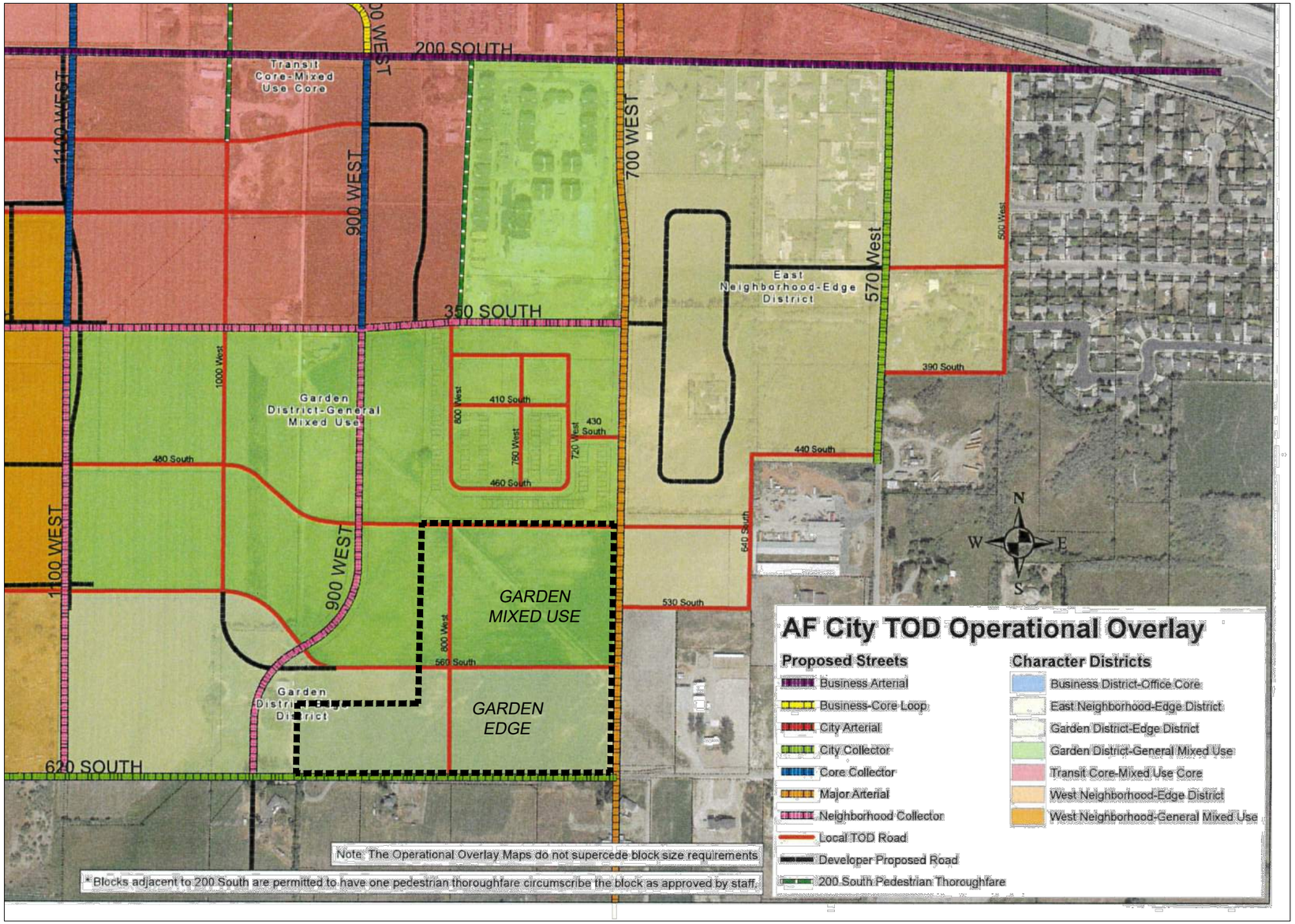

***NEIGHBORHOOD EDGE (ST)***

| | | |
|---|---|---|
| *NEIGHBORHOOD EDGE OVERALL AREA* | *37.63 AC* | *100%* |
| *PROJECT AREA* | *9.92 AC* | *26%* |

***GENERAL MIXED-USE (ST)***

| | | |
|---|---|---|
| *GENERAL MIXED-USE OVERALL AREA* | *82.65 AC* | *100%* |
| *PROJECT AREA* | *16.10 AC* | *19.5%* |

# *SUB-DISTRICT PLAN*





Woodside Homes

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Salt Lake City, UT 84101
801.869.4000


DEVELOPMENT

*MEADOWBROOK TOD*

N


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cell (801) 616-1677


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| ACTION | DATE |
|---|---|
| DISTRICT PLAN | 1/25/2022 |

PROJECT

*DISTRICT PLAN*

DESCRIPTION

*SUB-DISTRICT PLAN*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *EXHIBIT* | *6A* |

## BLOCK A

| | Total Acres | % | DENSITY | | UNITS | ACTUAL |
|---|---|---|---|---|---|---|
| GROSS ACREAGE | 1.08 | | | | | |
| | | | | | | |
| LOT TYPE 6 ( 0%- 5%) | 0.00 | 0.0% | 30 | DU/AC | 0 | 0 |
| LOT TYPE 5 (30%-50%) | 0.51 | 47.5% | 20 | DU/AC | 10 | 10 |
| LOT TYPE 4 (10%-40%) | 0.34 | 31.4% | 14 | DU/AC | 5 | 4 |
| LOT TYPE 3 ( 0%-40%) | 0.00 | 0.0% | 8 | DU/AC | 0 | 0 |
| CIVIC (10%-20%) | 0.23 | 21.0% | | | 0 | - |
| TOTALS | 1.08 | 100% | | | 15 | 14 |

## BLOCK B

| | Total Acres | % | DENSITY | | UNITS | ACTUAL |
|---|---|---|---|---|---|---|
| GROSS ACREAGE | 9.15 | | | | | |
| | | | | | | |
| LOT TYPE 6 ( 0%- 5%) | 0.00 | 0.0% | 30 | DU/AC | 0 | 0 |
| LOT TYPE 5 (30%-50%) | 4.58 | 50.0% | 20 | DU/AC | 92 | 73 |
| LOT TYPE 4 (10%-40%) | 3.66 | 40.0% | 14 | DU/AC | 51 | 50 |
| LOT TYPE 3 ( 0%-40%) | 0.00 | 0.0% | 8 | DU/AC | 0 | 0 |
| CIVIC (10%-20%) | 0.92 | 10.0% | | | 0 | - |
| TOTALS | 9.15 | 100.0% | | | 143 | 123 |

## BLOCK C

| | Total Acres | % | DENSITY | | UNITS | ACTUAL |
|---|---|---|---|---|---|---|
| GROSS ACREAGE | 2.46 | | | | | |
| | | | | | | |
| LOT TYPE 6 ( 0%- 5%) | 0.00 | 0.0% | 30 | DU/AC | 0 | 0 |
| LOT TYPE 5 (30%-50%) | 1.19 | 48.4% | 20 | DU/AC | 24 | 24 |
| LOT TYPE 4 (10%-40%) | 0.83 | 33.8% | 14 | DU/AC | 12 | 12 |
| LOT TYPE 3 ( 0%-40%) | 0.00 | 0.0% | 8 | DU/AC | 0 | 0 |
| CIVIC (10%-20%) | 0.45 | 18.3% | | | 0 | - |
| TOTALS | 2.46 | 100% | | | 36 | 36 |

## BLOCK D

| | Total Acres | % | DENSITY | | UNITS | ACTUAL |
|---|---|---|---|---|---|---|
| GROSS ACREAGE | 10.13 | | | | | |
| | | | | | | |
| LOT TYPE 6 ( 0%- 5%) | 0.00 | 0.0% | 30 | DU/AC | 0 | 0 |
| LOT TYPE 5 (30%-50%) | 4.94 | 48.8% | 20 | DU/AC | 99 | 98 |
| LOT TYPE 4 (10%-40%) | 3.62 | 35.8% | 14 | DU/AC | 51 | 51 |
| LOT TYPE 3 ( 0%-40%) | 0.00 | 0.0% | 8 | DU/AC | 0 | 0 |
| CIVIC (10%-20%) | 1.56 | 15.4% | | | 0 | - |
| TOTALS | 10.13 | 100.0% | | | 150 | 149 |

