AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
JULY 20, 2022

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on July 20 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

1. Pledge of Allegiance

2. Hearing, review, and action on an amended plat for Lakeshore Landing Block 1 Plat B located in the area of 900 W 480 S, in the TOD Zone.

3. Hearing, review, and action on an amended plat for Lakeshore Landing Block 2 Plat D located in the area of 900 W 480 S, in the TOD Zone.

4. Hearing, review, and action on an amended plat for Lakeshore Landing Block 3 Plat F located in the area of 900 W 480 S, in the TOD Zone.

5. Hearing, review, and action on final plat for Edgewater Phase 2, Plat 4 located in the area of 350 S 110 W, in the TOD Zone.

6. Hearing, review, and action on final plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD Zone.

7. Hearing, review, and action on final plat for Edgewater Phase 2, Plat 6 located in the area of 350 S 1100 W, in the TOD Zone.

8. Hearing, review, and action on final plat for Edgewater Phase 3, Plat 7 located in the area of 450 S 110 W, in the TOD Zone.

9. Hearing, review, and action on final plat for Edgewater Phase 3, Plat 8 located in the area of 450 S 1100 W, in the TOD Zone.

10. Hearing, review, and action on a Preliminary Plan for Storrs Court Subdivision, located in the area of 162 W 400 S, in the R2-7500 Zone.

11. Hearing, review, and action on a Final Plat for Storrs Court Subdivision, located in the area of 162 W 400 S, in the R2-7500 Zone.

12. Hearing, review, and action on a Preliminary Plan for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the R2-7500 Zone.

13. Hearing, review, and action on amending Section 15.02.1525 of the Municipal Code of American Fork titled “620 South/700 South Road Cross Section”.

14. Review and action on the minutes of the June 8, 2022 Planning Commission Regular Session

15. Review and action on the minutes of the June 22, 2022 Planning Commission Regular Session

16. Concept Plan Report & Upcoming Projects

17. Other Business

18. Adjournment

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

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone.

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone.

Hearing, review, and action on an Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone.

BACKGROUND INFORMATION		
Location:		900 W 480 S
Project Type:		Subdivision Final Plat (Amended)
Applicants:		Blake Miller Homes, Berg Civil Engineering
Existing Land Use:		Transit Oriented Development, Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Transit Oriented Development
	West	Transit Oriented Development
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	TOD

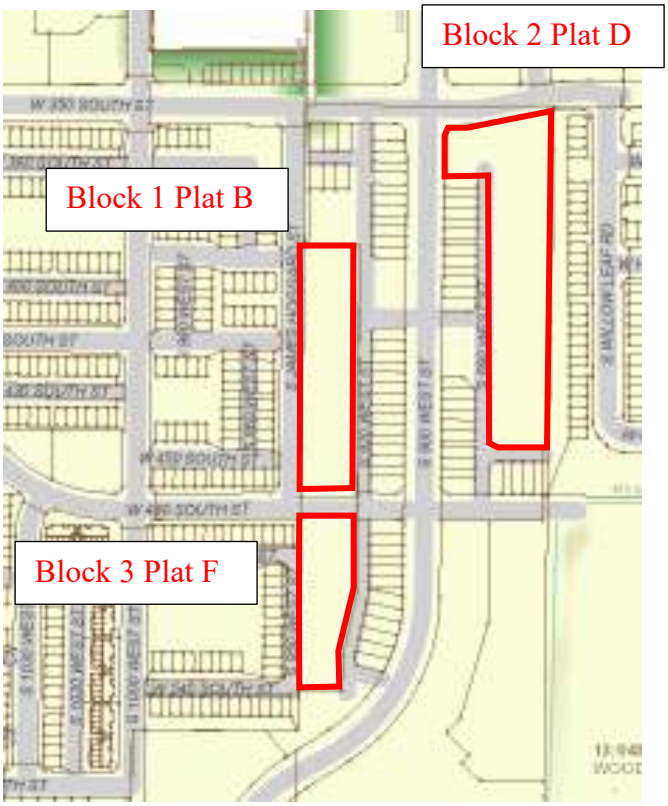
BACKGROUND:

The applicant is applying for Amended Plat approvals for Lakeshore Landing's Block 1 Plat B, Block 2 Plat D, and Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone. The proposal consists of 209 dwelling units for a multi-staged development intended for apartments. All development parcels consist of 4.9 acres.

Sec 17.8.217 Amended Plats

When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this code. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. None

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 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, streetlight, 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).

STAFF RECOMMENDATION:

The Amended Plat applications meet the requirements of Section 17.8.217 and the staff recommends APPROVAL.

POTENTIAL MOTIONS – Amended Plats – Block 1 Plat B

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's Block 1 Plat B, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Amended Plats – Block 2 Plat D

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 2 Plat D, located in the area of 900 W 480 S in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's 2 Plat D, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Amended Plats – Block 3 Plat F

APPROVAL

Mr. Chairman, I move that we recommend approval on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone.

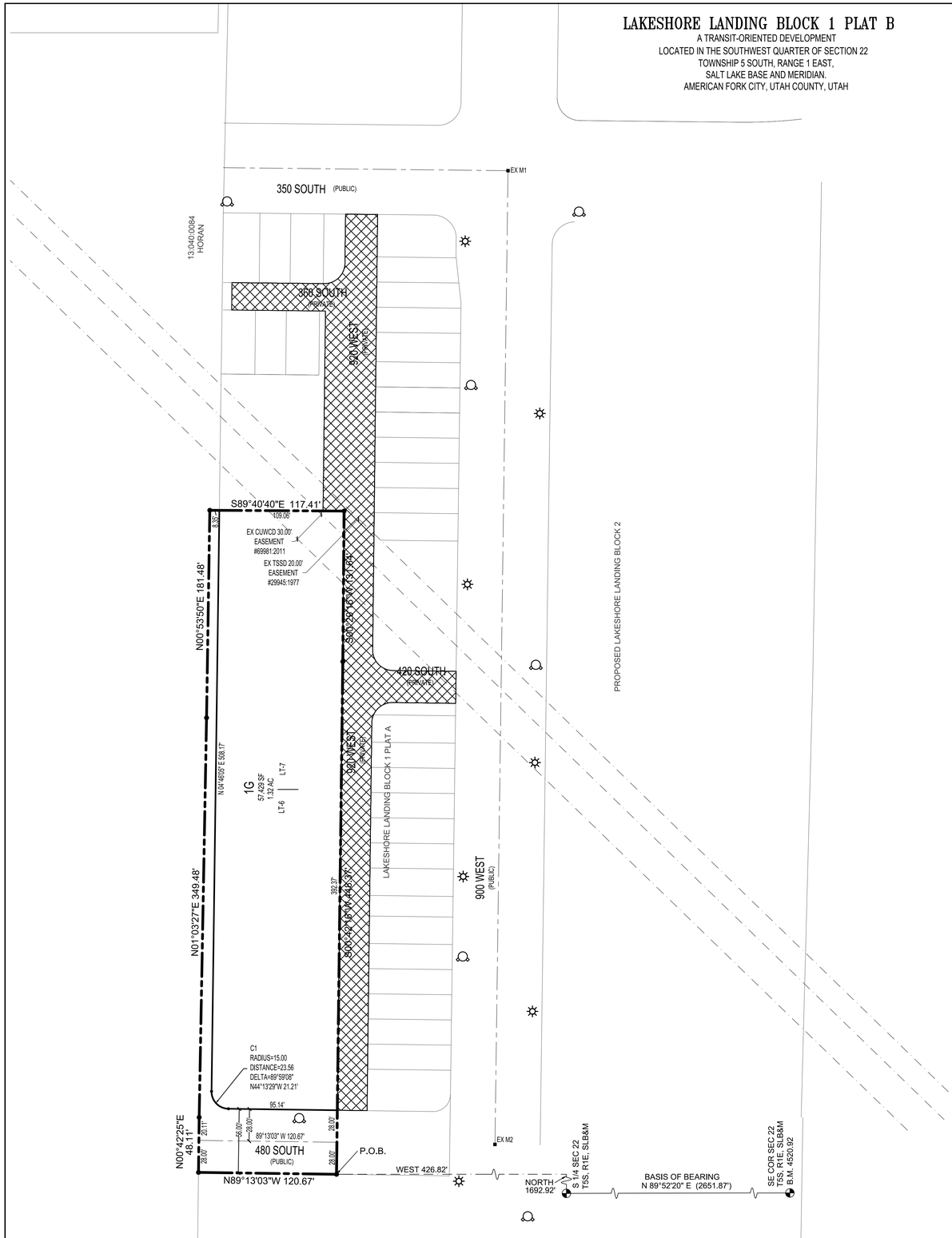
TABLE

Mr. Chairman, I move that we table action on the Amended Plat for Lakeshore Landing's Block 3 Plat F, located in the area of 900 W 480 S in the TOD Zone, and instruct the developer/staff to _____.

LAKESHORE LANDING BLOCK 1 PLAT B

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES	
LOT 1G	454 SOUTH 920 WEST

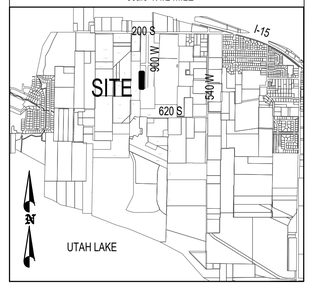


LEGEND

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

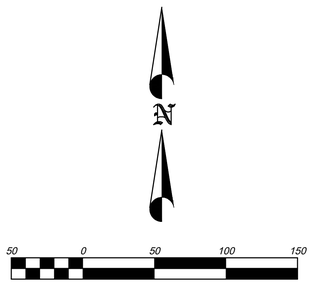
VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	1.59 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

NOTES

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

2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE WATER AUTHORITY.

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

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

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1892.92 FEET AND WEST 426.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°13'03" WEST 120.67 FEET; THENCE NORTH 00°42'25" EAST 48.11 FEET; THENCE NORTH 01°03'27" EAST 349.48 FEET; THENCE NORTH 00°53'50" EAST 181.48 FEET; THENCE SOUTH 89°40'40" EAST 117.41 FEET; THENCE SOUTH 00°29'16" WEST 131.64 FEET; THENCE SOUTH 00°42'16" WEST 448.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 69,073 SQUARE FEET IN AREA OR 1.59 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

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

_____
_____

ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ _____
MAYOR CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

_____ _____
CITY COUNCIL MEMBER CITY COUNCIL MEMBER

APPROVED _____ ATTEST _____
CITY ENGINEER CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ _____
PLANNER CHAIRMAN, PLANNING COMMISSION

3/20/20 I:\My Drive\Berg Civil\2022\Blake Miller Homes\LL BLOCK 1 PLAT B\LAKESHORE LANDING BLOCK1 PLAT B.dwg

LAKESHORE LANDING BLOCK 1 PLAT B

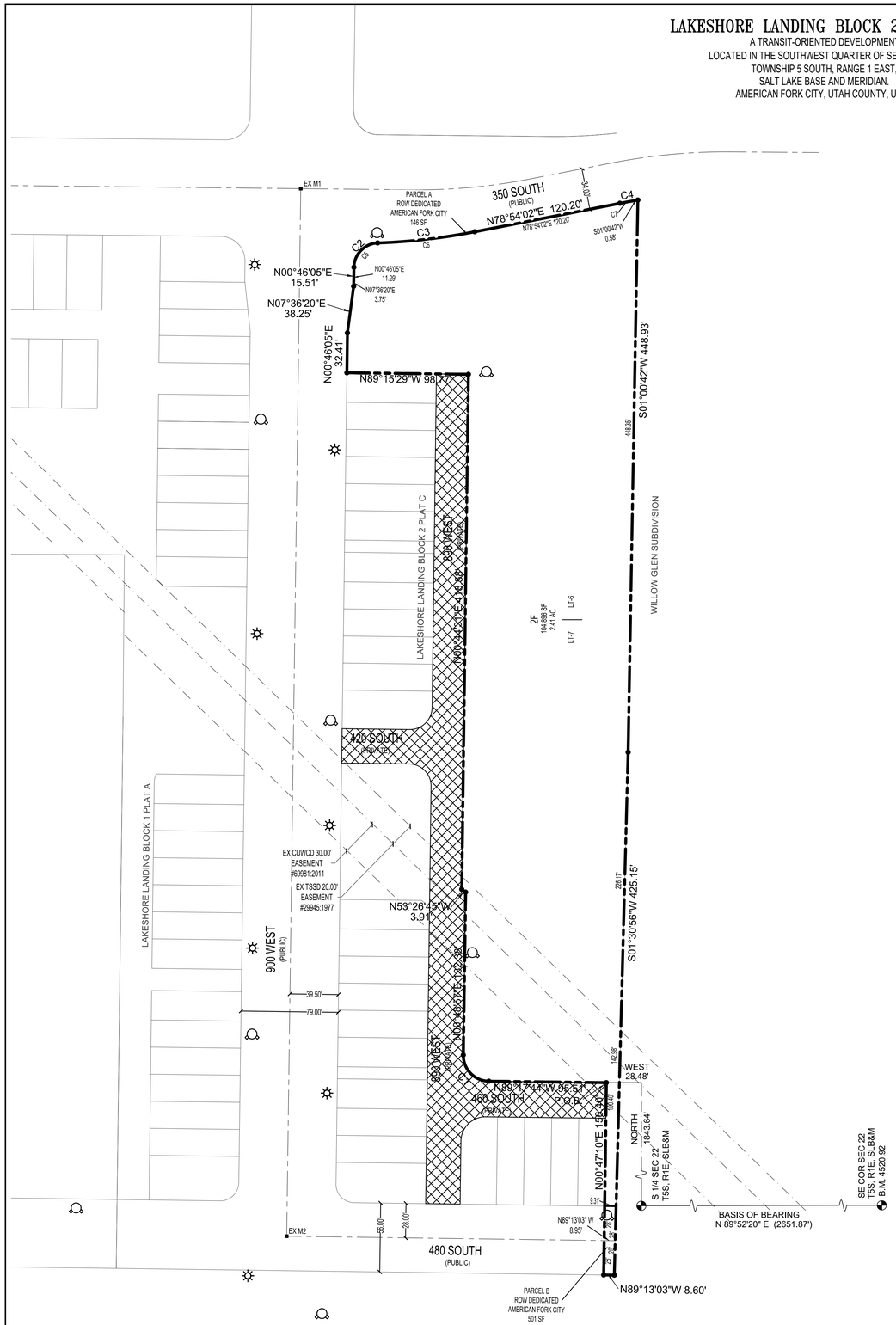
A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 2 PLAT D

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH



ADDRESSES

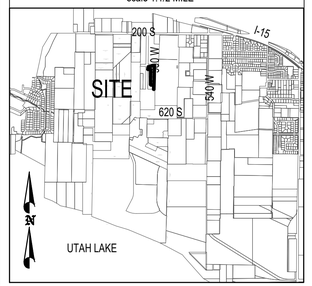
LOT 2F	359 SOUTH 890 WEST

LEGEND

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

VICINITY SKETCH

scale 1:1/2 MILE

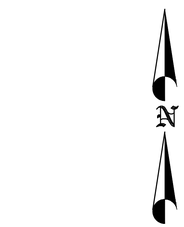


TABULATIONS

DEVELOPMENT AREA	2.42 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	21.00	33.00	90°02'15"	29.71	N44°16'37"W
C2	20.00	30.43	87°10'52"	27.58	N44°21'37"E
C3	503.00	79.47	09°03'09"	79.39	N83°25'35"E
C4	447.00	14.89	01°54'30"	14.89	N79°51'16"E
C5	20.00	30.43	87°11'04"	27.58	N44°21'37"E
C6	503.00	79.47	09°03'08"	79.39	N83°25'35"E
C7	447.00	14.44	01°51'01"	14.44	N79°49'32"E



50 0 50 100 150

SCALE 1"=50'

NOTES

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

2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____DAY OF _____A.D. 20____,
BY THE WATER AUTHORITY.

_____
SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

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

_____ _____
DATE (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1843.64 FEET AND WEST 28.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°17'44" WEST 95.51 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS N44°16'37"W 29.71 FEET); THENCE NORTH 00°46'57" EAST 132.38 FEET; THENCE NORTH 53°26'45" WEST 3.91 FEET; THENCE NORTH 00°44'31" EAST 418.58 FEET; THENCE NORTH 89°15'29" WEST 98.77 FEET; THENCE NORTH 00°46'05" EAST 32.41 FEET; THENCE NORTH 07°36'20" EAST 38.25 FEET; THENCE NORTH 00°46'05" EAST 15.51 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.43 FEET (CURVE HAVING A CENTRAL ANGLE 87°10'52" AND A LONG CHORD BEARS N44°21'37"E 27.58 FEET); THENCE ALONG THE ARC OF A 503.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 79.47 FEET (CURVE HAVING A CENTRAL ANGLE 09°03'09" AND A LONG CHORD BEARS N83°25'35"E 79.39 FEET); THENCE NORTH 78°54'02" EAST 120.20 FEET; THENCE ALONG THE ARC OF A 447.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.89 FEET (CURVE HAVING A CENTRAL ANGLE 01°54'30" AND A LONG CHORD BEARS N79°51'16"E 14.89 FEET); THENCE SOUTH 01°00'42" WEST 448.93 FEET; THENCE SOUTH 01°30'56" WEST 425.15 FEET; THENCE NORTH 89°13'03" WEST 8.60 FEET; THENCE NORTH 00°47'10" EAST 156.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 105,398 SQUARE FEET IN AREA OR 2.42 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS	1
NUMBER OF PARCELS	2

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ DAY OF _____, A.D. ___.

_____ MAYOR
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ PLANNER
_____ CHAIRMAN, PLANNING COMMISSION

3/20/20 I:\My Drive\Berg Civil\2022\Blake Miller Homes\LL BLOCK 2 PLAT D\LAKESHORE LANDING BLOCK2 PLAT D.dwg

LAKESHORE LANDING BLOCK 2 PLAT D

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

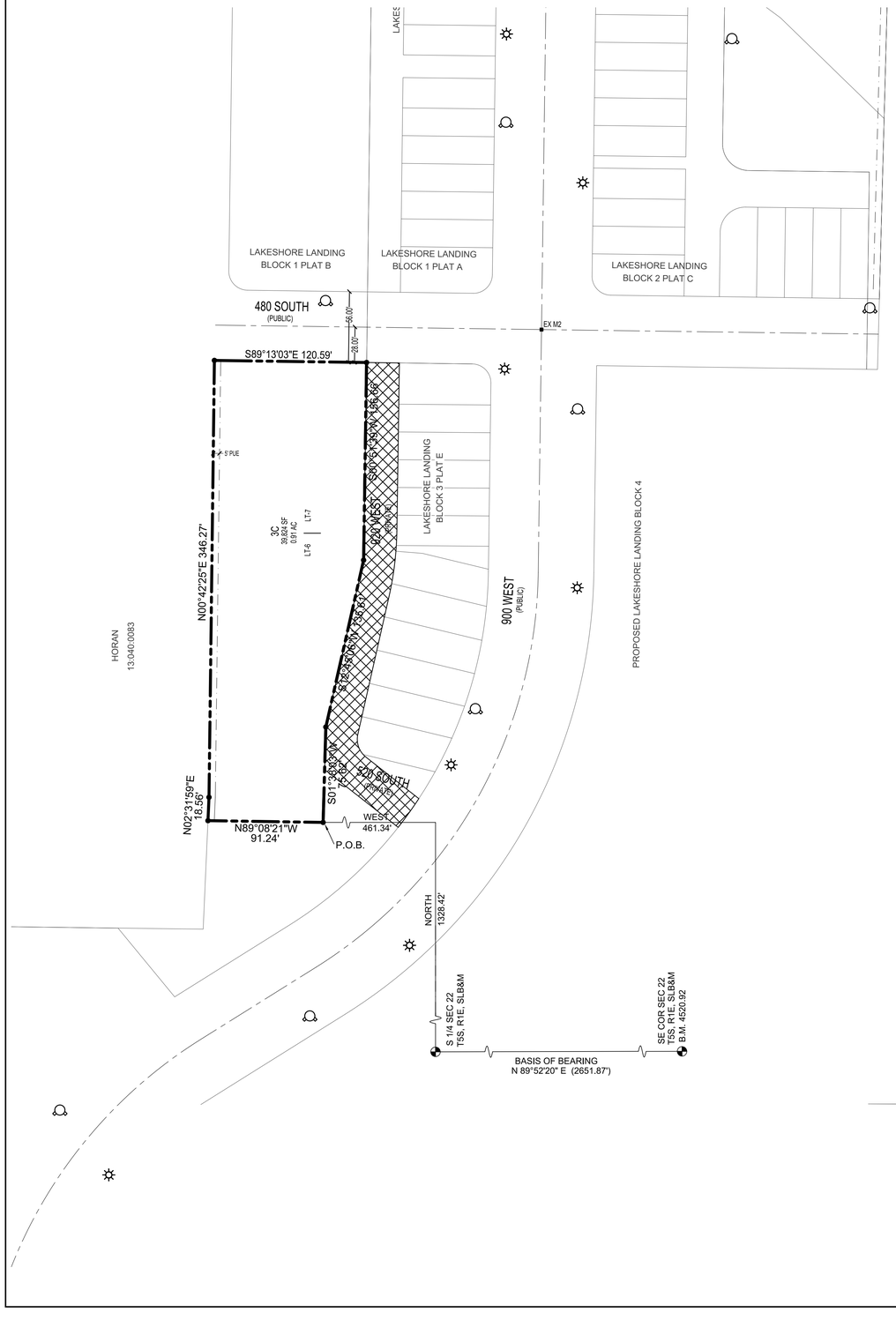
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

LAKESHORE LANDING BLOCK 3 PLAT F

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

ADDRESSES	
LOT 3C	502 SOUTH 920 WEST

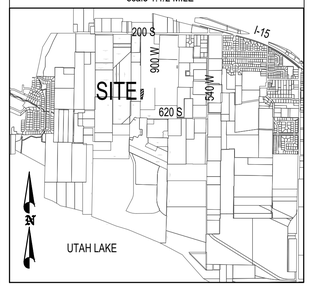


LEGEND

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

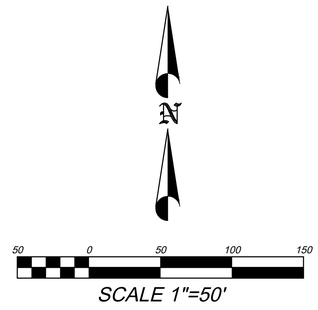
VICINITY SKETCH

scale 1:1/2 MILE



TABULATIONS

DEVELOPMENT AREA	0.91 AC
EXISTING ZONING	BLOCK TYPE 4
LAND USE:	TOD
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	495517 0110 B
EFFECTIVE DATE:	JULY 17, 2002



REFERENCE DOCUMENTS:

NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS

RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: _____

NOTES

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

2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHAL AND CHARGED WITH CULINARY WATER.

3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.

SURVEYOR

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

ENGINEER

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

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS ____DAY OF _____A.D. 20___,
BY THE WATER AUTHORITY.

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

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

_____ DATE

_____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1328.42 FEET AND WEST 461.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING:

THENCE NORTH 89°08'21" WEST 91.24 FEET; THENCE NORTH 02°31'59" EAST 18.56 FEET; THENCE NORTH 00°42'25" EAST 346.27 FEET; THENCE SOUTH 89°13'03" EAST 120.59 FEET; THENCE SOUTH 00°51'39" WEST 156.66 FEET; THENCE SOUTH 12°45'06" WEST 135.61 FEET; THENCE SOUTH 01°38'03" WEST 75.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 39,824 SQUARE FEET IN AREA OR 0.91 ACRES.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

NUMBER OF LOTS 1

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. _____

_____

_____

ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

_____ DAY OF _____, A.D. ___.

_____ MAYOR

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

_____ CITY COUNCIL MEMBER

APPROVED _____ CITY ENGINEER

ATTEST _____ CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

_____ PLANNER

_____ CHAIRMAN, PLANNING COMMISSION

LAKESHORE LANDING BLOCK 3 PLAT F

A TRANSIT-ORIENTED DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL

3/20/20 I:\My Drive\Berg Civil\2022\Blake Miller Homes\LL BLOCK 3 PLAT F\LAKESHORE LANDING BLOCK 3 PLAT F.dwg

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on a Final Plat for Edgewater Phase 2, Plat 4, located in the area of 350 S 1100 W, in the TOD Zone.

Hearing, review, and action on a Final Plat for Edgewater Phase 2, Plat 5, located in the area of 350 S 1100 W, in the TOD Zone.

Hearing, review, and action on a Final Plat for Edgewater Phase 2, Plat 6, located in the area of 350 S 1100 W, in the TOD Zone.

BACKGROUND INFORMATION		
Location:		350 S 1100 W
Project Type:		Subdivision Final Plat
Applicants:		MW Brown Engineering/DR Horton
Existing Land Use:		Transit Oriented Development, Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Transit Oriented Development
	South	Residential Low Density
	East	Transit Oriented Development
	West	Residential Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	TOD
	East	TOD
	West	RA-5

BACKGROUND:

The applicant is applying for Final Plat approvals for Edgewater Phase 2, Plats 4, 5, and 6, located in the area of 350 S 1100 W, in the TOD Zone. The proposals consist of 140 lots for a multi-phase development intended for single family homes. The entire development parcel consists of 15.34 acres.

Staff has not given administrative approval of the Lot Plans related to these plats; therefore, the plats cannot be approved.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.
b. The final plat complies with all City requirements and standards relating to large scale developments.
c. The detailed engineering plans and materials comply with the City standards and policies.
d. The estimates of cost of constructing the required improvements are realistic.
e. The water rights conveyance documents have been provided.

PROJECT MAP:



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 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, streetlight, 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).

STAFF RECOMMENDATION:

The Final Plat applications do not meet the requirements of Section 17.7.210 because the Lot Plans are not approved and staff recommends DENIAL.

POTENTIAL MOTIONS – Final Plats- Plat 4

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Edgewater Phase 2, Plat 4, located in the area of 350 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Edgewater Phase 2, Plat 4, located in the area of 350 S 1100 W, in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Edgewater Phase 2, Plat 4, located in the area of 350 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Final Plats – Plat 5

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Edgewater Phase 2, Plat 5, located in the area of 350 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Edgewater Phase 2, Plat 5 located in the area of 350 S 1100 W, in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Edgewater Phase 2, Plat 5, located in the area of 350 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Final Plats – Plat 6

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Edgewater Phase 2, Plat 6, located in the area of 350 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Edgewater Phase 2, Plat 6, located in the area of 350 S 1100 W, in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Edgewater Phase 2, Plat 6, located in the area of 350 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC:

Hearing, review, and action on the Final Plat for Edgewater Phase 3, Plat 7, located in the area of 450 S 1100 W, in the TOD Zone.

Hearing, review, and action on the Final Plat for Edgewater Phase 3, Plat 8, located in the area of 450 S 1100 W, in the TOD Zone.

BACKGROUND INFORMATION		
Location:		450 S 1100 W
Project Type:		Subdivision Final Plat
Applicants:		MW Brown Engineering / DR Horton
Existing Land Use:		Residential Low Density, Residential Very-Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density, Transit Oriented Development
	South	Residential Very-Low Density
	East	Transit Oriented Development, Residential Low Density
	West	Residential Low Density, Residential Very-Low Density
Existing Zoning:		TOD
Proposed Zoning:		N/A
Surrounding Zoning:	North	TOD
	South	Unincorporated Territory
	East	TOD
	West	RA-5

BACKGROUND:

The applicant is applying for Final Plat approvals for Edgewater Phase 3, Plats 7 and 8, located in the area of 450 S 1100 W in the TOD Zone. The proposal consists of 88 lots for a multi-staged development intended for single family homes. The entire development parcel consists of 15.34 acres.

Staff has not given administrative approval of the Lot Plans related to these plats; therefore, the plats cannot be approved.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.
b. The final plat complies with all City requirements and standards relating to large scale developments.
c. The detailed engineering plans and materials comply with the City standards and policies.
d. The estimates of cost of constructing the required improvements are realistic.
e. The water rights conveyance documents have been provided.

PROJECT MAP:



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 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, streetlight, 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).

STAFF RECOMMENDATION:

The Final Plat applications do not meet the requirements of Section 17.7.210 because the Lot Plans are not approved and staff recommends DENIAL.

POTENTIAL MOTIONS – Final Plat – Plat 7

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plats for Edgewater Phase 3, Plat 7, located in the area of 450 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plats for Edgewater Phase 3, Plat 7, located in the area of 450 S 1100 W, in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plats for Edgewater Phase 3, Plat 7, located in the area of 450 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

POTENTIAL MOTIONS – Final Plat – Plat 8

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plats for Edgewater Phase 3, Plat 8, located in the area of 450 S 1100 W, in the TOD Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plats for Edgewater Phase 3, Plat 8, located in the area of 450 S 1100 W, in the TOD Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plats for Edgewater Phase 3, Plat 8, located in the area of 450 S 1100 W, in the TOD Zone, and instruct the developer/staff to _____.

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC: Hearing, review, and action on the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone.

BACKGROUND INFORMATION		
Location:		162 W 400 S
Project Type:		Subdivision Final Plat
Applicants:		Wilding Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Residential Low Density
	East	Design Industrial, Residential Low Density
	West	Residential Low Density
Existing Zoning:		R2-7500
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1
	South	R2-7500
	East	PI-1, R2-7500
	West	R2-7500

BACKGROUND:

The applicant is applying for a Final Plat approval for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone. The proposal consists of 9 lots intended for single family homes. All development parcels consist of 2.17 acres.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.
b. The final plat complies with all City requirements and standards relating to large scale developments.
c. The detailed engineering plans and materials comply with the City standards and policies.
d. The estimates of cost of constructing the required improvements are realistic.
e. The water rights conveyance documents have been provided.

PROJECT MAP:



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 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, streetlight, 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).

STAFF RECOMMENDATION:

The Final Plat application meets the requirements of Section 17.7.210 and staff recommends APPROVAL.

POTENTIAL MOTIONS – Final Plat

APPROVAL

Mr. Chairman, I move that we recommend approval on the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, and instruct the developer/staff to _____.

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC: Hearing, review, and action on the Preliminary Plan for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone.

BACKGROUND INFORMATION		
Location:		162 W 400 S
Project Type:		Preliminary Plan
Applicants:		Wilding Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Residential Low Density
	East	Design Industrial, Residential Low Density
	West	Residential Low Density
Existing Zoning:		R2-7500
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1
	South	R2-7500
	East	PI-1, R2-7500
	West	R2-7500

BACKGROUND:

The applicant is applying for a Preliminary Plan approval for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone. The proposal consists of 9 lots intended for single family homes. All development parcels consist of 2.17 acres.

Sec 17.7.205 Staff Submits Preliminary Plans, Documents, And Statements To Planning Commission - Public Notice Required

1. Upon completion of the technical review conference by the staff and other review agencies, and a determination that the materials are in a form suitable for consideration, the preliminary plan and supporting materials shall be placed on the agenda of the planning commission.

2. Public notice of any pending action by the planning commission regarding a proposed project shall be provided in the manner required for an amendment to the development code, as set forth under state law and Title 17.11 of this code.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. ADA Ramps need to meet City code or APWA 235.1 Ramp design standards.
2. Sump/Drainage Issue needs to be revised and updated.

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.

3. **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.
4. **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.
5. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
6. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
7. **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.
8. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
9. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
10. **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.
11. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
12. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
13. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
14. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
15. **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).

STAFF RECOMMENDATION:

The Preliminary Plan application meets the requirements of Section 17.7.210 and staff recommends APPROVAL.

POTENTIAL MOTIONS – Preliminary Plan

APPROVAL

Mr. Chairman, I move that we approve the Preliminary Plan for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we deny the Preliminary Plan for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone.

TABLE

Mr. Chairman, I move that we table action on the Preliminary Plan for Storr's Court Subdivision, located in the area of 162 W 400 S, conditioned as R2-7500 (O) in the R2-7500 Zone, and instruct the developer/staff to _____.

STORRS COURT SUBDIVISION

COVER



GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS AND DETAILS. CONTRACTOR TO OBTAIN CURRENT STANDARDS, SPECIFICATIONS, AND CITY GENERAL NOTES FROM AMERICAN FORK CITY.
2. CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
3. CONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DECISIONS MADE THEREIN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
5. LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH AMERICAN FORK CITY STANDARDS.
6. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
8. CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
9. WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND/OR SECONDARY WATER. IN ALL CASES, STORM DRAIN DESIGN SHALL GOVERN.
10. IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR MATCH.
11. DURING THE CONSTRUCTION PROCESS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR IF MORE OR LESS WORK IS REQUIRED THAN WHAT THESE PLANS SHOW.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
13. ALL UTILITY TIE-INS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
14. ANY EXISTING WELL LOCATED ON THIS PROPERTY MUST BE ELIMINATED BY A CERTIFIED WELL DRILLER, PROPER DOCUMENTATION SHALL BE PROVIDED TO AMERICAN FORK CITY WATER DEPARTMENT.
15. THE CONTRACTOR SHALL PREPARE AND FURNISH THE OWNER AND ENGINEER A SET OF RECORD DRAWINGS (AS-BUILTS) AT SUBSTANTIAL COMPLETION OF THE PROJECT. ALL NEW UTILITY WORK COMPLETED DURING THE PROJECT SHALL BE MAPPED (SURVEYED OR GPS'D) AND SUBMITTED TO THE CITY ELECTRONICALLY IN BOTH A PDF AND GIS FORMAT. GIS DATA SHALL BE IN A SHAPE FILE FORMAT COMPATIBLE WITH ARCMAP VERSION 10.8 AND IN STATE PLAN COORDINATES (UTAH CENTRAL ZONE – NAD83 – US SURVEY FEET)

PROJECT BENCHMARK AND BASIS OF BEARING:

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 03°29'19" EAST BETWEEN THE REFERENCE TO THE WEST QUARTER AND THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
2. THE BENCHMARK FOR THIS PROPERTY IS A BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 23 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE FOUND MONUMENT HAS AN ELEVATION OF 4568.77.

WATERLINE NOTES:

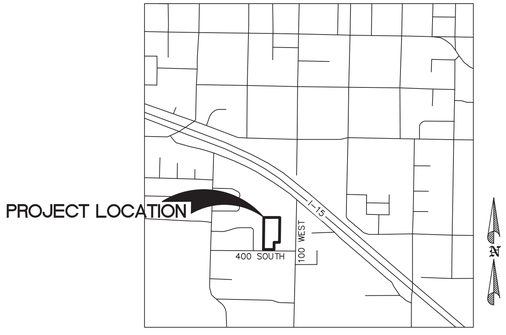
1. CULINARY SERVICE LATERALS TO BE 1" SERVICES. SEE AMERICAN FORK DETAIL 15.3 AND 15.5
2. ALL CULINARY WATERLINES SHALL BE 48" BELOW FINISHED GRADE TO TOP OF PIPE.
3. ALL VALVE COVERS TO BE RAISED OR LOWERED TO FINISHED GRADE. SEE AMERICAN FORK DETAIL 15.4
4. CULINARY WATER SERVICE LATERALS TO FOLLOW THE AMERICAN FORK CITY STANDARDS. SEE AMERICAN FORK DETAIL 15.5
5. WATER LATERALS TO BE STUBBED 15' INSIDE PROPERTY AND MARKED WITH A TREATED 2X4 PAINTED BLUE.
6. CONTRACTOR TO ADJUST DEPTH OF WATERLINE TO CLEAR STORM DRAIN LINES.
7. EXISTING UTILITY SERVICES WILL NEED TO BE ELIMINATED PER AMERICAN FORK CITY STANDARDS
8. THRUST BLOCKS REQUIRED PER AMERICAN FORK DETAIL 15.21

SEWER NOTES:

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH AMERICAN FORK SEWER DISTRICT'S 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 MINIMUM OF COVER IS REQUIRED OVER ALL SEWER LINES.
4. ALL MANHOLE LIDS TO BE RAISED OR LOWERED TO FINISHED GRADE. SEE AMERICAN FORK DETAIL 15.12
5. SEWER LATERALS TO BE STUBBED 15' INSIDE PROPERTY AND MARKED WITH A TREATED 2X4 PAINTED GREEN.
6. ALL SEWER TO BE BACKFILLED WITH DISTRICT APPROVED SELECT BACKFILL, AND COMPACTED PER DISTRICT STANDARDS.
7. SEWER LATERALS TO BE INSTALLED AT A MINIMUM OF 2% SEE AMERICAN FORK DETAIL 15.19

EROSION CONTROL NOTES:

1. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY. DIVISION OF AIR QUALITY. IGNORANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
2. EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
3. SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
4. CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
5. ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.

