

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
August 17, 2022

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on June 8 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 a Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 zone
3. Hearing, review, and action on a code text amendment to Section 17.4.608, titled Transit Oriented Development Zone amending the certain elements related to definitions and lot type assignments.
4. Hearing, review, and action on a code text amendment to Section 17.7.502, titled Planned Unit Development - Flexible Lot Projects amending the average lot size requirements
5. Open and Public Meetings annual training
6. Review and action on the minutes of the August 3, 2022 Planning Commission Regular Session
7. Concept Plan Report & Upcoming Projects
8. Other Business
9. Adjournment

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

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

**AMERICAN FORK CITY
PLANNING COMMISSION STAFF REPORT**

MEETING DATE: August 17th, 2022

AGENDA TOPIC:

Hearing, review, and action on a Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone.

BACKGROUND INFORMATION		
Location:		1000 S 400 W
Project Type:		Final Plat
Applicants:		Woodside Homes, Berg Civil Engineering
Existing Land Use:		Residential Low Density, Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density, Residential Very Low Density, Design Commercial
	East	Residential Low Density, Design Commercial
	West	Residential Low Density
Existing Zoning:		PR-3.0
Proposed Zoning:		N/A
Surrounding Zoning:	North	PR-3.0
	South	Unincorporated Territory
	East	PR-3.0, R1-12000
	West	Unincorporated Territory

BACKGROUND:

The applicant is applying for a Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone. The proposal is intended for single family residential units. The total development area consists of 9.80 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:



PROJECT CONDITIONS OF APPROVAL:

1. There needs to be one width for each side on all corner lots of the development

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 of the application.

POTENTIAL MOTIONS – Final Plat**APPROVAL**

Mr. Chairman, I move that we recommend approval on the Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone.

DENIAL

Mr. Chairman, I move that we deny the Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone.

TABLE

Mr. Chairman, I move that we table action on the Final Plat for Stonecreek Plat J, located in the area of 1000 S 400 W, in the PR-3.0 Zone, and instruct the developer/staff to _____.

STONECREEK PLAT J FINAL PLAT

1000 SOUTH 350 WEST
AMERICAN FORK, UT

OWNER / DEVELOPER



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

ENGINEER



CIVIL ENGINEERING

1018 N. DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677



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

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



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ALPINE UT, 84004
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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ACTION			DATE
FINAL			8/10/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME SHEET NUMBER

SUBMITTAL #3

STONECREEK PLAT J

TABULATIONS

PLAT #	PLAT AREA AC	DU #
FINAL A	27.62	92
WETLANDS	28.44	0
FINAL B	18.89	76
FINAL C	18.81	72
FINAL D	9.42	25
FINAL E	16.33	65
FINAL F	9.6	37
FINAL G	6.87	32
FINAL H	0.74	5
FINAL I	0.17	1
FINAL J	9.8	33
FINAL K	19.78	55
TOTALS	166.47	493

TOTAL PROJECT AREA	9.80 AC	100%
TOTAL PUBLIC ROADS	2.69 AC	27%
TOTAL OPEN SPACE	1.89 AC	19%
AREA IN LOTS	5.22 AC	53%
AVERAGE LOT SIZE	6,885	LOTS

EXISTING ZONING	PR 3.0
DEVELOPMENT TYPE	CONSERVATION SUB
FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0306F
EFFECTIVE DATE:	06/19/2020

BEGINNING AT A POINT WHICH IS N89°48'57"E 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREAK PLAT 14 THE FOLLOWING FIVE (5) COURSES: 1) SOUTH $45^{\circ}44'08''$ EAST 1101.00 FEET, 2) NORTH $44^{\circ}37'49''$ EAST 54.19 FEET, 3) NORTH $88^{\circ}48'04''$ EAST 44.00 FEET, 4) SOUTH $89^{\circ}12'04''$ EAST 180.00 FEET, AND 5) NORTH $07^{\circ}49'19''$ EAST 101.10 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREAK PLAT G. THENCE ALONG SAID PLAT THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH $89^{\circ}12'04''$ EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF $09^{\circ}01'23''$ AND A LONG CHORD BEARS $S44^{\circ}11'22''$ E 21.22 FEET), 3) SOUTH $88^{\circ}12'44''$ EAST 62.00 FEET, 4) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF $89^{\circ}59'37''$ AND A LONG CHORD BEARS $N45^{\circ}46'38''$ E 21.21 FEET), 5) SOUTH $88^{\circ}12'04''$ EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF $09^{\circ}01'23''$ AND A LONG CHORD BEARS $S44^{\circ}11'22''$ E 21.22 FEET), 7) NORTH $85^{\circ}52'36''$ EAST 62.23 FEET, AND 8) NORTH $07^{\circ}49'19''$ EAST 11.09 FEET; THENCE SOUTH $08^{\circ}10'41''$ EAST 112.96 FEET; THENCE SOUTH $05^{\circ}51'25''$ WEST 85.23 FEET; THENCE SOUTH $02^{\circ}25'56''$ WEST 170.20 FEET; THENCE SOUTH $02^{\circ}54'29''$ WEST 608.92 FEET; THENCE NORTH $89^{\circ}59'52''$ WEST 207.88 FEET; THENCE ALONG THE ARC OF A 331.0 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF $07^{\circ}02'53''$ AND A LONG CHORD BEARS $N86^{\circ}28'26''$ W 40.69 FEET); THENCE NORTH $10^{\circ}00'05''$ EAST 134.43 FEET; THENCE ALONG THE ARC OF A 306.0 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF $01^{\circ}54'04''$ AND A LONG CHORD BEARS $N10^{\circ}57'08''$ E 10.15 FEET); THENCE NORTH $45^{\circ}44'08''$ WEST 906.00 FEET; THENCE NORTH $44^{\circ}15'54''$ EAST 15.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 426.862 SF OR 9.80 AC

CIVIL ENGINEER	
BORG CIVIL ENGINEERING	(800) 492-1277
GEO TECHNICAL ENGINEER	
AMERICAN FORK CITY PLANNING DEPT.	(800) 763-3066
AMERICAN FORK CITY PUBLIC WORKS	(800) 763-3066
<u>UTILITIES</u>	
AF CULINARY WATER	(JAY BREMS) (800) 763-3066
AF PRESSURIZED IRRIGATION	(JAY BREMS) (800) 763-3066
AF SANITARY SEWER	(ASHTON HARDY) (800) 763-3066
AF STORM DRAIN	(ASHTON HARDY) (800) 763-3066
AF FIRE MARSHALL	(MATT SACCO) (800) 763-3066
AF CITY INSPECTOR	(DEE HOWARD) (800) 763-3066
AF SWPPP INSPECTOR	(HARLAN NELSON) (800) 763-3066
AF FIBER	(KELYE PETERSON) (800) 400-2933
AF IRRIGATION COMPANY	(ERNIE JOHAN) (800) 471-6578
AF MOUNTAIN POWER	(TERYL WALKER) (800) 766-1030
COMCAST	(VALERIE VALDEZ) (800) 400-5007
	(DAVID BARLOW) (800) 766-5253
MITCHELL HOLLOW IRRIGATION	(DALE JONES) (800) 768-8010
CENTURY LINK	(BILL WESTFALL) (435) 623-6243
DOMINION ENERGY	(TRENT JOHNSON) (800) 853-6564

C0	COVER
C1.0-C1.2	PRELIMINARY PLAN
C2.0-C2.2	OVERALL UTILITY PLAN
C3.0-C3.2	GRADING PLAN
C4.1-C4.2	250 WEST PLAN & PROFILE
C5.1	290 WEST PLAN & PROFILE
C6.1	960 SOUTH PLAN & PROFILE
C7.1	1000 SOUTH PLAN & PROFILE
C8	SWPPP
C9	WELLS & WATER RIGHTS MAP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY

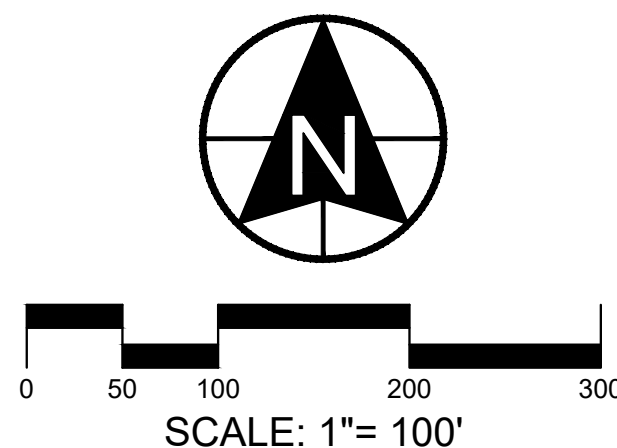
1. ELEVATION BENCHMARK IS THE NORTHWEST CORNER OF SEC 26 T5S; R1E, S18&M ELEV = 4520.92 NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
2. BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL, MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH DROWD WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1' FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. 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
7. 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

BOW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
RIM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	CURB & GUTTER
	STREET LIGHT
	COMBO STOP SIGN / STREET SIGN
	PROPOSED FINAL GRADING
	TOP BACK OF CURB (GRADE)
	PROPOSED FIRE HYDRANT



1000 SOUTH
350 WEST



REVISIONS			SEAL
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ACTION			DATE
FINAL			8/10/2022

**STONECREEK
PLAT J**

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

clmy.drivelberg.civil202@woodsidehomes.com | stonecreek_hj@stonecreekrealty.com | 90-cover.dwg

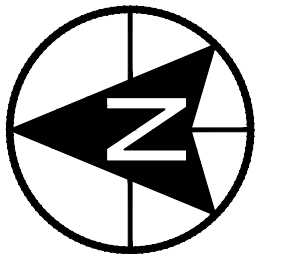


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801.869.4000

DEVELOPMENT

STONECREEK PLAT J

1000 SOUTH
350 WEST



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



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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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STATE OF UTAH
BERG CIVIL ENGINEERING
8/10/2022
343602
PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	8/10/2022

PROJECT

STONECREEK PLAT J

DESCRIPTION

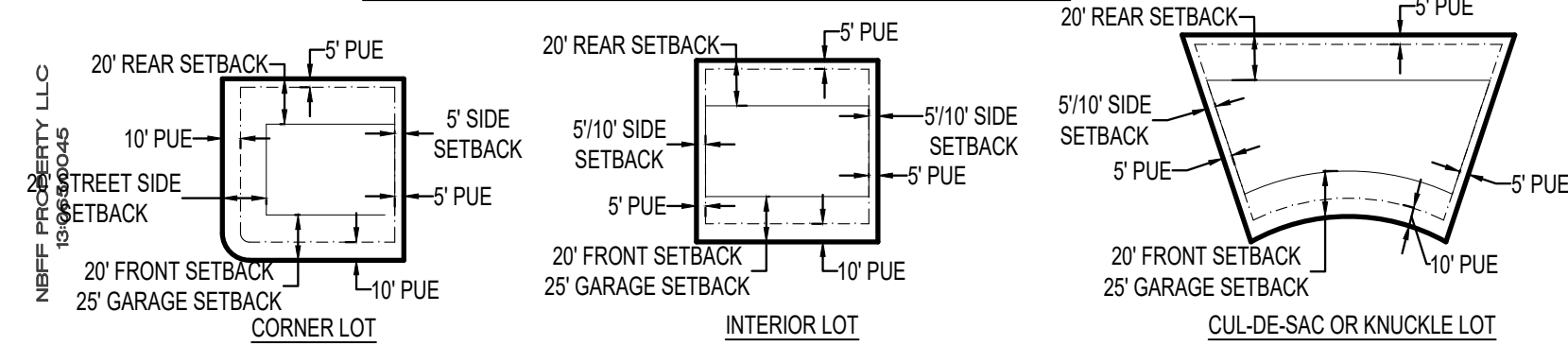
FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

www.woodsidehomes.com



REQUESTED SETBACKS & P.U.E. DETAILS

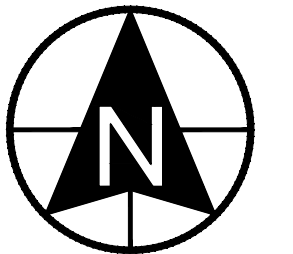




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DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



0 20 40 80 120
SCALE: 1"= 40'



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FINAL	8/10/2022

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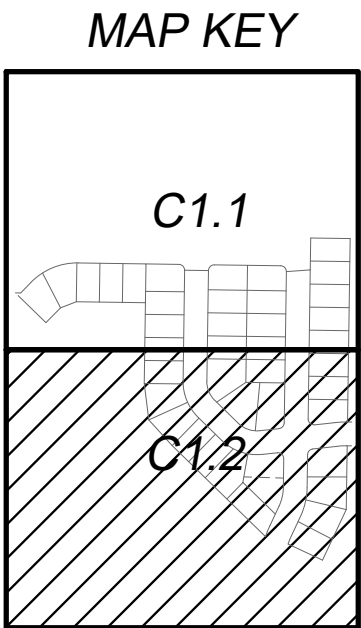
STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
LAYOUT	C1.2

8/10/2022 343602



NBFF PROPERTY LLC
13:065:0045

PROPERTY LLC
13:0057

UDOT
13:065:0033



- MAP KEY



WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
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DEVELOPMENT

1000 SOUTH
350 WEST



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ACTION	DATE
FINAL	8/10/2022

PROJECT

STONECREEK
PLAT J

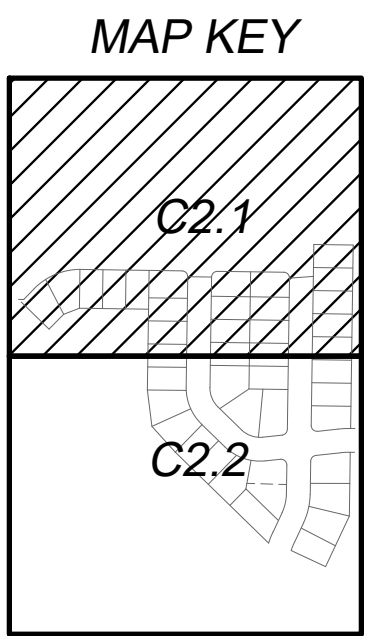
DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
UTILITY	C2

(tiny driveberg civil202fiwoodside homes/stonecreek h_/stonecreek)