## BLOCK E

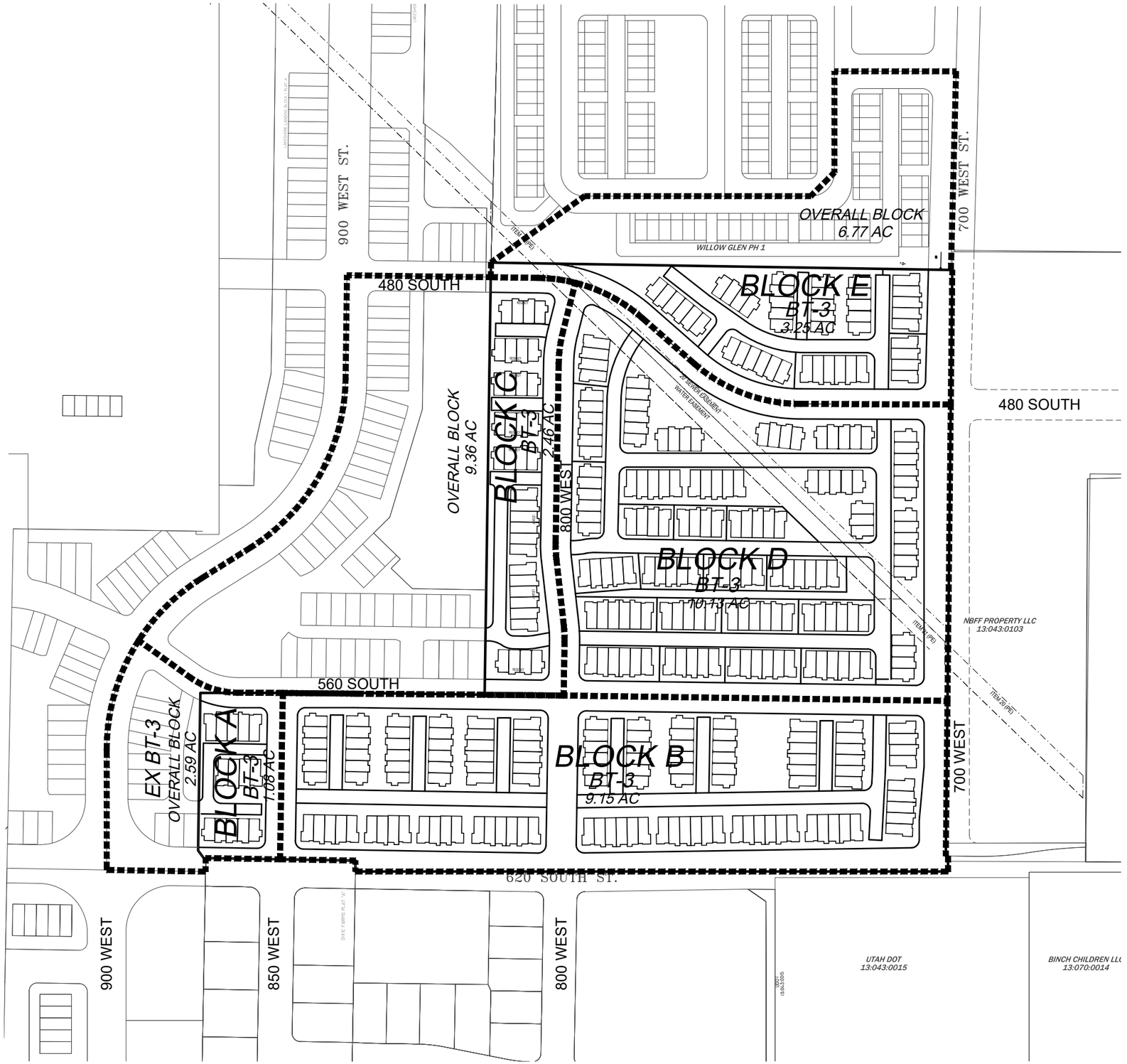
| | Total Acres | % | DENSITY | | UNITS | ACTUAL |
|---|---|---|---|---|---|---|
| GROSS ACREAGE | 3.25 | | | | | |
| | | | | | | |
| LOT TYPE 6 ( 0%- 5%) | 0.00 | 0.0% | 30 | DU/AC | 0 | 0 |
| LOT TYPE 5 (30%-50%) | 1.56 | 48.1% | 20 | DU/AC | 31 | 28 |
| LOT TYPE 4 (10%-40%) | 1.25 | 38.6% | 14 | DU/AC | 18 | 18 |
| LOT TYPE 3 ( 0%-40%) | 0.00 | 0.0% | 8 | DU/AC | 0 | 0 |
| CIVIC (10%-20%) | 0.43 | 13.4% | | | 0 | - |
| TOTALS | 3.25 | 100.0% | | | 49 | 46 |

| | | |
|---|---|---|
| LOT TYPE 6 ( 0%- 5%) | 0 | 0 |
| LOT TYPE 5 (30%-50%) | 256 | 233 |
| LOT TYPE 4 (10%-40%) | 136 | 135 |
| LOT TYPE 3 ( 0%-40%) | 0 | 0 |

## FRAMEWORK TABULATIONS

| District | | Block Type Percentages | | | | | | Civic Open Space |
|---|---|---|---|---|---|---|---|---|
| | | BT-1 | BT-2 | BT-3 | BT-4 | BT-5 | BT-6 | |
| Garden District | | | | | | | | |
| Neighborhood Edge | ED-R | 20 - 40% | 10 - 40% | 0 - 25% | N/A | N/A | N/A | 10 - 20% |
| General Mixed-Use | MU-G | N/A | 20 - 50% | 10 - 40% | 0 - 25% | N/A | N/A | 10 - 20% |
| Office Core | OF-C | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Mixed-Use | MU-C | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

# BLOCK-TYPE PLAN





Woodside Homes

WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000


DEVELOPMENT

MEADOWBROOK TOD

N

0 50 100 200 300

SCALE: 1"= 100'


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


| REVISIONS | | | SEAL |
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| ACTION | DATE |
|---|---|
| DISTRICT PLAN | 1/25/2022 |