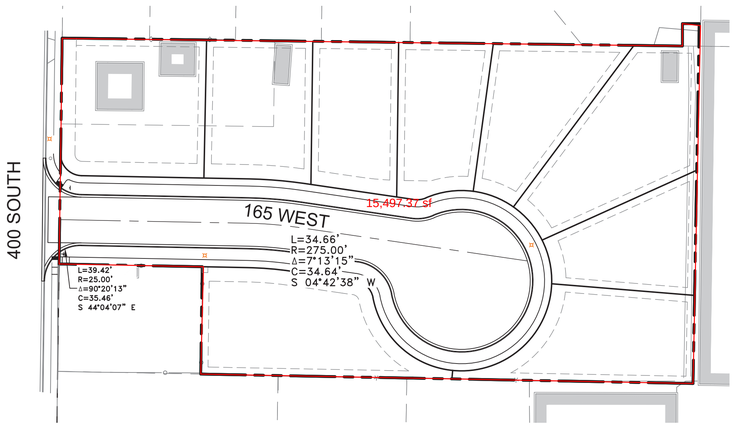


VICINITY MAP
1"=1000'

American Fork City
Technical Review Committee

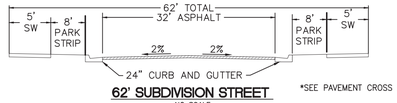
Planning and Zoning
Reviewed
copperman 07/11/2022

Engineering Division
Reviewed
jhsu 07/12/2022



ABBREVIATION TABLE

EOA = EDGE OF ASPHALT
TBC = TOP BACK OF CURB
BOW = BACK OF WALK
PUE = PUBLIC UTILITY EASEMENT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
TYP = TYPICAL
HDPP = HIGH DENSITY POLYPROPYLENE
SSMH = SANITARY SEWER MANHOLE
SW = SECONDARY WATER
CUL = CULINARY WATER
IE = INVERT ELEVATION
INV = INVERT



62' SUBDIVISION STREET
NO SCALE

*SEE PAVEMENT CROSS SECTION DETAIL ON SHEET C201.

SHEET INDEX

C100	COVER SHEET
1 OF 1	FINAL PLAT
C201	OVERALL SITE PLAN
C202	OVERALL UTILITY PLAN
C203	OVERALL GRADING AND DRAINAGE PLAN
C204	OVERALL EROSION CONTROL PLAN
C301	165 WEST STREET PLAN AND PROFILE
C401	DETAILS
C402	DETAILS
C403	DETAILS
C404	DETAILS

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STEVE@KASKADEHOMES.COM

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CITY INSPECTOR
DEE HOWARD
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ERNIE JOHN
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MITCHELL HOLLOW IRRIGATION CO
DALE JONES
(801)768-8150

ROCKY MOUNTAIN POWER
TERIA WALKER
(801)756-1310

COMCAST
ELYSIA VALDEZ
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BILL WESTFALL
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AF FIBER
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(801)853-6548

WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

G:\DATA\21382 Storrs Property Subdivision American Fork\dwg\21382 Base.dwg
PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

COVER

162 WEST 400 SOUTH
AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH
ENGINEER'S STAMP

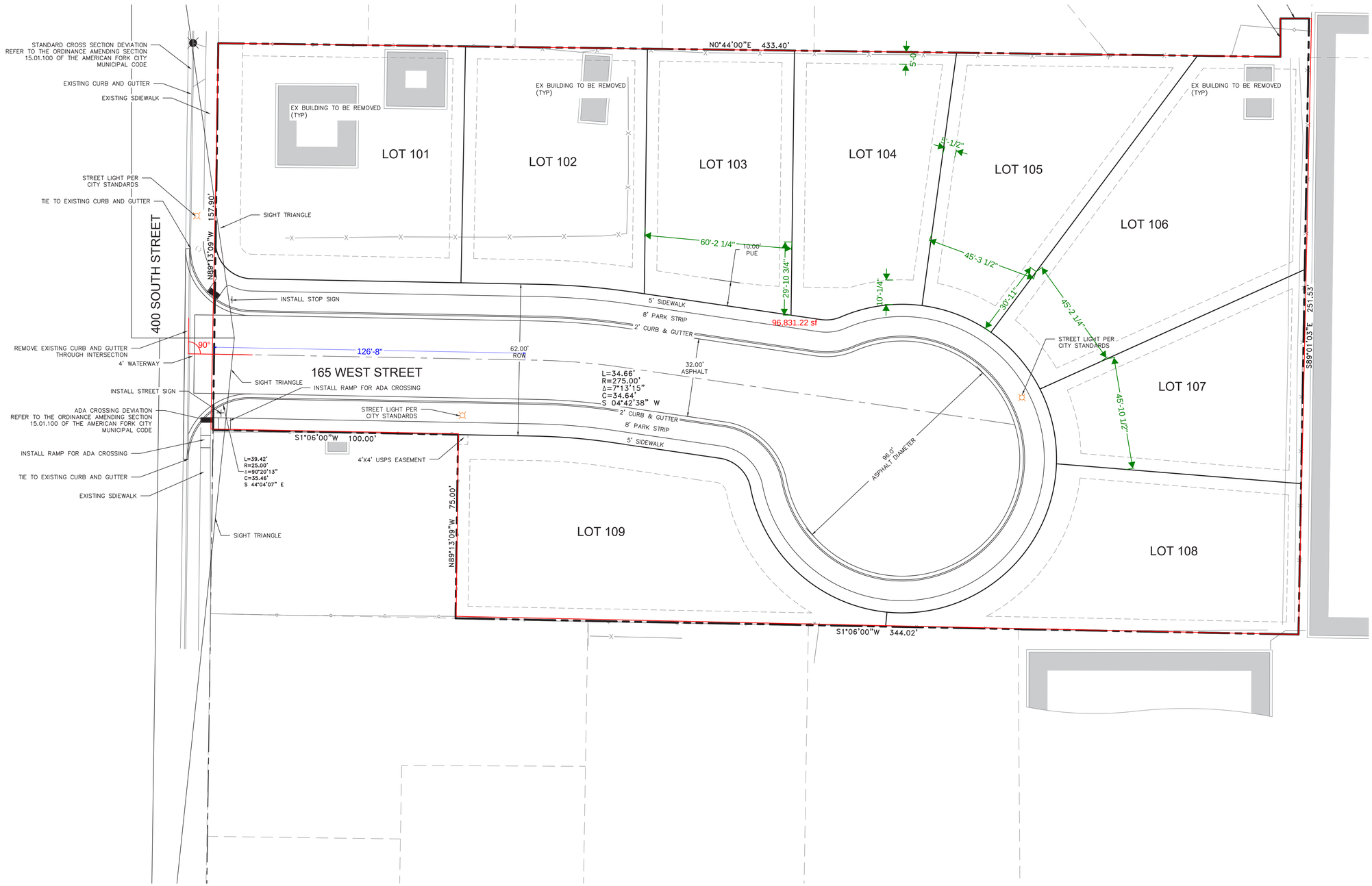
DATE: 6/8/22
SCALE: 1" = 20'
SHEET: C100

STORRS COURT SUBDIVISION

SITE PLAN

PAVEMENT DESIGN RECOMMENDED THICKNESS

PAVEMENT SECTION OPTIONS	ASPHALT CONCRETE (IN.)	UNTREATED BASE COURSE (IN.)	GRANULAR BORROW (IN.)
OPTION 1	3	8	12



WILDING ENGINEERING
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801.553.8112
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DRAWING NOTES:
GENERAL NOTES
1. CONTRACTOR TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF AMERICAN FORK CITY.
2. ALL STORM WATER TO DRAIN TOWARDS 400 SOUTH STREET
3. SIDEWALK SHALL BE 6" THICK AT DRIVE APPROACHES.

LEGEND
- LOT LINE
- BOUNDARY LINE
- PROPOSED STREET LIGHT
- PUBLIC UTILITY EASEMENT

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

SITE PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER No. 9259147 JASON REDD PETERSON 07/01/2022 STATE OF UTAH
ENGINEER'S STAMP

DATE 6/8/22

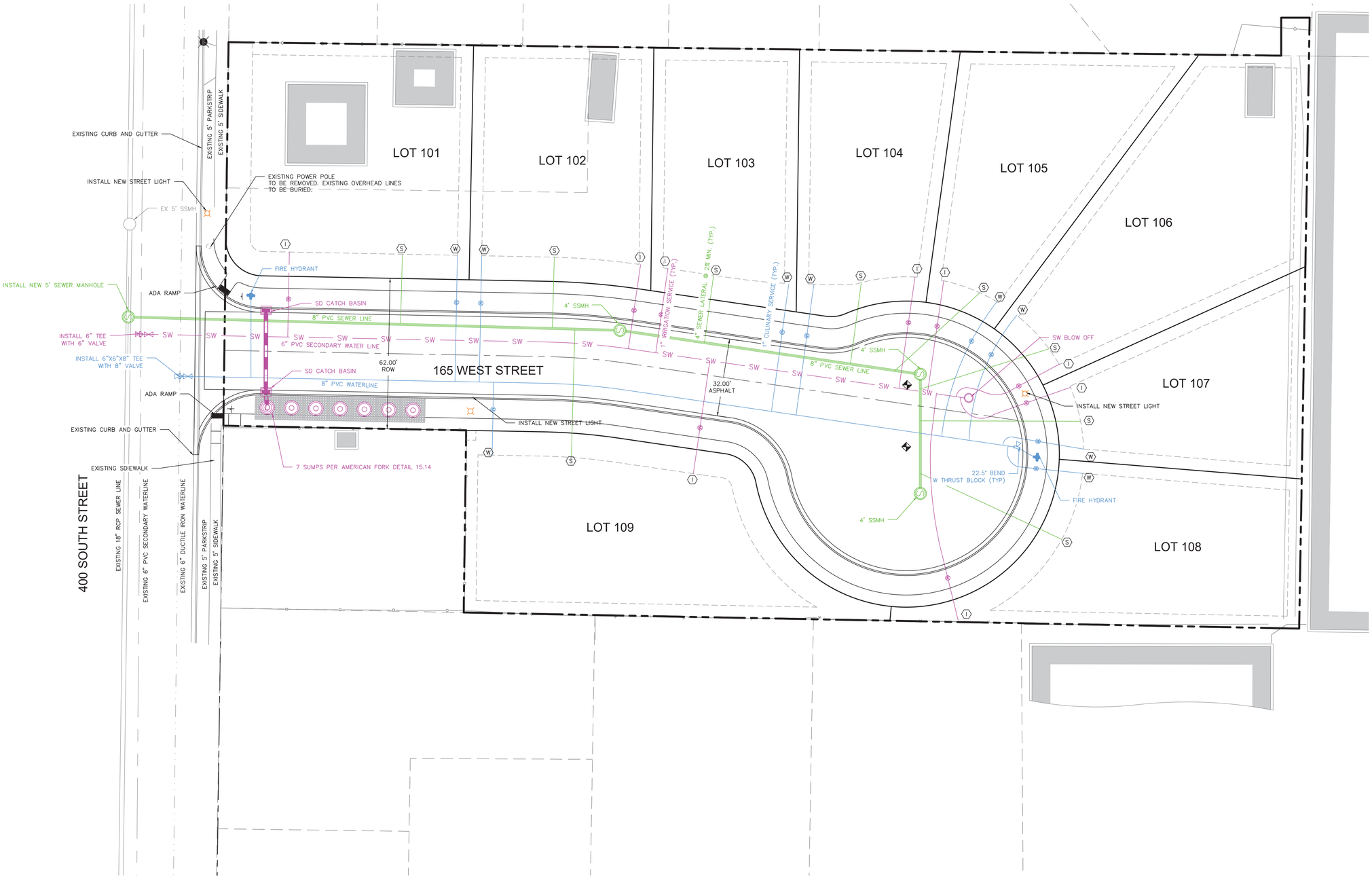
SCALE 1" = 20'

SHEET C201

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PLOT DATE: Jul 01, 2022

STORRS COURT SUBDIVISION

UTILITY PLAN



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Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES

1. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN FORK CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND PROPERTY OWNER.
4. SEWER PIPE TO BE SDR-35 PVC
5. CULINARY WATER PIPE TO BE C900 PVC PIPE
6. PRESSURIZED IRRIGATION PIPE TO BE DR18 C909 PVC PURPLE PIPE
7. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED JOINT RESTRAINT.
8. ANY EXISTING WELL LOCATED ON THIS PROPERTY MUST BE ELIMINATED BY A CERTIFIED WELL DRILLER.
9. ALL WATER AND PI METERS TO BE INSTALLED IN PLANTER STRIPS.
10. MINIMUM COVER OVER CULINARY WATERLINE TO BE 48"
11. MINIMUM COVER OVER SECONDARY WATERLINE TO BE 24"
12. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
13. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF MAIN LINE.

LEGEND

- STORM DRAIN PROPOSED
- WATER LINE PROPOSED
- SEWER LINE PUBLIC
- UTILITY EASEMENT
- PROPOSED FIRE HYDRANT
- NEW STREET MONUMENT
- 1" WATER SERVICE (W)
- 4" SEWER LATERAL (S)
- 1" IRRIGATION LATERAL (I)

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PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

UTILITY PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH

ENGINEER'S STAMP

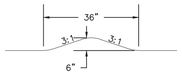
DATE 6/8/22

SCALE 1" = 20'

SHEET C202

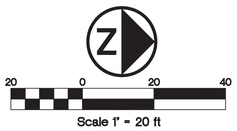
STORRS COURT SUBDIVISION

GRADING AND DRAINAGE PLAN

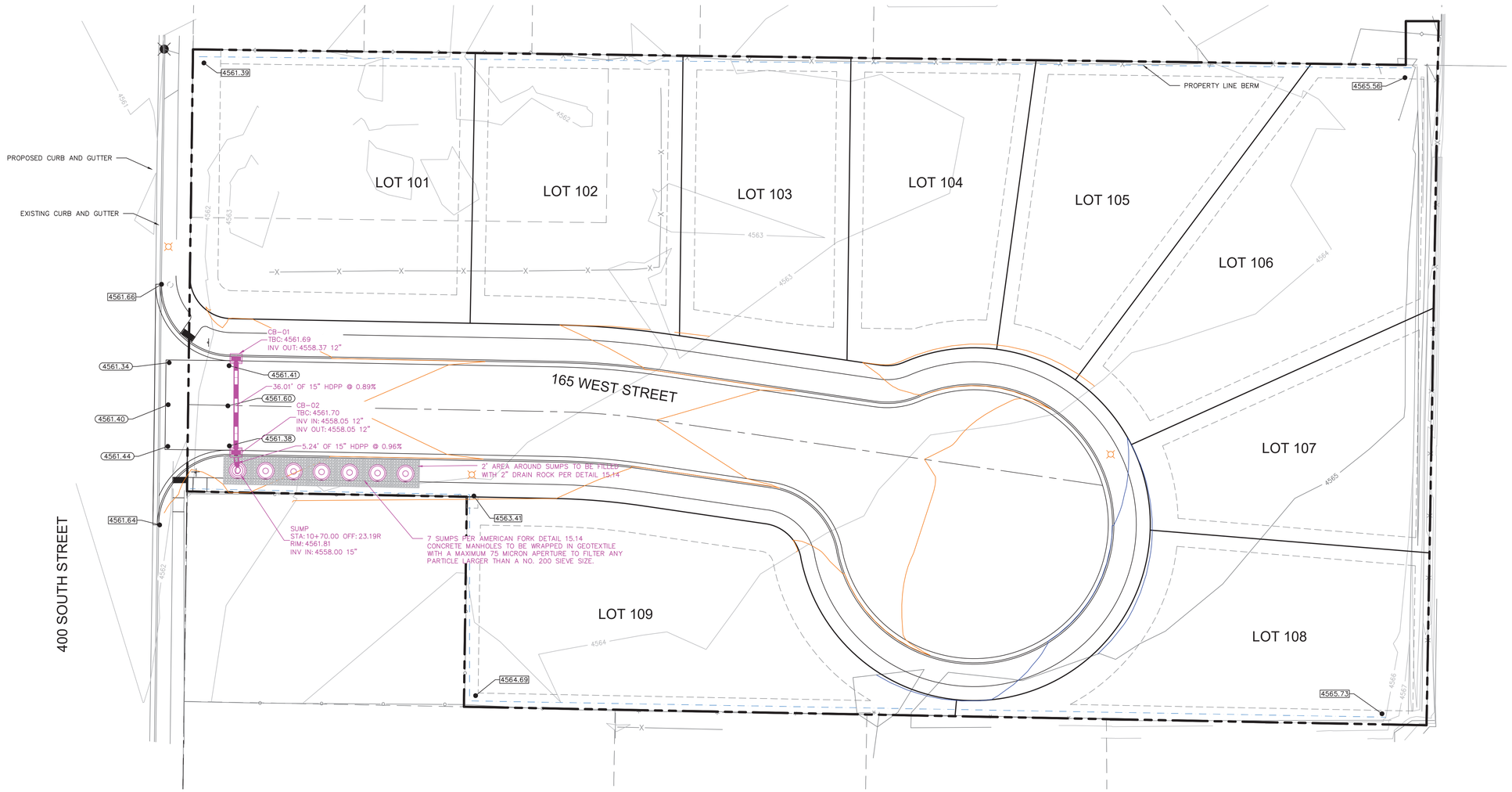


PROPERTY LINE BERM

NOT TO SCALE



Scale 1" = 20 ft



WILDING ENGINEERING

14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES

1. 2% MAXIMUM LONGITUDINAL SLOPE ALONG CURB RETURNS IN FRONT OF ADA RAMPS.
2. THE BENCHMARK FOR THIS PROPERTY IS A BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 23 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE FOUND MONUMENT HAS AN ELEVATION OF 4568.77.
3. TO OUR KNOWLEDGE THERE ARE NO EXISTING LAND DRAINS ON THE PROPERTY.
4. THE PROPERTY IS LOCATED IN ZONE X PER FEMA MAP NUMBER 49049C0306F WITH AN EFFECTIVE DATE OF JUNE 19, 2020

LEGEND

DRAINAGE DIRECTION	→
PROPOSED CONTOUR	
PROPOSED INDEX CONTOUR	4500
EXISTING CONTOUR	
EXISTING INDEX CONTOUR	4500
PROPOSED STORM DRAIN	
PROPOSED SPOT ELEVATION	4687.66
EXISTING SPOT ELEVATION	4693.05
PROPERTY LINE BERM	

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PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

GRADING AND DRAINAGE PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH

ENGINEER'S STAMP

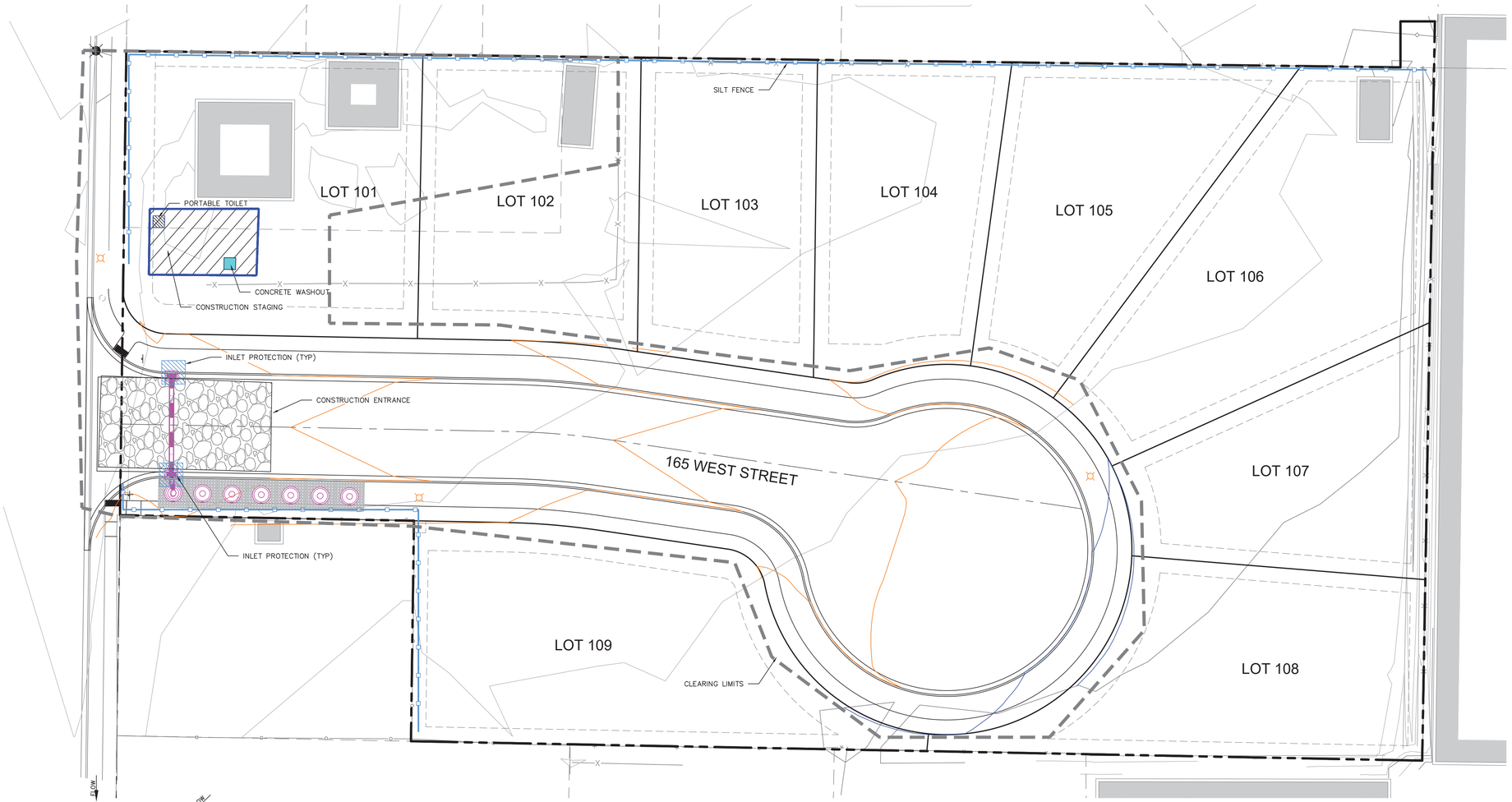
DATE: 6/8/22

SCALE: 1" = 20'

SHEET: C203

STORRS COURT SUBDIVISION

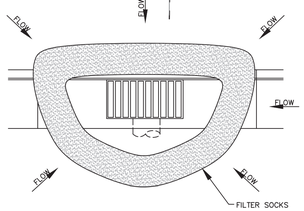
EROSION CONTROL PLAN



Z

20 0 20 40

Scale 1" = 20 ft



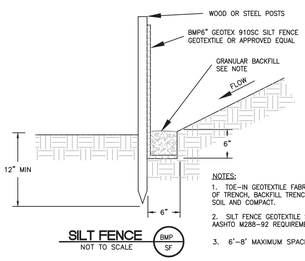
PLAN VIEW

STORM DRAIN INLET PROTECTION BMP IP-W

NOT TO SCALE

NOTES:

1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2 OF FILTER SOCK HEIGHT.
3. FILTER FABRIC MAY BE USED WITHIN INLET BY SECURING THE FABRIC WITH THE INLET GRATE COVER. THIS METHOD OF INLET PROTECTION IS APPROPRIATE FOR HIGH TRAFFIC AREAS AND MAY NEED THE APPROVAL OF A CITY INSPECTOR.

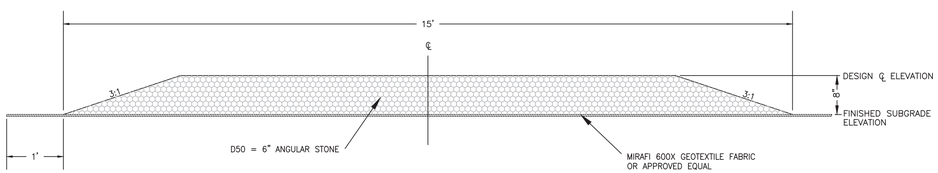


SILT FENCE BMP SF

NOT TO SCALE

NOTES:

1. TOE-IN GEOTEXTILE FABRIC IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH NATIVE SOIL AND COMPACT.
2. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
3. 6'-8' MAXIMUM SPACING BETWEEN STAKES.



CROSS SECTION OF 60' STABILIZED CONSTRUCTION ENTRANCE BMP SCE

NOT TO SCALE

WILDING ENGINEERING

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DRAWING NOTES:

1. CONSTRUCTION STAGING AREA TO BE DETERMINED BY CONTRACTOR AND SHALL HAVE SILT FENCE INSTALLED ON DOWNWARD SIDE OF THE AREA. IF A SECURITY FENCE IS NOT INSTALLED, AN ENVIRONMENTAL FENCE SHALL BE INSTALLED TO DEFINE THE STAGING AREA. CONSTRUCTION STAGING AREA TO ALSO INCLUDE PORTABLE TOILET AND CONCRETE WASHOUT AREA.
2. TOPSOIL STOCKPILE LOCATION SHALL BE DETERMINED BY CONTRACTOR AND SHALL BE SURROUNDED BY SILT FENCE.
3. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY, DIVISION OF AIR QUALITY. IGNORANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
4. EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
5. SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
6. CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
7. ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.
8. A SWPPP WILL BE CREATED PRIOR TO CONSTRUCTION.

LEGEND

- PROPOSED CONTOUR
- PROPOSED INDEX
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- CLEARING LIMITS
- FENCE
- SILT FENCE
- COMBINATION DITCH/BERM
- EXISTING DRAINAGE DIRECTION
- CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING
- RE-SEEDING AREA
- CONCRETE WASH AREA
- PORTABLE WASTE AREA
- INLET PROTECTION

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PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

EROSION CONTROL PLAN

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

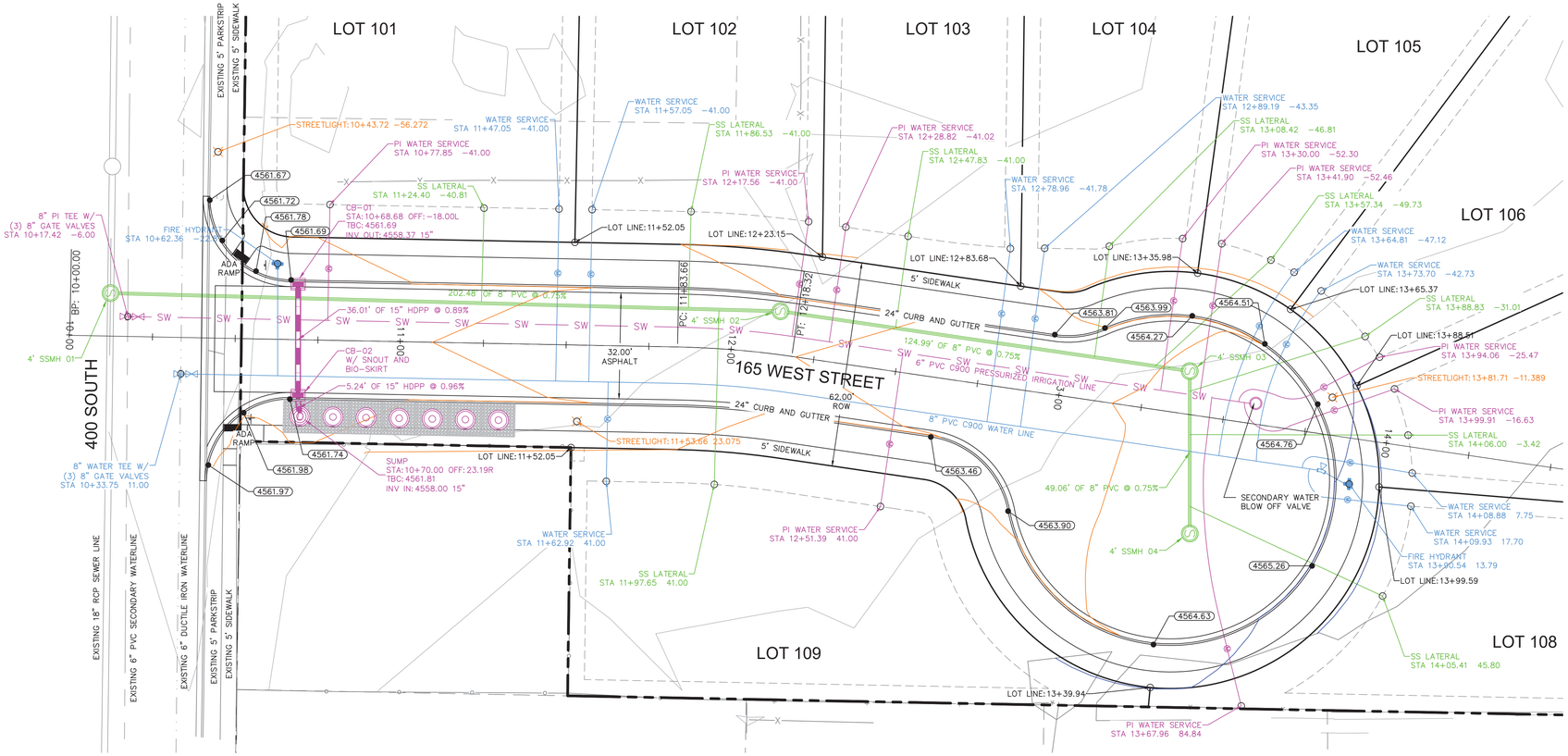
PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH

ENGINEER'S STAMP

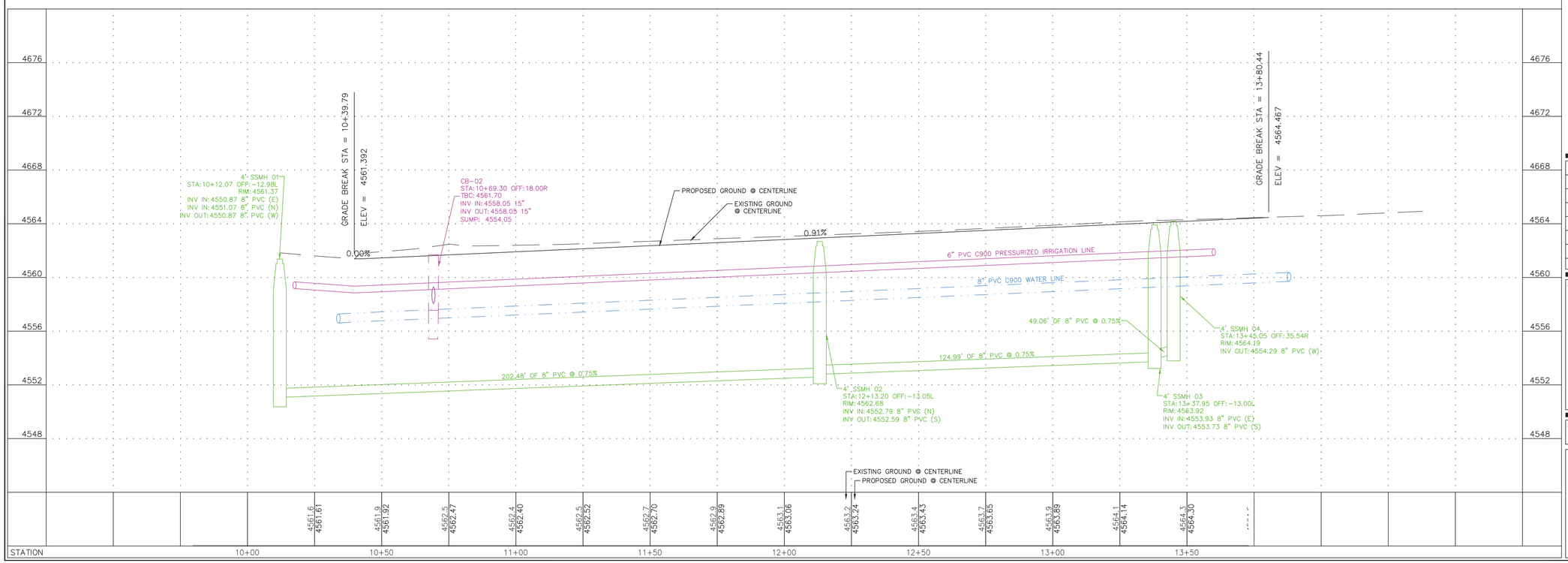
DATE: 6/8/22

SCALE: 1" = 20'

SHEET: C204



SCALES
HOR. 1" = 20'
VER. 1" = 4'



WILDING ENGINEERING
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Scale 1" = 20 ft

DRAWING NOTES:

GENERAL NOTES:
1. 2% MAXIMUM LONGITUDINAL SLOPE ALONG CURB RETURNS IN FRONT OF ADA RAMPS.
2. SEWER PIPE TO BE SDR-35 PVC.
3. CULINARY WATER PIPE TO BE DR18 C900 PVC PIPE.
4. ALL WATER METERS TO BE LOCATED IN THE PARK STRIP.
5. WATERLINES TO BE INSTALLED UNDER STORMDRAIN TO MAINTAIN A MINIMUM OF 48" OF COVER. WATERLINE TO REMAIN DEEPER UNTIL IT CATCHES GRADE.
6. A MINIMUM OF 10' OF SEPARATION IS REQUIRED BETWEEN THE WATER LINE AND OTHER UTILITIES.