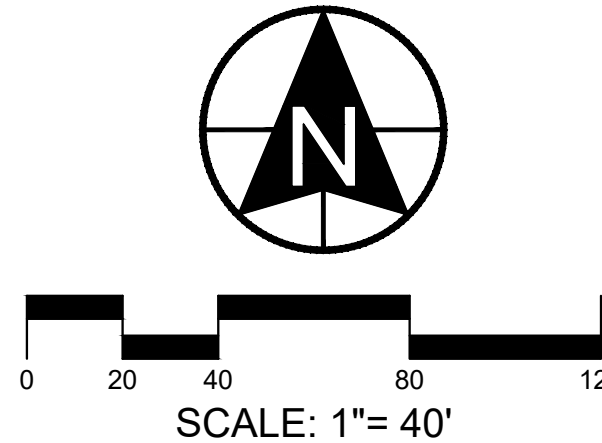




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DEVELOPMENT

**STONECREEK
PLAT J**
1000 SOUTH
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PROJECT

**STONECREEK
PLAT J**

DESCRIPTION

**FINAL
CONSTRUCTION
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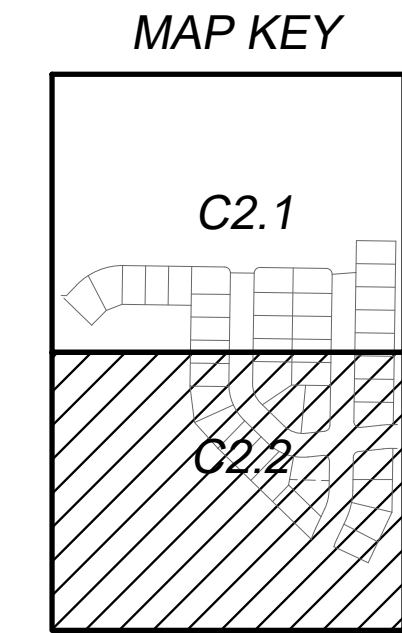
SHEET NAME SHEET NUMBER

UTILITY **C2.1**

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.





GROUNDWATER
MONITORING STATION

EXISTING
40' TSSD
SEWER EASEMENT
ENTRY #

UDOT
13:065:0033

SEWER NOTES

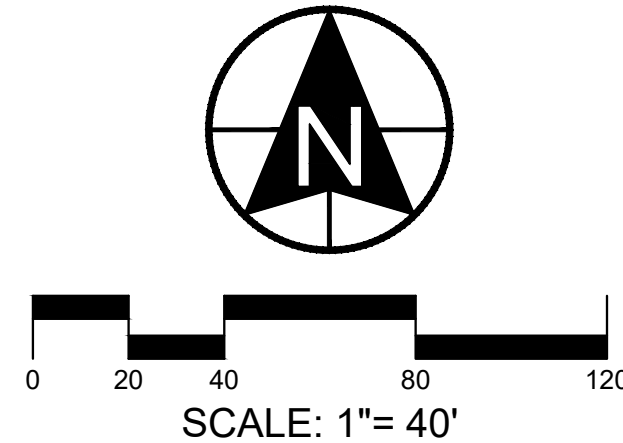
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DEVELOPMENT

**STONECREEK
PLAT J**
1000 SOUTH
350 WEST



SCALE: 1"= 40'



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**STONECREEK
PLAT J**

DESCRIPTION

**FINAL
CONSTRUCTION
PLANS**

SHEET NAME	SHEET NUMBER
UTILITY	C2.2

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STONE CREEK
RETENTION POND CALCULATIONS
American Fork, UT
14-Jun-22

Storm drain calculations were performed using the rational method.

Hydrologic Calculations				POND RATING TABLE			
CA CALCULATION				RETENTION POND / DETENTION POND			
	C	Area (ft ²)	C * A	ELEV	AREA	INCR	TOTAL
Stonecreek Plat C	0.34	785387	267032	(ft)	(sf)	(cf)	(cf)
Stonecreek Plat D	0.34	382456	130035	4500	50347	0	0
Stonecreek Plat E	0.34	699573	237855	4501	93740	72044	72044
Stonecreek Plat F	0.34	390297	132701	4502	98910	96325	168369
Stonecreek Plat G	0.34	290545	98785	4503	104150	101530	269899
Stonecreek Plat H, I, J & K	0.10	255633	25563	4504	109448	106799	376698
Open Space C-K	0.10	255633	25563	4505	112129	488826	488826
Totals		3847941	1246948				
Total Acres:	88.34						
Q _{allow} per acre	0. cfs/acre						
Q _{allow}	. cfs	RETENTION		100 Y HW	4503.86	361615	

Retention Volume Calculations					
Lapsed Time (min.)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (ft ³)	Release Volume (ft ³)	Required Storage (ft ³)
A	B	C	D	E	F
15	4.60	1.15	119499	0	119499
30	3.04	1.52	157947	0	157947
60	1.83	2.05	190160	0	190160
120	1.03	2.21	213020	0	213020
180	0.74	2.21	229646	0	229646
360	0.37	2.21	229646	0	229646
1440	0.15	3.48	361615	0	361615

Required Storage =	361615 ft ³	or	8.302 acre-ft
Total Pond Volume =	488826 ft ³	or	11.222 acre-ft

Notes:
A, B, & C are based upon American Fork Drainage 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 cfs/acre) x total acreage of site x A x 60 sec.
F = D - E to determine storage volume

"C" VALUES

The "C" values were taken from the American Fork Storm Water Technical Manual - Table 1.5 for single family residential

STONECREEK PLAT J

25 YR PIPE SIZING CALCULATIONS (AF SD TECH MANUAL 9.2.2)

Pipe Capacity Calculations

1-Jun-22

NARRATIVE

The acreage of road right of way was determined for each subarea listed below to determine the amount of runoff associated with the 25-year storm event. This storm was then routed as shown below to combine subareas together to account for expected runoff

Rational Method

T_r=17 Minutes

Manning's Equation

n= 0.011 RCP

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 (ft ²)	Velocity V (ft/s)	Wetted Perimeter P (ft)	Hydraulic Radius R (ft)	Full Flow Capacity Q (cfs)	Capacity (%)
1	250 W (SDMH6)	0.68	1.72	0.9	1.047	1.047	0.82%	18	1.767	6.361	4.712	0.375	11.242	9%
2	290 W (SDMH11)	0.57	1.72	0.9	0.881	0.881	0.50%	18	1.767	4.967	4.712	0.375	8.778	10%
3	960 S (SDMH8)	0.38	1.72	0.9	0.586	0.586	0.50%	18	1.767	4.967	4.712	0.375	8.778	7%
4	960 S (SDMH12)	0.22	1.72	0.9	0.342	0.342	0.50%	18	1.767	4.967	4.712	0.375	8.778	4%
Route combined subareas 1-4 INTO SHMH5						2.855	0.50%	18	1.767	4.967	4.712	0.375	8.778	32.5%
5	250 W (SDMH3)	0.57	1.72	0.9	0.881	0.881	0.82%	18	1.767	6.361	4.712	0.375	11.242	8%
6	1000 S (SDMH13)	0.35	1.72	0.9	0.540	0.540	0.50%	18	1.767	4.967	4.712	0.375	8.778	6%
Route combined subareas TO TEMP DITCH						4.277	0.83%	18	1.767	6.400	4.712	0.375	11.310	37.8%

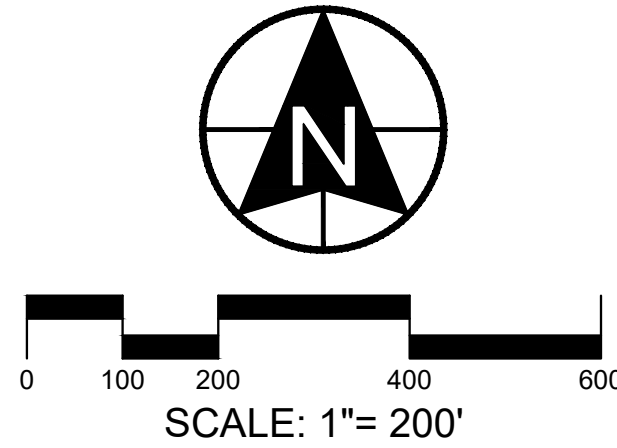


WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST



1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	8/10/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