PROJECT

# DISTRICT PLAN

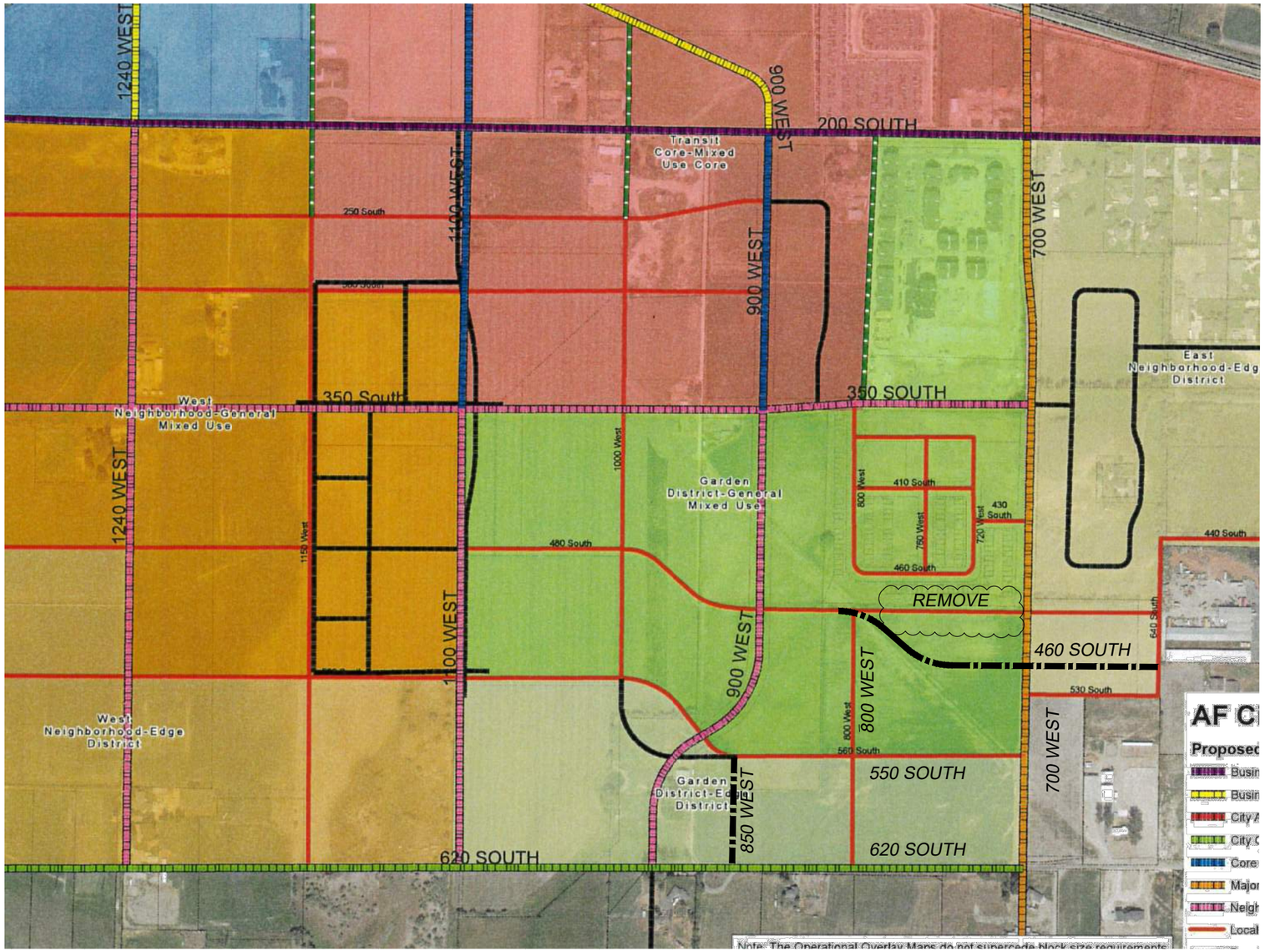
DESCRIPTION

# DISTRICT FRAMEWORK PLAN

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 6B |

# THOROUGHFARE

| STREET | OWNERSHIP | RIGHT-OF-WAY | # OF VEHICLE LANES | THOROUGHFARE TYPE |
|---|---|---|---|---|
| 700 WEST | PUBLIC | 84' | 4 | ARTERIAL |
| 620 SOUTH | PUBLIC | 72' | 2 | COLLECTOR |
| 460 SOUTH | PUBLIC | 56' | 2 | STREET (ST) |
| 550 SOUTH | PUBLIC | 56' | 2 | STREET (ST) |
| 800 WEST | PUBLIC | 56' | 2 | STREET (ST |
| 850 WEST | PUBLIC | 56' | 2 | STREET (ST) |





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DEVELOPMENT

*MEADOWBROOK TOD*

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| ACTION | DATE |
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| DISTRICT PLAN | 08/25/2021 |

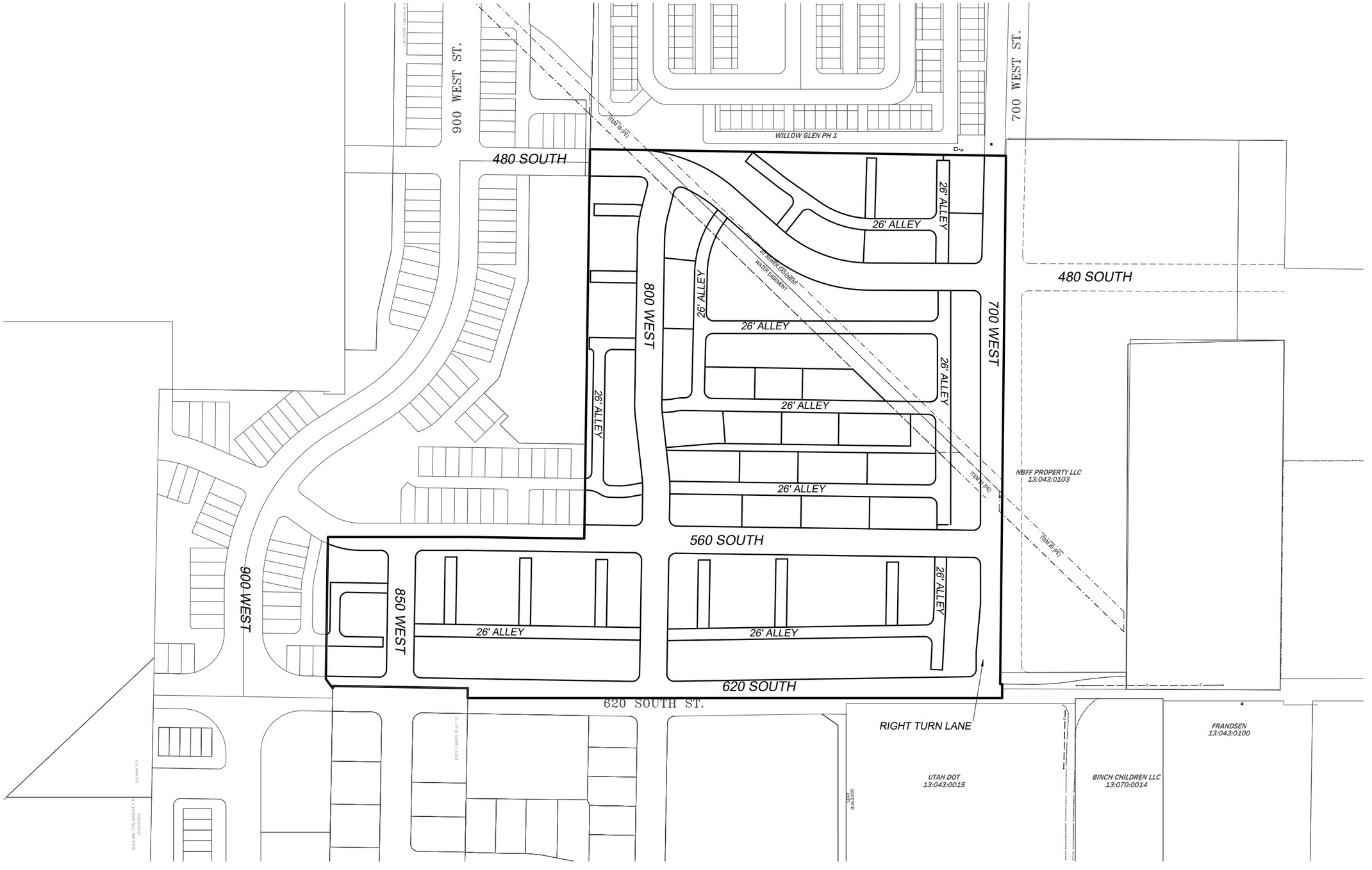
PROJECT

*DISTRICT PLAN*

DESCRIPTION

*TRANSPORATION NETWORK PLAN*

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 7 |





Woodside Homes

WOODSIDE HOMES OF UTAH
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Salt Lake City, UT 84101
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DEVELOPMENT

*MEADOWBROOK TOD*

N

0 50 100 200 300

SCALE: 1"= 100'


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| DISTRICT PLAN | 1/25/2022 |

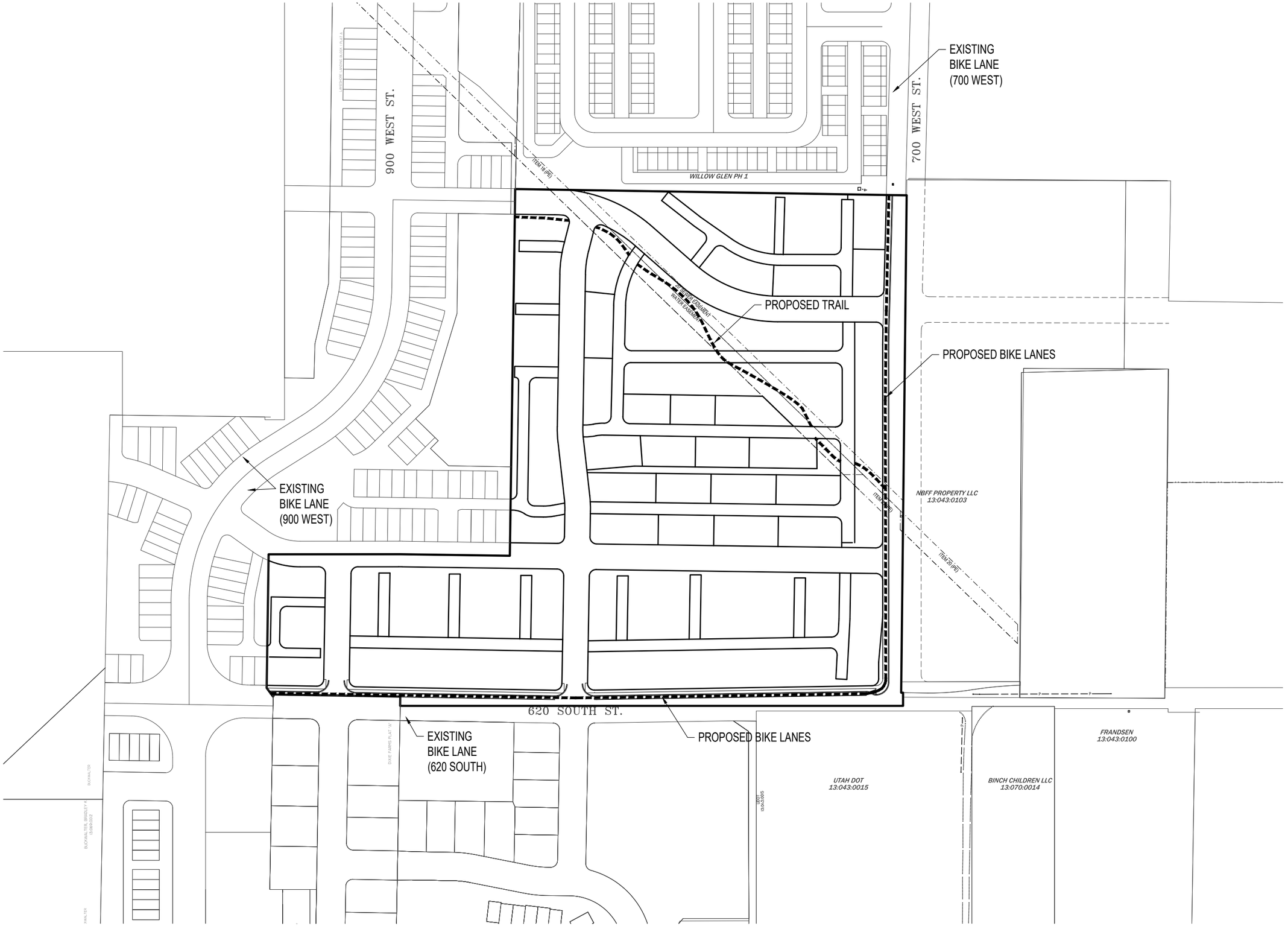
PROJECT

# *DISTRICT PLAN*

DESCRIPTION

# *THOROUGHFARE NAMING PLAN*

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 8 |




Woodside Homes

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DEVELOPMENT

*MEADOWBROOK TOD*

N

0 50 100 200 300

SCALE: 1"= 100'