LEGEND

- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR (4550)
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR (4550)
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PUBLIC UTILITY EASEMENT
- PROPOSED SECONDARY WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED COMBO BOX
- PROPOSED CLEANOUT BOX
- EXISTING SD CLEANOUT
- EXISTING SD CATCH BASIN

G:\DATA\21382 Storrs Property Subdivision American Fork\dwg\21382 Base.dwg
PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

STA 10+75 - 16+25

AMERICAN FORK, UTAH

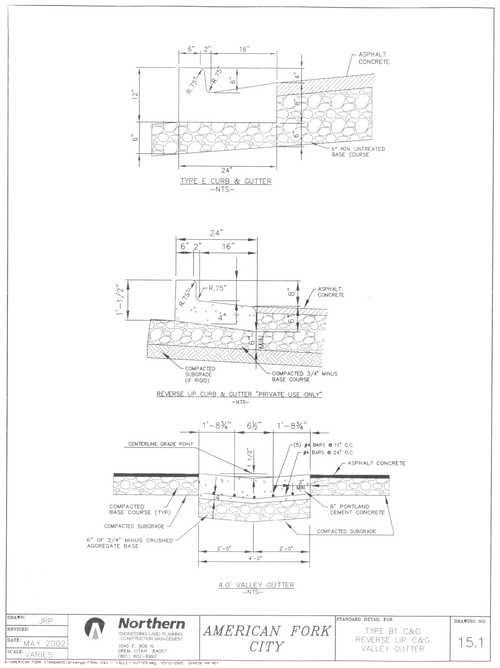
DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH
ENGINEER'S STAMP

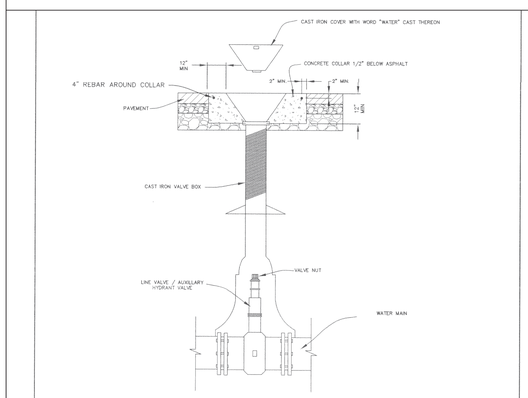
DATE: 6/8/22
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'
SHEET: C301

STORRS COURT SUBDIVISION

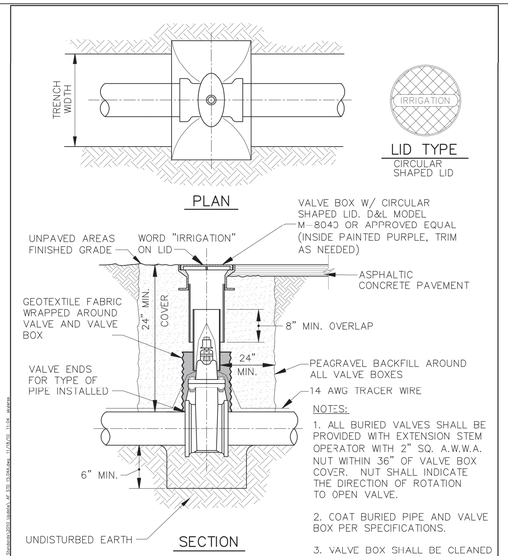
DETAILS



DRAWN: JRP	Northern ENGINEERING AND SURVEYING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER
REVISED:			DRAWING NO. 15.1
DATE: MAY 2002			
SCALE: VARIES			

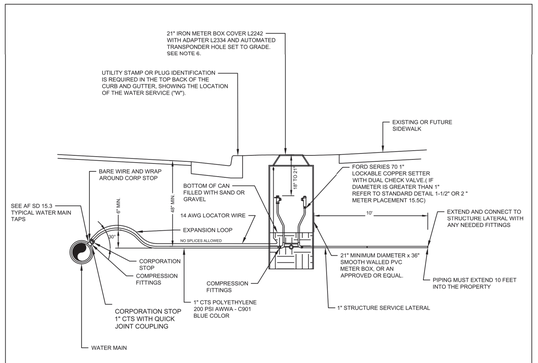


DRAWN: JRP	Northern ENGINEERING AND SURVEYING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL
REVISED:			DRAWING NO. 15.4
DATE: JULY 2002			
SCALE: VARIES			



VALVE BOX INSTALLATION

DRAWN:	HORROCKS ENGINEERS 296 WEST MAIN P.O. BOX 379 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL
REVISED: 11/2010			DRAWING NO. 15.4A
DATE:			
SCALE: NONE			

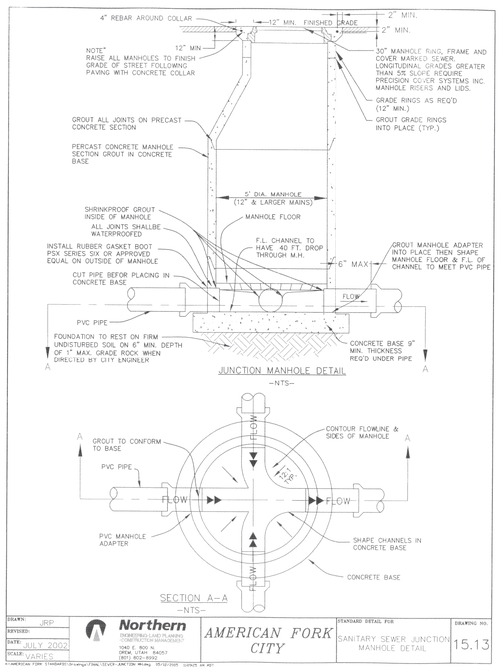


1" CULINARY WATER SERVICE CONNECTION

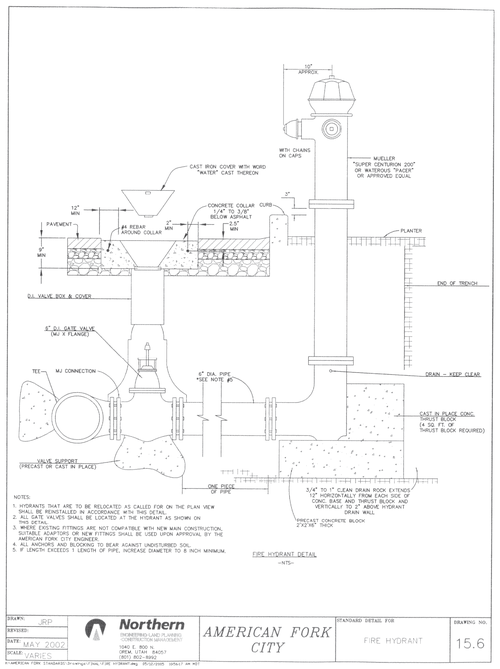
NOTES:

1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
2. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
3. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
4. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10'
5. (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
6. 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)
7. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
8. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-5021(LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
9. ALL FITTINGS SHALL BE CTS.
10. SPLICING /REPAIR OF EXISTING POLY PIPE ; MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY.
11. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
12. 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 CITY	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION
REVISED: ABM			DRAWING NO: 15.5
DATE: 9/18/2019.			
SCALE: VARIES			



DRAWN: JRP	Northern ENGINEERING AND SURVEYING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL
REVISED:			DRAWING NO. 15.13
DATE: JULY 2002			
SCALE: VARIES			



FIRE HYDRANT DETAIL
-NTS-

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

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO HAVE MOST UP-TO-DATE STANDARD AND SPECIFICATIONS AND STANDARD DRAWINGS AVAILABLE FOR AMERICAN FORK.

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PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

DETAILS

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER No. 9259147 JASON REDD PETERSON 07/01/2022 STATE OF UTAH

ENGINEER'S STAMP

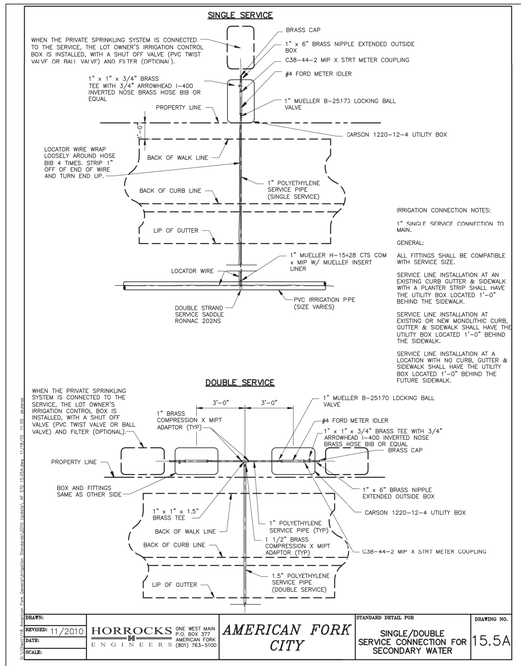
DATE: 6/8/22

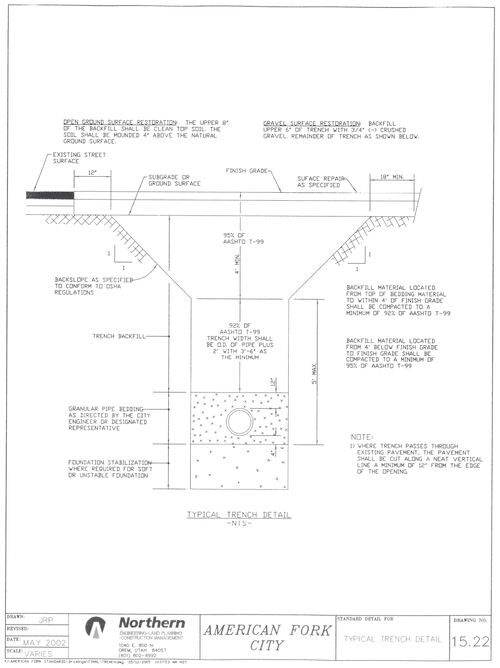
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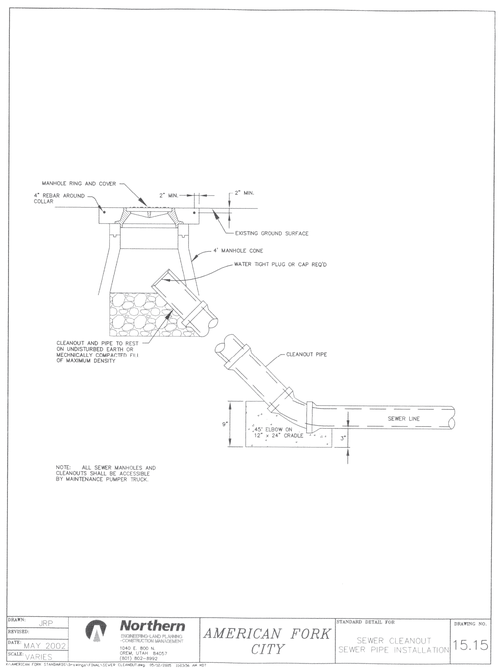
SHEET: C401

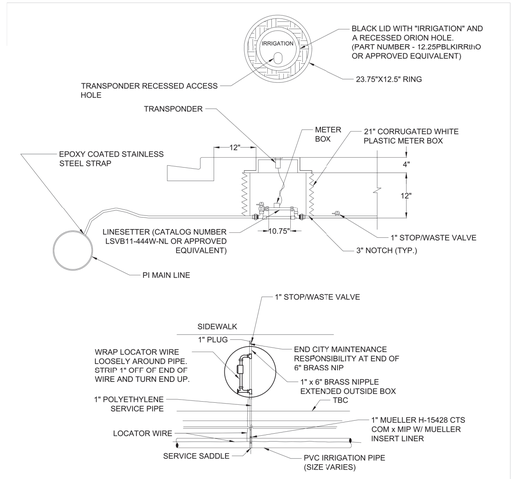
STORRS COURT SUBDIVISION

DETAILS





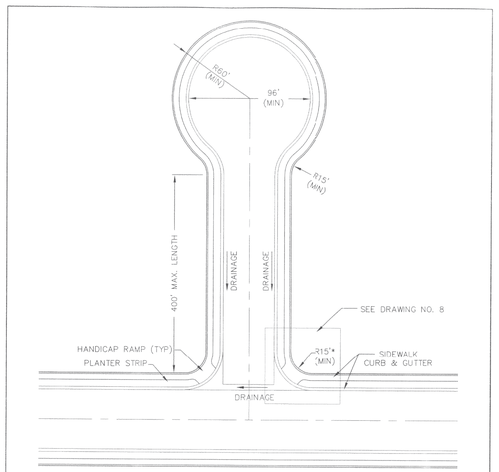




1" PLAN VIEW
NTS

NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

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

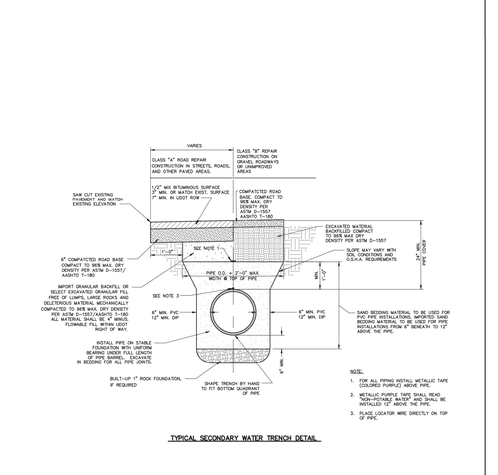


GENERAL NOTES:

INSTALL CATCH BASINS AND ASSOCIATED PIPING AS REQUIRED IN THE EVENT THE GRADE OF THE STREET SLOPES INTO THE CUL-DE-SAC.

* SEE TABLE ON DRAWING NO. 15.24 FOR PROPERTY LINE AND TBC RADIUS.

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES
Northern ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR: CUL-DE-SAC
DRAWING NO. 15.7



TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN: REVISED: 11/2010 DATE: SCALE:
HORROCKS ENGINEERS 246 WEST MAIN P.O. BOX 337 AMERICAN FORK (801) 763-5100
AMERICAN FORK CITY
STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL
DRAWING NO. 15.22A

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO HAVE MOST UP-TO-DATE STANDARD AND SPECIFICATIONS AND STANDARD DRAWINGS AVAILABLE FOR AMERICAN FORK.

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PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

DETAILS

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER No. 9259147 JASON REDD PETERSON 07/01/2022 STATE OF UTAH

ENGINEER'S STAMP

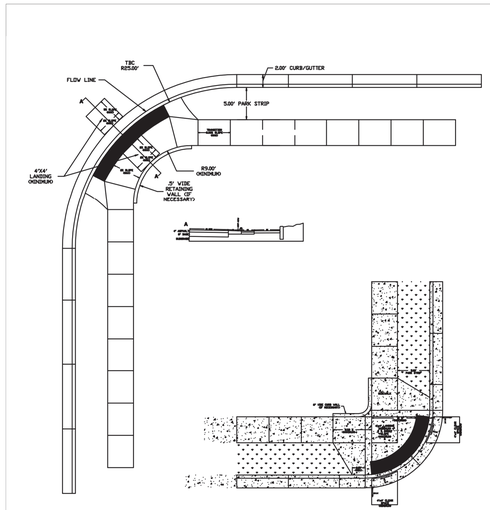
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SCALE: NTS

SHEET: C402

STORRS COURT SUBDIVISION

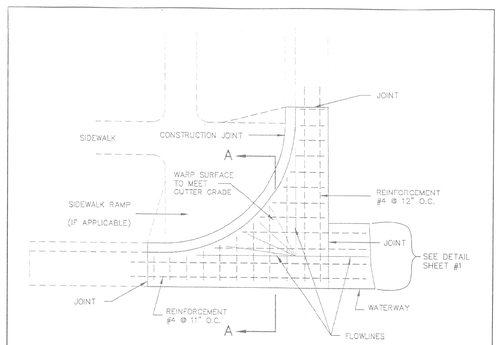
DETAILS



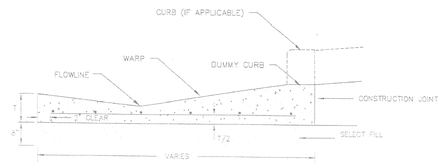
NOTES:

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				

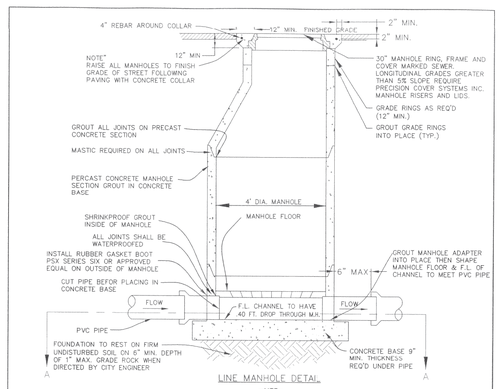


PLAN

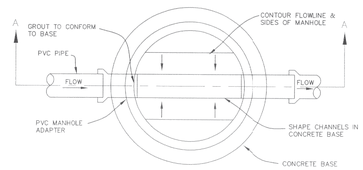


SECTION A–A

DRAWN: JRP		AMERICAN FORK CITY	STANDARD DETAIL FOR: INTERSECTION RADIUS REBAR DETAIL	DRAWING NO. 15.8
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

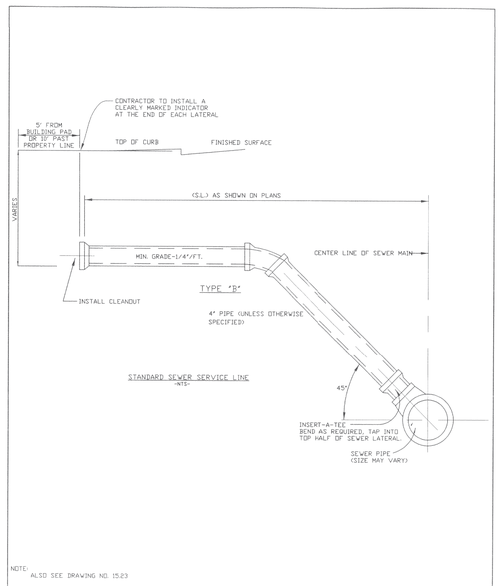


LINE MANHOLE DETAIL
–NTS–



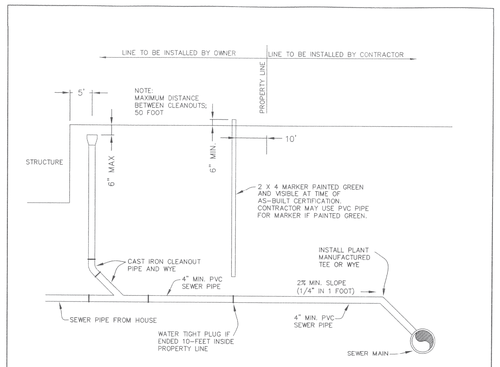
SECTION A–A
–NTS–

DRAWN: JRP		AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

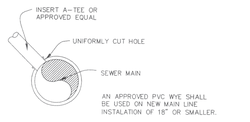


NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP		AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



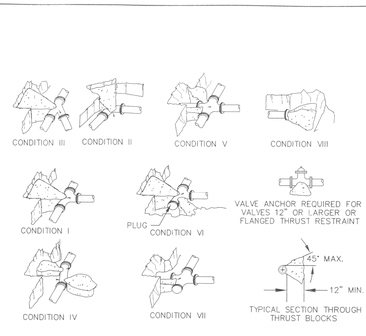
SEWER LATERAL DETAIL
–NTS–



SEWER SURVICE LATERAL SADDLE
–NTS–

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		AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 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		AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO HAVE MOST UP–TO–DATE STANDARD AND SPECIFICATIONS AND STANDARD DRAWINGS AVAILABLE FOR AMERICAN FORK.

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PLOT DATE: Jul 01, 2022

NO.	REVISION	DATE

PROJECT INFORMATION

STORRS COURT SUBDIVISION

DETAILS

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH
ENGINEER'S STAMP

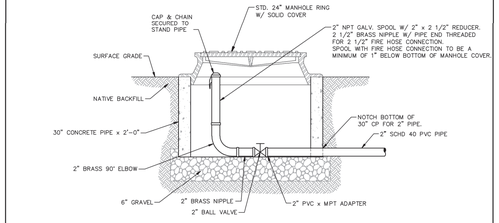
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SCALE: NTS

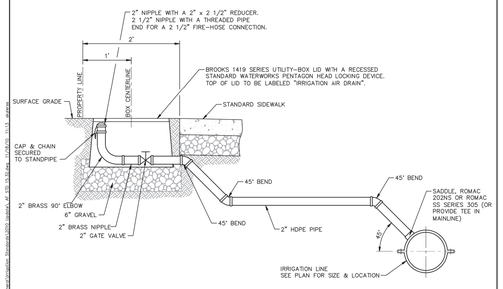
SHEET: C403

STORRS COURT SUBDIVISION

DETAILS



STANDARD SECTION WHERE NO STREET IMPROVEMENTS EXIST

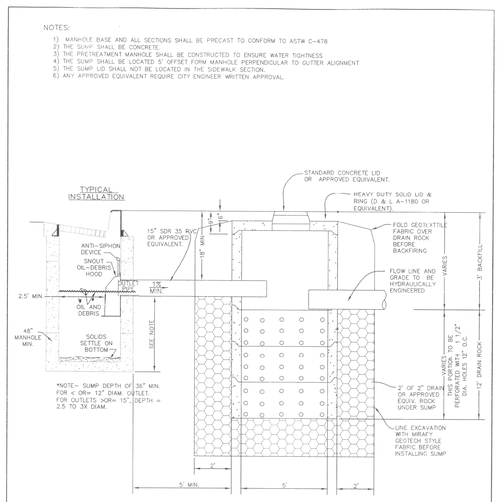


STANDARD SECTION WHERE STREET IMPROVEMENTS EXIST

DRAWN:	HORROCKS ENGINEERS THE WEST MAIN PROFESSIONAL AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: AIR INLET & REMOVAL FACILITY FOR SECONDARY WATER	DRAWING NO. 15.32
REVISED: 11/2010				
DATE:				
SCALE:				

NOTES:

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



PRETREATMENT MANHOLE AND SUMP DETAIL

-NTS-

DRAWN: JRP	Northern ENGINEERING CONSULTANTS, INC. CIVIL STRUCTURAL MUNICIPAL MANAGEMENT 1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

GENERAL NOTES

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DETAILS

AMERICAN FORK, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	21382

PROFESSIONAL ENGINEER
No. 9259147
JASON REDD PETERSON
07/01/2022
STATE OF UTAH

ENGINEER'S STAMP

DATE: 6/8/22

SCALE: NTS

SHEET: C404

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC: Hearing, review, and action on the Preliminary Plan for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the PR-3.0 Zone.

BACKGROUND INFORMATION		
Location:		350 E 1080 N
Project Type:		Subdivision Preliminary Plan
Applicants:		Brookestone Investments, Berg Civil Engineering
Existing Land Use:		Residential Low Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Public Parks & Open Space
	South	Residential Low Density
	East	Public Parks & Open Space, Residential Low Density
	West	Public Parks & Open Space
Existing Zoning:		PR-3.0
Proposed Zoning:		N/A
Surrounding Zoning:	North	PF
	South	RA-1, R1-9000
	East	PF
	West	PF

BACKGROUND:

The applicant is applying for a Preliminary Plan approval for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the PR-3.0 Zone. This subdivision has a combination of Flexible Lot Projects and a Conservation Subdivision Project. The proposal consists of 52 lots for their Flexible Lot Projects and 31 lots for their Conservation Subdivision Project making of total of 83 lots intended for single family homes. The entire development is 31.2 acres.

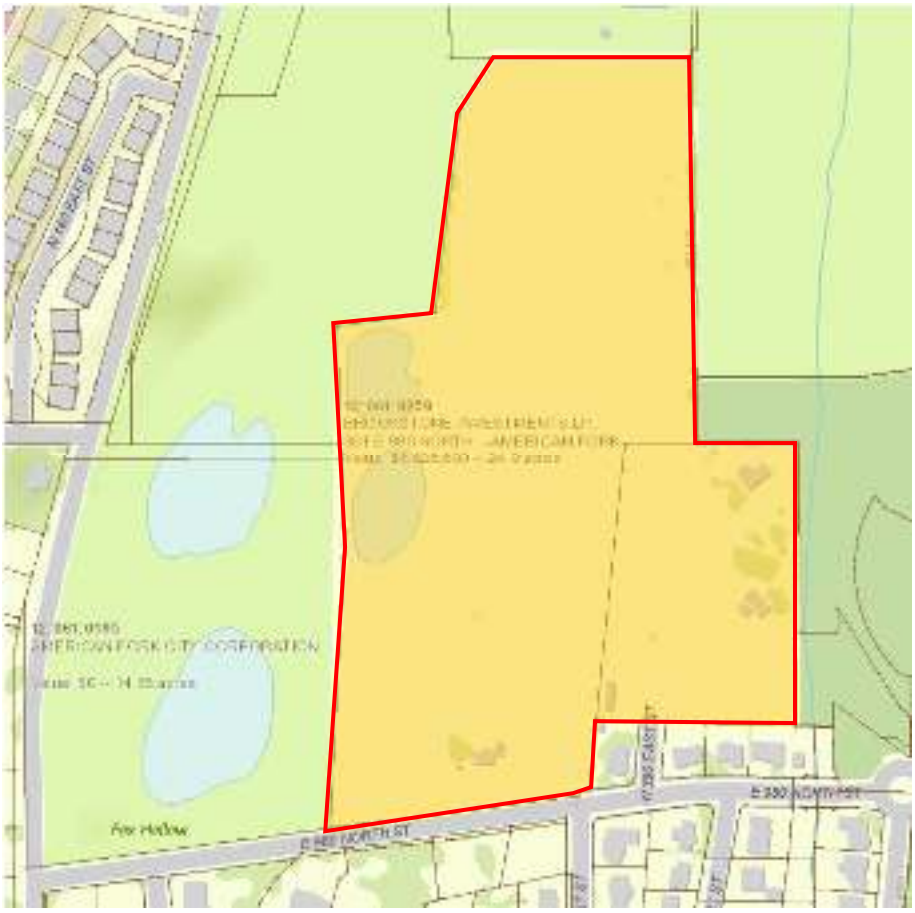
Sec 17.7.205 Staff Submits Preliminary Plans, Documents, And Statements To Planning Commission - Public Notice Required

1. Upon completion of the technical review conference by the staff and other review agencies, and a determination that the materials are in a form suitable for

consideration, the preliminary plan and supporting materials shall be placed on the agenda of the planning commission.

2. Public notice of any pending action by the planning commission regarding a proposed project shall be provided in the manner required for an amendment to the development code, as set forth under state law and Title 17.11 of this code.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. **Agreement with American Fork for roadway extension:** The development as presented relies on the roadway connection of 400 East and 1120 North on property owned by American Fork City. The use of this property will require an agreement between the parties for use of City property.
2. **Adequate Storm Drainage Facilities:** Storm drainage facilities need to comply with site specific and downstream drainage system capacity.

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 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, streetlight, 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).

STAFF RECOMMENDATION:

The Preliminary Plan application does not meet the requirements of Section 17.7.205 because it does not meet the average lot size for Flexible Lot Projects mentioned in Section 17.7.502 for the PR-3.0 zone district. Staff recommends DENIAL.

POTENTIAL MOTIONS – Preliminary Plan

APPROVAL

Mr. Chairman, I move that we recommend approval on the Preliminary Plan for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the PR-3.0 Zone, subject to any conditions found in the Staff Report.

DENIAL

Mr. Chairman, I move that we recommend denial of the Preliminary Plan for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the PR-3.0 Zone.

TABLE

Mr. Chairman, I move that we table action on the Preliminary Plan for The Bridges at Fox Hollow, located in the area of 350 E 1080 N, in the PR-3.0 Zone, and instruct the developer/staff to _____.

Average lot size needs to be 9000 s.f. per Section 17.7.502 (G)(3)(a) of our code.

DENSITY CALCULATIONS
CONSERVATION SUBDIVISION

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	ACTUAL # OF LOTS
GROSS	12.61			
EX 980 NORTH ROW	-0.18			
CLUBHOUSE / MIXED USE	-0.99			
ADJUSTED GROSS	11.44	PR-3.0	34	31
		TOTALS =	34	31
		PROJECT DENSITY (DU/AC) =		2.71

PROJECT REQUIRED TABULATIONS				
			Area (ac)	Area (%)
OPEN SPACE	25%	Req'd Area	2.86	25%
		Provided Area	3.80	33%

LOT LEGEND

LOT SIZE	TYPICAL DIMENSIONS
16,000+ SF	100' x 160'
9,000 SF	90' x 100'
7,500 SF	75' x 100'
6,000 SF	60' x 100'

DENSITY CALCULATIONS
FLEXIBLE LOT SUBDIVISION

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	ACTUAL # OF LOTS
GROSS	18.60			
EXISTING ROADWAYS	0.00			
ADJUSTED GROSS	18.60	PR-3.0	56	56
		TOTALS =	56	52
		PROJECT DENSITY (DU/AC) =		2.8

LOT SIZE	REQ'D %	REQ'D # LOTS	LOTS	LOT %	LOT AREA (SF)	AVE LOT (SF)
16,000 + SF	20%	10	13	25%	237,496	18,269
9,000 SF - 15,999 SF			18	35%	195,504	10,861
7,500 SF - 8,999 SF	10% - 40%	6-22	21	40%	160,106	7,624
		TOTALS =	52	100%	593,106	11,406

AREA DESCRIPTION	AREA (SF)	AREA (AC)	AREA (%)
LOTS	593,106	13.62	73%
TRAILWAYS	19,862	0.46	3%
PUBLIC ROADWAYS	197,273	4.53	24%
TOTALS =	810,241	18.60	100%

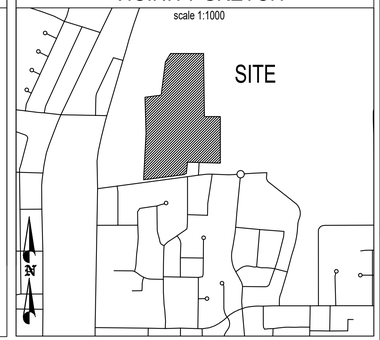
BOUNDARY DESCRIPTION

Beginning at a point located South 0°01'13" East along section line 887.05 feet and East 454.56 feet from the West Quarter Corner of Section 12, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a boundary line agreement recorded as Entry 121826:2004 the following five courses and distances: 1) North 3°04'28" East 649.61 feet, 2) North 1°38'35" West 505.86 feet, 3) North 82°34'13" East 227.26 feet, 4) North 7°19'30" East 468.59 feet, and 5) North 31°41'27" East 137.11 feet; thence East 460.88 feet; thence South 0°46'55" East 881.21 feet; thence East 222.51 feet; thence South 650.32 feet; thence along River Edge Plats E, F & G the following four courses and distances: 1) North 88°30'00" West 458.71 feet, 2) South 6°03'18" West 159.85 feet, 3) South 82°24'16" West 23.23 feet, and 4) South 9°26'00" West 10.19 feet; thence South 82°40'34" West 577.48 feet to the point of beginning.

Area = 31.209 Acres

VICINITY SKETCH

scale 1:1000



CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3045
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1510
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(DALE JONES)	(801) 768-8150
CENTURY LINK	(BILL WESTFALL)	(435) 623-4252
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAN
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
SL1-SL4	SENSITIVE LANDS

NOTES

1. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 7SS; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
3. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
4. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
5. OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY
6. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL 1) ASPHALT PAVING IS INSTALLED AND 2) FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER



Blue Stakes of UTAH 811 Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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
NO.	DATE	DESCRIPTION	
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STATE OF UTAH — KENNETH BERG — 7/6/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE BRIDGES AT FOX HOLLOW
350 EAST 1080 NORTH

DESCRIPTION

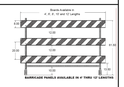
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

Dwg drivenberg:civil/2021/bridges at fox hollow/both_00-cover.dwg

SIGNAGE

SYMBOL	DESCRIPTION
≡	TYPE III BARRICADE - 12' LONG (PERMANENTLY MOUNTED IN CENTER)
◇	END OF ROAD MARKER (2) OMR 4-2 MOUNTED ON EITHER SIDE OF TYPE III (FILLING THE GAP)
⊚	STOP SIGN R1-1 COMBINATION W/ STREET SIGN
▪	"SIDEWALK ENDS" SIGN (2) R9
✛	PUBLIC STREET LIGHTS PUBLIC STREET ILLUMINATION LIGHTING SYSTEM SHOWN HEREON IS PRELIMINARY. FINAL DESIGN WILL BE COMPLETED BY AMERICAN FORK CITY LIGHTING CONSULTANT FOLLOWING FINAL APPROVAL BY THE CITY LAND USE AUTHORITY. CONTRACTOR SHALL VERIFY ALL LIGHTING AND CONDUIT SYSTEMS WITH CITY APPROVED STREET ILLUMINATION LIGHTING PLANS.





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Extend road to western edge of property.

Since this intersection is necessary for function of the development, approval is conditioned on an agreement between the City and development for use of this area as a roadway.

If it can be warranted, provide turning movement information for roundabout.

Remove access to 980 N from Clubhouse

15.01.100.F Horizontal street alignments shall intersect each other as near as possible to right angles. In no case shall the deviation from ninety degrees be more than +/- ten degrees. Any deviations shall be approved by the city engineer.

Is there a reason you can't meet the 90 degree requirement in code for the intersections?