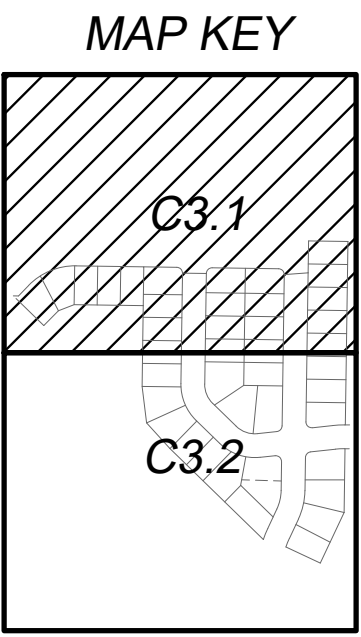
FINAL
CONSTRUCTION
PLANS

SHEET NAME SHEET NUMBER

GRADING
PLAN

C3

www.bergcivil.com



STORM DRAIN NOTES

1. ALL STORM DRAIN PIPING REQUIRED TO HAVE 24" MIN COVER

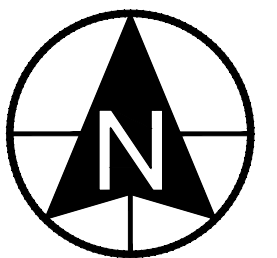


WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST



0 20 40 80 120
SCALE: 1"= 40'



CIVIL ENGINEERING
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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
FINAL	8/10/2022

PROJECT

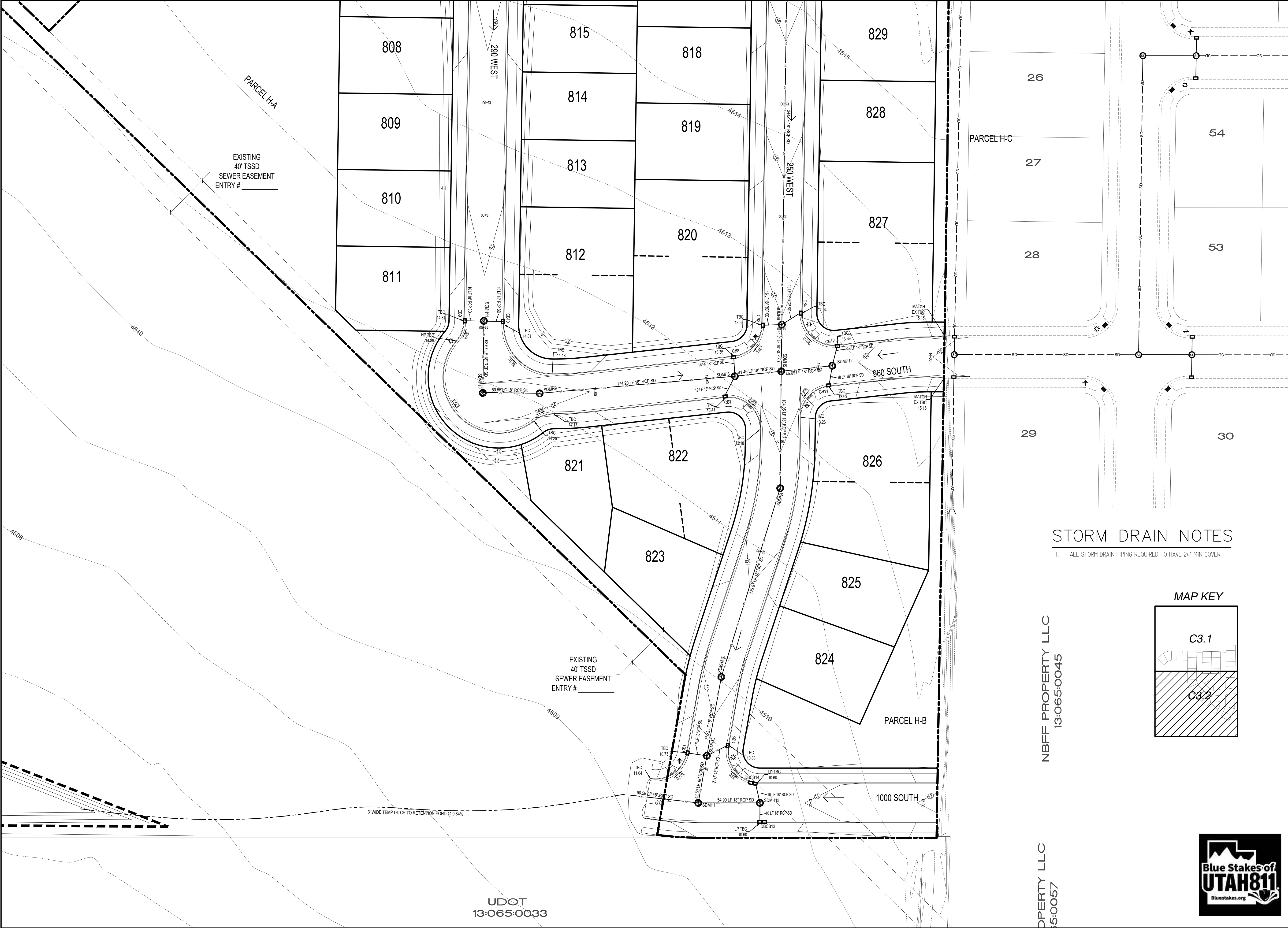
STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	C3.1

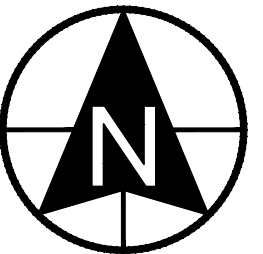




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DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



0 20 40 80 120
SCALE: 1"= 40'



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

REVISIONS			SEAL
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ACTION	DATE
FINAL	8/10/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

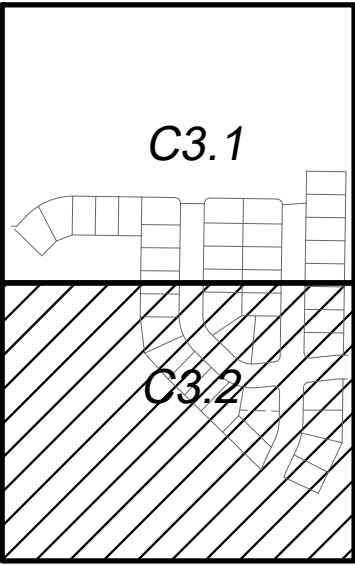
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	C3.2

STORM DRAIN NOTES

1. ALL STORM DRAIN PIPING REQUIRED TO HAVE 24" MIN COVER

MAP KEY

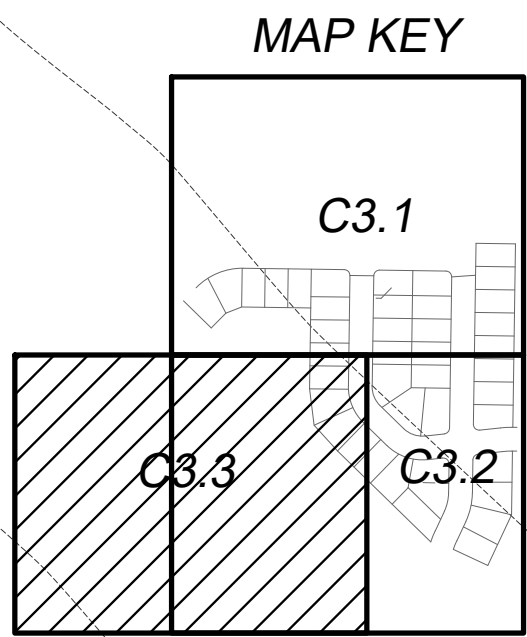


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NBFF PROPERTY LLC
13:065:0045