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| DISTRICT PLAN | 1/25/2022 |

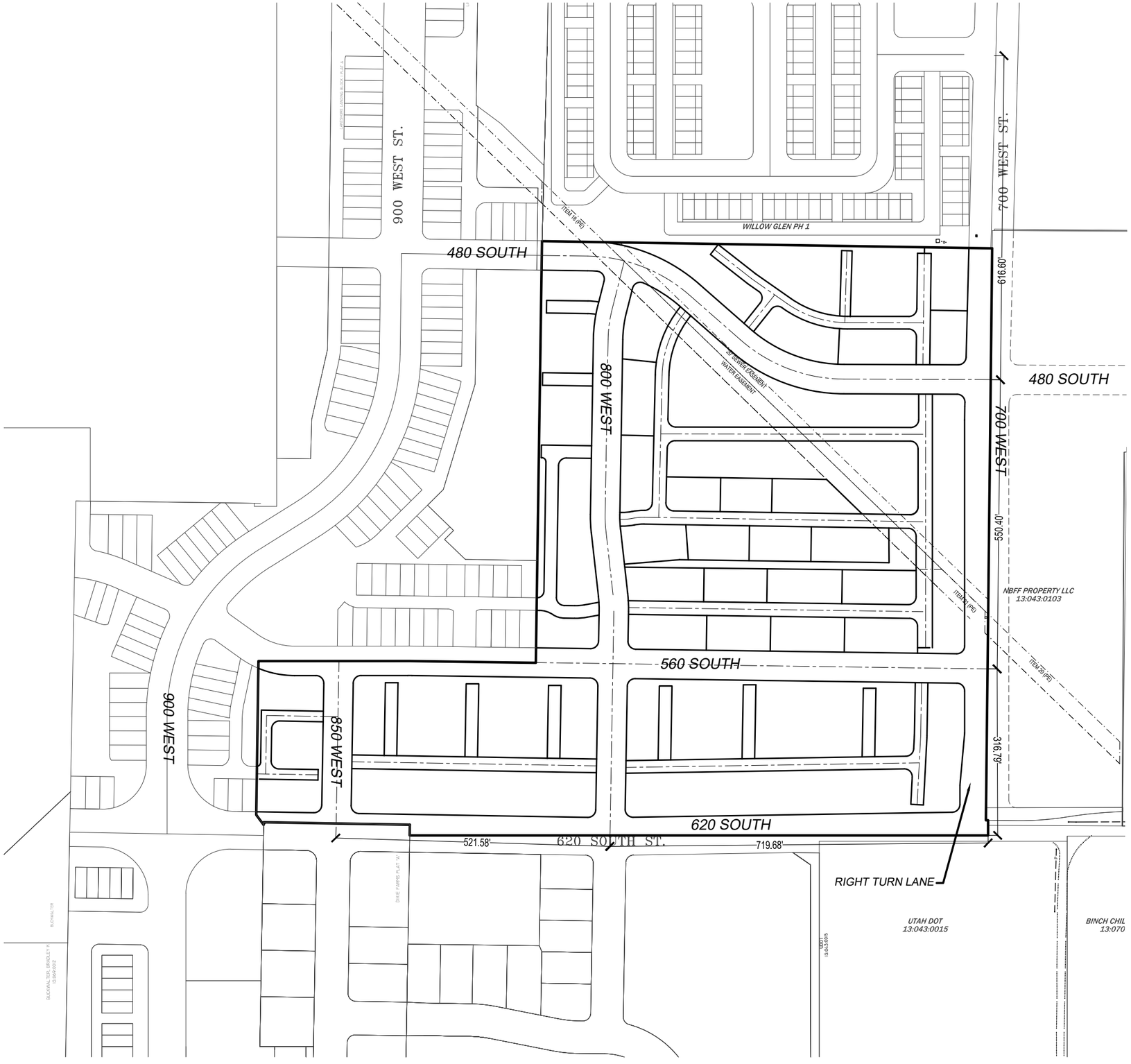
PROJECT

*DISTRICT PLAN*

DESCRIPTION

*BICYCLE NETWORK PLAN*

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 9 |

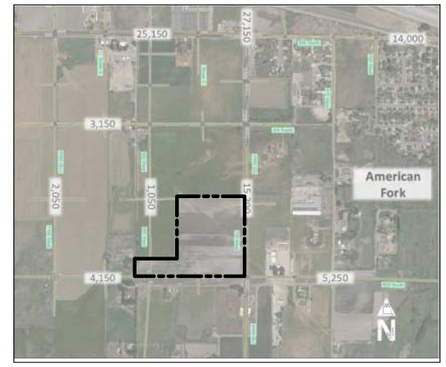



## PRIMARY ACCESS

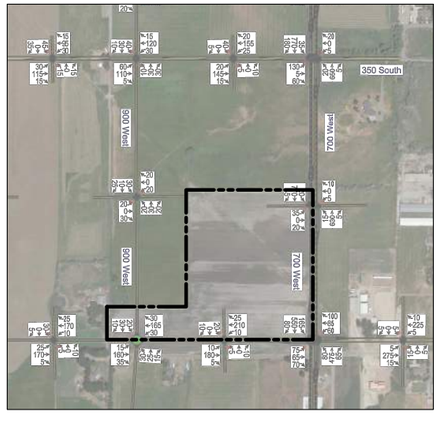
*900 WEST, 700 WEST & 620 SOUTH WILL BE THE PRIMARY ACCESS TO THE DEVELOPMENT. CONSTRUCTION OF THESE PRIMARY ACCESS ROADS WILL BE REQUIRED AS PART OF THE DEVELOPMENT.*

*A DETAILED SITE SPECIFIC TRAFFIC STUDY IS REQUIRED WITH THE PRELIMINARY BLOCK PLAN. THIS PLAN WILL UPDATE THE TURNING COUNTS SHOWN BELOW.*

## TRAFFIC COUNT




## TURNING COUNTS




Woodside Homes
WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

MEADOWBROOK TOD

N

0 50 100 200 300

SCALE: 1"= 100'

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

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| DISTRICT PLAN | 1/25/2022 |