AMERICAN FORK CITY 12:061:0195

STATE OF UTAH DEPT. OF NATURAL RESOURCES 12:061:0061

GRIFFITH 51:326:0003

ROGERS 51:159:0007

CALDWELL 51:159:0008

GORDON 51:235:0001

CITY OF AMERICAN FORK
CITY OF LEHI
CITY OF PLEASANT GROVE
12:062:0045

AMERICAN FORK CITY 12:061:0195

AMERICAN FORK CITY CORP. 12:062:0013

AMERICAN FORK CITY CORP. 12:062:0044

AMERICAN FORK CITY CORP. 12:061:0195

400 EAST PUBLIC

390 EAST PUBLIC

370 EAST PUBLIC

350 EAST PUBLIC

330 EAST PUBLIC

1120 NORTH PUBLIC

1080 NORTH PUBLIC

1040 NORTH PUBLIC

980 NORTH

PARCEL A 58,154 SF 1.34 AC PUBLIC OPEN SPACE MAINTAINED BY HOA

PARCEL B 12,249 SF 0.28 AC PUBLIC OPEN SPACE MAINTAINED BY HOA

PARCEL C 93,598 SF 2.15 AC

PARCEL D 19,862 SF 0.46 AC PUBLIC OPEN SPACE MAINTAINED BY HOA

PARCEL E 19,862 SF 0.46 AC PUBLIC OPEN SPACE MAINTAINED BY HOA

HOA PARCEL 45,037 SF 1.03 AC

CLUBHOUSE 4,000 SF

POOL

POB

SOUTH 659.3'

EAST 332.51'

S 0°40'55" E 883.21'

N 7°19'50" E 468.59'

N 1°38'35" W 505.86'

S 6°03'18" W 159.85'

S 82°24'16" W 23.23'

S 9°26'00" W 10.19'

S 89°06'19" W 245.95'

887.05'
S 0°01'33" E 2642.50'
(NAD27 BASIS OF BEARING)

W 1/4 COR SEC 12
T5S, R1E, SLB&M
BM = 4730.99' (NGVD29)
(FOUND BRASS CAP)

SW COR SEC 12
T5S, R1E, SLB&M
(NOT FOUND)

RC SW COR SEC 12
T5S, R1E, SLB&M
(FOUND BRASS CAP)

INSTALL GOLF COURSE FENCE

INSTALL GOLF COURSE FENCE

TO PARKING LOT

90°

91°

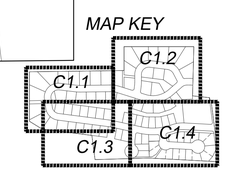
96°

91°

90°

77.5°

MAP KEY



THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

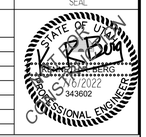
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berg CIVIL ENGINEERING
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REVISIONS

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SEAL



ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

City drive/berg civil/2021/bridges at fox hollow/both_01-pm plot.dwg

120
17,580 SF
0.40 AC

119
16,083 SF
0.37 AC

118
16,115 SF
0.37 AC

117
16,003 SF
0.37 AC

116
14,772 SF
0.34 AC

115
11,315 SF
0.26 AC

121
16,002 SF
0.37 AC

122
16,054 SF
0.37 AC

123
16,086 SF
0.37 AC

124
16,027 SF
0.37 AC

125
9,895 SF
0.23 AC

126
9,109 SF
0.21 AC

127
7,575 SF
0.17 AC

128
7,575 SF
0.17 AC

129
7,575 SF
0.17 AC

130
7,575 SF
0.17 AC

131
7,575 SF
0.17 AC

132
7,503 SF
0.17 AC

133
7,500 SF
0.17 AC

134
7,500 SF
0.17 AC

135
7,500 SF
0.17 AC

136
7,500 SF
0.17 AC

137
9,083 SF
0.21 AC

138
9,850 SF
0.23 AC

139
11,763 SF
0.27 AC

140
9,057 SF
0.21 AC

141
9,142 SF
0.21 AC

142
7,500 SF
0.17 AC

143
7,500 SF
0.17 AC

144
7,530 SF
0.17 AC

145
7,770 SF
0.18 AC

390 EAST
PUBLIC

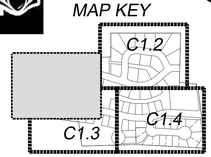
350 EAST
PUBLIC

PARCEL E
19,862 SF
0.46 AC
PUBLIC OPEN SPACE
MAINTAINED BY HOA

PUBLIC PARKING LOT

Blue Stakes of UTAH811
Bluestakes.org

MAP KEY



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 15 30 60 90
SCALE: 1"= 30'

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Highland Ut, 84003
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cell (801) 616-1677

REVISIONS

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SEAL
STATE OF UTAH
R. BUM
CIVIL ENGINEER
7/6/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1.1

Gary driveberg (w)2021\bridges at fox hollow\both_01-pre plat.dwg

MAP KEY

C1.1 | C1.3 | C1.4

105
20,067 SF
0.46 AC

104
20,036 SF
0.46 AC

103
20,658 SF
0.47 AC

102
25,000 SF
0.57 AC

101
21,785 SF
0.50 AC

106
10,273 SF
0.25 AC

107
10,466 SF
0.25 AC

108
11,042 SF
0.22 AC

109
11,136 SF
0.23 AC

110
12,941 SF
0.30 AC

115
11,315 SF
0.26 AC

114
10,356 SF
0.21 AC

113
10,686 SF
0.27 AC

112
12,593 SF
0.26 AC

111
12,023 SF
0.30 AC

145
7,770 SF
0.18 AC

146
7,503 SF
0.17 AC

147
7,902 SF
0.19 AC

148
7,709 SF
0.21 AC

149
7,614 SF
0.17 AC

150
7,593 SF
0.17 AC

151
8,560 SF
0.20 AC

152
7,860 SF
0.18 AC

HOA PARCEL
45,037 SF
1.03 AC

CLUBHOUSE
4,000 sf

PUBLIC
400 EAST

1120 NORTH
PUBLIC

390 EA
PUBLIC

MAINTAINED BY HOA

PUBLIC OPEN SPACE
MAINTAINED BY HOA

BRIDGE

Blue Stakes of UTAH 811
Bluestakes.org

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 15 30 60 90
SCALE: 1"= 30'

berg
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REVISIONS

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SEAL
STATE OF UTAH
KEVIN R. BERG
343602
REGISTERED PROFESSIONAL ENGINEER
7/6/2022

ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*C1.2*

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AMERICAN FORK CITY CORP.
12:061:0195

Blue Stakes of UTAH811
Bluestakes.org

THE BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
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(801) 756-3581

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

REVISIONS

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SEAL
STATE OF UTAH
R. BERG
REGISTERED
7/6/2022
PROFESSIONAL ENGINEER
5343602

ACTION	DATE
PRELIM	7/6/2022

PROJECT
THE BRIDGES
AT FOX HOLLOW

DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*C1.3*

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THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 15 30 60 90
SCALE: 1"= 30'

berg
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office (801) 492-1277
cell (801) 616-1677

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STATE OF UTAH
KYLE R. BERG
7/6/2022
3436602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	*C1.4*

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SEWER NOTES

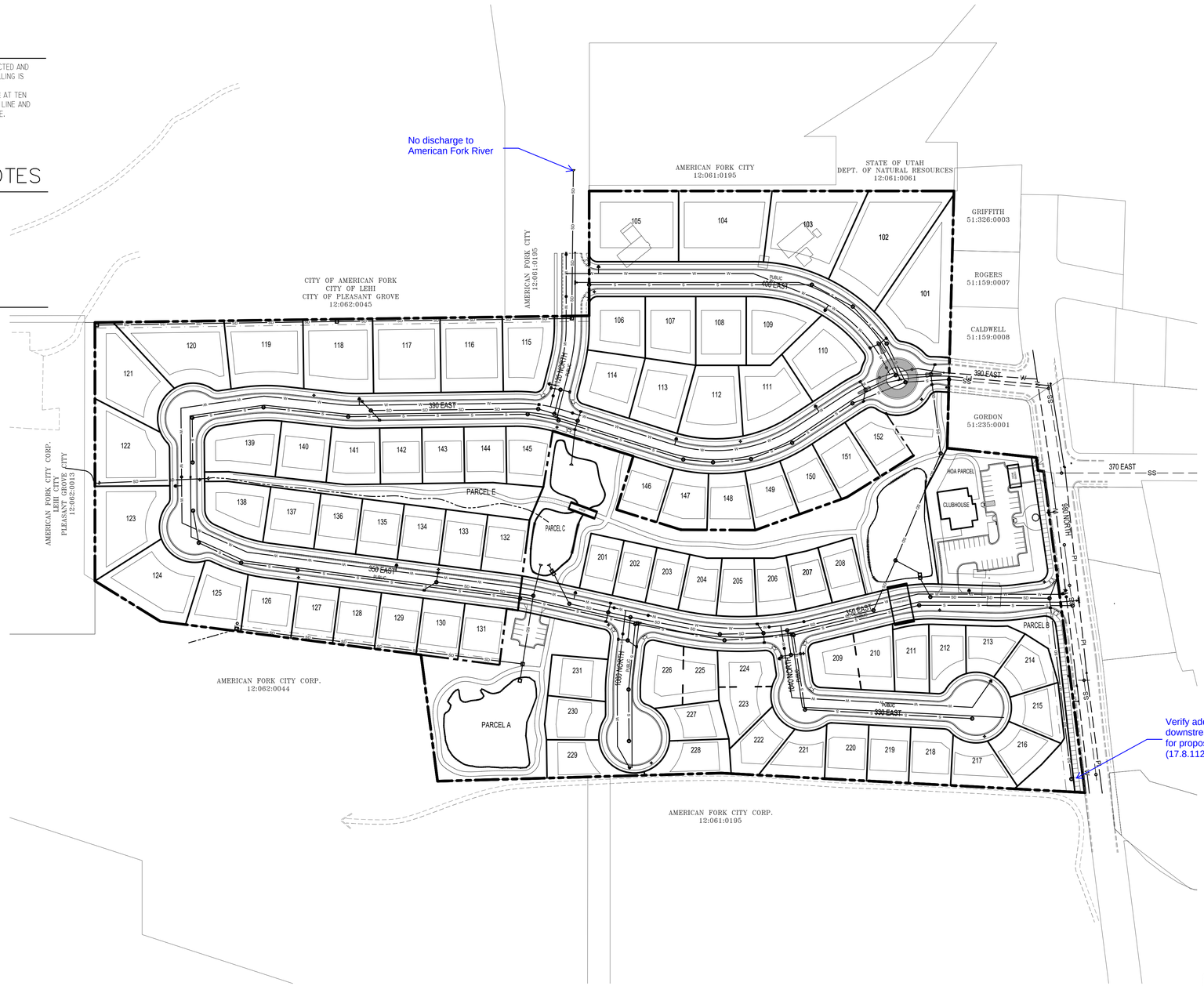
1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETE.
2. ALL LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
3. ALL SEWER PIPE TO BE PVC SDR-35
4. ALL SEWER MANHOLES TO BE 5' IN DIAMETER.

WATER SERVICE NOTES

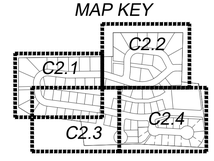
1. 1.5" POLY (BLUE) SERVICE FROM MAIN
   1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
   4' TO 6' SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL CULINARY WATER LINES TO BE PVC C900 (BLUE)

PI LATERAL NOTES

1. 1.5" POLY (PURPLE) LATERAL FROM MAIN
   1"x1"x1.5" TEE WITH (3) C84 QUICK JOINTS.
   4' TO 6' SEPARATION REQUIRED BETWEEN METER CANS.
2. MAINTAIN 3' CLEARANCE FROM FIRE HYDRANTS
3. ALL PI LINES TO BE PVC C900 (PURPLE)



MAP KEY



Blue Stakes of UTAH 811 Bluestakes.org

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

N

0 50 100 200 300
SCALE: 1"= 100'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS

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SEAL

STATE OF UTAH — RYAN D. BUM — 343602 — PROFESSIONAL ENGINEER — 7/6/2022

ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2*

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12:062:0045

120 119 118 117 116 115

121

122

123

124

125 126 127 128 129 130 131

132 133 134 135 136 137 138

139 140 141 142 143 144 145

PARCEL E

PARCE

390 EAST

350 EAST

PUBLIC

8" WATER

8" PI

FH

(3) 8" VALVES

8" VALVE

MH24
RIM 4730.00
FL IN 4718.01
FL OUT 4717.81

MH23
RIM 4726.50
FL IN 4714.77
FL OUT 4714.57

MH22
RIM 4722.00
FL IN 4709.77
FL OUT 4709.57

MH25
RIM 4712.00
FL IN 4709.78
FL OUT 4709.58

MH26
RIM 4713.00
FL OUT 4712.37

MH10
RIM 4730.00
FL OUT 4718.65

MH9
RIM 4727.40
FL IN 4717.20
FL OUT 4716.87

MH8
RIM 4730.40
FL IN 4717.32
FL OUT 4717.12

MH7
RIM 4728.50
FL IN 4715.60
FL OUT 4715.40

MH6
RIM 4722.10
FL IN 4709.40
FL OUT 4709.20

128.42 LF 8" SEWER @ 2%

151.89 LF 8" SEWER @ 2%

320.05 LF 8" SEWER @ 1.5%

96.06 LF 8" SEWER @ 1.5%

79.52 LF 8" SEWER @ 2%

59.11 LF 8" SEWER @ 1.5%

83.63 LF 8" SEWER @ 1.5%

101.28 LF 8" SEWER @ 1.5%

400 LF 8" SEWER @ 1.5%

Blue Stakes of UTAH811
Bluestakes.org

MAP KEY

C2.2
C2.3
C2.4

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

N

0 15 30 60 90
SCALE: 1"= 30'

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
KYLE R. BERG
343602
7/6/2022
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.1*

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Blue Stakes of UTAH 811
Bluestakes.org

105 104 103 102 101 106 107 108 109 110 114 113 112 111 152 151 150 149 148 147 146 145

PUBLIC 400 EAST

8" WATER
8" PI
397.11 LF 8" SEWER @ 1.3%
FH
(3) 8" VALVES
MH31
RIM 4722.00
FL OUT 4710.00
2" TEMP BO
2" TEMP BO
(3) 8" VALVES
8" WATER
8" PI

MH30
RIM 4715.60
FL IN 4704.83
FL OUT 4704.83
62.90 LF 8" SEWER @ 0.5%
MH29
RIM 4715.60
FL IN 4704.71
FL OUT 4704.71
69.45 LF 8" SEWER @ 0.5%
MH28
RIM 4715.60
FL IN 4703.96
FL OUT 4703.96
76.90 LF 8" SEWER @ 0.5%
(3) 8" VALVES
TR#28

CONNECT TO EX 8" WATER
390 EAST
EX 8" WATER
EX 8" PI
EX 8" SEWER
MH15-A
RIM 4713.00
CONNECT TO EX 8" PI
77.78 LF 8" SEWER @ 1%
MH15-B
RIM 4713.00
FL IN 4703.05
FL OUT 4702.85
101.64 LF 8" SEWER @ 1%
MH16
RIM 4715.40
FL IN 4703.76
FL OUT 4703.56
126.57 LF 8" SEWER @ 0.5%
MH17
RIM 4714.60
FL IN 4705.60
FL OUT 4704.45
78.80 LF 8" SEWER @ 0.5%
MH18
RIM 4714.50
FL IN 4705.20
FL OUT 4705.00
67.98 LF 8" SEWER @ 0.5%
MH19
RIM 4715.33
FL IN 4705.74
FL OUT 4705.54
53.30 LF 8" SEWER @ 0.5%
MH20
RIM 4715.50
FL IN 4706.20
FL OUT 4706.00
233.06 LF 8" SEWER @ 1%
MH21
RIM 4720.50
FL IN 4708.73
FL OUT 4708.55
36.06 LF 8" SEWER @ 1.5%
(3) 8" VALVES
8" WATER
8" PI
1120 NORTH PUBLIC
(3) 8" VALVES
FH
BRIDGE

HOA PARCEL
MAP KEY
C2.1
C2.3
C2.4
CLUBHOUSE

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

N
0 15 30 60 90
SCALE: 1"= 30'

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			STATE OF UTAH R. BUM 443602 PROFESSIONAL ENGINEER 7/6/2022
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ACTION	DATE
PRELIM	7/6/2022

PROJECT

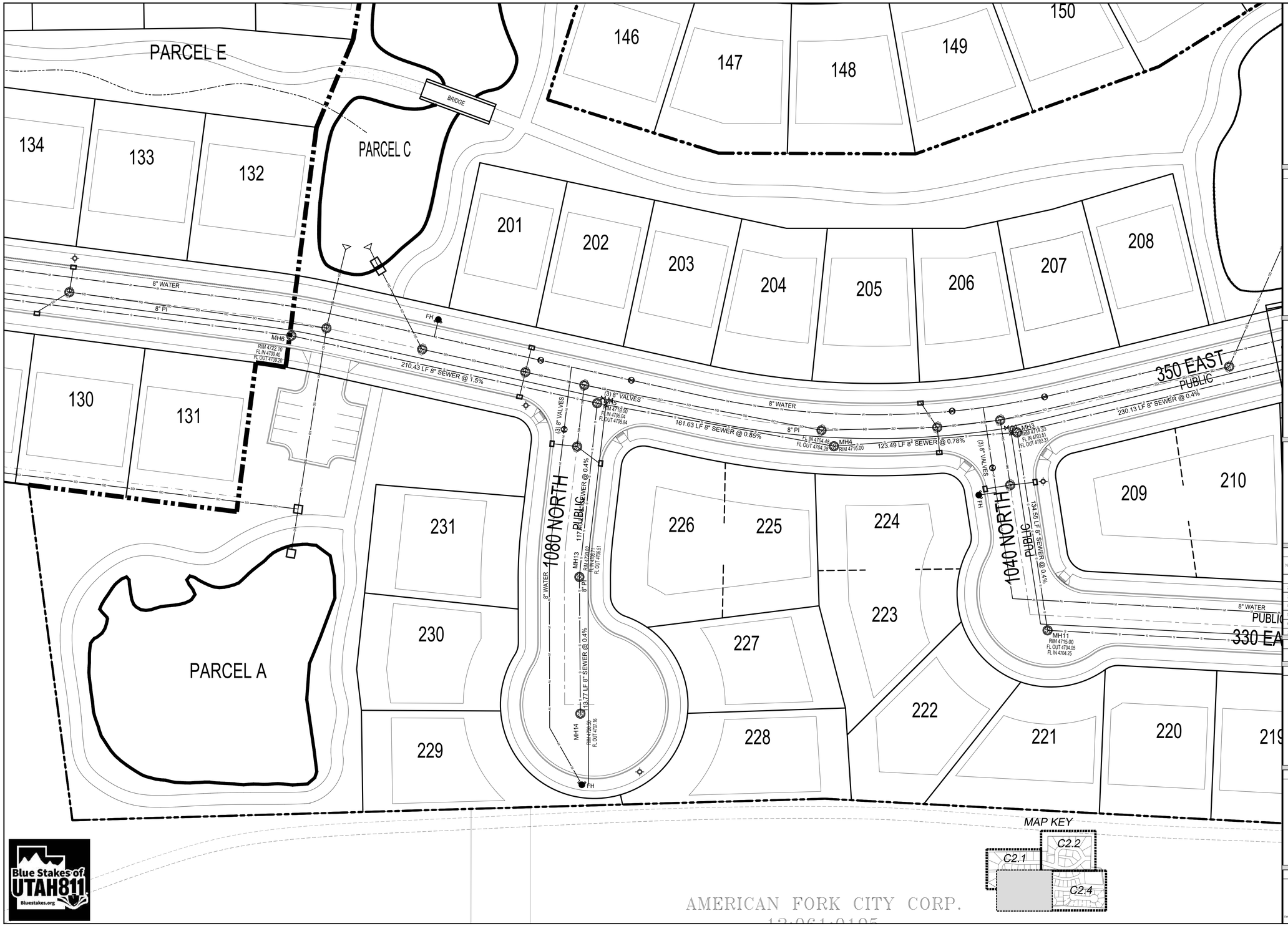
THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.2*

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Blue Stakes of UTAH811 Bluestakes.org

AMERICAN FORK CITY CORP.
13:061:0125

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

N

0 15 30 60 90
SCALE: 1"= 30'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	STATE OF UTAH · RYAN D. BUM · 7/6/2022 · 343602 · PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.3*

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THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

N

0 15 30 60 90
SCALE: 1"= 30'

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL
STATE OF UTAH
CHRISTOPHER R. BERG
343602
PROFESSIONAL ENGINEER
7/6/2022

ACTION	DATE
PRELIM	7/6/2022

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY	*C2.4*

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BRIDGES at FOX HOLLOW

DETENTION POND 1

American Fork, UT

18-May-22

Storm drain calculations were performed using the rational method.

Hydrologic Calculations				POND RATING TABLE			
CA CALCULATION				RETENTION POND / DETENTION POND			
	C	Area (ft²)	C * A			INCR	TOTAL
Roadways	0.90	155535	139982	ELEV	AREA	VOL	VOL
Roofs	0.90	70000	63000	(ft)	(sf)	(cf)	(cf)
Landscape	0.10	362802	36280	4716	6191	0	0
Totals		588337	239262	4717	8808	7500	7500
Total Acres:	13.51			4718	12023	10416	17915
Q_{allow} per acre	0.2 cfs/acre			4719	15399	13711	31626
Q_{allow}	**2.7 cfs**			4720	18927	17163	48789

Retention Volume Calculations					
Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft³)	Release Volume (ft³)	Required Storage (ft³)
A	*B*	*C*	*D*	*E*	*F*
15	4.60	1.15	22929	2431	20498
30	3.04	1.52	30306	4862	25444
60	1.83	1.83	36487	9725	26763
120	1.03	2.05	40874	19449	21425
180	0.74	2.21	44064	29174	14890
360	0.37	2.21	44064	58347	-14283
1440	0.15	3.48	69386	233390	-164004

Required Storage =	**26763 ft³**	or	**0.614 acre·ft**	**100 YR HW**	4718.65
Provided Detention =	**31626 ft³**	or	**0.726 acre·ft**	**TOP OF POND**	4719
Total Pond Volume =	**48789 ft³**	or	**1.120 acre·ft**		

Notes:
A, B, & C are based upon American Fork Drainag Manual
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA
E = an allowable release rate (0.2 cfs/acre) x total acreage of site x A x 60 sec.
F = D - E to determine storage volume

BRIDGES at FOX HOLLOW

DETENTION POND 2

American Fork, UT

18-May-22

Storm drain calculations were performed using the rational method.

Hydrologic Calculations				POND RATING TABLE			
CA CALCULATION				RETENTION POND / DETENTION POND			
	C	Area (ft²)	C * A			INCR	TOTAL
Roadways	0.90	152556	137300	ELEV	AREA	VOL	VOL
Roofs	0.90	96000	86400	(ft)	(sf)	(cf)	(cf)
Landscape	0.10	514242	51424	4703	7426	0	0
Totals		762798	275125	4704	9450	8438	8438
Total Acres:	17.51			4705	11668	10559	18997
Q_{allow} per acre	0.2 cfs/acre			4706	14068	12868	31865
Q_{allow}	**3.5 cfs**			4707	16631	15350	47215

Retention Volume Calculations					
Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft³)	Release Volume (ft³)	Required Storage (ft³)
A	*B*	*C*	*D*	*E*	*F*
15	4.60	1.15	26366	3152	23214
30	3.04	1.52	34849	6304	28545
60	1.83	1.83	41957	12608	29348
120	1.03	2.05	47000	25216	21784
180	0.74	2.21	50669	37825	12844
360	0.37	2.21	50669	75649	-24981
1440	0.15	3.48	79786	302598	-222811

Required Storage =	**29348 ft³**	or	**0.674 acre·ft**	**100 YR HW**	4705.80
Provided Detention =	**47215 ft³**	or	**1.084 acre·ft**	**TOP OF POND**	4707
Total Pond Volume =	**47215 ft³**	or	**1.084 acre·ft**		

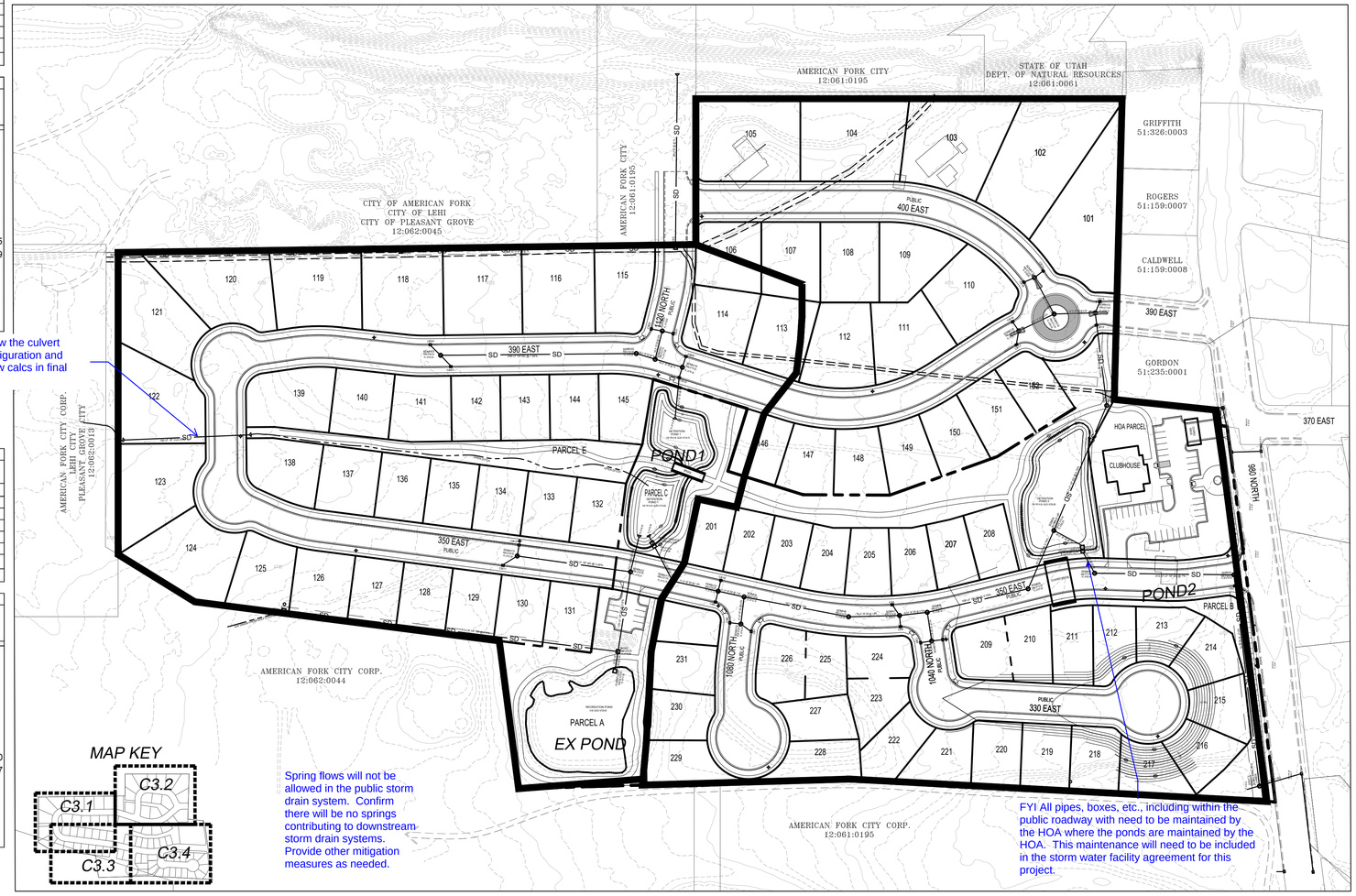
Notes:
A, B, & C are based upon American Fork Drainag Manual
D = C / (12 inches/foot) x total acreage of site x 43,560 sf/acre x run-off coefficient, where Q=CIA and V=CiA
E = an allowable release rate (0.2 cfs/acre) x total acreage of site x A x 60 sec.
F = D - E to determine storage volume

Revise detention pond calculations as needed to address internal drainage reconfiguration to eliminate flow to American Fork River and downstream system capacity

Show the culvert configuration and show calcs in final plan

STORM DRAINAGE NOTES

1. THE PROPOSED STORM DRAIN SYSTEM WILL BE MAINTAINED BY THE HOA
2. SPRING FLOWS / GROUNDWATER DRAINS FROM THE GOLF COURSE HAVE HISTORICALLY BEEN ROUTED THROUGH THE PROPERTY AND DISCHARGED OFF-SITE INTO THE EXISTING CULVERT NEAR THE SOUTHWEST CORNER OF THE PROPERTY AND 980 NORTH.
3. A STORM WATER FACILITY AGREEMENT THAT STATES THAT THE HOA WILL BE RESPONSIBLE TO MAINTAIN THE STORM DRAIN SYSTEM WITHIN THE DEVELOPMENT.



Spring flows will not be allowed in the public storm drain system. Confirm there will be no springs contributing to downstream storm drain systems. Provide other mitigation measures as needed.

FYI All pipes, boxes, etc., including within the public roadway with need to be maintained by the HOA where the ponds are maintained by the HOA. This maintenance will need to be included in the storm water facility agreement for this project.

NORTH HALF OF PROJECT - DETENTION INTO POND 1

SUBAREA	Segment Description	Impervious Area A (ac)	Intensity I (in./hr.)	Runoff Coefficient C	Rational Peak Flow Q* (cfs)	Routed Pipe Flow Q (cfs)	Slope S	Pipe Diameter D (in.)	Pipe Area A (ft²)	Velocity V (ft/s)	Wetted Perimeter P (ft)	Hydraulic Radius R (ft)	Full Flow Capacity Q (cfs)	Capacity (%)
1	350 E [SDMH21]	0.87	1.72	0.9	1.347	1.347	0.50%	18	1.767	4.967	4.712	0.375	8.778	15%
2	1080 N [SDMH22]	0.52	1.72	0.9	0.801	0.801	0.50%	18	1.767	4.967	4.712	0.375	8.778	9%
Route combined subareas 1 - 2 TO SDMH20						**2.148**	0.50%	18	1.767	4.967	4.712	0.375	8.778	**24.5%**
3	RECREATION POND OUTFLOW					1.500	0.50%	18	1.767	4.967	4.712	0.375	8.778	17%
4	350 E [SDMH23]	0.76	1.72	0.9	1.180	1.180	3.30%	18	1.767	12.762	4.712	0.375	22.552	5%
Route combined subareas 1 - 4 TO POND 1						**4.827**	0.50%	18	1.767	4.967	4.712	0.375	8.778	**55.0%**
5	1080 N [SDMH15]	0.19	1.72	0.9	0.297	0.297	0.50%	18	1.767	4.967	4.712	0.375	8.778	3%
6	390 E [SDMH14]	0.16	1.72	0.9	0.253	0.253	0.50%	18	1.767	4.967	4.712	0.375	8.778	3%
Route combined subareas 5 -6 TO SDMH13						**0.550**	0.50%	18	1.767	4.967	4.712	0.375	8.778	**6.3%**
7	390 E [SDMH18]	0.58	1.72	0.9	0.903	0.903	1.34%	18	1.767	8.132	4.712	0.375	14.370	6%
8	1120 N [SDMH19]	0.17	1.72	0.9	0.269	0.269	0.50%	18	1.767	4.967	4.712	0.375	8.778	3%
9	390 E [SDMH13]	0.73	1.72	0.9	1.133	1.133	1.00%	18	1.767	7.025	4.712	0.375	12.414	9%
Route combined subareas 7-9 to SDMH13						**2.305**	1.00%	18	1.767	7.025	4.712	0.375	12.414	18.6%
Route combined subareas 5-9 from SDMH13 to POND 1						**2.855**	1.00%	18	1.767	7.025	4.712	0.375	12.414	23.0%

SOUTH HALF OF PROJECT - DETENTION INTO POND 2

SUBAREA	Segment Description	Impervious Area A (ac)	Intensity I (in./hr.)	Runoff Coefficient C	Rational Peak Flow Q* (cfs)	Routed Pipe Flow Q (cfs)	Slope S	Pipe Diameter D (in.)	Pipe Area A (ft²)	Velocity V (ft/s)	Wetted Perimeter P (ft)	Hydraulic Radius R (ft)	Full Flow Capacity Q (cfs)	Capacity (%)
1	330.EAST	0.87	1.72	0.9	1.347	1.347	1.00%	18	1.767	7.025	4.712	0.375	12.414	11%
2	350 E [SDMH5]	0.43	1.72	0.9	0.661	0.661	1.00%	18	1.767	7.025	4.712	0.375	12.414	5%
Route combined subareas 1 - 2 TO POND 2						**2.008**	1.00%	18	1.767	7.025	4.712	0.375	12.414	**16.2%**
3	400 EAST	0.81	1.72	0.9	1.261	1.261	0.50%	18	1.767	4.967	4.712	0.375	8.778	14%
4	390 E [SDMH9]	0.67	1.72	0.9	1.030	1.030	0.50%	18	1.767	4.967	4.712	0.375	8.778	12%
Route combined subareas 3 -4 TO POND 2						**2.291**	0.50%	18	1.767	4.967	4.712	0.375	8.778	**26.1%**
5	POND 1 TO POND 2 (INCLUDES POND 1 ALLOWABLE PLUS RECREATION POND PASS THRU					4.820	1.00%	18	1.767	7.025	4.712	0.375	12.414	39%
Route combined subareas 1 -5 TO POND 2						**9.119**	1.00%	18	1.767	7.025	4.712	0.375	12.414	**73.5%**
5	POND 2 (INCLUDES POND 2 ALLOWABLE PLUS POND 1 & RECREATION POND PASS THRU					**7.700**	1.25%	18	1.767	7.854	4.712	0.375	13.880	55%
6	350 E [SDMH2]	0.84	1.72	0.9	1.304	1.304	1.00%	18	1.767	7.025	4.712	0.375	12.414	11%
Route combined subareas TO TREATMENT DEVICE [SDMH1]						**9.004**	1.50%	18	1.767	8.604	4.712	0.375	15.204	59.2%

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 50 100 200 300
SCALE: 1"= 100'

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL
STATE OF UTAH
KYLE R. BERG
7/6/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	*C3*

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BOX3
BOX4
427 LF 24" SD @ 1%
120
119
118
117
116
115
121
4735
4730
4725
CB24
SDMH23
RIM 4726.25
FL 4722.25
390 EAST
258 LF 18" SD @ 1.34%
SDMH22
RIM 4722.00
FL 4718.28
CB23
CB22
122
139
140
141
142
143
144
145
190 LF 18" CULVERT
PARCEL E
OPEN DITCH
138
137
136
135
134
133
132
123
124
125
126
127
128
129
130
131
350 EAST
PUBLIC
CB12
SDMH13
RIM 4725.00
FL 4721.00
CB11
174 LF 18" SD @ 3.30%
SDMH12
RIM 4722.00
FL 4716.27
54 LF 18" SD @ 0.5%
123 LF 18" SD @ 0.5%
513 LF 18" SD @ 0.5%
GW DRAIN FROM GOLF COURSE
BOX1
MAP KEY
C3.2
C3.3
C3.4

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
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SEAL
STATE OF UTAH
R. BUM
REGISTERED
7/6/2022
PROFESSIONAL ENGINEER
343602

ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.1*

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105
104
103
102
101
106
107
108
109
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114
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112
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152
151
150
149
148
147
146
PUBLIC
400 EAST
1120 NORTH
PUBLIC
390 EAST
4720
4715
4710
4705
BOX5
CB22
CB21
CB20
CB19
CB15
CB16
CB14
CB18
CB17
CB13
SDMH22
RIM 4722.00
FL 4718.28
SDMH20
RIM 4717.75
FL 4717.66
SDMH19
RIM 4719.50
FL 4716.42
SDMH17
RIM 4717.25
FL 4709.25
SDMH16
RIM 4713.50
FL 4709.45
SDMH18
RIM 4713.50
FL 4709.75
SDMH15
RIM 4713.00
FL 4708.14
SDMH14
RIM 4707.50
FL 4703.50
44 LF 15" SD @ 0.5%
30 LF 18" SD @ 1%
146 LF 18" SD @ 1%
61 LF 18" SD @ 1%
51 LF 18" SD @ 1%
60 LF 18" SD @ 0.5%
82 LF 18" SD @ 0.5%
113 LF 18" SD @ 1.25%
281 LF 24" SD @ 1%
DETENTION
POND 1
100 YR H.W. ELEV 4718.75
FL 4715.83
BRIDGE
HOA PARCEL
MAP KEY
C3.1
C3.3
C3.4
CLUBHOUSE
@ 0.70%
SD
OS
SS
ld

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
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0 15 30 60 90
SCALE: 1"= 30'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			STATE OF UTAH KEVIN P. BUM 343602 REGISTERED PROFESSIONAL ENGINEER
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ACTION	DATE
PRELIM	7/6/2022

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.2*

PARCEL E

OPEN DITCH

DETENTION POND 1
100 YR H.W. ELEV 4718.75

BRIDGE

PARCEL C
DETENTION POND 1
100 YR H.W. ELEV 4718.65

POND1 ORIFICE OVERFLOW
RIM 4719.00
FL 4714.65

FL 4716.00

FL 4716.00

146 147 148 149 150

134 133 132

201 202 203 204 205 206 207 208

4725 4720 4715

CB12

SDMH13
RIM 4725.00
FL 4721.00

CB11

174 LF 18" SD @ 3.30%

24 LF 18" SD @ 1.5%

SDMH12
RIM 4722.00
FL 4716.27

SDMH11
RIM 4721.00
FL 4713.78

32 LF 18" SD @ 1.5%

71 LF 18" SD @ 1.5%

SDMH10
RIM 4720.00
FL 4712.72

CB10

41 LF 18" SD @ 1.5%

SDMH9
RIM 4719.50
FL 4712.10

CB9

162 LF 18" SD @ 1.5%

SDMH8
RIM 4714.50
FL 4709.88

78 LF 18" SD @ 1.5%

CB5

SDMH7
RIM 4714.50
FL 4708.51

43 LF 18" SD @ 0.75%

SDMH6
RIM 4714.50
FL 4708.19

158 LF 18" SD @ 0.75%

SDMH5
RIM 4712.50
FL 4707.00

97 LF 18" SD @ 0.75%

350 EAST
PUBLIC

130 131

123 LF 18" SD @ 0.5%

CB8

41 LF 18" SD @ 0.5%

SDMH10
RIM 4716.50
FL 4716.34

CB7

CB6

CB4

SDMH4
RIM 4716.50
FL 4708.19

41 LF 18" SD @ 0.75%

1080 NORTH
PUBLIC

1040 NORTH
PUBLIC

209 210

231 226 225 224 223 227 230 229 228 222 221 220 219

BOX2
RIM 4722.00
FL 4716.89

28 LF 18" SD @ 0.5%

OVERFLOW
GRATE 4720.00
FL 4717.00

RECREATION POND
H.W. ELEV 4720.00

PARCEL A

AMERICAN FORK CITY CORP.