PROPERTY LLC
13:0057

MEADOWBROOK PROPERTIES
13:070:0026



STONECREEK
FUTURE
PLAT K

PARCEL H-A

EXISTING
40' TSSD
SEWER EASEMENT
ENTRY #

RETENTION POND
9.376 AC-FT
1 FT FREE BOARD
100 YR HIGH WATER LEVEL ~ 4506

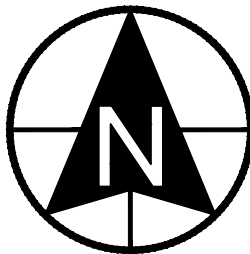
STONECREEK
FUTURE
PLAT K



WOODSIDE HOMES OF UTAH
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801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



0 20 40 80 120
SCALE: 1"= 40'



CIVIL ENGINEERING
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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION

FINAL

DATE

8/10/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

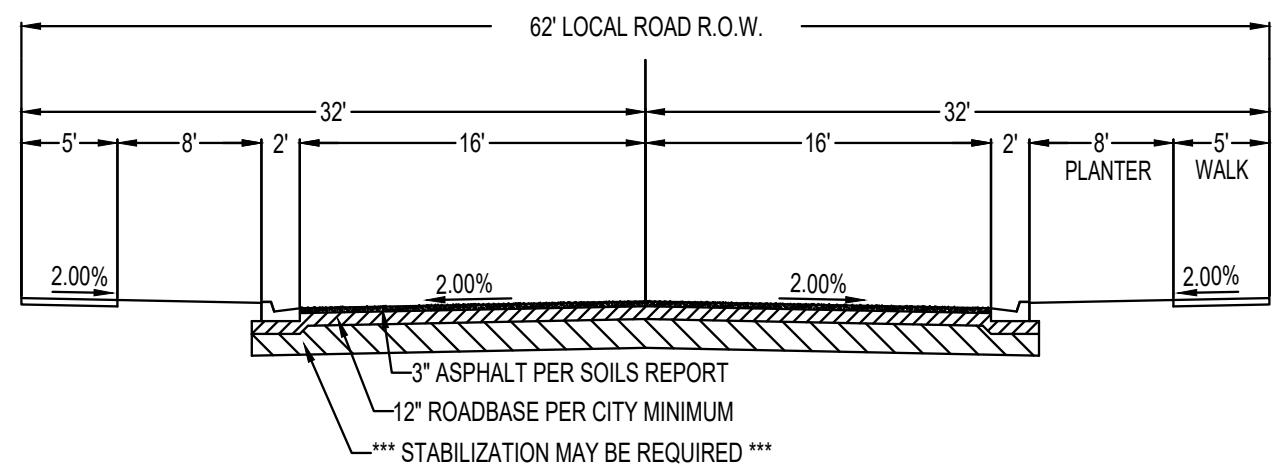
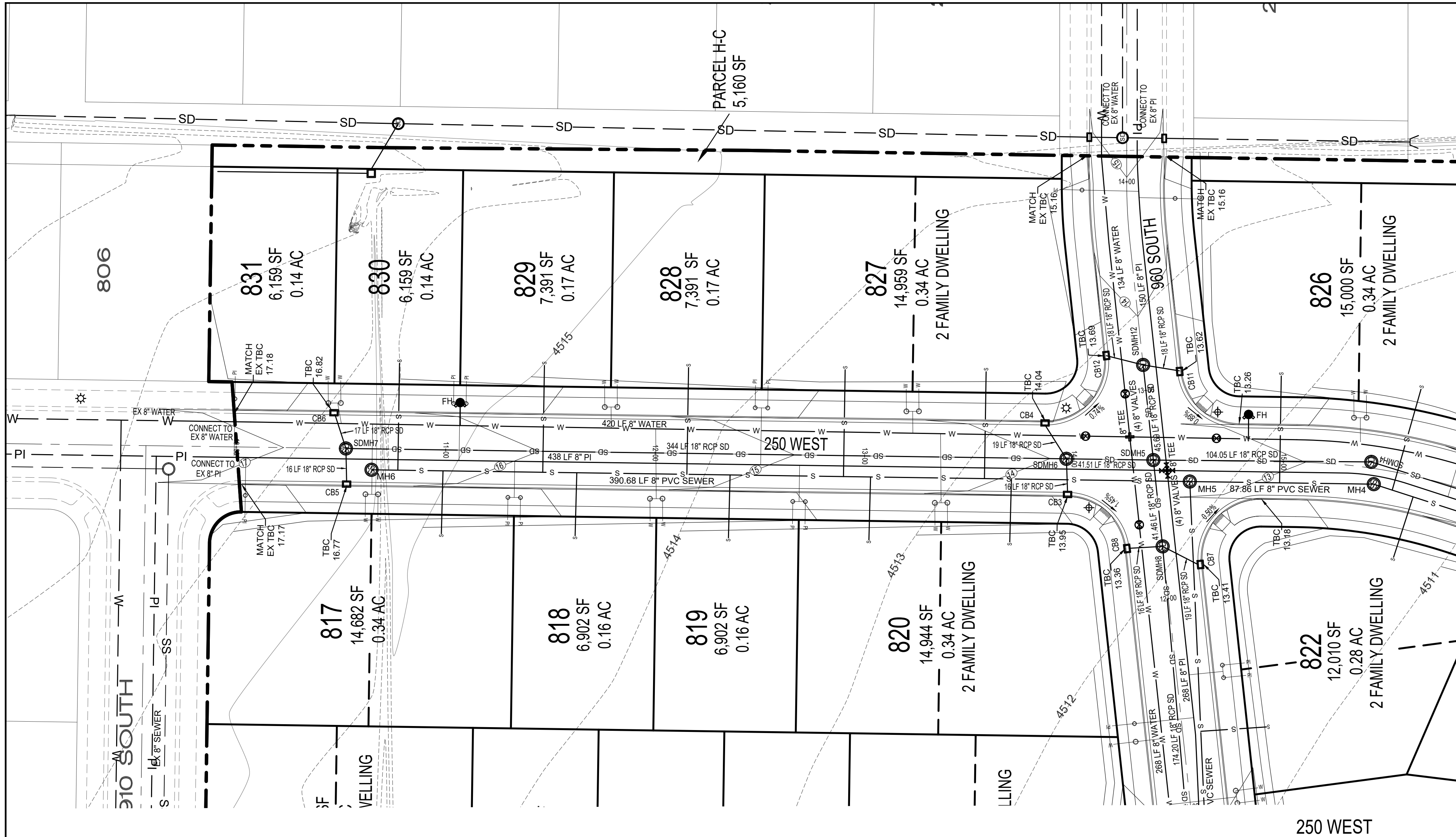
FINAL
CONSTRUCTION
PLANS