PROJECT

DISTRICT PLAN

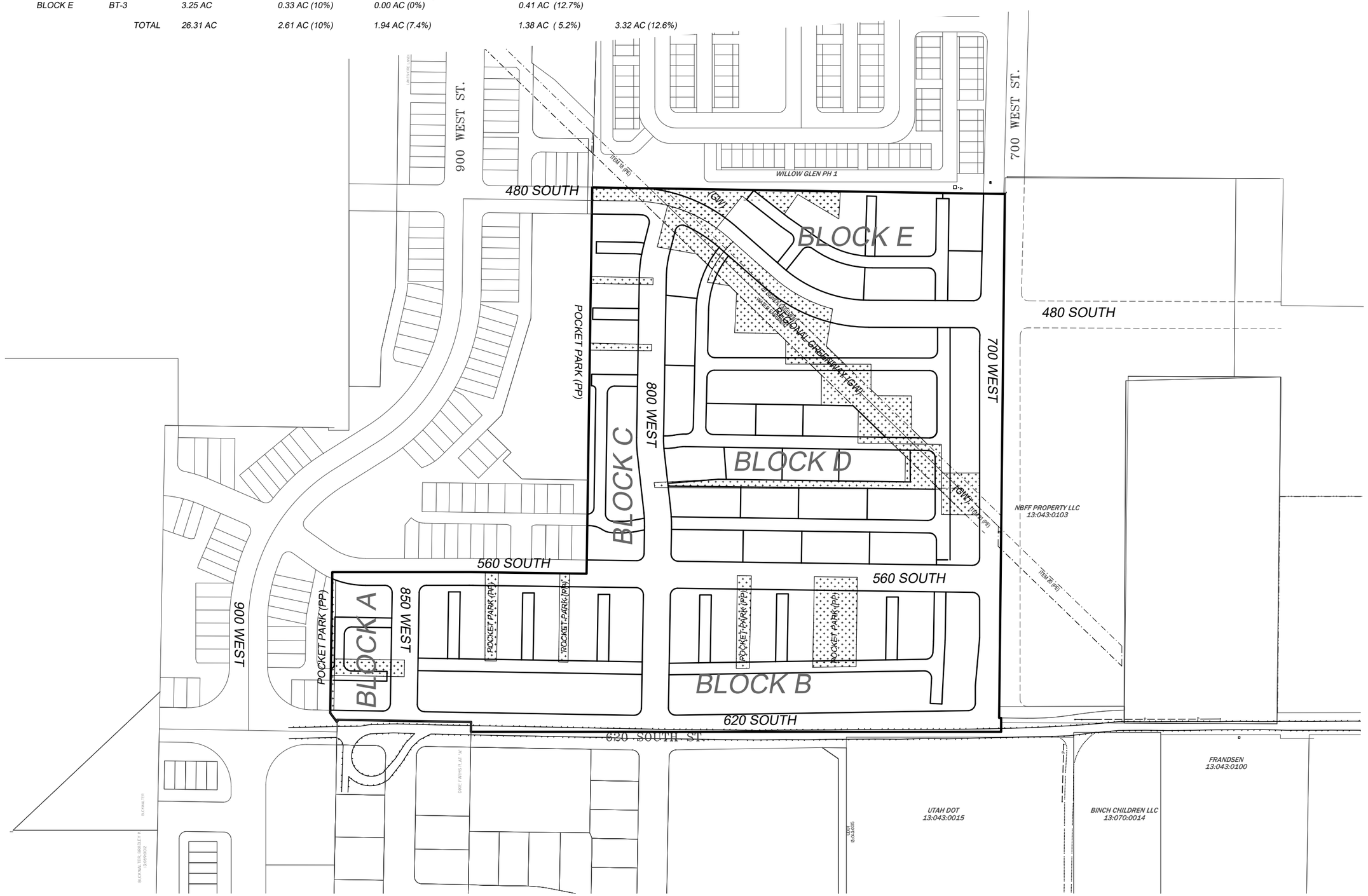
DESCRIPTION

TRAFFIC STUDY

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 10 |

## GARDEN DISTRICT (DT)

| NAME | BLOCK TYPE | GROSS AREA | REQ'D CIVIC SPACE | PROVIDED TRAIL NETWORK | PROVIDED OPEN SPACE NETWORK | |
|---|---|---|---|---|---|---|
| BLOCK A | BT-3 | 1.07 AC | 0.11 AC (10%) | 0.00 AC (0%) | 0.11 AC (10.0%) | |
| BLOCK B | BT-2 | 9.16 AC | 0.92 AC (10%) | 0.00 AC (0%) | 0.72 AC ( 7.8.%) | |
| BLOCK C | BT-3 | 2.40 AC | 0.24 AC (10%) | 0.00 AC (0%) | 0.14 AC ( 5.8%) | |
| BLOCK D | BT-3 | 10.13 AC | 1.01 AC (10%) | 1.94 AC (19.1%) | 0.00 AC ( 0.0%) | |
| BLOCK E | BT-3 | 3.25 AC | 0.33 AC (10%) | 0.00 AC (0%) | 0.41 AC (12.7%) | |
| | TOTAL | 26.31 AC | 2.61 AC (10%) | 1.94 AC (7.4%) | 1.38 AC ( 5.2%) | 3.32 AC (12.6%) |





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| DISTRICT PLAN | 1/25/2022 |

PROJECT

DISTRICT PLAN

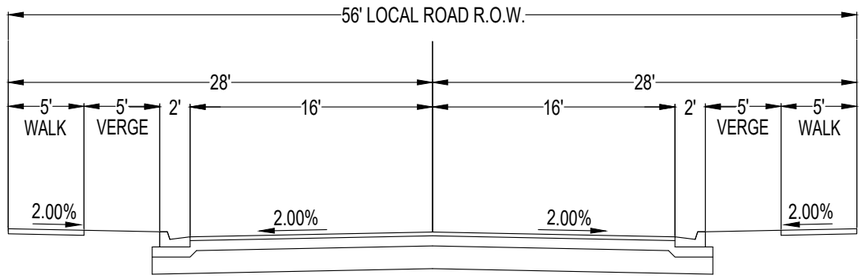
DESCRIPTION

CIVIC DISTRICT PLAN

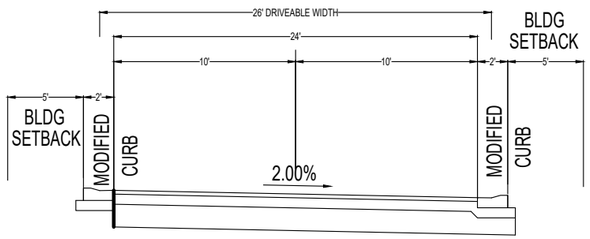
| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 11 |

# LOCAL STREET CROSS SECTION

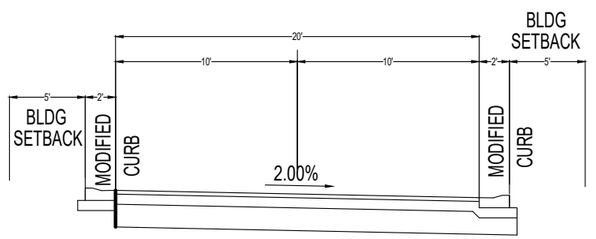
*ALL OTHER STREETS*



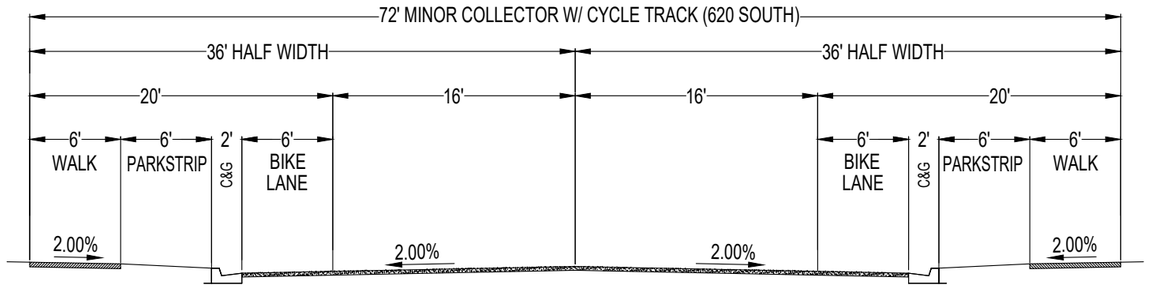

# ALLEY CROSS SECTION



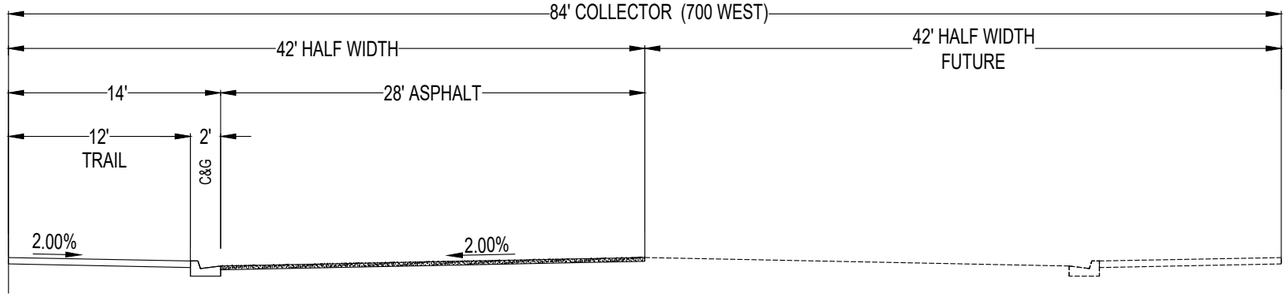

# DRIVE CROSS SECTION




# 620 SOUTH STREET CROSS SECTION




# 700 WEST STREET CROSS SECTION





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| ACTION | DATE |
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| DISTRICT PLAN | 1/25/2022 |