MAP KEY

C3.1 C3.2 C3.4

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 15 30 60 90
SCALE: 1"= 30'

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	STATE OF UTAH, KYLE R. BERG, 343602, REGISTERED PROFESSIONAL ENGINEER, 7/6/2022
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ACTION	DATE
PRELIM	7/6/2022

PROJECT

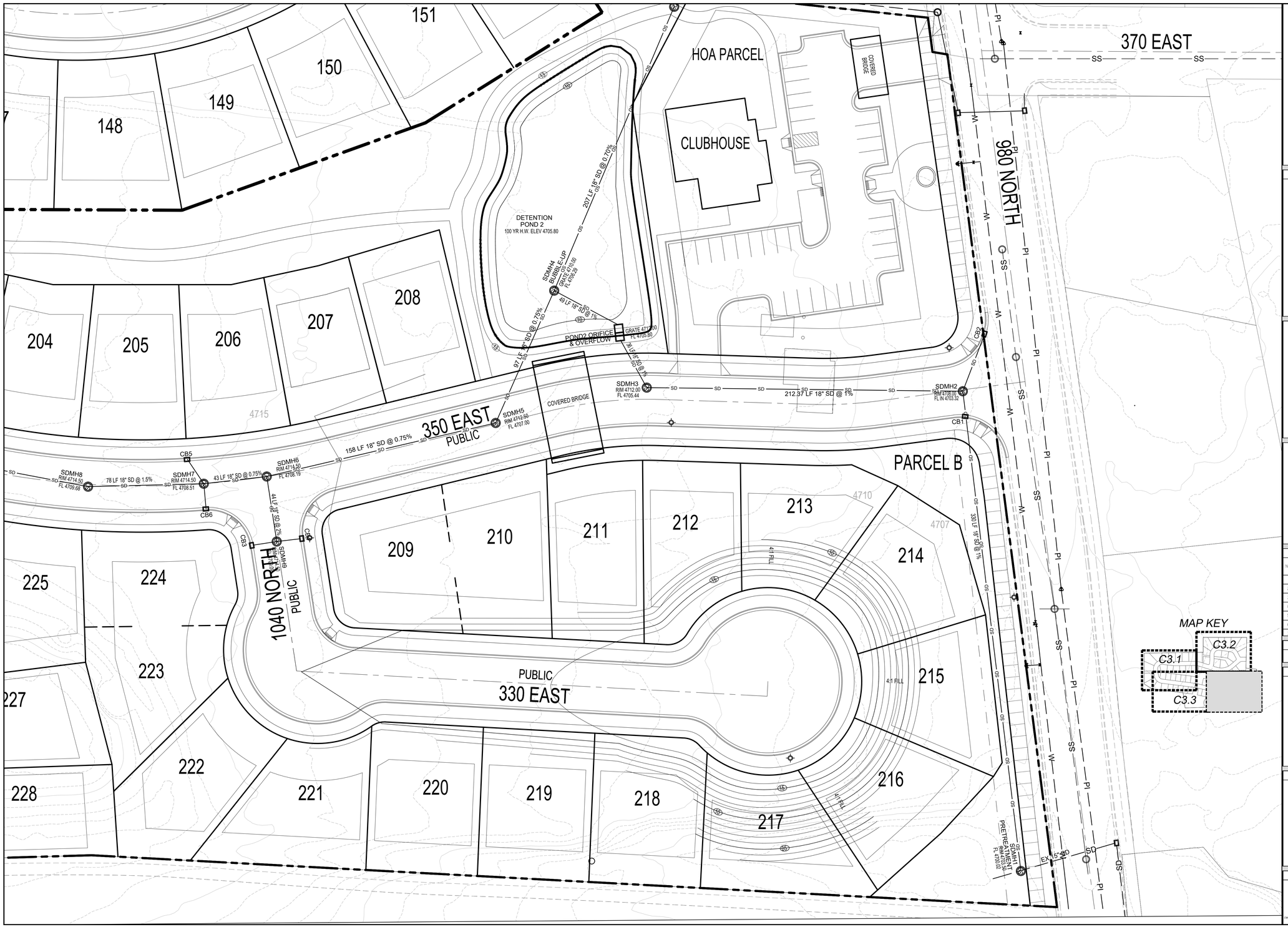
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.3*

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THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

0 15 30 60 90
SCALE: 1"= 30'

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
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REVISIONS

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SEAL
STATE OF UTAH
RYAN B. BERG
7/6/2022
343602
PROFESSIONAL ENGINEER

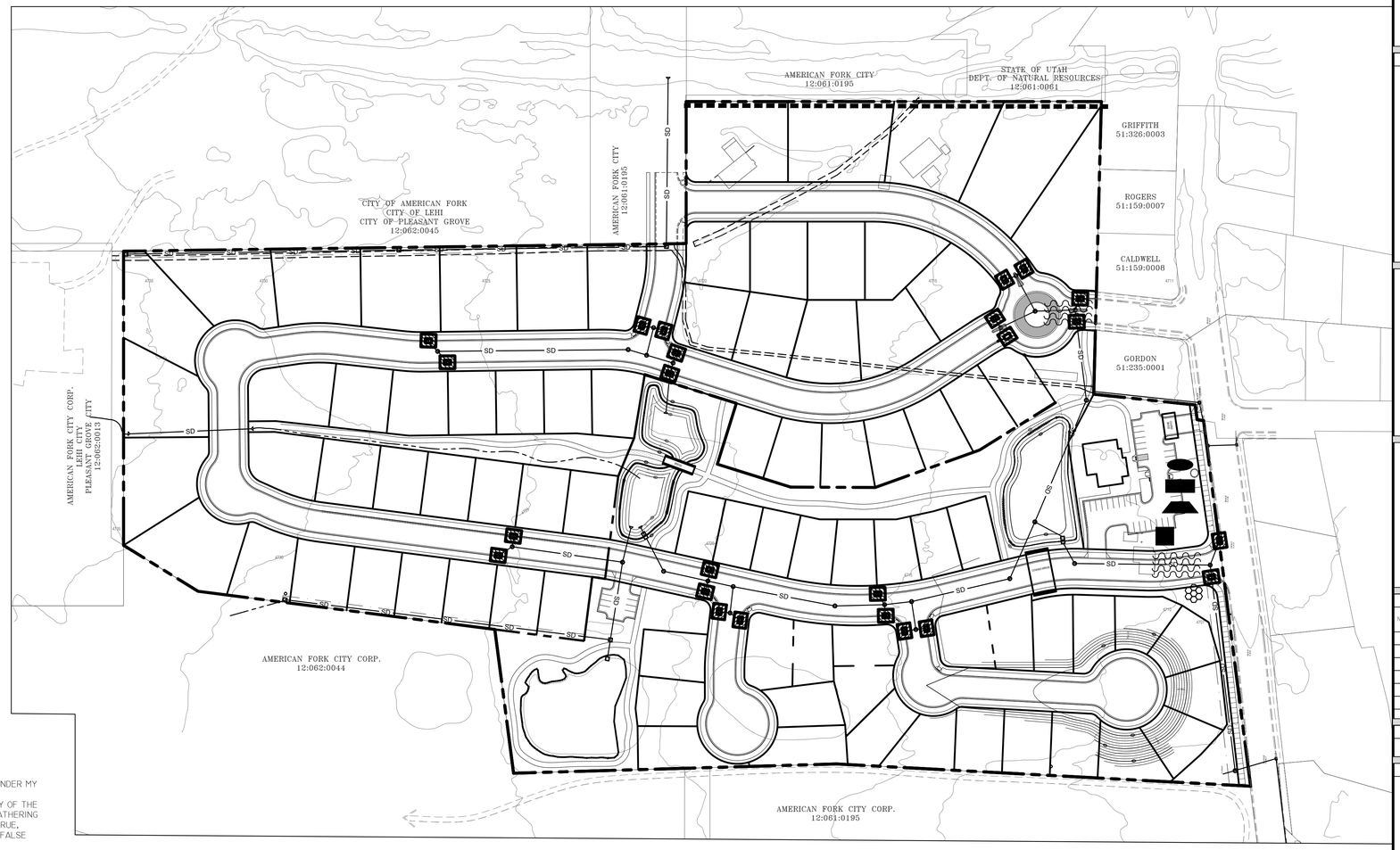
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PRELIM	7/6/2022

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	*C3.4*

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SWPPP CERTIFICATION STATEMENT

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

_____ DATE _____
KENNETH R. BERG, PE

MAPPING LEGEND

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

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

NO.	DATE	DESCRIPTION
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SEAL
STATE OF UTAH
KENNETH R. BERG
7/6/2022
5343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	7/6/2022

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SWPPP	*C4*

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GENERAL NOTES

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

TRAFFIC CONTROL

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

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

STRIPING AND SIGNING

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

EROSION AND SEDIMENT CONTROL

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

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

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

WATER LINE

1. All water line materials shall be provided and installed according to current specifications of the City of American Fork, Water Department.
2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 51 or PVC C900 (blue). Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54. Flanged Joint pipes shall be Ductile Iron, Class 53.
3. Only fire hydrants conforming to City of American Fork standards will be approved for use.
4. Public water lines shall be disinfected by the City of American Fork, Water Department. Requests for water line chlorination shall be made through the City of American Fork, Water Department. The cost for chlorination shall be paid for by the Contractor.
5. All water lines shall be disinfected according to City of American Fork Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7).
6. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of American Fork, Water Department.
7. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications.
8. The Contractor shall paint all fire hydrants according to City of American Fork standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.
9. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of American Fork, Water Department and have been accepted by the Public Works Department.
10. The Contractor shall notify the City of American Fork, Water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
11. All water main stationing shall be based on street centerline stationing.
12. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
13. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
14. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

STORM SEWER

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

MAIL DELIVERY

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

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH — V. R. BUD — REGISTERED PROFESSIONAL ENGINEER — 6/8/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/8/2022

PROJECT

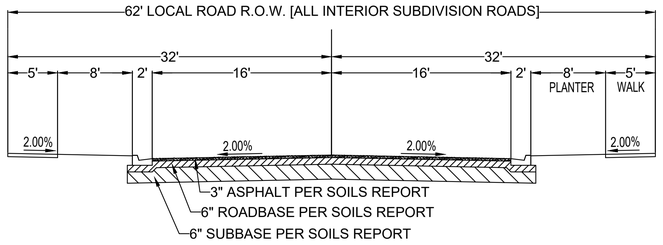
THE BRIDGES AT FOX HOLLOW

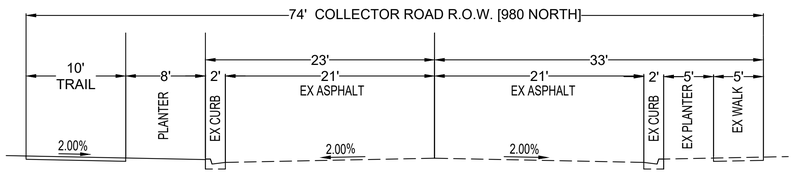
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1

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THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

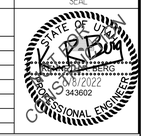
372 S MAIN STREET
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ACTION	DATE
PRELIM	6/8/2022

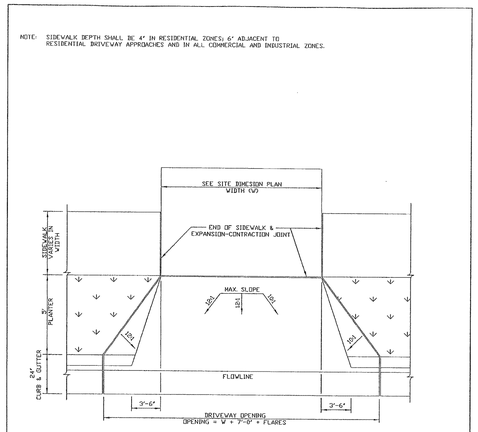
PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

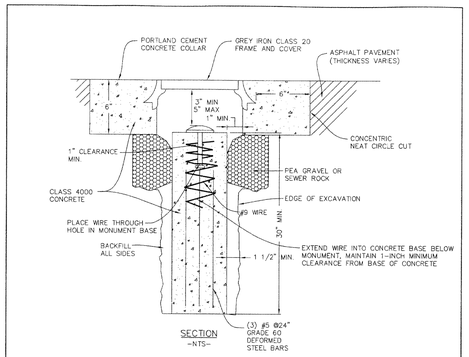
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D0*



FLARED DRIVE APPROACH WITH PLANTER
-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: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

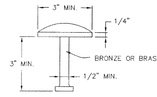


SECTION
-NTS-

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



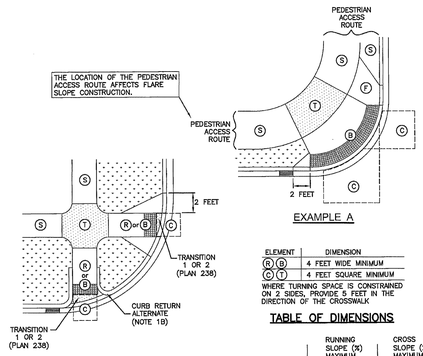
CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP	Northern ENGINEERING / LAND PLANNING / CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

EXAMPLE B

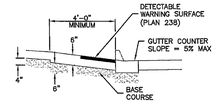
ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

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

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.



MATERIALS

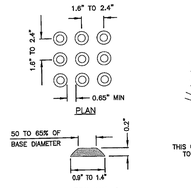
SLOPE TABLE

Corner curb cut assembly

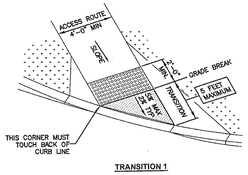
Plan **235** Sheet 1 of 4

September 2011

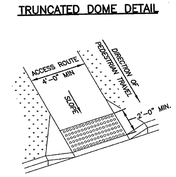
63



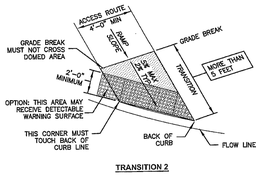
TRUNCATED DOME DETAIL



TRANSITION 1

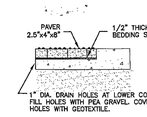


PERPENDICULAR ASSEMBLY

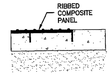


TRANSITION 2

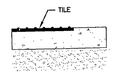
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R



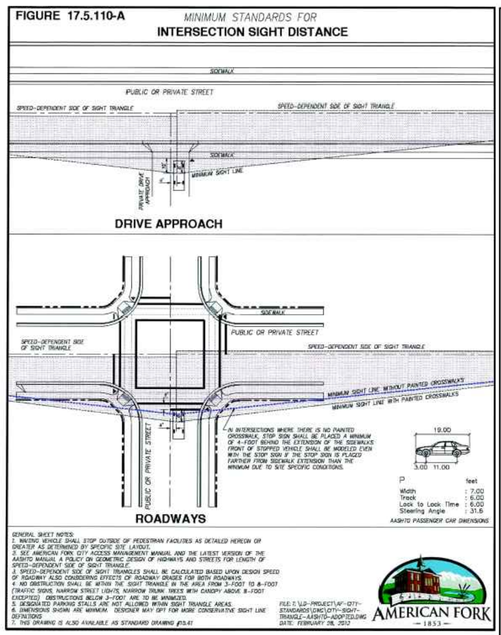
STYLE T

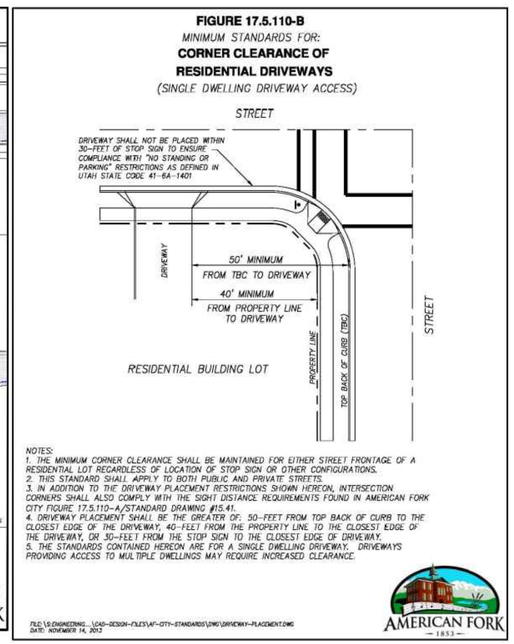
Detectable warning surface

Plan **238**

July 2011

79



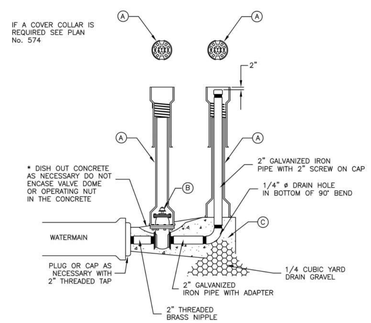


April 1997

2" Washout valve

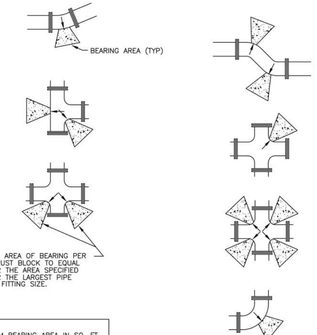
Plan No. **571**

243



SECTION

LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	SEE PLAN No. 561



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

Direct bearing thrust block

Plan No. **561**

April 1997

239

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
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SEAL: STATE OF UTAH — R. BUM — 6/8/2022 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/8/2022

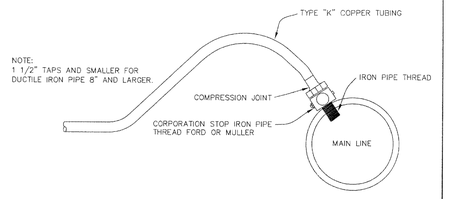
PROJECT

THE
BRIDGES
AT FOX HOLLOW

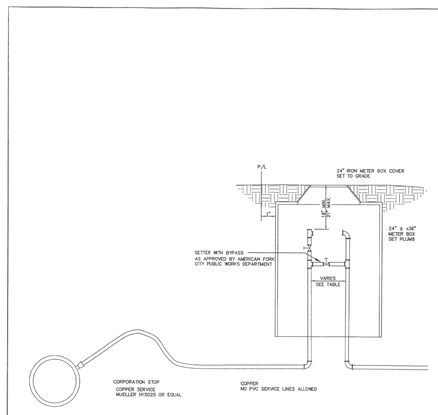
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D1*

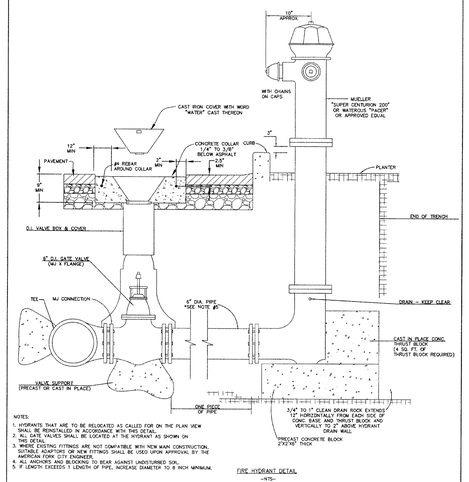


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

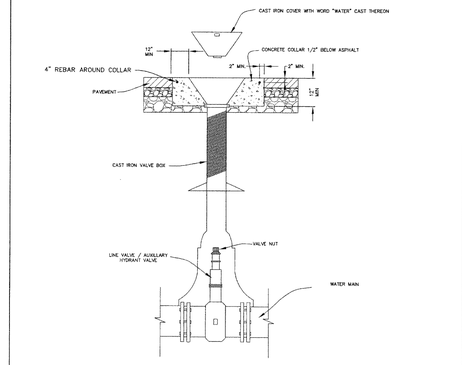
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5



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 FITTINGS SHALL BE BLOCKED TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 5 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

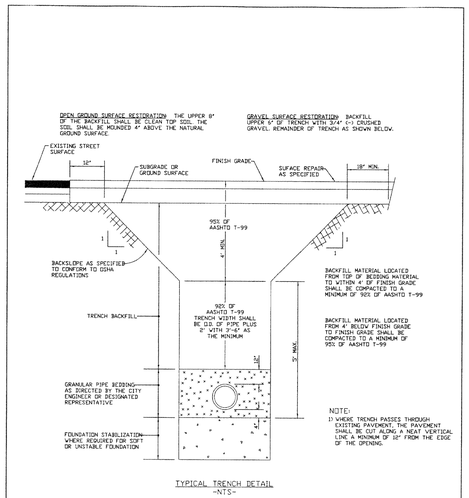
FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 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



VALVE BOX DETAIL

DRAWN: JRP REVISED: DATE: JULY 2002 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



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 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 TRENCH DETAIL	DRAWING NO. 15.22

THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
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(801) 756-3581

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

REVISIONS

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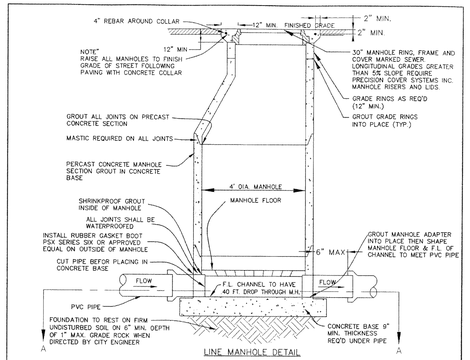
SEAL
STATE OF UTAH
R. BUM
REGISTERED
6/8/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/8/2022

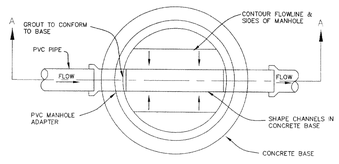
PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	*D2*

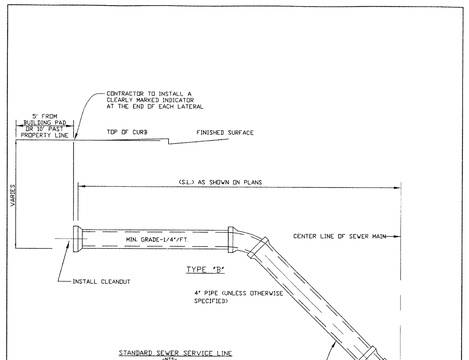


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

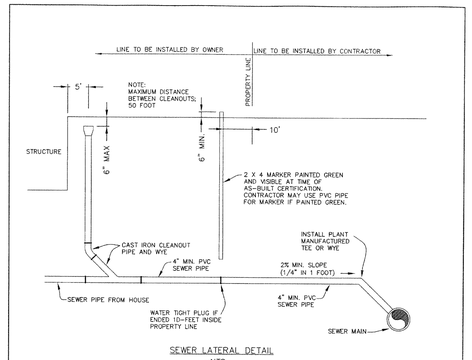
DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING & MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



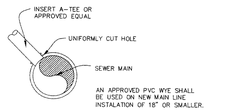
STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING & MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



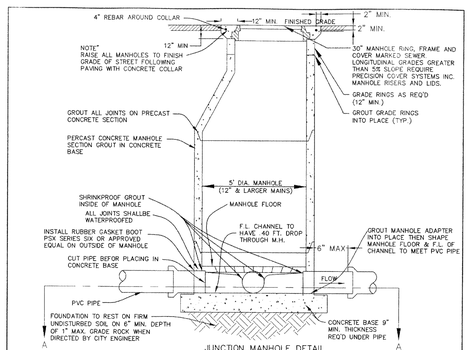
SEWER LATERAL DETAIL
-NTS-



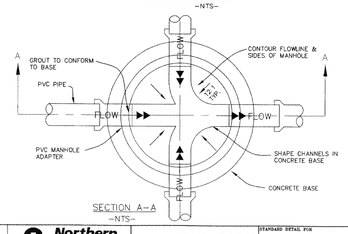
SEWER SERVICE LATERAL SADDLE
-NTS-

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 LAND PLANNING SURVEYING & MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				

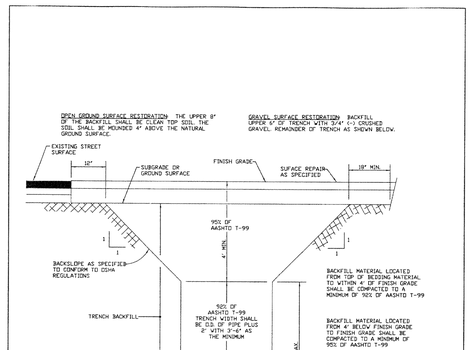


JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING & MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING & MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8950	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

REVISIONS

NO.	DATE	DESCRIPTION
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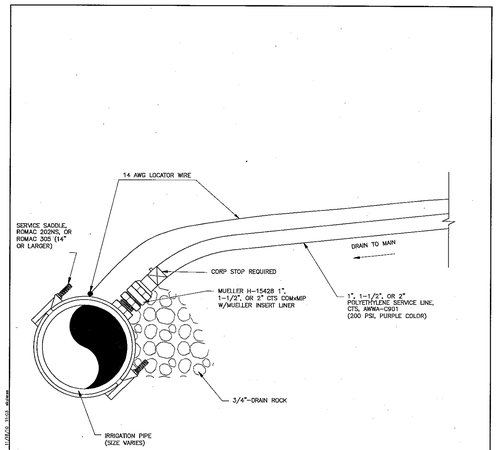
SEAL
STATE OF UTAH
R. BUM
REGISTERED
BERG
6/8/2022
943602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/8/2022

PROJECT
THE BRIDGES AT FOX HOLLOW

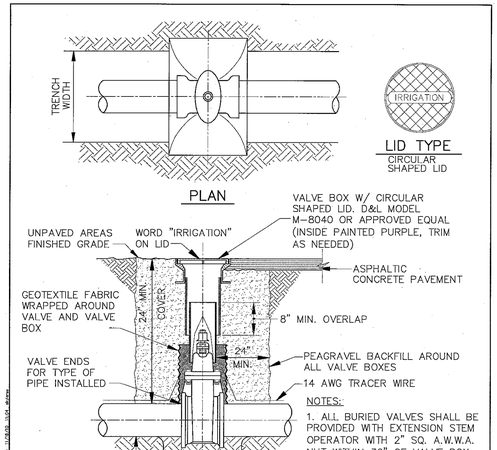
DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	*D3*



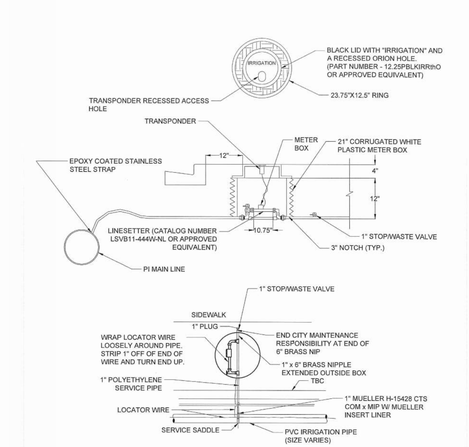
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

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:				



VALVE BOX INSTALLATION

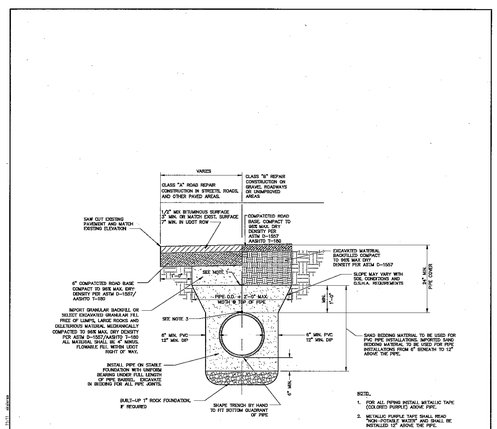
DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
REVISED: 11/2010				
DATE:				
SCALE: NONE				



1" PLAN VIEW
NTS

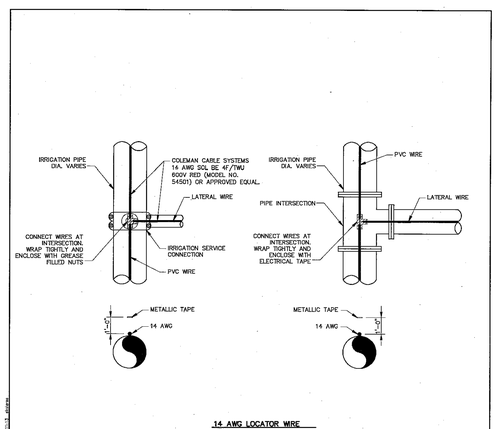
NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

MVU	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030		1" PI METER PLACEMENT	15.5D
MAY 2019				
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:				



14 AWG LOCATOR WIRE
NTS

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

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

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

STATE OF UTAH — R. BUM — 6/8/2022 — 343602 — REGISTERED PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/8/2022

PROJECT

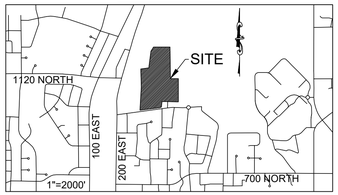
THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	*D4*

VICINITY MAP



PLAT LEGEND

- PARCEL BOUNDARIES
- NEIGHBOR TITLES
- EASEMENT LINE
- CENTERLINE ROAD
- CONCRETE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- POWER LINE
- PHONE / FIBER OPTIC
- GAS LINE
- CONTOUR LINE

AMERICAN FORK CITY
12:061:0195

STATE OF UTAH
DEPT. OF NATURAL RESOURCES
12:061:0061

SOUTH 650.32'

EAST 222.51'

GRIFFITH
51:326:0003

ROGERS
51:159:0007

400 EAST

CALDWELL
51:159:0008

N 88°30'00" W 458.71'

390 EAST

GORDON
51:235:0001

S 6°03'18" W 159.85'

S 82°24'16" W 23.23'
S 9°26'00" W 10.19'

400 EAST

CITY OF AMERICAN FORK
CITY OF LEHI
CITY OF PLEASANT GROVE
12:062:0045

S 0°46'55" E 881.21'

AMERICAN FORK CITY
12:061:0195

BROOKSTONE INVESTMENTS LP
12:061:0079

AMERICAN FORK CITY CORP.
LEHI CITY
PLEASANT GROVE CITY
12:062:0013

EAST 460.88'

BROOKSTONE INVESTMENTS LP
12:061:0259

COMBINED PARCEL
31.209 ACRES

N 31°41'27" E 137.11'

N 7°19'30" E 468.59'

N 82°34'13" E 227.26'

N 1°38'35" W 505.86'

N 3°04'28" E 649.61'

AMERICAN FORK CITY CORP.
12:061:0195

W 1/4 COR SEC 12
T5S, R1E, SLB&M
BM = 4730.99' (NGVD29)
(FOUND BRASS CAP)

887.05'
S 0°01'13" E 2642.50'
(NAD27 BASIS OF BEARING)

EAST 454.56'

POB

SW COR SEC 12
T5S, R1E, SLB&M
(NOT FOUND)

S 89°06'19" W 245.98'

RC SW COR SEC 12
T5S, R1E, SLB&M
(FOUND BRASS CAP)

390 EAST

DESCRIPTION

Beginning at a point located South 0°01'13" East along section line 887.05 feet and East 454.56 feet from the West Quarter Corner of Section 12, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a boundary line agreement recorded as Entry 121826:2004 the following five courses and distances: 1) North 3°04'28" East 649.61 feet, 2) North 1°38'35" West 505.86 feet, 3) North 82°34'13" East 227.26 feet, 4) North 7°19'30" East 468.59 feet, and 5) North 31°41'27" East 137.11 feet; thence East 460.88 feet; thence South 0°46'55" East 881.21 feet; thence East 222.51 feet; thence South 650.32 feet; thence along River Edge Plats E, F & G the following four courses and distances: 1) North 88°30'00" West 458.71 feet, 2) South 6°03'18" West 159.85 feet, 3) South 82°24'16" West 23.23 feet, and 4) South 9°26'00" West 10.19 feet; thence South 82°40'34" West 577.48 feet to the point of beginning.
Area = 31.209 Acres

NARRATIVE

The Basis of Bearing for this survey is South 5°17'23" West from the West Quarter corner of 12, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the Reference Corner near the Southwest Corner of said Section 12 as defined by NAD27 State Plane Coordinates. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements. A fenceline boundary line agreement was recorded as Entry 121826:2004 between the owner of the subject property and American Fork City which stated as its intent to fix the common boundaries along the west, north and east sides of the subject parcel. Unfortunately, as Lehi City and Pleasant Grove City are joint owners of parcel 12:062:0013 and did not quit claim their interest in the property, the boundary was not adjusted by Utah County along this parcel.
Final boundary markers are to be set with construction of the future development.

CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in May 2021, I made a survey of the property described on this plat. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

PROFESSIONAL LAND SURVEYOR
No. 6418780
AARON D. THOMAS
5-10-21
STATE OF UTAH

AARON D. THOMAS - PLS NO. 6418780

60 30 0 60 120 180
Scale 1" = 60'

SURVEY TYPE: BOUNDARY & TOPOGRAPHIC SURVEY
ADDRESS +/- ??????
CITY: ?????? COUNTY: ?????? STATE: UTAH

LAND 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

BRIDGES OF FOX HOLLOW

LOCATED IN THE WEST HALF OF SECTION 12,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M

SHEET:	1 OF 1
DATE:	MAY 10, 2021
SCALE:	1"=60'

NARRATIVE

ALL MAPPED WETLANDS HAVE BEEN DETERMINED TO BE NON-JURISDICTIONAL.

DOCUMENTATION (JD) FROM THE ARMY CORP OF ENGINEERS WILL BE PROVIDED.

Bridges at Fox Hollow
UTAH COUNTY, UTAH

MAP 1

SEP 15, 2021
SCALE: 1" = 250'
AUTHOR: JH

2018 Google Imagery

LEGEND
- ProjectArea
- Waters of the US
- Wetlands
- Sample Point
- Culvert
- Points of Diversion (UDWR)

0 50 100 150 200 250 Feet

VERSION: NA
SURVEYED: NA

WESTERN-ENVIRO RESOURCES

Working Map

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

N

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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6		
7		

SEAL
STATE OF UTAH
R. BUD BERG
PROFESSIONAL ENGINEER
6/8/2022
343602

ACTION	DATE
PRELIM	6/8/2022

PROJECT
THE BRIDGES AT FOX HOLLOW

DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
WETLANDS	*C5.1*

my driveberg civil2021\bridges at fox hollow\both_05-vt.dwg

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) Zone 12 N. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at https://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at https://www.ngs.noaa.gov/.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the U.S. Geological Survey, 1989, Utah Automated Geographic Reference Center (AGRC), 1985, 2003, and 2009, National Geodetic Survey, 2005, and USDA Farm Service Agency Aerial Photography Field Office, 2011.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

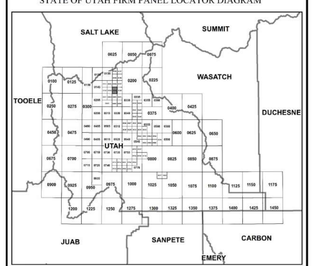
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

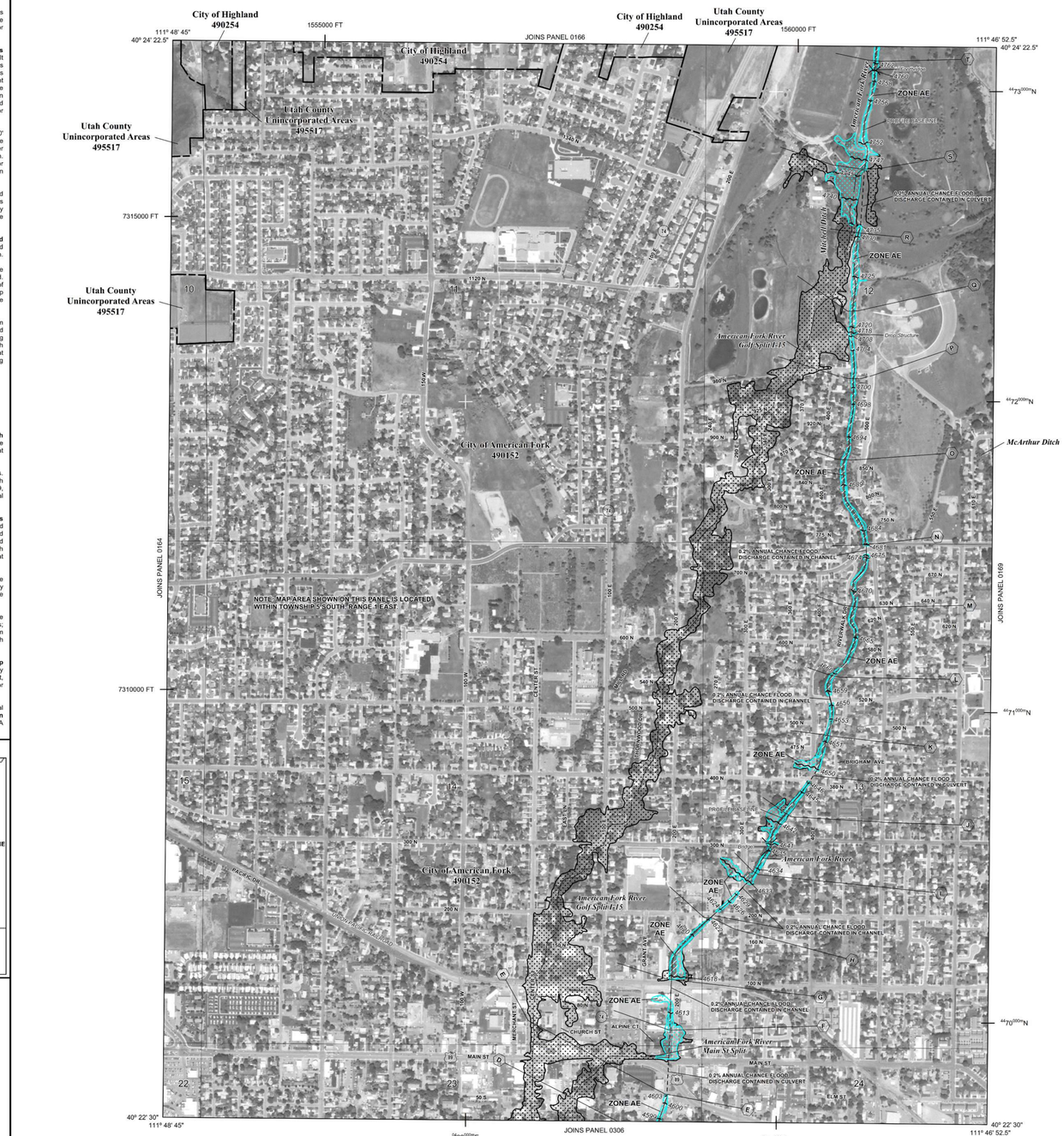
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at https://www.fema.gov/business/nfip.