SHEET NAME

GRADING &
DRAINAGE

SHEET NUMBER

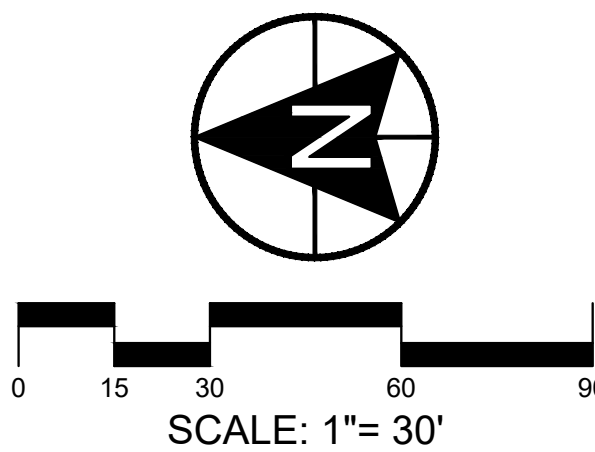
C3.3



WOODSIDE HOMES OF UTAH
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DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE, UT, 84004
office (801) 492-1277
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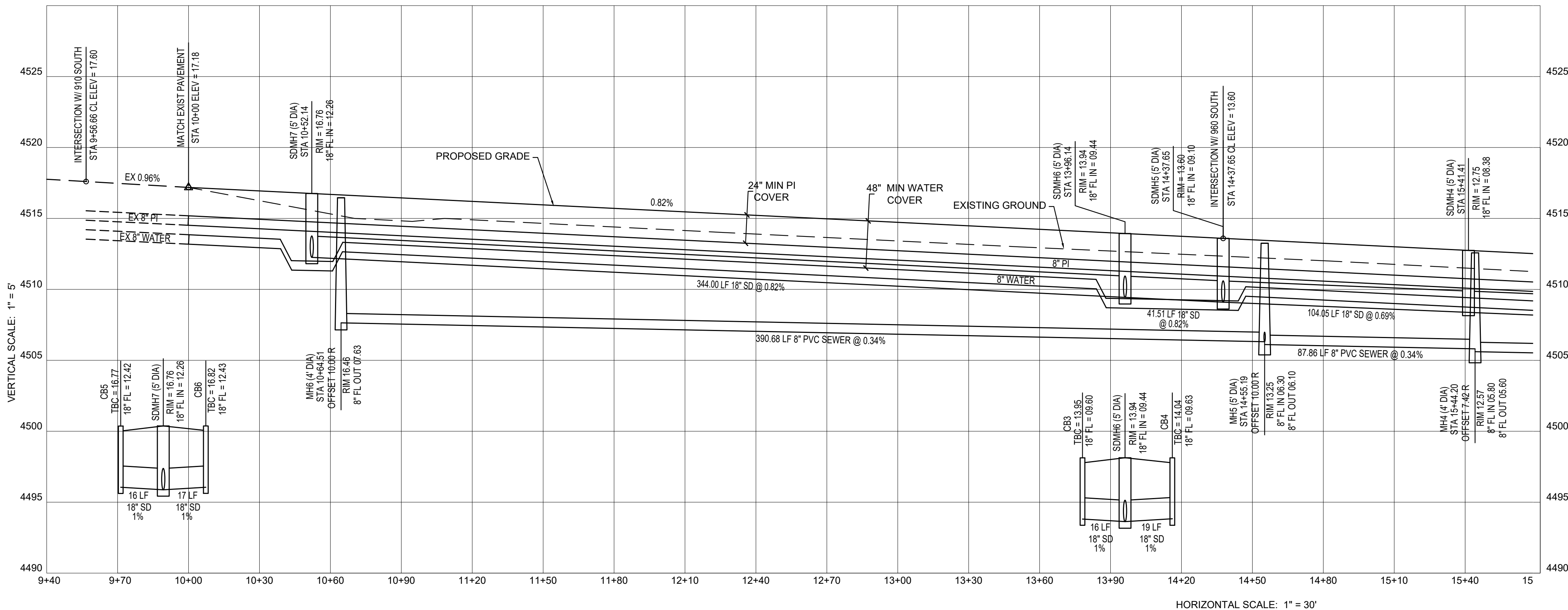
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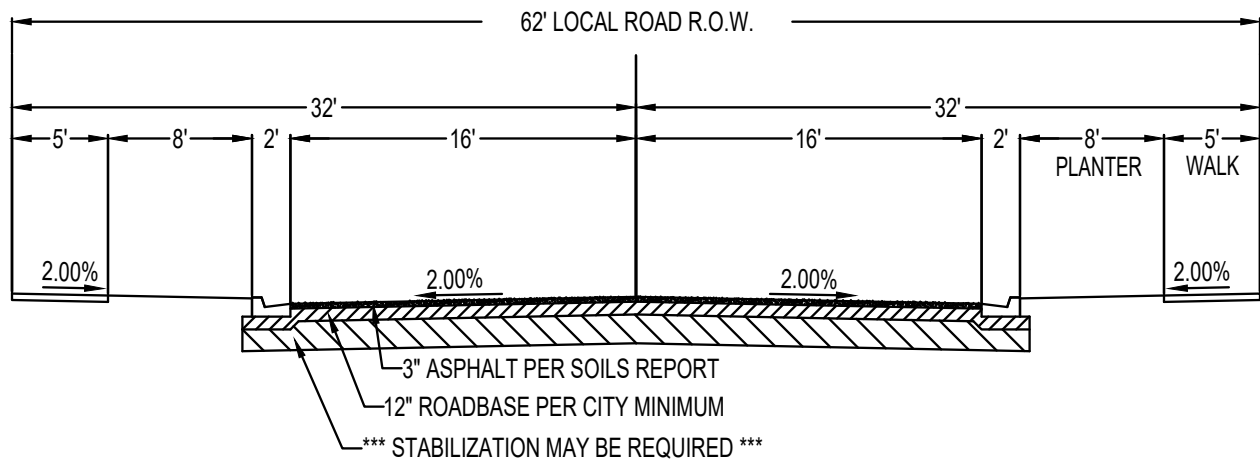
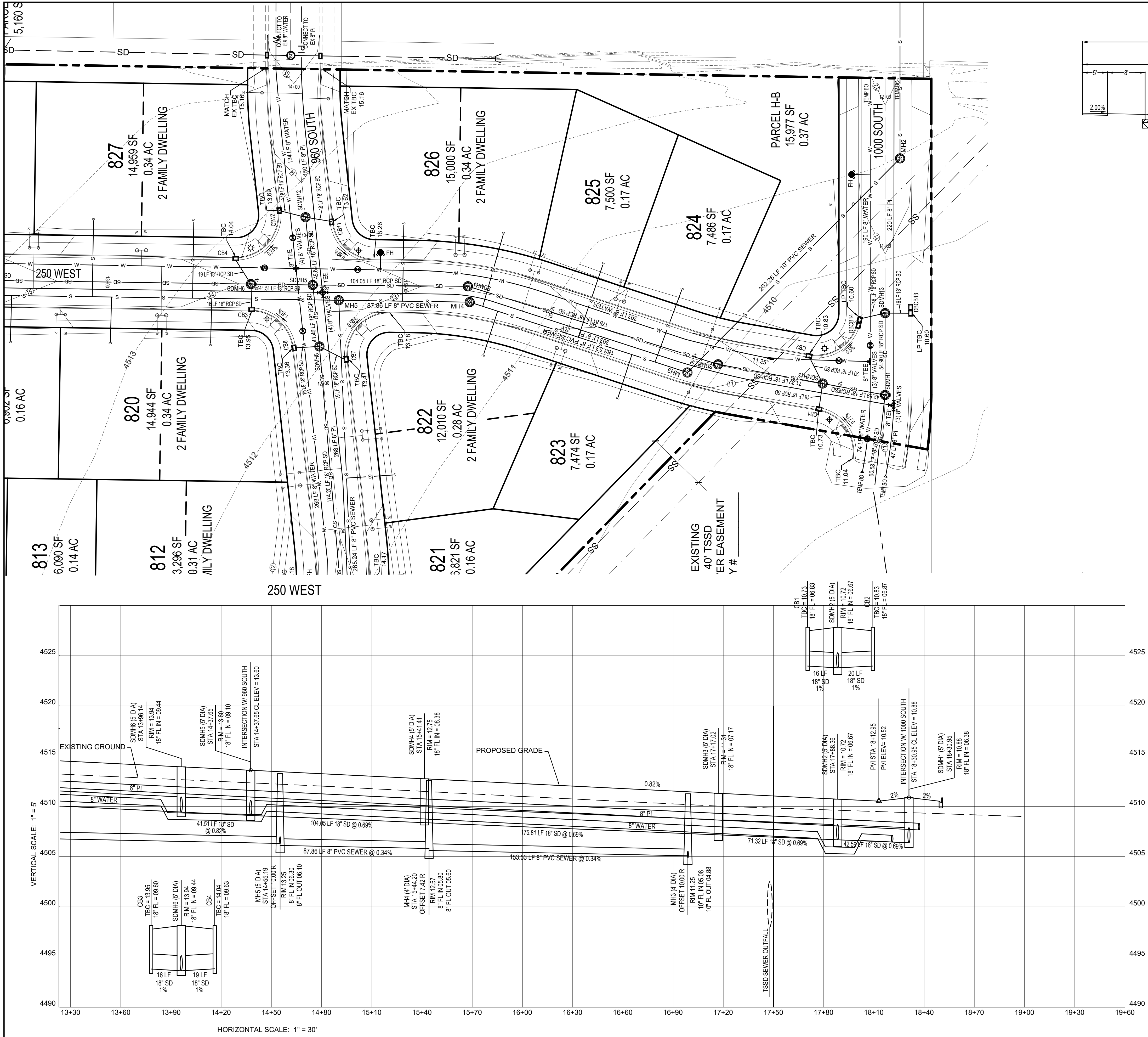
ACTION	DATE
FINAL	8/10/2022