PROJECT

DISTRICT PLAN

DESCRIPTION

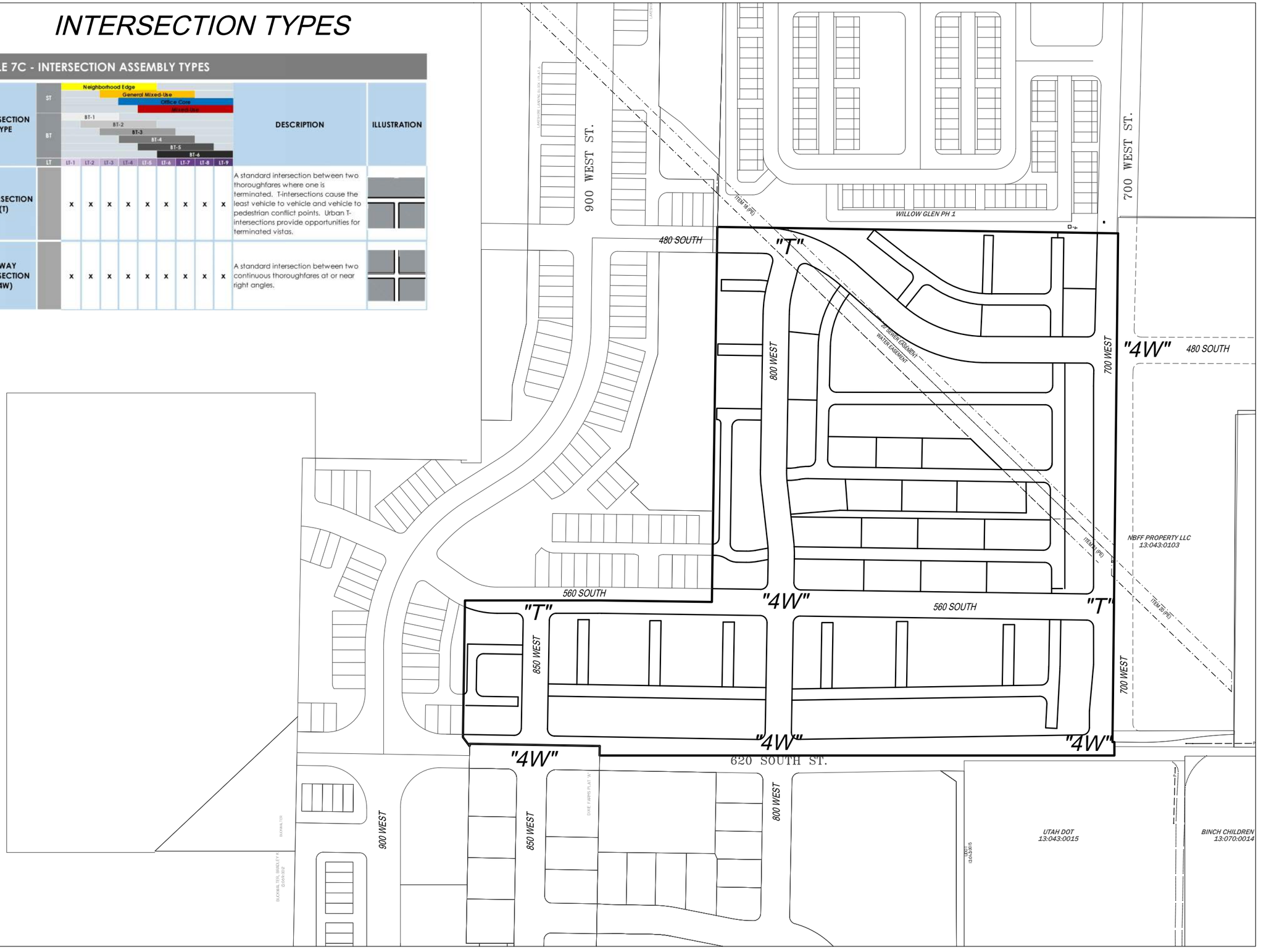
THOROUGHFARE ASSEMBLIES

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 12 |

# INTERSECTION TYPES

## TABLE 7C - INTERSECTION ASSEMBLY TYPES

| INTERSECTION TYPE | ST / BT / LT | LT-1 | LT-2 | LT-3 | LT-4 | LT-5 | LT-6 | LT-7 | LT-8 | LT-9 | DESCRIPTION | ILLUSTRATION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T-INTERSECTION (T) | | x | x | x | x | x | x | x | x | x | A standard intersection between two thoroughfares where one is terminated. T-intersections cause the least vehicle to vehicle and vehicle to pedestrian conflict points. Urban T-intersections provide opportunities for terminated vistas. | |
| 4-WAY INTERSECTION (4W) | | x | x | x | x | x | x | x | x | x | A standard intersection between two continuous thoroughfares at or near right angles. | |





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| DISTRICT PLAN | 1/25/2022 |

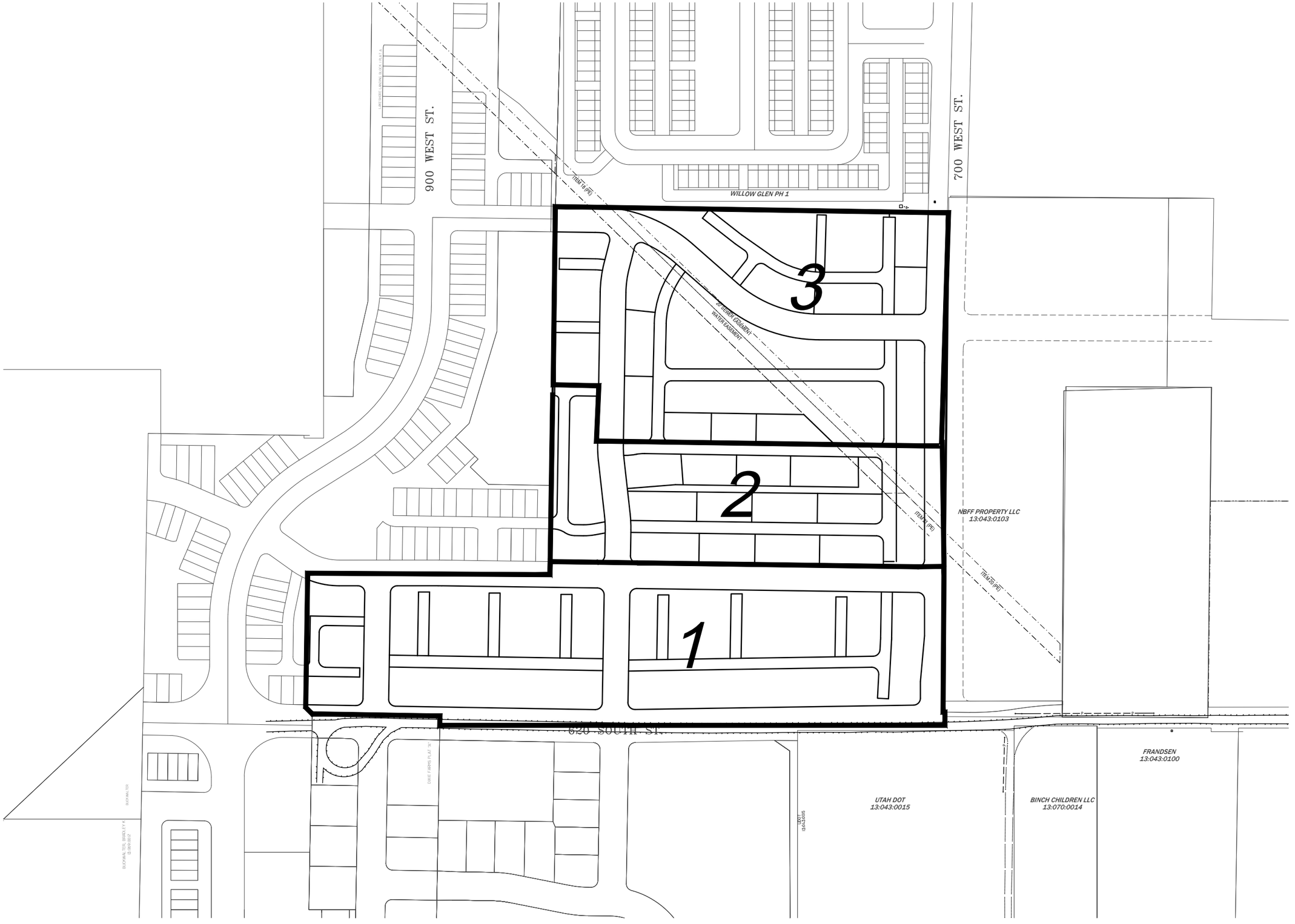
PROJECT

DISTRICT PLAN

DESCRIPTION

INTERSECTION ASSEMBLIES

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 13 |





Woodside Homes

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801.869.4000


DEVELOPMENT

*MEADOWBROOK TOD*

N

0 50 100 200 300

SCALE: 1"= 100'


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| ACTION | DATE |
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| DISTRICT PLAN | 1/25/2022 |

PROJECT

# *DISTRICT PLAN*

DESCRIPTION

## *PHASING PLAN*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *EXHIBIT* | *14* |

# MINIMUM ARCHITECTURAL STANDARDS

1. ARCHITECTURAL STYLES MUST TIE TO REGIONAL PRECEDENT (WHAT HAS BEEN USED HISTORICALLY) AND NATURAL CONTEXT (ABILITY TO PLAY TO CLIMATE AND GEOGRAPHY).