STATE OF UTAH FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
- A — A — Cross section line
- 23 — 23 — Transect line
- Bridge
- Culvert
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4376000mN — 1000-meter Universal Transverse Mercator grid values, zone 12 N
- 600000 FT — 5000-foot grid ticks: Utah State Plane coordinate system, Central zone (FIPSZONE 4302), Transverse Mercator Projection
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

*Referenced to the North American Vertical Datum of 1988

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL
June 19, 2020

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0168F

FIRM
FLOOD INSURANCE RATE MAP

UTAH COUNTY, UTAH
AND INCORPORATED AREAS

PANEL 168 OF 1450

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AMERICAN FORK, CITY OF	490152	0168	F
HIGHLAND, CITY OF	490254	0168	F
UTAH COUNTY	495517	0168	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
49049C0168F

EFFECTIVE DATE
JUNE 19, 2020

Federal Emergency Management Agency

THE BRIDGES AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS

372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

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			STATE OF UTAH — KYLE BUM — REGISTERED BERG — 6/8/2022 — 343602 — PROFESSIONAL ENGINEER
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIM	6/8/2022

PROJECT

THE BRIDGES AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
FEMA FLOOD PLAIN	*C5.2*

Water Right 55-539
Status: APPLNPR
Priority: 1950-06-20
Source: Underground Water Well
Uses: DIS
CFS: 0.015
Owner: SPECTRUM INVESTMENTS LTD

Water Right 55-5396
Status: APPLCERT
Priority: 1976-10-12
Source: Underground Water Well and Sump
Uses: DIS
CFS: 0.015
Owner: SPECTRUM INVESTMENTS

NARRATIVE

THE PROPOSED WATER RIGHTS LISTED ABOVE ARE TO BE TRANSFERRED INTO THE NAME OF AMERICAN FORK CITY TO HELP MEET THE WATER RIGHTS REQUIREMENTS OF THE DEVELOPMENT.

ALL EXISTING WELLS WITHIN THE PROJECT TO BE CAPPED.



THE
BRIDGES
AT FOX HOLLOW

DEVELOPMENT

BROOKSTONE INVESTMENTS
372 S MAIN STREET
ALPINE, UT 84004
(801) 756-3581

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
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STATE OF UTAH
R. BUM
6/8/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	6/8/2022

PROJECT

THE
BRIDGES
AT FOX HOLLOW

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
WATER RIGHTS & WELLS	*C5.3*

AMERICAN FORK CITY **MEETING DATE:** July 20, 2022
PLANNING COMMISSION STAFF REPORT

AGENDA TOPIC: Hearing, review and action on updating Section 15.01.1525 to the American Fork City Municipal Code entitled “620 South/700 South Road Cross-Section”.

BACKGROUND INFORMATION		
Location:		620 South/700 South
Project Type:		Code Text Amendment
Applicants:		City Initiated
Existing Land Use:		N/A
Proposed Land Use:		N/A
Surrounding Land Use:	North	N/A
	South	N/A
	East	N/A
	West	N/A
Existing Zoning:		N/A
Proposed Zoning:		N/A
Surrounding Zoning:	North	N/A
	South	N/A
	East	N/A
	West	N/A

BACKGROUND:

City Council directed staff to revise the standard road Cross-Section for 620 South/700 South. A proposed revision of this standard was brought to Planning Commission during the April 4, 2022, meeting where it was recommended for approval. When it was presented to the City Council in May, additional concerns were discussed and staff was directed to provide present alternatives at the June 21, 2022, Council Work Session. The revised standard reflects the City Council direction given at that work session meeting.

STAFF RECOMMENDATION:

The cross section has been revised per Council direction. Staff recommends APPROVAL.

POTENTIAL MOTIONS – Code Text Amendment

APPROVAL

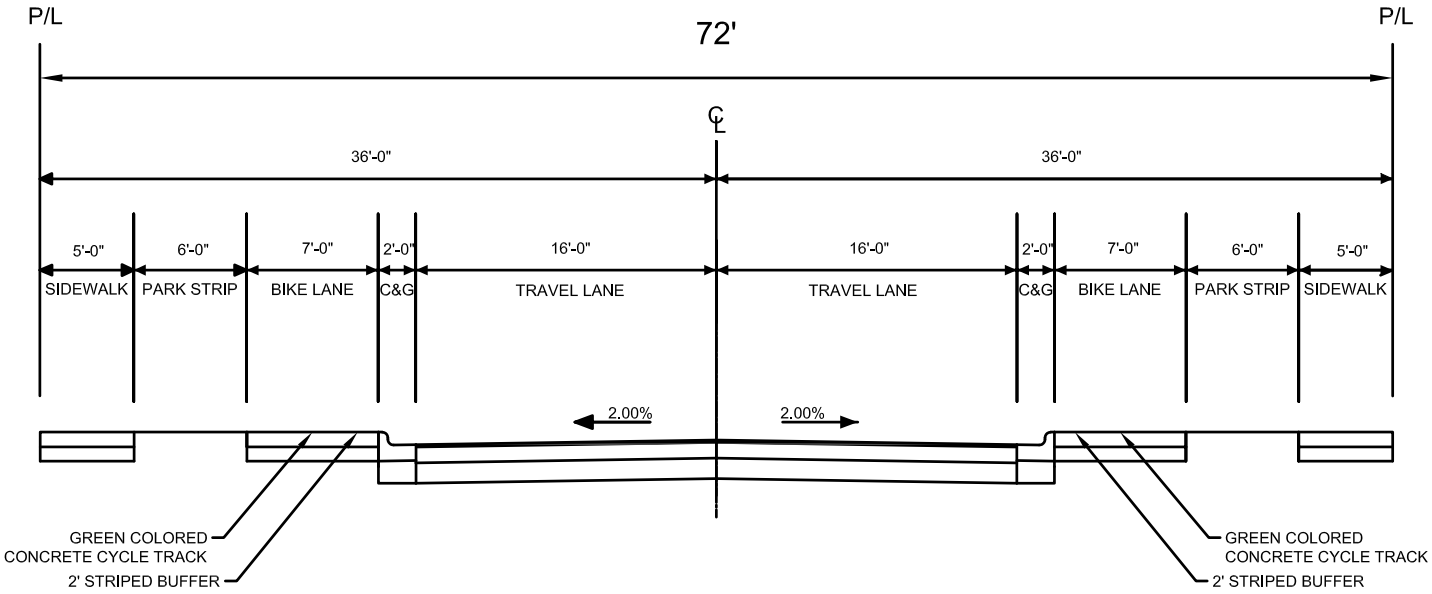
Mr. Chairman, I move that we recommend approval of the code text amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the code text amendment.

TABLE

Mr. Chairman, I move that we recommend table of the code text amendment and instruct the staff to _____.



620/700 SOUTH - MINOR COLLECTOR

NTS

DRAWN: KW REVISED: DATE: JUL 2022 SCALE: VARIES	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-3060	STANDARD DETAIL FOR 620/700 SOUTH MINOR COLLECTOR	DRAWING NO. 1.2

ORDINANCE NO. _____

AN ORDINANCE CREATING SECTION **15.01.1525** OF THE AMERICAN FORK CITY CODE RELATING TO THE 620 SOUTH/700 SOUTH ROAD CROSS-SECTION AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINACE.

Whereas, American Fork City currently has minimum width standards for streets within the city;

Whereas, American Fork finds it is in the best interest of the City to create the 620 South/700 South Road Cross-Section; and

Whereas, the adoption of this ordinance will promote the public health, safety and welfare of the City.

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

1. Section 15.01.1525 be created to include the 620 South/700 South Road Cross Section as shown in the attached drawing.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK, STATE OF UTAH, ON THIS __th DAY OF AUGUST, 2022.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
Terilyn Lurker, City Recorder

UNNAPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JUNE 8TH 2022
REGULAR SESSION

The American Fork City Planning Commission met in a regular session on June 8th 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present:	Chairman Woffinden	
	Harold Dudley	
	Christine Anderson	
	Bruce Frandsen	
	Jenny Peay	
	Rodney Martin	
	David Bird	
	Chris Christiansen	
Absent:		
Staff Present:	Patrick O'Brien	Development Services Director
	Ben Hunter	Engineer
	Jeff Mortimer	Engineer
	JJ Hsu	Engineer
	George Schade	Communications Director
	Megan Crowley	Administrative Assistant

Others Present: Doug Farr, Nate Heaps, Jon Gunther, Tyson Williamson

1. Chairman Woffinden led the "Pledge of Allegiance"

John Woffinden: Bruce will not be here so David will be a voting member as an alternate. We will discuss two, three, four, and five together. They will require a separate hearing and a separate vote. So planning if you would take us through these first four please.

2. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.**
3. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone**.
4. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.**
5. **Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.**

Patrick O'Brien: Those first four items are in relation to an amendment for a plat that was already approved by planning commission. Its in relation to Lakeshore Landings plat 4-6 and varying letter of plat identifiers. Three of the amended plats are for townhomes and one of them is a proposal for an apartment lot. The entire parcel consists of 7.83 acres. As it was approved already, we followed all of the state requirements for amended plats and conducted a thorough review. We did not find any planning issues that needed to be brought to the Planning Commission. So, planning staff would recommend a motion for approval on this.

John Woffinden: Alright thank you, engineering do you have any comments on the four items?

Ben Hunter: No, where all the infrastructure was previously approved and its just amending the plats with some of the layout. They conform to all of the standards and specifications, and we would recommend approval.

John Woffinden: Alright thank you. Any questions from the Commission for either engineering or planning? If not we will open the public hearing.

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone.
Public Hearing Opened

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat G located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Christine Anderson motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 4 Plat H located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Jenny Peay: Are they going to go through engineering on this?

John Woffinden: We did all four of them together.

Jenny Peay: Ok, this was on the last meeting I'm assuming?

John Woffinden: Yeah, we did planning and engineering on all four of them discussed together.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 5 Plat I located in the area of 900 W 480 S, in the TOD Zone. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on an amended plat for Lakeshore Landing Block 6 Plat J located in the area of 900 W 480 S, in the TOD Zone. David Bird seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

Jenny Peay: I realized I also made a mistake I didn't see the second page of the second part of that motion that said subject to anything in the report. So, I don't know if that needs to be done again.

Patrick O'Brien: I don't think we had anything that we're conditioning. We're writing them on separate timescales so its just in case engineering had anything.

Ben Hunter: We just had the standard conditions that are required.

6. **Hearing, review, and action on a site plan for the Shipley Residence, located in the area of 1051 N 700 West Circle, in the R1-12000 zone.**

Patrick O'Brien: The applicant is looking for a site plan approval for an accessory structure on their parcel. The parcel is .74 acres this only concerns the accessory structure at the rear of the primary dwelling. There are no connections from the primary structure to accessory structure. It meets all requirements that we look for through our application. It meets all of the setback requirements. The only thing that we would ask is if it is approved by the Commission and Council when it comes time for permits it needs to be ensured that there is no overhang of the eaves over the PUE and the setback area of the property.

John Woffinden: Any questions for Planning?

Jenny Peay: On this particular property there is a ten-foot public utility easement running through on the plat, is that going to abandoned?

Ben Hunter: Yeah, it was about a year or two ago that they did a subdivision plat amendment. The PUE that used to run through the middle of the property was vacated as part of that amended plat and was moved. The requirements at the time were a five-foot PUE on the rear. That existing PUE was vacated as part of the public hearing process. The utilities were giving an opportunity to say they can't vacate it and none of them did so that has been vacated.

Jenny Peay: Will that reflect on a new plat?

Ben Hunter: The new plat that recorded does identify that as being removed. That was carried over that was showing on this plan that erroneous on that.

Jenny Peay: What is the distance between the pool to the home?

Someone in the audience: Yeah, it's close to 23-24 feet.

Patrick O'Brien: Fourteen at the narrow end. Because of the angle of everything it narrows down at is goes across the property.

Jenny Peay: I must have different calculations because mine was only showed about six to seven feet.

Patrick O'Brien: On page 19 of the packet, its just those calculations in that area just north.

Jenny Peay: My concern was where the pool is in the relation to that corner portion of the home. So, it would be the right upper corner of the pool, to the residence. If you calculate the public utility easement that surrounds the property, it's just over that 5-foot easement.

Someone in the audience: The pool isn't near any public utilities, is it?

Jenny Peay: No, in correlation to the home itself.

Patrick O'Brien: Just the actual proximity as a concern?

Jenny Peay: Is there any code that has a minimum distance for an accessory structure?

Patrick O'Brien: It is for the structures. Cody did this review and I think he checked that so it should be ok. It is something we can look in to. I can take a quick look at the code.

Jenny Peay: I'm just assuming the pool is a structure is that correct? So, if it's considered a structure is there a minimum setback distance that it has to be from the home? On the plat map it has a flood hazard zone X do you know what that is?

Ben Hunter: FEMA identifies various flood hazard zones. Zone X is outside of the 100-year flood plane. It's not a flood risk in the way that FEMA designates it as a zone X.

Jenny Peay: I have one more question, on the southern property is it the same elevation as that property to the North?

Ben Hunter: They do tie in with the elevation of the existing landscaping. One of the things we require them to do, as part of our review, is to confirm that with modifications that they are still tying into any existing property lines. And they are maintaining any of the storm water on their own lot.

Jenny Peay: That was my concern was that storm water that goes down and into this retention area.

Ben Hunter: That retention areas is what its designed for. In the topography that retention pond is at the low spot in the back yard. By having that retention area there it should capture any runoff that would be produced from that.

Jenny Peay: I had a concern that it didn't flood the neighbors on the other side.

John Woffinden: Any other questions or concerns?

Jenny Peay: I think that's all I have.

Patrick O'Brien: I'm just checking that item as it relates to walls. We were looking at a vertical wall that will be above ground not for a pool wall. I don't know if that something you guys want to take into consideration. I'm just trying to see the distance between the pool and the rear of the property for you. Do you know if that still an issue?

Jenny Peay: I don't have an issue with the rear of the property in proximity to the main building.

Patrick O'Brien: That's what I mean yes, to the rear of the residence.

John Woffinden: Ben how close is this to Mitchell Hollow up there? Will that affect the wetlands or anything?

Ben Hunter: No, this side sits up quite a significant amount from the hollow that behind them. The edge of their property line is where it starts to slope down into the hollow area. The water body itself is not close it is downhill quite a bit from where this is. Even though it's a vegetative area, with the drainage on the back side it would slope down to that retention area that they have and not into the hollow area.

John Woffinden: I know we've had trouble with Mitchell Hollow in the past. People will fringe out into the wetlands I just want to make sure it doesn't add to the problem out there.

Ben Hunter: In this area the wetlands start further downhill and further South from this lot.

John Woffinden: Any other questions or concerns? Is the applicant here? Would you step forward sir, state your name for the record, and tell us about your project.

Mike Doule: I'm with Shelby homes my homeowner John Shipley is here with us as well if we need to talk to him. It's a detached boat garage and a pool house. Underneath the pool house is a gym/sports facility. It's a recreation area for private use.

John Woffinden: Any question for applicant from the Commission?

Public Hearing Opened

No Public Comments

Public Hearing Closed

Christine Anderson: Patrick were you able to find anything else?

Patrick O'Brien: So, I got a measurement. There's nothing else in it that would relate to pools its two walls of structures that they're talking about in the code.

Jenny Peay: So, the pool wouldn't be considered a structure?

Patrick O'Brien: It would be an argument for interpretation. My interpretation is that it would be for the likes of the accessory structure onsite that would be above ground rather then the pool. It calls out for 12 foot, but its closer to the 10, for an above ground structure. I just don't know how the Commission would like to interpret that. From a staff perspective we would look at the pool and an above ground structure being very different from each other unless it was an above ground pool. According to the plans this is dug into the earth.

Mike Doule: The pool will go through a different permitting process. I mean we're not necessarily here to approve the pool.

Patrick O'Brien: If you put the pool somewhere else will you have to change the dimension of it?

Mike Doule: This is more conceptually; we want to have a pool here.

John Woffinden: Any other concerns?

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on a site plan for the Shipley Residence, located in the area of 1051 N 700 West Circle, in the R1-12000 zone. Jenny Peay seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**

Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion passed

7. **Hearing, review, and action on a site plan for the Utah Valley Business Park/American Fork Industrial Flex development, located in the area of 752 East Quality Drive in the Planned Industrial (PI-1) zone.**

Patrick O'Brien: This is a site plan application in our PI-1 zone. It's a 4.29-acre development, we are following the requirements of section 17.6.101. No issues on the planning side of things. There are existing structures on site with a demolition plan provided to remove them. Speaking with the applicant there weren't any major planning things, but I know there were quite a lot of engineering issues that they've worked through. This is probably more of a question for Ben.

John Woffinden: Are there any questions for planning at this time?

Ben Hunter: This site had a few complexities that you don't encounter on everything. Per our sensitive land ordinance there required to identify any existing water rights holders. They are also required to identify high ground water and high liquefaction. It has the pond on site and as part of that review process we are trying to confirm if there are any special hazards, what mitigation measures need to be put in place. A couple things to note there were two water rights holders one of them being the city. There's an old well here and the city received the water right as part of the development. The city has since turned it into municipal use. They are required to cap and abandon any existing wells in place that are not being used. The other water right user is the Vest property to the southeast and they have submitted application to the state water engineer that there is an onsite spring that feeds this pond. They've done some review for the location of the spring to confirm it is fed by the spring or from the other well. Part of the plans include mitigation items to redirect that water from the pond down the ditch. They would reroute the water into the ditch so that water right holder still has access to his water right. To be able to further investigate the pond and the reported spring that is there. That all part of these plans of work that they need to complete with that. They have hired a few people that have outlined how to do it and verified water rights use. Everything they provided to the city makes sure the water rights users aren't negatively impacted, and any other sensitive lands that may be encountered. Based on what has been provided it conforms to our sensitive lands requirements and confirms the existing spring location will be part of the work they do. If they identify the water source, they will implement the plan and if there are modifications that are necessary, to make sure they comply with current ordinance. That is noted on the plans.

Jenny Peay: I'm assuming the spring and the well are separate is that correct?

Ben Hunter: Correct.

Jenny Peay: If they were to fill in this pond and fill up that well do they divert that?

Ben Hunter: That's part of the field investigations and any existing wells on site are not in use. They observe that there is no water being pumped out of the well. That's why you question is it from a spring or anything like that. As they propose to fill in the pond all of that would have to be verified based on what's not being used. Then there's the question if there is a spring feeding this pond. If so, they've proposed a mitigation measure to direct the spring water to the ditch where the pond currently goes. Then that water right holder still has access to her water.

Jenny Peay: Is there any type of contingency plan, that when the well is rerouted and the spring is detected, if that water dries up, to protect the water rights user.

Ben Hunter: It becomes something that isn't anything that the city controls. Whether its natural or due to development part of the plan is that they deliver any water coming from that source into the ditch. From the information given to us the water would still get it the ditch. There's the separate question of what if the spring dries up? The city cannot control that it would have to be between the parties to determine if it was due to development or the spring just dried up. That happens and its outside of the city's regulation. That would then be between to property owner and the water right user.

Christine Anderson: But the city's job is to determine that the spring is the source and to not block anything that is also contributing to their water?

Ben Hunter: Right so it's the developer's responsibility to confirm that information and provide that to the city. Then we can confirm if it is a spring that was identified, and they implement the mitigations to ensure the water still gets to the ditch. The downstream user has complied with the sensitive land ordinances, making sure they have not negatively impacted that user.

Jenny Peay: My concern is this other water user had had water rights in this since the 1950s. If this all of a sudden dries up its fairly obvious that the construction project contributed to that.

Ben Hunter: The water right holder has identified this spring in 2018 as the source of their water right. This is part of the documentation that the applicant provided. We've even had our water rights attorney confirmed the information. The first time the spring was identified as a water was in 2018. There isn't an existing water right based on the information the applicant provided to us.

Jenny Peay: Has the other water right user been contacted recently?

Bruce Frandsen entered and sat on the stand with the other commissioners.

Ben Hunter: That was one of the things we had the applicant do as well. When you have the applicant come up, they can talk a further about that.

Jenny Peay: Just so he's aware that it could be a possibility.

Ben Hunter: Correct.

John Woffinden: You did say the present water right user has been contacted.

Ben Hunter: Correct.

John Woffinden: Who is that?

Ben Hunter: The Vests, I think its Larry that has the water right.

Rodney Martin: These mitigation measures, or water delivery measures, are only going to be implemented if they determine that, yes there is a spring here.

Ben Hunter: Correct they continue to provide the conveyance from the source of the water right to the water right user where they are using it on their property. Which the water right user does not own the property where the pond and the reported spring sit.

Rodney Martin: My concern is 2022 being an extreme drought year following up other drought years. Why don't they just put the measures in just in case?

Ben Hunter: That would be part of the field investigation to reroute the water from the pond, and to identify where it is. They have proposed to install an underground pipe where the source is, but they don't know where that source is. Once they can bypass the water and do further investigative work where the spring will be coming from that's how they identify where it is, to install the pipe in the right spot.

Rodney Martin: And there is water there now?

Ben Hunter: Correct, the pond currently has water.

Rodney Martin: It has to come from somewhere.

Ben Hunter: Yes.

John Woffinden: Part of the investigation is you don't know where the water is really coming from. It could be coming from the wells in the area along with the spring or it could be just the spring.

Ben Hunter: There are two wells onsite that haven't been used in a while. Unless there was some sort of break in the well pipe that the thing that will determine where the water is coming from. That's part of their proposed plan to try and identify it.

John Woffinden: Some of these well have been there for 50 plus years. In some cases, it could be completely rotted out and that could be contributing to the source of the water for downstream too.

Ben Hunter: Per our sensitive land ordinance it does also address high ground water. Based on their geotechnical report they have high ground water on site, and it has been identified.

John Woffinden: Once you're underground anything is possible. Any other questions or concerns?

Christine Anderson: Tonight, are we making a decision on whether or not to recommend construction or just to determine where the water is coming from?

Ben Hunter: So, it would be approval of the site plan. Part of their construction plan includes this due diligence work. In order to complete their work, they need to do some more field investigation.

Christine Anderson: Is there a possibility that they could come across a reason that the building should not be built?

Ben Hunter: Until they do that field investigation and report back to the city their findings, we would not be able to determine that. If there are further problems, they need to do some modifications to the site in order to accommodate that. They would have to comply with all sensitive land ordinances and city standards as well.

Patrick O'Brien: Ben its worth nothing that there is quite a process after this that applicants need to go through in terms of engineering checklists. And information that needs to be provided to our building division before they can get a permit to build anything. Those are issues that are gone at that point so it wouldn't warrant coming back to amend site plans.

Ben Hunter: That is part of the engineering report that identified a notice of interest will be recorded on this property. That's per our sensitive land's ordinance for this specific site, there is multiple sensitive lands items on this site. A notice of interest will be recorded on the property that includes all of their geotechnical reports, their pond modifications, and the water rights research. So, anyone who purchases this property has that information.

John Woffinden: Any other questions?

David Bird: They cannot begin construction until this information has been provided and approved. So, if we vote in favor of this, we're not allowing them to start construction were just allowing them to continue in the process is that correct?

Ben Hunter: As with all site plans, this will go to City Council as well, once they completed their checklist items, they would be allowed to commence the construction. But some of that they can't complete until they've done the pond work. We would be authorizing them once they complete the checklist items to begin construction but one of the first things, they would be doing is the pond investigative work. If there is anything that needs to be modified with their building it would be identified before they're building the building. They could start some construction but not until they find out this information.

Patrick O'Brien: Horizontal and vertical construction are different. They're different processes.

Bruce Frandsen: Maybe the applicant will have a better feel for it. We've talked about the Vest's water right which comes out of one of those wells. Which is not flowing but they still have the water right. And they can drill a well somewhere else and move that water right into it. How many people have water rights downstream from the pond? I talked to one farmer today who gets water from that pond, and he's not been contacted by anyone.

Ben Hunter: Our sensitive lands requires that any water rights holders within a half mile of the site are identified. So, within that radius the city's water right and the Vest's water right were the ones that were identified.

Bruce Frandsen: I think the state law says any user who has a water right on a source has to be contacted prior to the source being altered. I would guess there are half a dozen or more people who own water in that pond, they own so many acre feet, and are entitled to it every year. I only talked to one farmer today and he's not been contacted. He is outside of the half mile radius, but he still owns water in that pond. How do we as a city make sure that all those downstream water users are not negatively affected. The Vest one is not a big issue because his are in a well that can be moved. They won't be able to abandon that well without his approval because there are two water rights in that well. Maybe the applicant will have a better feel of how many people they are potentially affecting by covering that. I was down there today and walked the site. I did my quick calculations and there are probably 700,000 gallons in that pond right now. I don't know how much is going out, but I've done enough work down there on that end of town and you start digging down and start moving springs. You dig down, you open it up that spring pops up 40 feet away like two years later. We've got a neighbor that one popped in his back yard two years after he moved in, in the Ivory subdivision. He's wondering what he can do about it.

Ben Hunter: I could let the applicant talk about they're water rights specialists and attorneys that have been involved in some of the process. Earlier they presented that the Vest's actually identify the source of that water right as the singleton spring in 2018 when the Vest's did an application. The information we have was the source wasn't identified as the well anymore. I can let the applicant respond as it pertains to any other users downstream. We follow our sensitive lands which does require at least the 0.5-mile radius. Whether there is additional research that we need to do to comply on state side. I do know our ordinance requires they have completed.

Bruce Frandsen: I think the state has a more extreme requirement and we need to make sure we meet that.

John Woffinden: Is the applicant here? If you'd step forward and state your name for the record.

Tyson Williamson: We have been working on this with American Fork City for 14 or 15 months. A lot of the questions you brought up are some of our same concerns. We want to own a building that stands the test of time and is not threatened by any underground source of water. We don't want to damage the neighbors. I wanted to add to what Ben said some of the additional sources of water are feeding this man-made pond. The pond was made in 1961 and the wells were drilled, and the pond was created. The main tributaries to the pond are the property to the west, its storm drain feeds through, they have an easement that feeds through the pond. Also, the manufacturing facility to the southwest they also have a storm drain that feeds the pond. in our paperwork, and the construction plan we will move the storm drains into the outer PUE and feed them south and headed to the east. Those waters will feed the pipeline systems that the Vest's have so any water that comes through that the Vest's will receive. Ben mentioned was the singleton spring it did not exist on this site until the Vest's claimed it in 2020. In the documentation we have we records of when that was recorded. Our water engineer is in the opinion that there is no spring on the property. One thing that was asked is about the concept of the flow of water if there is a spring. In the general construction sense, we are worried about the ground water and maybe a spring. The ground water is very high so the actual building will be about 8 feet above the ground water level. We are also using a process recommended by the

Geotech engineer. We will come in a put a marabi fabric down and a pea gravel to allow the water transfer through that and we will guide it down to the outlet. We've done this on other projects I've had a couple other projects, one in particular where we had a flowing river under the building. Marabi fabric, pea gravel, and more marabi fabric, it creates a structural load that the building can sit on, and any ground water captures in there and moves through the project. We've contrasted buildings of that nature and that was a recommendation of our engineer. We feel very confident that the plan that we have will provide a safe project. Which the building will be a long-standing structure and that any water that is currently landing will continue to flow through. The water currently leaves our property, goes down through the Vest's and then it is terminated at Utah Valley drive. We had the army core engineers come and review this project pertaining the wetlands and they found that the water does not continue south of Utah Valley drive. I'm not sure where the farm is located but that natural flow of water through the Vest's property is terminated down there. Those documents have been submitted. So, the army core engineer has actually eliminated this off their wetlands because it's not at tributary anymore. Down on Utah Valley drive the Woodbury's are developing there. They have a large section of wetlands and theirs was also eliminated by the army core engineer. I'm going to have Doug Farr come up, we hired him he's an attorney that focuses on water rights so he can answer any things that I missed.

Doug Farr: I'm a partner at the Buck Halter law firm. I wanted to address some background facts. The Vest's water right, originally the point of diversion was a well north of this property. In 2020 after they had sold that property where that well sits, they filed a change application with the state water engineer in 2020. That's what Tyson was referring to when the singleton pond was first referred to as the singleton spring. There's no other record of it being called a spring or being identified as a spring. The submitted that water change application to change the point of diversion, where you get it out of the ground. In 2020 when JD13, who owns the land now had already purchased the land they submitted that change application without any notice to JD13. To change the points of diversion to the pond or the spring. What that does, once it's approved by the state water engineer, is they can get the water out of that pond. There water right is now connected to that pond. But they can only get it out of that pond if they have a right to. Since its not on their property the pond is contained wholly and solely on the JD13 property. They need to have an easement, there is no express easement. Through affidavits submitted during our discussions from the Vest's it said they had permissive use of the pond water before the change application was submitted and before JD 13 acquired the property. What that means is there is no adverse easement that's been created for use over a period of time. Crossing someone else's land to access the pond to get water. Because the Vest's have been getting water from this pond from years, for decades. But it was permissive before JD 13 owned the property. Once JD 13 owned the property and discovered that the Vest's had been taking water there previously, they had not granted authority for the Vest's to get the water there. They have come up with a plan to help them get the water. This plan helps the Vest's, it gets them water that they can't access without legal authority to get to the land. There is no adverse ability to own a water right. Its state water so you can't adversely own a water right by use over decades of time. The only way they can get that water right is by doing the change application and also by getting an easement there. This

would bypass that by directing the water to the Vest's property. We've done a very thorough investigation. We got Bill Laughlin involved from Laughlin water associates as an engineer. I'm open to other questions if there's other thing I haven't addressed.

John Woffinden: Any other questions?

Bruce Frandsen: So, you don't think there's a prescriptive easement in place where they used that17 or 18 years and they now have a legal right to it.

Doug Farr: A prescriptive easement would take 20 years and it has to be adverse use, meaning you don't have permission. And they said they had permission to use the water from the prior landowner. There's no way to get a prescriptive easement when you have permission.

Bruce Frandsen: The discharge doesn't go into the singleton slew into the lake?

Doug Farr: No, it is rerouted to the vest property, and it goes to Utah Valley drive.

Bruce Frandsen: Is there a pond at the other end where all the water is collecting at the other end?

John Woffinden: Where is the water going?

Doug Farr: That is part of the engineering so they will have to answer if you wanted the answer now.

Ben Hunter: Correct, so as it crosses Utah Valley drive its piped and then it comes back out at new Woodbury office building on the west side of 860 east. It continues down and I don't remember if it flows through the detention pond the city has down by the RV area and then goes down to I-15 or if that detention is just a backup. I do think it continues down, but it becomes piped at that point. There's a little bit that's still open along the Woodbury office building and then it continues south from there.

Bruce Frandsen: Then it goes under I-15 where it gets picked up and is running down.

Ben Hunter: The various developments across the formerly owned Vest's properties they were required to install storm drain piping so the water can continue to be conveyed down there. Some of the more recent developments have put it in a storm drain system and rerouted it slightly but it still all comes down into that general area we talked about.

Bruce Frandsen: I think it dumps into singleton slew. It goes all the way to the lake which a number of people have rights out of that slew. They have right to the water in that pond. I think we need to make sure that that water gets to all of those people. Let's not reduce the amount going out. I would say there has to a spring there because today there is no storm drains coming off of these two adjacent properties to the west but there's water going out the other side. There is a source there somewhere, there's obviously something. It could be just ground water. And there are a number of ponds out there that you dig a hole ten feet deep and the next morning you come out and you have 8 feet of water. But you don't have water running out, it doesn't leave. It will fill that up the ground water level and it stops, but it doesn't push water out of that pond.

Doug Farr: That's the same thing that happened here that's why historically they would dam it up. They would build up the pressure so they could have it flow east to where they're building the apartments and into the Vest's property. There is no evidence of a spring it's a manmade pond it was dug in 1961. The ground water levels are high there which is why the building is being elevated to avoid the ground water. There also are these two wells that are on two sides of this pond that are old that could also be leaking water into that pond. That's why through the proposal those wells will be terminated. There is only one water right associated with the pond and that's the water right that Vest's changed in 2020. That just changed the point of diversion. Notedly there is no storage right associated with that water right to force JD 13 to store it in a pond. The proposal is to find the source of the spring capture that spring and divert the water east so it can then hit the Vest's irrigation system fulfill any water rights they have with that. The state water engineer has done an adjudication on this area, and no one filed a water right including the Vest's relating to the singleton pond because that happened in 2018. The Vests have done that for other water rights and for other areas, so they know the process. I think what happened was they've been using the water for a long time and didn't have a water right associated with it, so they switched one of their water rights to the pond. But they don't have a right to access it. So, this a solution that helps everyone. It gets the water that's solely on my client's property to the Vests. My client wants to put it somewhere too. So it benefits both, the water is gone so we can build the structure and the Vests and any other downstream users have the water.

John Woffinden: When do they expect to drain the pond and start checking if there is a spring in the bottom of it.

Doug Farr: Once we get approval that work will start soon. That's an important part of this project is investigating. And we've worked closely with the city to make sure we can.

John Woffinden: You're going to can close two wells on the property according to state law?

Doug Farr: That's right.

Bruce Frandsen: Adjudication has been completed on that? Have we got final letters?

Doug Farr: Not final letters for some reason there's been a delay there.

Bruce Frandsen: I know I'm waiting for about 30 myself.

Doug Farr: The claim deadline has passed.

Christine Anderson: Bruce are you concerned with other people you know that use that water or are we saying that we only need to worry about the ones that have a legal claim to that water? Maybe other people are using it. I'm just trying to understand how other people are affected.

Bruce Frandsen: Downstream users would need to have a water right that began at the pond. Every time you put a dam in it you have to file with the state that that's a new diversion point. That we're going to change it from going south to going west. Downstream they may put in a dam and file a claim at that point. As long as the water gets there its really not affected here. The more I hear about it the more reasonable it sounds. It has been adjudicated and that has taken

since statehood to finally get American Fork and Lehi adjudicated in the last 12 months. That means a judge has actually stamped it saying we really own that. Up until then we've all just thought we owned it. I think if it's been adjudicated the Vests are the only ones with a valid diligence claim on that pond.

John Woffinden: I did this type of work for 30 years and you guys are very well prepared.

Tyson Williamson: We have a very wonderful contractor that will do it and he has done lots of these too. Bruce I'm glad you and Doug clarified my statement on Quality Drive. I'm glad to hear it passed through. The whole purpose of the site of for a flex industrial building. It will have some local companies within as well as warehousing and some light manufacturing. It will be a great addition to the city and that product particularly is in high demand in the city.

David Bird: Part of this is that you would put a water collection system underneath the building that will have your barrier and your pea gravel. Assuming that God is kind, and this drought ends and out water levels rise what's the capacity of that drainage system? I'm just thinking in terms of that area becoming saturated.

Tyson Williamson: Our footings will go down and we will put a drain line on the footings. So, any water that captures in the vertical walls and the footing will pull off the building. We will route it down to what we call "The Burrito." So, the marabi material will wrap it so it will connect in there and push into the storm drain system which feeds down into the Vest's and goes south towards the lake. As far as capacity that outlet diameter I think is 18 inches. But it will actually have its own retention so it will percolate through. So, we will capture on the south side of the site in the existing footprint of the pond and then flow out. So, it will take time to flow through, but we are getting it off the structure and diverting it out of the site.