PROJECT
STONECREEK
PLAT J

DESCRIPTION
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
250 WEST PLAN & PROFILE	C4.1

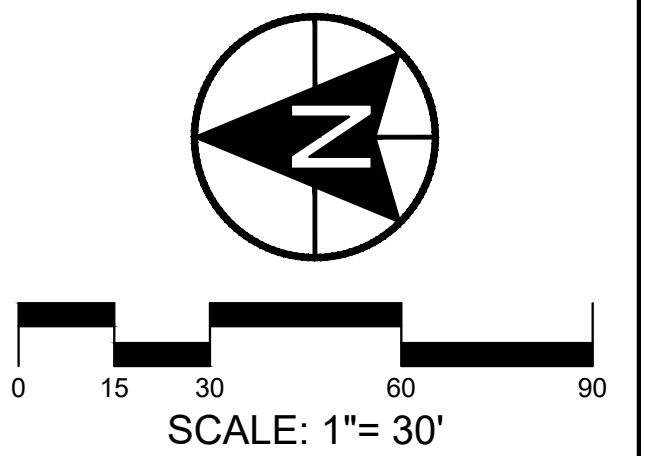




WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
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801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



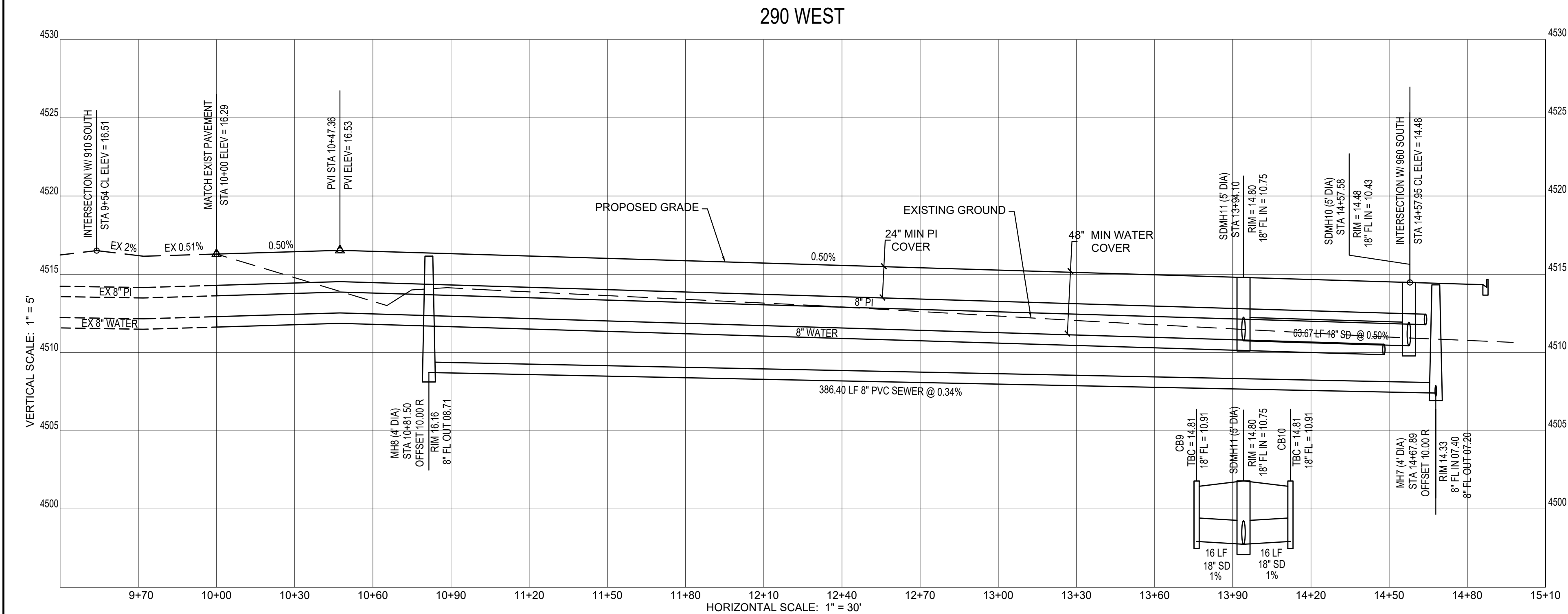
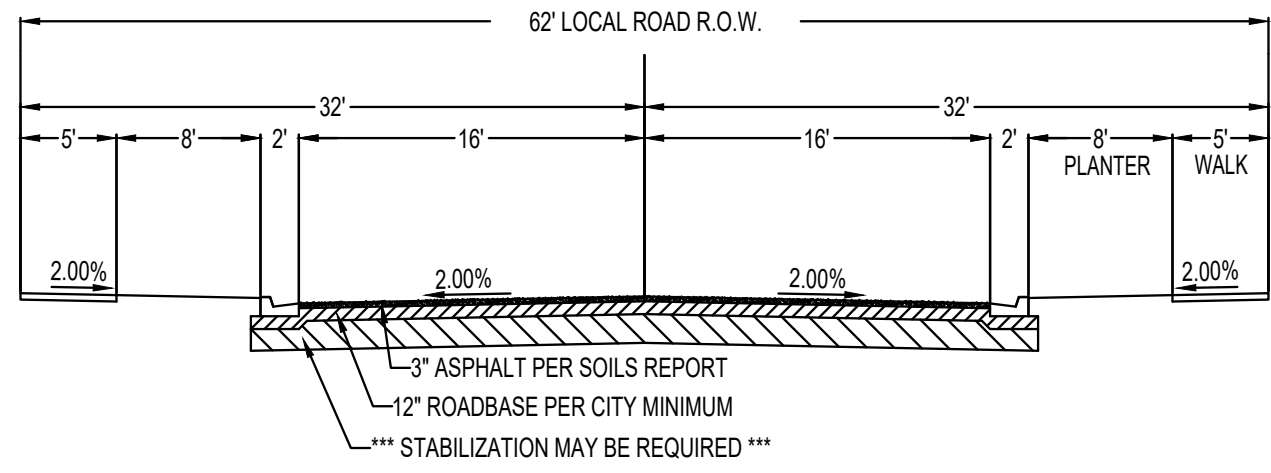
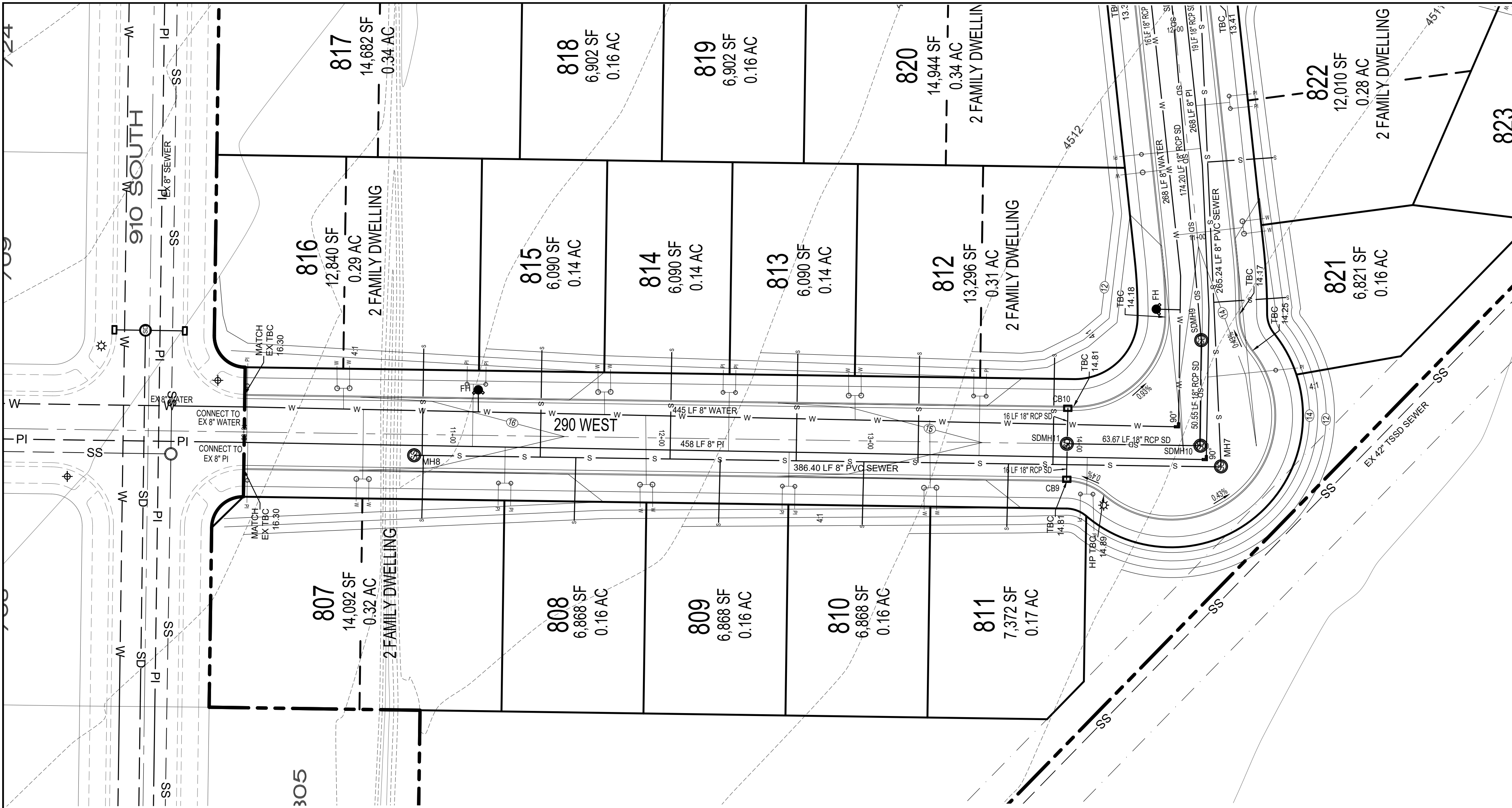
1018 N DEER CREST LANE
ALPINE, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION			DATE
FINAL			8/10/2022