2. USE EXTERIOR MATERIALS IN AN AUTHENTIC MANNER, CONSISTENT WITH THE ARCHITECTURAL STYLE, AND THEIR HISTORIC APPEARANCE/ PLACEMENT ON THE BUILDING.
   A. NO MORE THAN THREE WALL MATERIALS SHALL BE VISIBLE ON ANY EXTERIOR WALL (EXCLUDING THE FOUNDATION AND TRIM WORK).
   B. HEAVIER (LOAD BEARING) MATERIALS MUST BE CLOSER TO THE BASE OF THE BUILDING.
   C. CHANGE OF MATERIALS SHALL OCCUR NATURALLY (ACCORDING TO STYLE) RATHER THAN INDISCRIMINATELY.
      I. MATERIALS MUST WRAP OUTSIDE CORNERS; TERMINATION OF MATERIALS MUST OCCUR AT INSIDE CORNERS.
   D. CONSISTENT USE OF MATERIALS MUST OCCUR ON ALL BUILDING FACADES.
   E. COLORS FOR ALL EXTERIOR MATERIALS (SIDING, TRIM, BRICK, STONE, MORTAR, STUCCO, ETC.) MUST BE SELECTED APPROPRIATE TO THE BUILDING S ARCHITECTURAL STYLE AND TO LOCAL PRECEDENT.

3. STREETSCREENS, WHERE REQUIRED, SHOULD BE CONSTRUCTED OF A MATERIAL MATCHING THE ADJACENT BUILDING FACADE, A HEDGE, MASONRY OR STONE WALL, WROUGHT IRON OR DECORATIVE METAL FENCE NO LESS THAN 4 FEET IN HEIGHT.

4. BUILDING MECHANICAL EQUIPMENT AND REFUSE STORAGE MUST NOT BE LOCATED ALONG FRONTAGES.

5. CLOTHESLINES MUST NOT BE LOCATED ALONG FRONTAGES.

6. ALL OPENINGS, INCLUDING PORCHES, GALLERIES, DOORS AND WINDOWS, EXCEPT FOR SHOPFRONTS, MUST BE SQUARE OR VERTICAL IN PROPORTION.
   A. DOORS AND WINDOWS THAT OPERATE AS SLIDERS ARE PROHIBITED ALONG FRONTAGES, EXCEPT AT SHOPFRONTS.
   B. GLAZED OPENINGS ABOVE THE FIRST STORY MAY NOT EXCEED 60% OF THE TOTAL BUILDING WALL AREA AND 80% IN LT-8 AND LT-9, WITH EACH FACADE BEING CALCULATED INDEPENDENTLY.

7. PHOTO VOLTAIC (PV) SYSTEMS ALONG FRONTAGES MUST BE FLEXIBLE PANEL TYPE OR BUILDING INTEGRATED PHOTO VOLTAIC (BIPV), ATTACHED DIRECTLY TO THE ROOFING MATERIAL, PV ROOFING SHINGLES, OR OTHER CONDUCTING SYSTEM THAT APPLIES DIRECTLY TO ROOFING MATERIAL OR SHEATHING WITH LESS THAN ONE HALF INCH AVERAGE VERTICAL DIMENSION OR INTEGRATED INTO BUILDING SHADING DEVICES.

# ADDITIONAL ARCHITECTURAL STANDARDS

THE FOLLOWING PLAN SHEETS SHOW THE PROPOSED ELEVATIONS FOR THE PROPOSED TOWNHOMES

Woodside® Homes
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460 West 50 North, Suite 300
Salt Lake City, UT 84101
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DEVELOPMENT

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| ACTION | DATE |
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| DISTRICT PLAN | 1/25/2022 |

PROJECT

DISTRICT PLAN

DESCRIPTION

ARCHITECTURAL STANDARDS

| SHEET NAME | SHEET NUMBER |
|---|---|
| EXHIBIT | 15A |

Woodside Homes
BETTER BY DESIGN

Legacy at Salt Point

## 3 Plex



Jefferson | Washington | Buchanan




FIRST FLOOR 597 Sq. Ft. | FIRST FLOOR 632 Sq. Ft. | FIRST FLOOR 597 Sq. Ft.

SALT POINT

Woodside Homes reserves the right to change elevations, specifications, materials and prices without notice. All square footages are approximate. Window location, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at additional cost on select homes. Renderings are artist's conception only.
Rev. 07/20

WoodsideHomes.com
3793 South 3250 West, West Haven, UT 84401

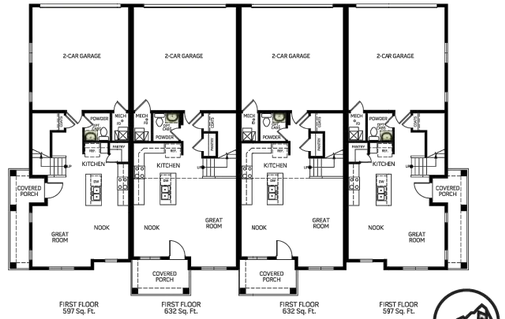
Woodside Homes
BETTER BY DESIGN

Legacy at Salt Point

## 4 Plex B



Jefferson | Washington | Washington | Jefferson




FIRST FLOOR 597 Sq. Ft. | FIRST FLOOR 632 Sq. Ft. | FIRST FLOOR 632 Sq. Ft. | FIRST FLOOR 597 Sq. Ft.

SALT POINT

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Rev. 07/20

WoodsideHomes.com
3793 South 3250 West, West Haven, UT 84401

Woodside Homes
BETTER BY DESIGN

Legacy at Salt Point

## 5 Plex



Jefferson | Madison | Washington | Mckinley | Buchanan




FIRST FLOOR 597 Sq. Ft. | FIRST FLOOR 622 Sq. Ft. | FIRST FLOOR 632 Sq. Ft. | FIRST FLOOR 643 Sq. Ft. | FIRST FLOOR 597 Sq. Ft.

SALT POINT

Woodside Homes reserves the right to change elevations, specifications, materials and prices without notice. All square footages are approximate. Window location, porches, ceiling heights and room dimensions vary per elevation. The availability of certain options is subject to construction status and schedule. Optional features may be predetermined and included at additional cost on select homes. Renderings are artist's conception only.
Rev. 11/20

WoodsideHomes.com
3793 South 3250 West, West Haven, UT 84401


Woodside Homes

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460 West 50 North, Suite 300
Salt Lake City, UT 84101
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DEVELOPMENT

*MEADOWBROOK TOD*


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| DISTRICT PLAN | 1/25/2022 |

PROJECT

*DISTRICT PLAN*

DESCRIPTION

*ARCHITECTURAL STANDARDS*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *EXHIBIT* | *15B* |








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| ACTION | DATE |
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| DISTRICT PLAN | 1/25/2022 |