David Bird: Do you anticipate that will be adequate even if water levels rise?

Tyson Williamson: Yeah, IGS reviewed it when the water was higher. As we started this whole process the neighbors the east hadn't installed their system, so the water levels were higher, so we were evaluating it at that point. Since they've installed their storm sewer system, which connects onto the site, its drained quite a bit. Which if you saw it today there is probably 10-12 inches in the pond right now.

Bruce Frandsen: But it could be 3 or 4 feet deep in the middle. It's probably 2-2.5 feet below ground level.

Tyson Williamson: I think we're coming up another 3 or 4 feet from the existing ground level. So, the water has come down a lot because it is based on the outlet. So, we will build it up and get the water off the sides.

David Bird: Is this building ground level or does it go underground? How deep is the foundation on that?

Tyson Williamson: The footing will go down below the frost line

David Bird: What about the basement? Does it have a basement?

Tyson Williamson: No, it's slab on grade. So, if you were to drive out there today, we are going to bring the pad of the building up an additional two feet and the footing will go down sub the frost line. The finished floor will be about 8 feet from the pond level right now.

Public Hearing Opened

No public comments

Public Hearing Closed

David Bird motioned to recommend approval of the Hearing, review, and action on a site plan for the Utah Valley Business Park/American Fork Industrial Flex development, located in the area of 752 East Quality Drive in the Planned Industrial (PI-1) zone. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**Abstain**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

8. **Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E**.

9. **Hearing, review, and action on a proposed zone change for the American Fork Townhomes Project from the General Commercial (GC-2) zone, to the Planned Community (PC) zone, located in the area of 400 S 860 E.**

Patrick O'Brien: From the applicant's perspective they have submitted a zone change request to go from the GC-2 planned parcel to a planned community. The existing site has a non-conforming land use with the current code. The existing zoning is split on the site as well. There are two exhibits I included in my report that highlight that issue where the north part of the property is zoned in the GC-1. The southern two thirds are zoned as planned community. The applicant wants to bring it all to that planned community land use. The existing zoning is all of GC, the applicant is looking to that from GC to planned community. From a staff perspective there are no issues with that. We understand the area surrounding that is planned community so

we can just extend the use, so we are not creating an island of zoning. It will also conform more to the majority of the land use designation that exists there.

John Woffinden: Any questions for planning on these two items?

Christine Anderson: Which one is GC in the picture?

Patrick O'Brien: It's the top and the planned community is the bottom. All of the surrounding area is planned community. This is one of those issues we are finding throughout the community as well. Some of them have been brought to our attention by applicants some by property owners. A lot more of them are going out trying to find them. As our staffing picks up we will be able to get back up to speed on this and get all of our land use and zoning in conformity.

John Woffinden: Get everything up to date and it will change again. Any questions for planning on this one? Engineering any concerns or questions?

Ben Hunter: All that we have identified is if the zone change is approved then both 400 south and 860 east are identified as minor collectors. This intersection is identified as a signal or intersection application. It will be a big enough intersection that we will probably need to do something. It would be required that they convey to the city if it is approved. Any of the right of way for those collectors and any auxiliary lines for that collection. That was the only comment that we had.

John Woffinden: Any questions or concerns for engineering? Is the applicant here? State your name for the record.

Mark Hampton: We are preparing to submit our site plan for approval. Because of the zone mix up we are looking to clear it up. We can do our traffic studies were ok with engineering. And dedicating the lanes needed for the intersection. We just want to clean this up and make it continuous with the other uses in the neighborhood. It's an eyesore and we would like to clean it up. Any questions that I can answer?

Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E.

Public Hearing Opened

No public comment.

Public Hearing Closed

Hearing, review, and action on a proposed zone change for the American Fork Townhomes Project from the General Commercial (GC-2) zone, to the Planned Community (PC) zone, located in the area of 400 S 860 E.

Public Hearing Opened

No public comment.

Public Hearing Closed

Rodney Martin motioned to recommend approval of the Hearing, review and action on an agreement for the Harbor Road Annexation, consisting of 85 acres and located at approximately 6500 W 6800 N. Chris Christiansen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

Jenny Peay motioned to recommend approval of the Hearing, review, and action on a proposed land use map amendment for the American Fork Townhomes Project from Design Commercial to Planned Community, located in the area of 400 S 860 E. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**

The motion passed

10. Other Business

Patrick O'Brien: We have Jeff and JJ two of our project engineers who we haven't introduced yet.

Jeff and JJ both got up and introduced themselves.

John Woffinden: There is no Planning Commission meeting on July 6th. It is the 4th of July week. Our only meeting in July will be on the 20th.

11. Site plan Committee Report

Patrick O'Brien: We have a number of projects that will be coming down the line to you guys. A mix of our regular things and some major new developments on an economic side of things. Hopefully we will be attracting new business hopefully around the Automall drive area. An international firm that we hope will be relocating. And another development that may require some minor site plan stuff. That will go into our regular shopping area here in the city. That's all-in terms of big projects and we have a really heavy workload right now. Our application numbers are up 20 % matching building permits. We're starting to catch up on that. We're trying to get as many things through our system as we can and get items on our upcoming agenda. Anyone that is going to be at our meeting on the 22nd book a lot of time we've got 13 items on that agenda. We will have the annexation agreement that was due to be on tonight's agenda on the next meeting. There was an issue related to needing to update the land use on the southern portion and annexing in. We also have Beck hillside estates requesting to re present to the planning commission so that's also on our agenda.

John Woffinden: Have they changed anything since the last time they were here.

Patrick O'Brien: I haven't seen anything since. They received comments from us. They were notified about all of their zoning issues and where they don't meet code. They were also informed of their outstanding invoices. We have the land use map updates, some code text amendments on our next meeting as well. We do have one item on our agenda that we don't see very often it's for someone's residence they're looking to place a shed on their property that's in excess of 1000 square feet. They need planning commission approval for that. If you have questions the applicant will be here and can talk about the use of it, its location, and materials being used.

12. Review and action on the minutes of the May 18, 2022 Planning Commission Regular Session

Christine Anderson moved to approve minutes May 18, 2022 Planning Commission Regular Session. Chris Christiansen seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**Abstain**
Bruce Frandsen	**AYE**
Jenny Peay	**Abstain**
Rodney Martin	**AYE**

Chris Christiansen	**AYE**

The motion passed

13. Adjournment

Christine Anderson moved to adjourn the meeting. Rodney Martin seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**
Rodney Martin	**AYE**
David Bird	**AYE**
Chris Christiansen	**AYE**

The motion

The meeting was adjourned at 8:21 p.m.

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
JUNE 22, 2022

The American Fork City Planning Commission met in regular session on June 22nd, 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: Chairman John Woffinden
Harold Dudley
Christine Anderson
Rodney Martin
David Bird
Chris Christiansen
Bruce Frandsen
Jenny Peay

Absent:

Staff Present:

Patrick O'Brien	Development Services Director
Ben Hunter	Engineer
JJ Hsu	Engineer
George Schade	IT Director
Lori Faught	Admin Assistant
Melissa White	Admin Assistant

Others Present:
Ginger Romriell, Chad Maughn, Paul Rosser, Kristie Rosser, Madison Rosser, Jeff Walker, Cyndi Buhler, Frank Buhler, Mark Barlow, Keriann Barlow, Carroll Barlow, Joe Garlington, Kristin Wood, Thatium Falls, Russ Nelson, Adam Anderson

1. Chairman Woffinden led the "Pledge of Allegiance"

2. Review and action on an accessory building located in the area of 434 N 200 W, in the R2-7500 zone.

Patrick O'Brien: Section 17.5.105 of the code requires that any accessory buildings in excess of 1000 square foot get approval by the Planning Commission to move forward to our Building Division. That's why this item is here before us. The requirements of the code also outline what all the setbacks, side, rear, and front would be part of that accessory building. At this point, the applicant is only looking for approval from the Planning Commission to move forward with constructing a concept design similar to what is included in the packet. Staff doesn't see any issues with the proposal, so long as they meet all of the requirements of the setback section of the code. Which would be inspected by our Building Division staff when submitted for a permit. The applicant, Mr. Buhler, is here if you've got any further questions.

John Woffinden: Can the applicant please come forward and address the Commission and tell us what you've got planned?

Frank Buhler: I'm just looking to build an accessory building in the back corner of the lot. There is a garage currently there, if you can call it a garage. All of that is going to be taken down and the buildings in the back are going to be removed and I'll make it into one nice L-building. I'm actually looking at building it out of wood because the supply chains are changing so quickly. So, I may go a little bit taller, and get a loft in there. The square footage is pretty close to the same.

Jenny Peay: Is the building going to be in any easements?

Frank Buhler: Not that I'm aware.

Patrick O'Brien: No, and that's something that will be checked by the building inspectors as those plans are submitted. This isn't something we required a site plan for. The site plan would be submitted to the building division to pull their permits at that point.

Frank Buhler: I think it shows thirty by fifty-five, I may do sixty if permitted.
John Woffinden: It's still over 1000 feet?

Frank Buhler: Yes.

John Woffinden: Any other questions or concerns for Planning department?

Patrick O'Brien: I just want to add as well that you are the approving body on this item, not the recommending body, so this does not go to City Council

Public Hearing Opened

No public comment

Public Hearing Closed

Bruce Frandsen motioned to recommend approval for the Accessory Building, located in the area of 434 North 200 West in the R2-7500 Zone, subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

John Woffinden states that David Bird will not be voting but will be a part of the conversation and discussion on each item.

3. **Hearing, review, and action on a proposed zone change from the R1-9000 zone to the Professional Office (PO-1) zone, for the property located at 1096 E 50 S**

Patrick O'Brien: This is similar to a couple of items we've had in previous meetings where the underlying land use designation and the zoning don't meet with one another. The land use designation here will allow for a professional office

which will be the commercial use for the area. The applicant is just asking that the Planning Commission recommend approval of the zone change to the PO-1, or the Professional Office zone, to match that underlying land use designation. Our staff didn't find any issues with that proposal. We'd like to look at our long-range plan in terms of our land use as our guide for the future.

John Woffinden: Engineering, any comments or concerns on this?

Ben Hunter: No, the only thing that we have stated is that if the zone change is approved, there's a small portion of the sidewalk that currently exists that is on the private property. So, we just asked that it be deeded to the city so it's a public right of way and a public sidewalk.

John Woffinden: Any questions for Planning Commission or Engineering?

Jenny Peay: Do we have an idea of what they are looking to do there?

Kristie Rosser: I'm the owner of the property, and I've run a medical clinic out of the property for the last six years. I just found out that it wasn't commercial. I've been paying commercial taxes on it and been running the business out of it and the previous owners have been running a business out of it for the last 16 years. So, it's one of those things where, as Patrick said, it just isn't matching its use. It's sitting on the retail and professional office street where American Fork City is really building that out. So, I feel like the building meets the use of American Fork City in that way. It really is for medical office space only, or professional office space only. It couldn't be used as a home even though it does look like a home. There's no kitchen or shower or anything in there. So really, the best use of the building is going to be a professional office space.

John Woffinden: This is an older house on the southwest corner? It’s been commercial for a long time.

Kristie Rosser: Yes. It has.

Public Hearing Opened

No public comment

Public Hearing Closed

Jenny Peay motioned to recommend approval of the proposed zone change from the R1-9000 zone to the Professional Office (PO-1) zone, for the property located at 1096 E 50 S, subject to any conditions found in the Engineering Staff Report.

Christine Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

4. Hearing, review, and action on a proposed text amendment related to Section 17.7.601 of the American Fork Municipal Code.

Patrick O'Brien: This relates to Section 17.7.601 part B in terms of permitted uses for the area. This was initiated by the applicants to include language for provisions to permit the automatic carwash under that permitted use for the zoning. That's a housekeeping item in a way because there are a number of automatic car washes that already exist in that zone. There are ancillary uses to the primary use of gas stations. We don't find any issues with it on the planning side. We did outline some time conditions of use from 7 am to 9 pm. This is to ensure that it wouldn't be used 24-hours, late into the night, or in the early morning which might negatively impact the area. That's all of the information the staff has. If you have any questions on the topic, I am happy to answer them.

John Woffinden: Any questions for Planning Commission? Engineering, any concerns on this one?

Ben Hunter: No, we did not have any comments on this one.

Public Hearing Opened

No public comments

Public Hearing Closed

Rodney Martin motioned to recommend approval of the proposed text amendment related to Section 17.7.601 of the American Fork Municipal Code.

Harold Dudley seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

5. Hearing, review and action on final plat for Timp Hollow Plat E Subdivision, located at approximately 1190 East 1000 North, in the R1-12,000 zone

Patrick O'Brien: This relates to lots 63 through 69 in the Timp Hollow development. This is an item that was previously approved. The reason is related to cross-section approvals or changes that can be approved by City Council. Ben has more information from the Engineering perspective. Nothing has changed from a Planning perspective when we did this review from the previous submittal, apart from the area related to the roadway cross-sections.

John Woffinden: There were some new Engineering issues?

Ben Hunter: Yes, to a recent code change that was made and approved by City Council that related to roadway cross-sections. They have reapplied to be able to conform to the new code and fall under the new ordinance with that. In this particular project it allows them to match the existing right of way elements. With

eight-foot side paths, narrower park strips, and the roadway widths to match the existing conditions on 1100 North so they comply with that ordinance. Engineering recommends approval.

Public Hearing Opened

No public comments

Public Hearing Closed

Harold Dudley motioned to recommend approval of the final plat for Timp Hollow Plat E, subject to any findings, conditions, and modifications found in the engineering report.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

6. **Hearing, review, and action on a site plan for Cost-U-Less Carpet, located in the area of 64 N 900 W, in the General Commercial (GC-2) zone**

John Woffinden indicated that Number 6, Cost-U-Less Carpet, has been pulled by the applicant and will be placed on a future agenda.

7. **Hearing, review, and action on a final plat for Barratt PUD, located in the area of 144 West Main St, in the Central Commercial (CC-1) zone**

8. **Hearing, review, and action for a site plan for the Barratt Avenue Development located in the area of 144 West Main St, in the Central**

Commercial (CC-1) Zone, subject to any conditions found in the Engineering Report or recommended by the Fire Marshal.

John Woffinden indicated items seven and eight will be discussed together but voted on separately.

Patrick O'Brien: The final plat and the site plan came in together at the applicants request so we could run them concurrently. The proposal consists of six lots that need to be consolidated as a part of the overall proposal. It's on 1.31 acres in our CC-1 Zone. The proposed plan includes a Demolition Plan to demolish some existing structures on-site. It will have a mix of some retail, commercial, and residential elements in the overall development. To accommodate parking on the site, the applicant has provided a shared parking agreement with an adjacent property owner. There were no issues that staff found in our review, and it met the requirements of section 17.7.210. Related to the submission of materials to Planning Commission, we recommend approval.

John Woffinden: Engineering, do you have any questions on these two items?

Ben Hunter: The plans meet the standard specifications and requirements for the Engineering division, and we recommend approval.

Jenny Peay: Where is parking going to be associated?

Patrick O'Brien: In the theater, I believe. I can't remember the direction the applicant told me. The applicant is here and would be happy to speak more on that.

Sam Drown: I'm with Concord Homes. The shared parking is with the theater on the East, and the agreement is an even swap of thirteen and thirteen. My new office, where we're going to be, we'll just be using that until 5 or 6 PM. They don't need it until after that time, so it seemed to be a good, even swap. That'll get us up to two and a half parking stalls per 1,000 square feet. I can't remember what the recommendation is, but it gets us to that.

David Bird: Is that agreement in perpetuity?

Sam Drown: Yes. It's been executed and it's ready to record. The city reviewed it a year ago to make sure we didn't get them to sign something that you guys wouldn't have approved of. But that was before Patrick came along.

Bruce Frandsen: Has it been reviewed by our City Attorney?

Patrick O'Brien: Not that I'm aware of. But in addition to that, the recent changes that the Planning Commission and the City Council approved would also allow the use of any on-street parking stalls in this zone. It really helps to accommodate the parking need that we're all finding ourselves in within our downtown zone. So, along with this, the outcome does meet the parking in excess.

Rodney Martin: Thank you for doing something with this property.

Harold Dudley: I didn't see any elevations.

Sam Drown: I could hold some up.

Harold Dudley: Maybe I didn't see them, I'm just curious.

Sam Drown holds up the plans and references them.

Sam Drown: This is the office building. The idea is old and new. There's a lot of brick old buildings around so we tried to combine the old with a modern corner on the entrance.

Harold Dudley: That is South?

Sam Drown: That will be South facing Main Street. For the townhouse component, I'll try and give you the best look.

David Bird: It will face Barratt Avenue?

Sam Drown: There's three buildings that would face all over the place, I guess.

John Woffinden: How many residential units do you have planned altogether?

Sam Drown: Sixteen.

John Woffinden: Your office will be in that commercial building?

Sam Drown: Yes, sir. We haven't designed the building fully yet, but we think there will be enough room for us and one of our title companies or a lender. That's the idea.

Bruce Frandsen: The shared parking is only relative to the office complexes, is that correct?

Sam Drown: If I understood the standard correctly. If we went one story on our office building we show we would have enough. But to add that second story to meet the standard we would need thirteen additional stalls. That's why we worked out an agreement to swap thirteen.

Bruce Frandsen: But just for the office building, we're not talking about any of the residences using that.

Sam Drown: They could, there would be no restriction on it. It's just parking for the neighborhood and an office building.

Bruce Frandsen: You said originally that you'd only be using it until 5 PM. What we're saying is residential tenants could be using that 24/7, is that correct?

Sam Drown: No, that would be against the rules. Our project together, the office and the residential, would only be allowed by our CC&Rs to use that until I can't remember if it says 5 or 6 PM. One of those two.

Jenny Peay: It looks like the townhomes have garages in the bottom of them.

Sam Drown: They all have two-car garages.

Patrick O'Brien: Yes, it would be guest parking that will be accommodated in that. But then we also have that additional parking through the on-street provision and the shared use.

John Woffinden: This is a unique situation. Usually, we have to fight over parking spots to have enough. You're coming in with enough to start with so it's unique for the Commission. Thank you very much for looking ahead. Any other questions or concerns for the applicant? Any questions for Planning or Engineering on this?

Christine Anderson: I have a question for Planning. Does this fall into the business in the CC-1 zone? Are there requirements for a minimum number of product types on the exterior buildings? I recall making rules about that. Is it four?

Patrick O'Brien: I know what you're referring to. I think it was four that were called out. This wasn't one of the ones that I reviewed; this was with Cody. I'm trying to think about where he reviewed. Sam might be able to speak more about the materials that are proposed for use in the building.

Sam Drown: Our proposal is exactly what I passed around. There are three buildings. I think there's a six, a seven, and a three. They would all look like some

variation of that based on how many units are in the place. Our intention was not to change the style between the buildings.

Christine Anderson: Were you aware of a minimum of four different product types?

Sam Drown: Nobody's ever commented back on that. In the design of our project, we did this differently. We started with the design of housing and the building and then we worked everything around that.

Christine Anderson: I don't mean product types like this one looks different than this one.

Patrick O'Brien: Material.

Christine: Surface material.

Sam Drown: I think we've got plenty of that because we've got siding, stucco, different kinds of siding, and metal. I think if it's the materials you're talking about, we have more than four different materials.

Christine Anderson: On the face.

Patrick O'Brien: The language of the code calls for a variety of compatible exterior materials. A minimum of four colors and designs shall be used on all buildings.

Sam Drown: I feel we well exceed that.

Patrick O'Brien: The architectural style shall consider the historical character of the area as well.

Sam Drown: We had an architect come in from New York who we found through Daybreak that does a lot of this kind of stuff. To drive around American Fork and kind of pick out the elements. That was the idea was combining the old with the new. That's the whole theme of this.

John Woffinden: That's what we want downtown, thank you very much.

Jenny Peay: I do have one last question. Maybe I'm not looking at this right, but it looks like there's four buildings. You've got one that faces main, one that faces Barratt Avenue, then the two buildings?

Sam Drown: The one that faces Main is the office building. The one that faces Barrett is three townhome units, a three-plex building. Then there is a six and a seven that face each other with a courtyard between them. Then an alley that goes all the way around to access the garage. Does that make sense?

Jenney Peay: Yes.

Public Hearing Opened

No public comments

Public Hearing Closed

Christine Anderson motioned to recommend approval of the Final Plat for Barratt Avenue Development located in the area of 144 West Main St, in the Central Commercial (CC-1) Zone, subject to any conditions found in the Engineering Staff Report or recommended by the Fire Marshal.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

Public Hearing Opened

No public comments

Public Hearing Closed

Christine Anderson motioned to recommend approval of the Site Plan for the Barratt PUD, located in the area of 144 West Main St, in the Central

Commercial (CC-1) Zone, subject to any conditions found in the Engineering Report or recommended by the Fire Marshal.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

9. Hearing, review, and action on the preliminary plan and final plat for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential Zone

John Woffinden: We're going to do this a little bit differently. The applicant has a presentation they'd like to present. Sir, state your name for the record. We want to get the presentation over with as we've got a very long agenda tonight. We are going to give you five to seven minutes to present your presentation to the Commission at this time.

Jeff Walker: I am a counsel for Anderson Development Services and for Goldcrest Homes. I appreciate you letting us have a couple of minutes with you. We've provided you with a packet of information we hope you've been able to review. We made a few minor corrections, and a couple of spelling corrections, so hopefully if you saw those you will skip over them. I want to start just as a preliminary matter. I know this has been somewhat cantankerous and I apologize for that out of the gate. It is not our intention to be so. Certainly, projects bring out the best in people and they often don't always bring out the best in all of us. Hopefully tonight we'll go through and we can explain where we think we turned left rather than right on getting this thing finished. I think we're getting close. I put this together so that we might move things through pretty quickly. Clearly, we know that our objective

tonight is to get a positive recommendation from you all for the preliminary and final plat.

Jeff Walker and Patrick O'Brien discuss the presentation slides for a moment. Jeff refers to the presentation as he speaks.

Jeff Walker: This area on the plat. This is where the property goes North, and we have to decide how we terminate that properly. The issue is whether this dead-end is to be determined permanent under the then-current regulations for a permanent dead-end as provided by the municipal code at the time the application was made. Whether it should be a temporary dead end, which we often refer to as a dead-end street, or an access road. A permanent dead-end we often refer to by code and definitionally as a cul-de-sac. *Jeff thanks Patrick for his help with the presentation.*

Jeff Walker: Being a lawyer, if I didn't do this I don't get to charge as much. I'm going to educate you guys about everything you already know. The first thing I'm going to tell you is that it's pretty straightforward how we interpret statutes in Utah. The first thing we look at is the plain meaning of the words. We don't try to have bizarre meanings or obscure meanings. Just what do the words say? Second, we look at statutes of where they have things that say "shall." Sometimes they say "will." Sometimes they say "may." How those words are used is very specific to how we interpret statutes. As the court has noted repeatedly, when we have a "shall" in this statute it means it's a mandatory condition. It eliminates any discretion. We're not allowed to have discretion. And unless it's amended by the legislative part of the city, the city's not allowed to have discretion in that. And then the last thing, which is usually the most important, is that we have to look at the statutory scheme as a whole. As you know, there's often multiple facets to a project and there's different statute provisions that have to be harmonized with each other. If you look at your municipal code it is pretty straightforward. Section 15.01.100 I, the red is the only part I'm going to focus on, it says subdivisions shall provide for the future extension of public streets to all adjacent properties. It then goes on to note, so when you look at this, you know that this "shall" means that it's not discretionary, it's mandatory. It does not matter what an adjacent landowner may want to do. That makes good practical sense, right, because land owners change over time. And in this case, we have very elderly landowners to the North. And we know even at the last Commission Meeting when there was an open

comment period, the daughter of the owners noted that they would not want a permanent cul-de-sac there because they think that there's a significant chance that in the future, they or the owner's grandchildren may want to develop that property. It really doesn't matter what they think. As Planners, which I've done for almost all my professional life, we know that we have to contemplate things that others might not. We have to be forward-thinking. And in this case, stubbing into this road, we know that's going to be something that they do eventually. For those of us who have grown up in the Salt Lake Valley, we have seen all these properties go from farmland and pastures to development. It's just a matter of unfortunate time. And then the last thing is, therefore, the access needs to be a temporary dead end in anticipation as required by this statute to provide access to adjacent properties. And then we look at the next part. That means that the cul-de-sac requirements, as defined in Section E of this provision, are not applicable. And this is clearly evident by the most recent revisions to this section. And if, in fact, this was a new application in which this new revision that you all suggested to the City Council, and they enacted in May of this year. They're combining now both temporary and permanent dead-end situations. I think it's problematic, and I think it'll prove problematic for you guys as you move forward. I'm not in charge of any of that. I'm only in charge of one little piece of dirt in your big city. What I mean by that is if you look at the prior section before it was amended it defines in section E, cul-de-sacs. Cul-de-sacs are dead-end streets designed to be permanently closed to through traffic. And then it gives requirements, it should not be longer than 400 feet, etc, etc, how you plan a permanent cul-de-sac subdivision. How you all changed it is just the new. It does help highlight how we are existing under this particular petition and application, which is dead-end streets permanent or temporary greater than 150 feet. To define those that would be all under the cul-de-sac rules. Well, if the permanent cul-de-sac rules are not applicable, then what is? And your city, you don't have a vacuum here. We know exactly what you all required by statute. And what it tells us under Section 15.14.014 is that you've adopted the 2018 version of the International Fire Code, including all appendices. Now, this is not an obscure concept. As I'm going to show you, when your staff reviewed these applications, they were applying this standard when we started.

John Woffinden: Sir, let me warn you you've used up five minutes of your time. You've used up five minutes of you allotted time. I want to hear about your subdivision. We don't need a lesson in the law. We're here to decide on what's

current as of today, right now. Either it fits or doesn't fit the code. You've used up five of your seven minutes trying to teach us about the law. We're not lawyers. We don't want to be lawyers. We're here to decide on a piece of ground in the city. Now you got two minutes to sum up and move on.

Jeff Walker: Chairman, can I ask you a question? Who ever told me I had five to seven minutes? Is that yours?

John Woffinden: I told you that when we started.

Jeff Walker: Where are we in the code that I come here prepared, I present material and you're going to cut me off in the middle of my presentation.

John Woffinden: Yes, because we've talked about this over and over again over several meetings. Nothing has changed. We're still hashing over the same stuff and your folks don't seem to want to apply the rules to your project.

Jeff Walker: Don't argue with me.

John Woffinden: Now don't wait for your seven minutes if you want to keep arguing. Fine. We can vote on this right here and now and move on. We've got a very large agenda. There's many more people who want to be heard before the PlanningCommission tonight. You've been here, this is the third or fourth visit I'm aware of myself.

Jeff Walker: I've never been here.

John Woffinden: This project has been here many, many times. We've discussed many, many issues where your folks never want to apply the rules correctly.

Jeff Walker: What do you want me to do now?

John Woffinden and Jeff speak over one another for a moment.

Jeff Walker: If you want to disparage me, disparage my clients, disparage this project, it's all on the record. So, you do what you need to do. I'm here in good faith. I'm trying to resolve a problem short of a lawsuit. And I'm trying to stop it from going there. Now if you don't want to stop it from going there and you want to cut me off, cut me off.

John Woffinden: I'm here to help our citizens. We allowed you five to seven minutes and you want to waste the time telling us about the law. We're not in here to talk about the law.

Jeff Walker: Of course you are. The code is the law. The code is the law, so if we can't apply and discuss the law then I don't know what we're doing. And we'll try over - let me finish don't cut me off - let me just finish the concept. We have made multiple efforts to comply with the code. We have provided multiple iterations of different applications of how you would like to do it. Now you might not believe that, Chairman, and you may want to be as rude to me as I heard you are rude to others. That was recorded. But that's up to you. I can't control you.

John Woffinden: You come in one week it's a PUD. Next week it's a subdivision. Which one are we talking about?

Jeff Walker: I'm trying to show you but if you want me to sit down, tell me to sit down. Vote no. We'll go through the City. The City may vote no. And then we'll take what remedies are available.

Rodney Martin: Anything you've told us is exactly what we heard last time, so tell us something different.

Jeff Walker: These are the provisions. Let's move ahead because I want to get there. If you look at our applications, the first time we applied... Let's just move this through because, clearly, time is of the essence. And my time is not.

Rodney Martin: Tell us something different. We want to hear something you haven't told us.

Jeff Walker: Okay, these are the iterations we tried to provide under the existing code for a dead-end street. It's what the code provides. We have offered all three of these. *Jeff Walker indicates the presentation should be skipped ahead* I mean, I just don't know what I'm supposed to do. This was the first one we did under the code. You kept saying, and I heard you because I listened to all of it. Mr. Chairman. It's not code. You're not meeting code. You show me how using this accepted alternative option approved by the City in the Municipal Code. And then we put in our first application with that hammerhead and look at what happened. Your Engineers approved it. Your Planning approved it, and the only concept was, will you think about doing a cul-de-sac instead of a hammerhead? Not that it

wasn't accepted. But would you? And at that point, if I would have been involved, I would have said no. We're going to get into turning right or turning left and then we're going to get lost because that's what happened. Because when we put in our next application, the request was considered a cul-de-sac, which is permitted temporary access under the International Fire Code. We did that and what we were told by Rebecca Andrus is you don't need to do as big as a permanent. Look at the ones in Lehi. So we did that. We did exactly multiple points that she told us to do. But when it came back, they said no, we want the full 96 feet. All of a sudden, we did veer. Not us, the Planning and Mr. O'Brien. Now they want to apply something different. Then we'll say if you're going to do a cul-de-sac, which is what they asked us to do, we're going to treat it as a permanent cul-de-sac. Why? Because they said we talked to the adjacent landowner, and they don't want to develop their property. But then we know at the meeting that we just talked about when we had a public comment, the daughter said, quote: "I am Merrill Beck's daughter. I am adjacent to the property, and we prefer not to have a cul-de-sac, the permanent remedy. Someday my kids and grandkids would like to develop. The dead-end would probably be better for us than the cul-de-sac." So even the concept that the adjoining neighbors, which doesn't matter, they didn't even support it. At this point, that's where the wheels came off. Because all of a sudden to comply with a permanent cul-de-sac, you have a 400-foot requirement. Which does not apply to temporary dead-end streets even if you use one of the options available on the International Fire Code, which we did. If you look at it we then said in our last submission let's go back to a hammerhead. It's provided on the International Fire Code. It's provided in the code. It complies with the rules of the code, Mr. Chairman. So when we offer that all of a sudden fire, which is the biggest concern was saying, well how are we going to make sure someone doesn't park in the stub to the hammerhead and they gave some suggestions. Now remember, the reason why we use fire as the criteria is they are the biggest machines we have to push down these streets. It's going to take the biggest effort to turn them around. But they're not the only thing on public streets that you have to get turned around. You have to get snowplows and garbage trucks. Forcing a gate over it won't work. What we've suggested is lining it off, having it be a penalty zone, having it be a tow zone, having a tow-away with a fine so that this section could be resolved. Engineering or Planning continue to then say okay, those are reasonable things. There are other little nuances like what happens when the street goes through and you're going to abandon that portion of the aggregate. Who gets it if it's been

dedicated to the city? As you all know, this is an easy fix, but it's a reversionary clause. Once in the future that happens. It's not something that would be permanent, because we know that it's going to go North. At that point what happened was last week parenthetically, Chairman, I sent all of you a letter. I cc'd the attorney on that. No one contacted us. I asked them to contact us. I left a message at your lawyer's City Attorney's office to say what's going on. You wouldn't even give us the redline to the comments. You wouldn't even let us present? Nothing. Crickets.

Patrick O'Brien: Mr. Chairman, I just wanted to add on that one. It was difficult for us to provide redline comments considering the applicant had requested to move forward to Planning Commission on the resubmission. We didn't have information ready until the very last minute as you are aware.

Jeff Walker: But even last minute, and I appreciate that because we all are overbooked, underpaid, and feel pressurized. But the truth of it is the day of it you could have sent it to us. The day before it you could have sent it to us. Whenever they got there. I know this is late. I know you're going to be scrambling, we're scrambling. But it required me to get engaged to write a letter claiming violations of certain open law requirements. And I'm just noting that you all got the letter. I'm sure you loved it because, you know, there's only two typos. But no one decided to contact us. In the end, we have provided. If you want to claim, Chairman, that we're not going by the code, then read the code. Because it says what it says. I'm not trying to lecture anyone about how to read contracts, statutes, I'm just asking you to apply them fairly. And when staff started requiring us to treat it like a permanent cul-de-sac, which it isn't, and all the attended requirements of that, it got zigged where it should have zagged. What we have provided, I am confident. I have probably practiced law as long as you've done this. We're probably pretty close to contemporaries. It's not like I'm coming here as a young pup, lost. I know how to read the code. I know how we got turned sideways, and I'm trying to right the ship on it. I asked for your consideration because I believe that this project will be as nice. We have even taken the next step because we have an in-house construction home building company design the homes. They're going to be built in this because we're going to completely self-perform this contract. I believe it's a worthy project. I believe it complies with all the requisite codes of American Fork.

John Woffinden: Now we've heard from you. You said what applies. Let's hear from Planning and Engineering department and see if they agree with what you say. Planning, would you please take over.

Patrick O'Brien: Thank you, Mr. Chairman. Some background on the application. Currently what's before you is a regular subdivision application under the R1-9000 zone. There is some information on the current plan set that requires or asks for omissions on items that relate to a previous plan set for the PUD. Something that needs to be disregarded on this plan set in your consideration for it. What we have under consideration now was submitted on March 7th of this year, just as a regular subdivision. Comments were then sent out on April 11th. Revised plans were submitted on May 2nd by the applicant and the applicant in the same email requested to take their revisions directly to Planning Commission without staff being able to conduct a thorough review. In addition to some of that information, staff has also made the applicant aware that there are a number of outstanding invoices as well related to the reviews that have been done that still need to be settled for a significant sum of money. None of the Engineering drawing standards have been addressed or the comments that have been sent back to the applicant. There's no other Planning information or comments, but I'm happy to let Engineering speak further. If you have questions as well, Chief Brems from the Fire Department is also here in relation to some questions on fire if you have any.

John Woffinden: Engineering, would you address this issue? Does it, or does it not meet the code?

Ben Hunter: As to what we've provided to the applicant, there are a couple of different sections of code related to street standards that this plan set does not meet. One section is section 15.01.1520. That is our local minor collector standard which shows a 62-foot right of way with five-foot sidewalk on either side, eight-foot park strip, two-foot curb and gutter and 32 feet of asphalt. What they propose to do and dedicate to the city includes the hammerhead notch. That does not conform to the local road cross-section standard. We don't have a standard that notches out or has drawings like that. It's a 62-foot-wide right-of-way section. As far as the dead-end, I know that they brought up the recently approved section of code which, in their case, is not applicable because they're under the old section of code. Even under the old section of code, you had length requirements that it had to be less than 400 feet for dead-end streets. The only cross-section standard that we have for dead-

end streets is in the development code. As far as any Engineering standards and specifications for roadways, which are separate from any fire access turnaround, they've got to meet both sections of code, both fire code and engineering standards. The cul-de-sac details are listed in section 15.01.1430 which we've also provided to the applicant. And it shows the standard cul-de-sac detail with a maximum length of 400 feet from the right of way that it's connecting to the beginning of the cul-de-sac and their plan set does not show that cul-de-sac on there. The only other section, which is also referenced, which by default references the local road cross-section standards, section 17.8.304.B states that streets conform to city standards. Exceptions: All streets within the subdivision project shall conform to city standards for right-of-way width and alignment and be improved in accordance with city standards. Again, the only city standard that we have for a local road is that local road cross-section that I referred to previously. With that reference in there those are the sections that don't comply with code. The local road standard and the cul-de-sac standard, we have not seen a plan set which conforms to that. That's why we would recommend denial because it does not meet those sections of code.

John Woffinden: Any questions or comments from the Commission for planning and or engineering?

Jenny Peay: I would like to hear from Chief Brems and hear his views on this.