PROJECT

*DISTRICT PLAN*

DESCRIPTION

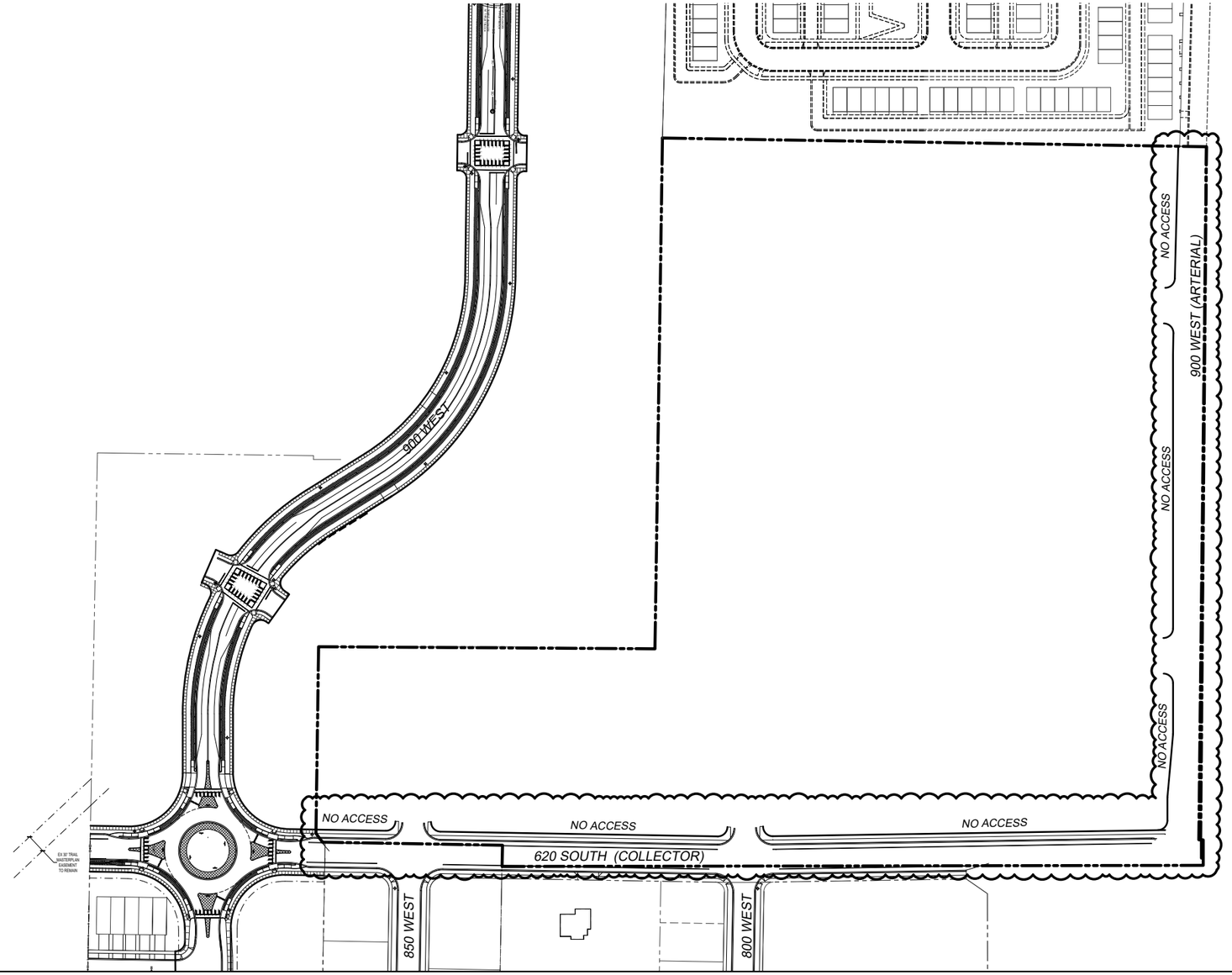
*ARCHITECTURAL STANDARDS*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *EXHIBIT* | *15C* |

SPECIAL CONDITION NARRATIVE:

700 WEST AND 620 SOUTH STREETS HAVE A SPECIAL CONDITION IN WHICH ACCESS TO THE PUBLIC ROAD IS RESTRICTED.

DUE THE LAYOUT OF THE ROADWAYS AND PROPERTY LINES THE BEST PRACTICE METHOD OF ACCESS WOULD BE A REAR LOT ALLEYWAY.





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DEVELOPMENT

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SCALE: 1"= 100'


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| ACTION | DATE |
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| DISTRICT PLAN | 1/25/2022 |

PROJECT

*DISTRICT PLAN*

DESCRIPTION

*SPECIAL REQUIREMENTS*

| SHEET NAME | SHEET NUMBER |
|---|---|
| *EXHIBIT* | *16* |

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
FEBRUARY 16, 2022

The American Fork City Planning Commission met in a regular session on February 16, 2022, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

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

Absent: Jenny Peay

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

Others Present: Rob Shelton, City Councilmember, Dustin Kuttler

Chairman Woffinden led the "Pledge of Allegiance."

1. Appointment of Planning Commission Chairperson and Vice Chairperson

**Mr. Dudley nominated John Woffinden as Chairman and Christine Anderson as Vice-Chair.**
**Mr. Frandsen seconded the motion. Voting was as follows:**

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Chris Christiansen** | **Aye** |
| **Bruce Frandsen** | **Aye** |
| **Harold Dudley** | **Aye** |

**The motion passed.**

Chairman Woffinden indicated that items 2 and 3 will be discussed together but voted on separately.

2. 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

Mr. O'Brien stated that 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. All other code requirements have been met on the planning side and they recommend approval.

Ms. Anderson said that current code requires 50% glass or openings for the main floor. How does that work with residential use? Her intention when putting this in the code was that it would apply to commercia use, it was never meant for residential. The 50% is not something you would normally expect for a residential unit. She thinks this might be a problem in the code, maybe that should only apply to commercial use, so if the developer is uncomfortable with that she doesn't want them to feel that they have to meet that percentage.

Mr. O'Brien stated that from a staff perspective we have to ensure that the development meets code.The Planning Commission can use their discretion, that section of code is something we can bring up and amend. Doors, windows and openings can all be use toward the 50%. The code is a living document that can be amended as we go along.

Mr. Hunter indicated that a lot of the utilities and infrastructure are already in place, they have had to put in a PI line and a right-only access point. Engineering recommends approval.

Mr. Dustin Kuttler, project developer, said that his project is the first one in this zone. He said there is a lot of demand for apartment buildings with fewer units than the big-name developments. They had to demolish the old home on the site as it was in really poor condition and had many issues. There are three partners that are doing this development, everything will be in-house. The architect is now working on this project. He anticipates it will cost about $5 million and will bring an updated urban feel. The ground floor will be an office/3rd bedroom. Nothing on the ground-floor facing 100 East is living space. The ground level also has the garage, the second floor is living/kitchen and the bedrooms are on the third floor. Just as a point of developer feedback, 40% glass is easier to get to than the 50%. It limits the style of development you can do, urban/industrial style is what you will get.

Ms. Anderson asked what glass you would lose to go down to 40%, what changes would there be?

Mr. Kuttler replied that there would probably be fewer windows in the bedrooms. The glass requirement in the code is very restrictive for a future developer, it will keep the costs very high. Construction costs have increased a lot. The parking was the most restrictive code to meet. He was required to have 2.25 parking stalls per unit.

Ms. Anderson asked if that is really the parking requirement for the downtown area.

Mr. Hunter affirmed.

Ms. Anderson reminded staff of a past meeting where commissioners discussed reducing parking requirements in the downtown area. The requirements could be lowered by using metrics including distance from amenities and bicycle storage.

A discussion ensued regarding the power to grant variances. Does the planning commission have that discretion or must they abide by the code? Mr. O'Brien feels that staff always has to recommend based on the code. He believes that the commission should abide by the code but can make recommendations to city council, who can then change the code or grant a variance.

Mr. Frandsen believes that they can vote with a recommendation that city council look at changing the code regarding parking numbers.

Mr Kuttler said that small developers are  under a time crunch and that's why he can't go into a project asking for a lot of variances. This might affect what commissioners should look at regarding code requirements.

Chairman Woffinden pointed out that they will need to do more curb and gutter.

Mr. Christiansen said that he believes that maybe we should revisit the requirements, these type of things help us to realize what we need to do in the future.

**Public Hearing Opened**

No comments received.

**Public Hearing Closed**

**Mr. Dudley moved to 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.**

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

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Chris Christiansen** | **Aye** |
| **Bruce Frandsen** | **Aye** |
| **Harold Dudley** | **Aye** |

**The motion passed.**

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

**Public Hearing Opened**

No comments received.

**Public Hearing Closed**

**Ms. Anderson moved to 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.**

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

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Chris Christiansen** | **Aye** |
| **Bruce Frandsen** | **Aye** |
| **Harold Dudley** | **Aye** |

**The motion passed.**

4. Other Business

Mr. O'Brien explained that the commission needs to log a certain number of hours of training each year. The city has a coupon code that allows free classes/training. He will send information out to commissioners. Attending planning commission meetings counts for some of the time, some training can be done online.

He also spoke about the dinner for commissioners and spouses. It wasn't booked because of the uptick in covid, now we're looking the end of March or early April.

Chairman Woffinden suggests staying away from April because of vacations and other activities.

5. Site Plan Committee Report

Mr. O'Brien gave a report of items which will be ready for the next agenda. There will probably be about four items. There will be a District Framework Plan for the Meadowbrook TOD, two plats from the planned-community zone, and there may be a couple of other items. From our weekly site plan meetings we see a mix of residential (both high and medium density) and industrial projects. Some annexations and zone changes also are in the pipeline.

6. Review and action on the minutes of the January 19, 2022 Planning Commission Regular Session

**Ms. Anderson moved to recommend approval of the minutes of the January 19, 2022 Planning Commission Regular Session.**

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

| | |
|---|---|
| **Chairman Woffinden** | **Aye** |
| **Christine Anderson** | **Aye** |
| **Chris Christiansen** | **Aye** |
| **Bruce Frandsen** | **Aye** |
| **Harold Dudley** | **Aye** |

**The motion passed.**

7. Adjournment

**Mr. Christiansen motioned to adjourn.**

**Mr. Frandsen seconded the motion. All voted in favor.**

Meeting adjourned at 7:45 pm.

Lisa Halversen
Administrative Assistant