Chief Aaron Brems: Any applicant, including this applicant, must meet both the fire code and the development code. We enforce that for everyone. So let me give you examples of where someone may meet the fire codes but they don't meet the development code. Example number one, fire code states hydrants must be spaced at a certain distance, right? They may meet that in the fire code, but the development code states what kind of hydrant they can use and in AF city, a waterous is one option.

John Woffinden: The city code is more stringent than the fire code?

Chief Aaron Brems: Yes. They have got to meet both the codes. The spacing, which is the fire code, but then the development code. In this case, for example, a waterous that's just for maintenance or we can buy tons of parts. It's all standardized, we train on the same thing. Another example is in the fire code. Some applicants meet the fire flow requirement based on density and the structure

itself. But the fire code doesn't state what type of pipe material that has to be. The development code states dollar C 900. Another example is road material. Fire Code states a road has got to hold an 80,000 pound fire apparatus, but it does not state what type of road material. But the development code does, which is asphalt. So that's where we're at. Ultimately, they may meet a fire code, but they do not meet the city development code. With that being said, the code is the law. They don't meet the development code. Ultimately, the fire department recommends denial.

Jenny Peay: I appreciate that, thank you.

Rodney Martin: Are the proposed hammerheads and other things allowed in our fire code?

Chief Aaron Brems: In the fire code it is allowed, but like Ben Hunter said in the development code it is not. We have one standard that was the cul-de-sac.

Bruce Frandsen: Chief, let me just clarify. That plan as presented meets the fire code. Is that correct?

Chief Aaron Brems: That is an option there. There are options that way. However, I was talking to the fire marshal and it's not optimal because in a residential area you don't want to be backing up. Like the applicant said it's not just fire. We ran into that issue coming up with ideas. How do we secure that so no one parks there? Dump trucks, or plows, street sweepers, garbage trucks, all that. Everyone's got to meet the fire code and the development code. It's not one or the other.

Christine Anderson: What I understand is the fire code says we're okay with these three options and each city chooses which option they're going to standardize?

Chief Aaron Brems: The development code is a little different, but like the applicant said, the city has adopted the fire code. But that is a minimum. That's why there's also a development code like these examples. The fire code doesn't address some of the stuff that the development code does. They must meet both.

Ben Hunter: To add to that, and I'll make sure Chief doesn't have any more to add with it. An example of uses of hammerheads, there may be projects that are apartment complexes or other buildings where they're going into a parking lot, not a street, and need to have a turnaround so they can access all points of the building. That may be an option where it's not a street, therefore, it needs to meet the parking lot standards of the city, as well as the fire code turnaround requirements of the

city. In this case, that's part of why from the engineering side the only road cross-sections that we have are the ones that I referenced earlier.

Bruce Frandsen: Ben, you referenced the 62-foot right of way, what does this proposal not meet on that?

Ben and Bruce briefly clarify the question to ask what is not met in the hammerhead and wait for the presentation slides to be pulled up on the screen.

Ben Hunter: As they're dedicating this as a public right of way, this jog, this hammerhead knockout area, that does not meet city standard because we don't have a hammerhead jog. And the only other instance where you see that on a public street is when it would be the same width and the same standard as a public street for that. I can't read what the dimension is but instead of just having that narrow width of concrete, it would be 32 feet of asphalt, curb, gutter, sidewalk, park strip and have the T be to the back of the curb radii that is required per code for the intersection of a street. That's where it doesn't meet. It also doesn't meet the length of a dead-end of 400 feet. The only dead-end that we have is the cul-de-sac standard per development and public road standards.

Bruce Frandsen: Ignoring the 400 foot, let's just take these one at a time. If the hammerhead was 62 foot, add the park strip, all of that. The hammerhead would be ok? If we exclude the 400 foot requirement. Is that what you're saying?

Ben Hunter: No. Generally, when we allow for a street intersection like that, it would be because typically they have a future phase of a development that will extend that road. In this case, it would go to the backyard or somebody's existing house. There wouldn't be a need for that road to extend through because it doesn't go anywhere.

John Woffinden: Is a hammerhead legitimate in the middle of a walk?

Ben Hunter: We don't have a standard that allows a hammerhead for a public street in the middle of the block at the end of the street. The only standard we have is that 62 foot wide right of way and for the dead-end of the cul-de-sac.

Jeff Walker: If I may just add, that's if the engineer is considering that turnaround as a public street, it's not a public street. It's never going to go anyplace. He's now applying apples and oranges. This is the standard of the International Fire Code that allows this sort of turnaround because it's never a public street. It's never

connecting to another street, so you must meet the width and the other amenities of a street. That is where we get confused. Either they should eliminate the International Fire Code requirements so the only requirement is the cul-de-sac requirements, or they should say if you meet the turnaround purposes of this hammerhead under the International Fire Code as adopted by a municipal code, then you're good to go. This matches that exactly. He's trying to apply a standard that, as developers, we are never going to try to apply. Because this was never going to be a public street with sidewalks and trees and a walking trail.

Ben Hunter: The challenge with that is they're dedicating that hammerhead as a public right of way, and it doesn't meet public street standards. An example of when a hammerhead would work, and obviously I can't speak for the fire department and Chief Brems, but from what I've seen on plan sets, Villas at Aspen Meadows apartments at 860 East and 620 South have hammerheads within their parking lot. Because of the location of the building and the layout, firetrucks still have to get there and need a turnaround. It's not a public street, it's a parking lot. Hammerheads are an option that meets fire code within a parking lot. In this case, it is not meeting public road standards as they're showing to be dedicated on the plat and the dead-end does not meet the cul-de-sac standard as required per code. It's the only dead-end option that we have for a public street.

Joe Garlington: I'm with Goldcrest Homes. This mimics the movement of the cups that happened to us on the cul-de-sac. Originally, we had comments from every department that said yeah, this is allowable, what you consider the cul-de-sac. We always try to be good neighbors, so we considered a cul-de-sac in our plans. And two iterations later, it was now considered a permanent cul-de-sac and they shifted the standard on us from the original comments. With the issue at hand here, our previous application with this hammerhead had that turnaround as an easement. It was not to be dedicated. It was an easement. The fire marshal, being concerned about parking, said it's difficult to enforce parking on an easement, please dedicate that. So once again the cup has moved and now engineering is saying that it doesn't meet the cross-section for the street. Pardon my frustration in this, but once again, it's the movement of the cups.

John Woffinden: Chief Brems, as a professional firefighter, when your big apparatus comes down the street do you prefer a cul-de-sac or would you prefer to

back into a hammerhead and move around? Which is safer for the firefighter and the public?

Chief Aaron Brems: In this example, obviously a cul-de-sac would be optimal. Like Ben is saying, this is an option, but it's designed for a commercial apartment style that's in a parking lot. Technically the way this sits out would work, but the last few lots would be eliminated because that hammerhead should be at the end of the street. Backing up is an option in the fire code. But again, that does not meet the building code or the development code.

John Woffinden: You avoid backing up if at all possible?

Chief Brems: Yes, not just for us, for everyone.

John Woffinden: You prefer it?

Chief Aaron Brems: Correct.

Scott Sensanbaugher: I am the Public Works Director and I supervise Engineering. Just to make sure it's clear, it's not an option for this subdivision that would fit with the code. Rather than trying to rehash all the history on this project, which does go on for a while, I'll just say for the record that I would disagree with some of the characterizations of some of the comments and some of the ways that the discussions took place. I would characterize them quite differently. I don't really want to go into details right now as I don't think that is a profitable use of time. Our position is that this does not meet the development code and we recommend denial.

Christine Anderson: I would just like to say I love the slides of what you're proposing to build here. It looks very nice. It would be a beautiful spot in the city. And I really hope that something can work here. You've put a lot of time into it, everyone has. We want to make it work. We're bound by following rules, but I hope that you don't go away thinking, "they hate us." I really want this to work. It's not the spot here to go through different options, but there are options that that can fall within the code. Connecting to 700, other access ways that you can do this. And I just hope that we can see something that will work for all of you.

Joe Garlington: I apologize, I'll keep this brief again. At the time of our application, the phrasing in the development code does not call out what a temporary turnaround is. We have to rely on what is in the code, which is the

International Fire Code, which describes a temporary turnaround and it allows for those types of turnarounds.

Christine Anderson: We must understand that this can't be called a temporary turnaround. If there's no agreement with the other side that this will indeed happen in the future, it can't be called temporary it has to be called permanent.

Joe Garlington: It's a difference in phrasing. If we do a cul-de-sac that is going to landlock the property to the North.

Patrick O'Brien: No, it's not. They have access back to the East.

Joe Garlington: I apologize, I stand corrected. It's not going to landlock the property, it will drastically limit their ability to develop because they will have one point of ingress-egress, not two points of ingress-egress like we're trying to provide for them.

Christine Anderson: *Refers to presentation* You could come back down to that street right there and connect.

Joe Garlington: We can't.

Christine Anderson: I just know that this doesn't fit the numbers that we are bound to, that 400. We can't approve it.

Joe Garlington: One question that I have, and I'll just finish with this. Our first two applications had a hammerhead and a temporary cul-de-sac. Our red lines comments from staff called a temporary cul-de-sac and those both had approval from various departments. So collectively, those two did get approvals. And then they shifted their position.

Christine Anderson: I've spoken to Rebecca, and I hope I'm not speaking out of place, but not everything that is said ends up being true. She said, "I apologize, I spoke out of what I thought was true at the time, but I was wrong."

Patrick O'Brien: Commissioner, we don't have the authority to actually approve anything.

John Woffinden: We're here to talk about the current application.

Ben Hunter: As we had discussed options early on, we did look at the possibilities of a temporary cul-de-sac to give further guidance. We looked at Lehi's code and

we thought maybe it could be a possibility. We discussed it further with administration and with the City Attorney's office. We haven't approved a detail that looks like that temporary cul-de-sac. We don't have that mechanism to allow it because it doesn't exist in our code. The only one that we have is the cul-de-sac details that we've referenced before. They do not meet those requirements as shown in that detail.

Joe Garlington: If we do a cul-de-sac, we will not be in compliance with code 100% because it says we shall provide for future access. So, we will be in violation of the code if we have to put a cul-de-sac in.

Christine Anderson: A "shall" class can't conflict with another part of the code.

Joe Garlington: Correct. It shouldn't, but it does.

Jeff Walker: It preempts it. Statutorily.

Bruce Frandsen: You're telling me a "shall" clause would require you to provide access to the people to the North?

Jeff Walker: Correct.

Bruce Frandsen: That's not how I would look at it. I would say as long as the people to the North have access to the road, they're good. If you have a neighbor to the East, to the West, who had a 10-foot-wide strip coming up to it you're not required to build a road up to them. As long as they can access a city road on the other side of their property. You have provided them access by allowing them to come from the East onto their property. I don't see it as saying you have to build a road and stub it to their property because you haven't landlocked them. They still have access. You have provided it for them. Go over there and put your access in.

Jeff Walker: On one of the screens I skipped because we were just pressed, it is showing your bike and pedestrian trails.

Bruce Frandsen: And that can change.

Jeff Walker: I know. But if you look at what your plan is, and these are successive pastures. The legitimate use of those successive pastures as they get developed, as you guys are contemplating how you want your bike trails to go through, is they're going to be continuous up through the middle of those pastures. You guys start giving us indications of what we should try to accommodate to happen so that we

develop our property in alignment with what your master plan is. If you would have written on your master plan, these are just ideas. We're throwing mud at the wall and hoping something sticks. This is the organizational master plan of how you want the trail system to work, and it will be precluded if under proceeds the idea which may be right for now is going to be successive of cul-de-sacs.

Patrick O'Brien: Mr. Chairman, there's nothing that we have that outlines that our bicycle network or trail system needs to follow actual roads. We do have trails in other parts of the city that run away from roads. There's nothing to say they need to stick to that road and that's something that was brought up recently. And that's not up for discussion tonight.

Jeff Walker: Of course it is.

John Woffinden: We're here to discuss the current application. We've talked this thing to death. It's time to open for the public hearing.

Public Hearing Opened

No public comments

Public Hearing Closed

Jenny Peay motioned to deny the preliminary plan for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential Zone.

Rodney Martin seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

John Woffinden: You do have the right to go to City Council. Is there any idea when that date would be possible for City Council?

Patrick O'Brien: I need to check with the City Recorder. It would just be when the minutes have been approved for this meeting.

Jeff Walker: Can we get a vote on the final?

Jenny Peay motioned to deny the final plat for Beck Hillside Estates, located in the area of 757 North 200 East, in the R1-9000 Residential Zone.

Rodney Martin seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

John Woffinden: As I was saying earlier, you can go to City Council. You have that legal right. Contact the Planning Department. It probably won't happen for at least another month it looks like right now. They have the final say.

10. Hearing, review, and action on a proposed land use map amendment from the Residential Very Low-Density designation to Residential Low-Density designation, for the properties in the area south of the Residential Low-Density designation, between 100 W and 570 W

Patrick O'Brien: Thank you, Mr. Chairman. This is just the city-initiated item. We're looking at removing our residential very low-density designation throughout the southern portion of the city and changing it to residential low-density. The main reason for this is some of the other areas of land that fall into our residential very low-density land use designation have been annexed into the city and have

been annexed in under a zoning that would be more closely aligned with residential low-density. For that reason, we're trying to look at future development for the city and to provide the best and most aligned use of our space by proposing residential low-density designations where we can use PR 3.0 as the recommended zoning for any future development that would be zoned down in that area of the city.

Jenny Peay: I do have a concern about the water table and turning that into a residential use area. What are the proposals to mitigate that?

Patrick O'Brien: Ben, you could probably speak better to that in terms of geotechnical. We already do have a number of other residential areas. This isn't approving any residential development right now, just changing the designation.

Jenny Peay: I've lived here my whole life and I've seen the water table and it's come up a lot further in that area and I do have some concerns.

John Woffinden: That's the least of it in that area. Basements to start with.

Ben Hunter: Correct. There will be a few different things at play here. Most of it is derived from the sense of land ordinance. One of those items would be the floodplain area which FEMA updates. About two years ago they adopted a new floodplain map in this area. Generally speaking, there are ways of addressing that and there are certain requirements in the code. Our sensitive lands wouldn't allow basements and that's a combination between flood water as well as high groundwater. That would be prohibited. A lot of the time in these particular areas they actually build up the subdivision such that it elevates it to get above those additional hazards and those elevations. Not only do we have limitations in not allowing basements, but there are also certain requirements of the roadway. Part of that roadway is generally required to be one foot above the floodplain elevation. The southernmost point would be one point above that floodplain elevation. On top of that, the land ordinance also requires that the finished floor of any homes that are occupied must be at least one foot above the average elevation of the asphalt. There are several requirements and code that would mitigate those hazards and those concerns that way, and they would have to comply with those ordinances.

Jenny Peay: Do you provide a Geotech report with each proposed home, or is it just the standard development?

Ben Hunter: Generally, they'll do it as the standard development and the Geotechnical Engineer, as standard industry practice, and based on the size he'll do so many borings or test kits into the ground to identify the soil types as well as the groundwater. One of the other things that I know the Chairman always has a concern about is liquefaction. That's also a high potential and high hazard in this area. Those require, depending on the circumstances, 30 to 40 foot borings down into the ground to be able to determine a sort of liquefaction hazards and things like that as well. I wouldn't be able to guess how many borings the Geotechnical Engineer will do, but it will be multiple borings. And then when the subdivision gets approved, it's approved based on those borings and based on that geotechnical report. After they get approval, and when they move forward to the building permit stage, they also must conform to that same geotechnical report that was part of the whole development.

Jenny Peay: If I'm understanding this, the Geotech report would standardize what the elevations would be. Not so much the code, is that correct?

Ben Hunter: It wouldn't standardize the elevations; it would identify where high groundwater is. It's two feet below the surface, three feet below the surface, five feet below the surface, and these are the soil types. This is the level of liquefaction it has. Those are some of the things in the report. All that it identifies is current conditions. But then based on those current conditions, the sensitive lands ordinance requirements will kick in and that would dictate, okay, the southernmost road here would have to be a foot above the high floodplain elevation. In any of your residential homes, the finished floor would have to be a foot above the average elevation of the asphalt on the street in front of that home.

Jenny Peay: Would it also call out where buildable areas are and where non-buildable areas are?

Ben Hunter: Yes, it will typically identify, again, you have a combination. If there are, for example, wetlands, they wouldn't be able to build on wetlands. But there are also setback requirements the city code has that would define those buildable areas. It's a combination of both code as well as what the findings are for the existing conditions on-site.

John Woffinden: This whole area has been identified by the state of Utah and the zone code engineers as a high liquefaction area. It has a lot of specifications that

builders have to comply with. That's the purpose of the test is to find what kind of conditions are in the subsoil so they can engineer their product so it doesn't sink.

Jenny Peay: That's my biggest concern with doing this as a residential. My other question is where does the Vineyard connector road come in here?

Ben Hunter: *References the presentation slide* Those are a couple of the parcels that are currently owned by UDOT. Now whether they modify that or change that or anything like that, I don't know. We'll have to wait and see what UDOT does, but UDOT currently owns those pieces of property.

Public Hearing Opened

Mark Barlow: *References the presentation slide* I am Mark Barlow
If we're talking about the flood plain, I'd like to say a few words. On the left side there, the bottom rectangle is my property. In 1984, Utah Lake level was up to the corner of my sidewalk, elevation 4500 feet above sea level. If your bottom slant line there is pretending to be the floodplain level where Utah Lake comes up to, I disagree with it. It comes up higher than that. *Mark clarifies where his property is on the presentation slide* Utah Lake level was up that high.

Carroll Barlow: We still have a dyke. It's still there.

Patrick O'Brien: The intention of that slant line is just to outline we're our Shoreline Protection area and our residential very low-density or potential residential low-density would be. It's to show where two different designations are.

Ken Berg: I'm with Berg Civil Engineering. If we can go back to the map. If you're all familiar with what we did on AF crossing, we used the Lakeshore Boulevard as the designation between the defend and the no-defend line. We build houses North of Lake Shore Boulevard, everything South of Lakeshore Boulevard is that Shoreline Protection Zone. And the line we show there was a previous road alignment when this was an annexation 10 plus years ago that never got finalized. Currently, we're laying out plans we have looked at the wetlands and are defining and designing the alignment of Lakeshore Boulevard. My request to you is to give me, or someone, the flexibility that the South boundary line is the zoning as defined by the alignment of Lakeshore Boulevard. In your next agenda item, you're looking at the annexation of that piece. I've already prepared a road dedication plat as part of that annexation, that defines that alignment. That's not the

alignment that we're hoping to get to the city. What I'm trying to avoid is against Lakeshore Boulevard on the North side. That we must build up above the FEMA floodplain undeveloped land because it's part of Shoreline Protection. That's my request.

Keriann Barlow: We own the property just North of Mark Barlow. We lived in California where homes are built on top of each other and it's very dense. There's no parks and it's not fun. I hope that you are smart about how you plan it, and that you make sure you spread it out. We know that there have been problems with water being diverted so farmers are getting some of the land down there. It's a beautiful, very nice place to be and I want to encourage less dense housing.

Dane Hill: I am with Property Reserve. We manage the Investment lands for the Church of Jesus Christ of Latter Day Saints. We're the neighboring landowner of those parcels to the West of the proposed area change. We are supportive of the change. We appreciate the city staff for creating more opportunities for housing in the area.

Ginger Romriell: I'm with Woodside Homes. *References the presentation slide* We are the subdivision that's to the top of this. We are working our way down towards that line right there, so we support the change from the 2.0 to the 3.0.

Carroll Barlow introduces herself and speaks of her love of her home in American Fork and thanks the Planning Commission for what they do.

Carroll Barlow: Here are my concerns. One, the American Fork roads are really crowded. Are there any plans to solve that? As a citizen of American Fork, there are certain times when I may not want to go down Main or State Street. That's a concern. Our State is talking about water preservation and we continue to have dense housing. They have built all around me. We used to have Harbor First Ward and now we're to Harbor Sixth Ward. As a citizen, those are things that concern me. That we'll run out of water as we continue building so many homes. Are we going to be able to go down our road? I remember in Saratoga Springs, was it two years ago, they had a big fire. Do you remember that? It got very close to residential housing, and I think one fence even melted. They were blessed those houses didn't catch on fire. But when they tried to evacuate Saratoga Springs, it was backed up. People couldn't get out of there. That's poor planning as far as I can see. Are we going to do those same kinds of things? What road are we going to

have for those houses that are going to go in there? This is just a citizen's perspective. And then when they did their probing, whatever it's called. And they're doing it in drought? I don't know, it's drought time and they're probing. They may accept housing, but in 1984 they wouldn't I'll tell you that right now. So those are just my emotional concerns as a citizen in American Fork. Water and infrastructure. I don't know why there's so many accidents on the freeway closer to American Fork, but they all divert to American Fork, and you can't even move. When there aren't any accidents, it's really crowded. Those are my concerns as we continue to have, what is it called, low-density? I'm not even sure what that means. Does that mean apartment buildings? What's low-density?

Christine Anderson: 3.0 means they can have three units per acre.

Carroll Barlow: That's low, not very low?

Christine Anderson: Very low means you can have two units per acre. You can also have a lot that is 50 acres if you want to, it's not saying you can't have something large.

Carroll Barlow: When you say a structure, how big is the structure? Is an apartment building a single structure?

Christine Anderson: No, apartment buildings would not be allowed here.

Carroll Barlow. Those are my thoughts, thank you for listening.

Christine Anderson expressed her thanks and agreed with Carroll's love for American Fork. She explained the Planning Commission's goal is to grow American Fork's infrastructure and roads in the smartest way possible.

Carroll Barlow expressed her thoughts that many people are coming to American Fork because it is beautiful, and many people love it. She asked the Commission to consider her thoughts.

Harold Dudley thanked Carroll for coming to the meeting and expressing her thoughts. He describes a recent newsletter by the Mayor regarding water and growth which he felt was well thought out and based on facts and recommended that Carroll read the newsletter.

Public Hearing Closed

Rodney Martin motioned to recommend approval of the proposed land use map amendment from the Residential Very Low-Density designation to Residential Low-Density designation, for the properties in the area south of the Residential Low-Density designation, between 100 W and 570 W.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**ABSTAIN**
Jenny Peay	**AYE**

The motion passed

Bruce Frandsen noted that he abstained due to part ownership in a significant amount of the ground.

11. Hearing, review, and action on an agreement for the Harbor Road Annexation, consisting of 85 acres and located at approximately 6500 W 6800 N

Patrick O'Brien: This relates to some land that's within the area that was shown on that map previously. As you mentioned in the title, it is 85 acres. If the City Council approves the land use update that the Planning Commission has recommended it would fall under the new land use of Residential Low Density and with that staff would recommend the annexation of that property coming in under the PR 3.0 or Planned Residential 3.0 Zoning. Some of the area being annexed in fall within the Shoreline Protection area, so that would remain the same and there wouldn't be any changes with regards to that. The General Plan does provide for some development of an open space that's identified at the Vineyard Connector and

Linear Park that will traverse a portion of the annexed property. This is the first step towards the development of that property if it's recommended for approval. The appendices to this document come at a later point through our attorney and City Recorder, so they're not available right now. You would be recommending approval of the language of the agreement itself that is contained in the packet.

Ben Hunter: There are several roads that are identified on the Master Transportation Plans. Some connectors, some arterioles, and all of those right of ways are included in the annexation agreement to be dedicated to the city as a condition of approval for the annexation and we would recommend approval.

Mark Barlow: Your location is incorrect. The location is just North of my daughter-in-law's house and Christiansen's field. Which was to remain unincorporated in Utah County. That is not part of the drawing I received showing the land to be annexed into American Fork City. You have got to go further East to get to that land. You need to change the address up there for the location.

John Woffinden: What would the address be in your estimation?

Mark Barlow: Maybe 6400 West if I were to guess.

Patrick O'Brien: I can try and clarify that. I was going off land that was identified on the map. Do you have anything more accurate on that, Ginger? We can have it approved under the parcel numbers if that's something that you have?

Ginger Romriell: Yes. I can get that. We will get those parcel numbers for you. This is a beautiful 85-acre parcel that we are hoping to add on to our Stonecreek project. Everybody wants to live down there.

Public Hearing Opened

No comments were made.

Public Hearing Closed

Bruce Frandsen: I have a question on that. Are we going to exclude the Christiansen property, the Barlow property, the parcel South of the Barlow property?

Patrick O'Brien: This isn't annexing in all of the land that was shown within that last map. This is annexing in the PHI property. *References the map on the presentation* It's not all of what was shown on the last part, but we were getting the chunk between both roads for updating all the land use. All of that is not being annexed in. We're not doing a city-initiated annexation for people who have not requested to be annexed in. This is only for Ginger and Woodside Homes property. Those are the 85 acres that are coming in as a part of that.

Bruce Frandsen: We're not sweeping anybody?

Patrick O'Brien: No. Anyone who wants to stay in the county is still in the county in that regard.

Chris Christiansen motioned to recommend approval of the agreement for the Harbor Road Annexation, consisting of 85 acres and located at approximately 6500 W 6800 N.

Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

12. Hearing, review, and action on a request for variance from the required setbacks of lots located in the Stonecreek Plat H & I Development, located in the area of 1000 South 400 West in the PR-3.0 Zone

This is substantially similar to an agenda item that you had a couple of months ago. The applicant is requesting some reductions and setbacks. Part of the code calls out

that the Planning Commission would be the approving body for this, and it wouldn't go to City Council. You would have the final say on this item. I can allow Ginger to speak in more detail about it. George has an image of what Ginger had provided that he can display. Staff doesn't have any major issues with this item. We would just ask if it has been approved that it would be approved with the conditions that there would be nothing placed or protruding from the structures into the reduced setback areas. That was at the request of the Fire Marshal.

Bruce Frandsen: I know we've done this before, but now my question is different. Is this an actual variance and do variances come to this committee? Do they go to the Board of Adjustments?

Patrick O'Brien: This is a variance and generally variances do go to the Board of Adjustment. But the code specifically calls out that a variance within this zone would go before the Planning Commission. There are a couple of those in our code. But generally, most of them go to our Board of Adjustment. We now have a fully appointed Board of Adjustment. You are the approving body for the zoning variance specific to this property.

John Woffinden invited Ginger Romriell to address the Commission.

Ginger Romriell: We are here today to request a variance to the setback requirements for Stonecreek plat H & I. Stonecreek is a little over 400 plats and we have built out 4 of them to date, so we are on the last two plats here. The reason that we're asking for our setback today is because of those 400 plats we went with a variance on our architectural style and for the opportunity to have a three-car garage. We can do it as our layout sits. We have three lots going forward that will have the ability to have a three-car garage. With the setback, we can get a little more than three. That, and the opportunity to have a fireplace or a side patio. All those things do affect the setbacks as well. So that's our ask for today. There are no basements here so that's why it's important for us to have a three-car or bigger home where they can store their stuff and so they are not parking on the road. A couple of months ago you approved our setback requirements for a plat G. However, I won't name names, Patrick. He came in a little too late and we had already sold out for our last plats. So, this is now finally going forward to our last two plats so we're anxious to see this happen.

Public Hearing Opened

No public comments

Public Hearing Closed

Chris Christiansen: You said the reason we're doing this is to be able to have a three-car garage. What I am looking at here, the existing site setbacks had a three-car garage. And the three-car garage was the request, so it looks like there is the ability to have a three-car.

Ginger Romriell: Yes, on some lots there is the ability, but not on all. Right now, the setback requirements are eight feet, and with a five-foot that will allow us to have a fireplace on one side or a pop-out of some kind. As long as we're making sure that we don't interfere with the five-foot requirement.

John Woffinden: This keeps us from having a solid line of just garage doors?

Ginger Romriell: Exactly, and people parking on the road.

Jenny Peay: Maybe you can help me understand as far as a variance request. My understanding is that applicants must show unreasonable hardship and they must demonstrate that as a reasonable hardship for the property. When you're looking at this, does this qualify as an unreasonable hardship?

Patrick O'Brien: I had a similar concern and I discussed it with Rebecca Andrus who is our City Engineer. We concluded that the hardship trigger relates to our Board of Adjustments and not to our Planning Commission. That's the language we saw so that's why we didn't have an issue bringing it forward to Planning Commission. There was nothing in there that required that hardship test for Planning Commission to grant a variance. I assume a variance for something like this would come to Planning Commission and not go to the Board of Adjustments. I think there was a method perhaps in the madness of separating the variances that went to Planning Commission.

Jenny Peay: Is this something that the land use attorney needs to verify?

Harold Dudley: I still get confused about our code compared to our traditional zoning ordinances. I have become comfortable finding that these variances allowed by the Planning Commission are different than a typical Board of Adjustment variance. There have been others that have been on the Commission, and we've

granted the variances. The term variance is what is used, but it's just a discretionary review and doesn't need to meet those same requirements. Based on that, we have done stuff similar to this without those hardships and other Board of Adjustment requirements. I'm not saying it's right or wrong. We have traditionally done that when it's allowed in the development.

Patrick O'Brien: There's a separation of roles. As I said, I was assuming that this variance is different from the variance that the Board of Adjustment would deal with. Where it would be a variance on developable land because there's not enough frontage or not enough square footage or some issues related to that. Where this is specifically for these larger types of zoning developments.

Jenny Peay: My concern is if we needed to go through an attorney before we can make a decision on this.

Patrick O'Brien: I don't know if it needs to go before an attorney. If that's something that you want to request, we do have that option. Cherylyn does review the upcoming items. We discuss everything with her so she's aware of what comes forward. There has never been an issue raised about a variance request like this.

Chris Christiansen: We approved one a few months ago.

Bruce Frandsen: We approved some for Woodside Homes, but those were two or three specific lots. We just had a little lesson here from a visiting attorney an hour and a half ago that the words matter. And definitions matter and maybe we ought to look. I think we shouldn't be calling these variances when they're coming here. Maybe there's something legal in the State Code that says a variance has to go to the Board of Adjustments and we ought to be calling them exceptions to the rule. I don't know.

Ken Berg: You have several areas in your code where it gives me as the engineer the option to propose different setbacks than your blanket city standard setback. PUDs, PRDs, etc. In your code it lists the standard setbacks with an asterisk that states, "Unless you come to the Planning Commission to present your proposed setbacks for your development." That's what we're doing. We're not coming to say we need a variance. We're just following your code. For this project for some additional flexibility in our planned residential, we would like these setbacks. These are the proposed setbacks for this. It's not a variance to your code.

Jenny Peay: I agree, I think we should call it something else.

Chris Christiansen: I said this before. I lived with the five-foot setbacks and it's not fun. At our last meeting we were concerned about a pool house that was 15 plus feet, right? Here we are saying that we've got another structure that's 10 feet. I'm not a fan of it but it is within our prerogative to make that change.

Harold Dudley motioned to recommend approval of the request for the reduction in setback requirements as outlined in the applicant's request for Stonecreek Plat H & I Development, with the condition that no structures or other items protrude into the reduced setback area, such as porches, balconies, decking, A/C units, or any other similar structures or items that may be placed or built in the setback area.

Bruce Frandsen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**NAY**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

13. Hearing, review, and action on a Preliminary Plan for Stonecreek Plat H & I located in the area of 1000 South 400 West in the PR-3.0 Zone

14. Hearing, review, and action on a Final Plat for Stonecreek Plat H & I located in the area of 1000 South 400 West in the PR-3.0 Zone

John Woffinden stated that items 13 and 14 are on the same project and will be discussed together but will require a separate hearing, motion, and vote on each.

Patrick O'Brien: The Preliminary Plan for Stonecreek H & I are on 77 lots on 30 and a half acres. This one was reviewed by Cody. Reviewing his notes on it he didn't find any issues. He went through a couple of consultations with Ken to work out some issues from the original submittal. The plan presented before you tonight

meets all of the requirements of the code and we will recommend approval. The final plat is in our PR 3.0 zone, and it deals specifically with six lots intended for single-family homes within that area. It meets the requirements of the code and there were no Planning issues.

Ben Hunter: There are lots that are fronting existing roads that were part of the previous subdivisions and previous phases, so they have stub utility laterals for these various slots. They meet all the standard specifications and requirements of the Engineering Division and we would recommend approval.

Bruce Frandsen: I will preface this by saying we have about 40 acres down there that went totally dry this year. And Ginger and her company brought some equipment in there to resolve that. Ken, is there anything we need to be looking at water wise? I think most of the water here probably goes over to Woodside property anyway. They can dry it up if they prefer, hat doesn't matter because there'll be buildings not farming. Is there anything else we need to know?

Ken Berg: As part of your Sensitive Lands Ordinance, we've gone through and identified any water rights in the half mile radius. I've looked through them and evaluated what our development would impact. They're mostly the ones that we're fixing tomorrow to get them back to the East. We've identified those. Woodside is holding most of those that are impacting themselves. We're doing those extra steps to restore flows back to some of those historic sloughs. Sloughs that the past developments have found other ways to reroute through by trenches and things like that where we found a way to redirect it.

Bruce Frandsen thanks Ken and Woodside Homes for their effort to be good neighbors and use the water responsibly. Ben Hunter states his agreement. Bruce encourages the Commission to be aware of the garbage that can build up in the bulrushes on neighboring properties from surrounding development sites. He states his hopes that the development sites will be good neighbors and help keep their surrounding areas clear of garbage. Patrick O'Brien mentions filing a code enforcement with Planning if needed. Ben Hunter reiterated both points.

Public Hearing Opened

No public comments

Public Hearing Closed

Rodney Martin motioned to recommend approval of the Preliminary Plan for Stonecreek H & I Development, located in the area of 1000 South 400 West in the PR-3.0 Zone, subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal.

Chris Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

Chris Christiansen motioned to recommend approval of the Final Plat for Stonecreek Plat H & I located in the area of 1000 South 400 West in the PR-3.0 Zone, subject to any conditions found in the Engineering Staff Report or recommended by the Fire Marshal.

Bruce Frandsen seconded the motion. Voting was as follows:

Chairman Woffinden	**AYE**
Harold Dudley	**AYE**
Christine Anderson	**AYE**
Rodney Martin	**AYE**
Chris Christiansen	**AYE**
Bruce Frandsen	**AYE**
Jenny Peay	**AYE**

The motion passed

15. Review and action on the minutes of the June 8, 2022 Planning Commission Regular Session

Patrick O'Brien: We didn't have those minutes included in the packet so we're not going to vote on this tonight. We apologize for that omission.

John Woffinden: We will postpone that.

16. Site Plan Committee Report

John Woffinden: What have you got planned in the future?

Patrick O'Brien introduces Melissa White, the new Administrative Assistant to the Development Services team.

Patrick O'Brien: We don't have anything major coming down the line other than what was mentioned at our last meeting. We're still working on a couple of Economic Development projects as well for the city. We will have a couple of core changes coming that our staff initiated. Hopefully, we will also have our long-awaited contract approved by Council so we can release our RFP for the new City Code rewrite which was approved in our budget. I think it was approved in our budget. That will help to update our code and get rid of a lot of the contradictions that might exist in certain parts of it and modernize it to bring American Fork up to date with all the major development that's happening. It's an exciting place to be working right now because we're really turning into the big city as well. That's all I have other than our next Planning Commission meeting is not going to be happening on July 6th. We will have our next meeting on July 20th.

Bruce Frandsen: What are my guidelines about being able to speak to developers and others one-on-one outside of this meeting?

Patrick O'Brien: Cherylyn had told me that Commissioners can, as members of the public, still meet with people. Given the nature of some people's jobs, you may end up encountering people professionally. Also, it is my understanding that you can still get information from applicants. It depends on your comfort level. Remember that if you're getting a couple of Commissioners together not to violate the Open Meetings laws. Speaking of that, we're looking at the first meeting in August to have Planning Commissioner training. It will be on Open Meetings and a couple of

other things that we're working on it. We might try and schedule it for earlier so we can have a workshop prior to the actual meeting itself.

17.Other Business

Harold Dudley will be gone during the months of September and October and will not be present for any meetings during that time.

18.Adjournment

David Bird motioned to adjourn.
Christine Anderson seconded the motion. All voted in favor.

Meeting adjourned at 9:16 pm.

Melissa White

Administrative Assistant II

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