PROJECT
STONECREEK
PLAT J

DESCRIPTION
FINAL
CONSTRUCTION
PLANS

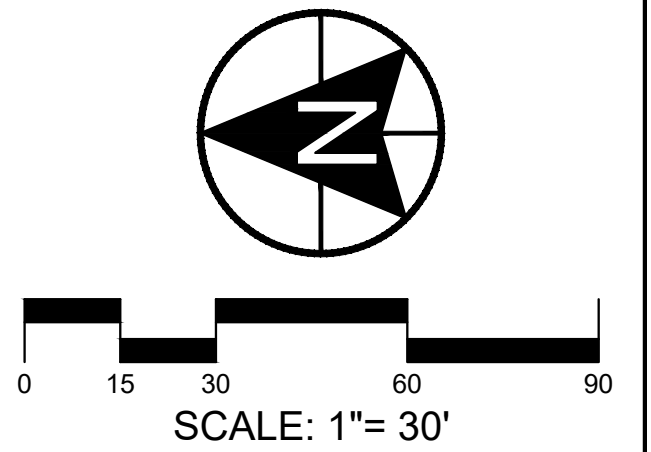
SHEET NAME	SHEET NUMBER
250 WEST PLAN & PROFILE	C4.2



WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
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801.869.4000

DEVELOPMENT

**STONECREEK
PLAT J**
1000 SOUTH
350 WEST



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REVISIONS			SEAL
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ACTION	DATE
FINAL	8/10/2022

PROJECT

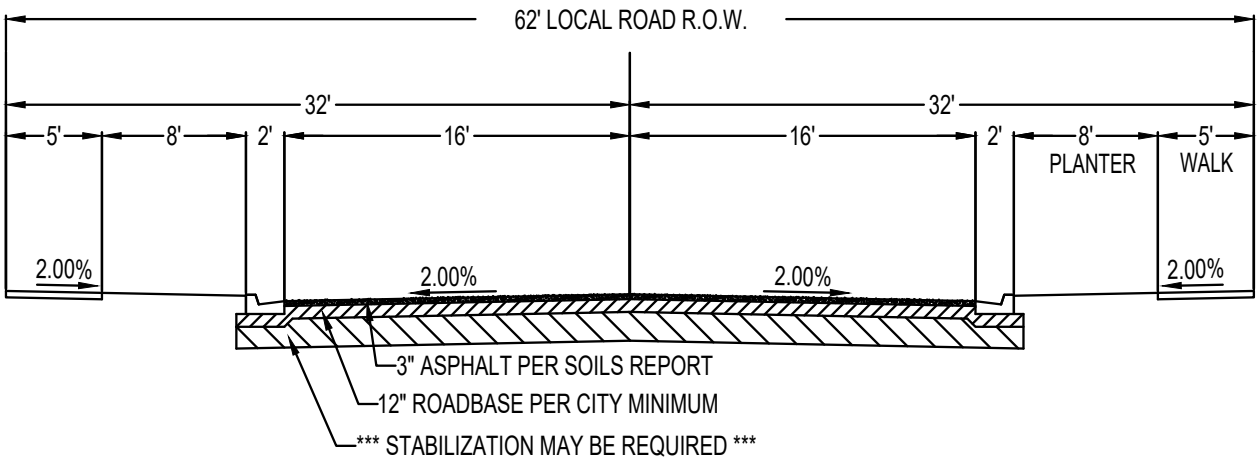
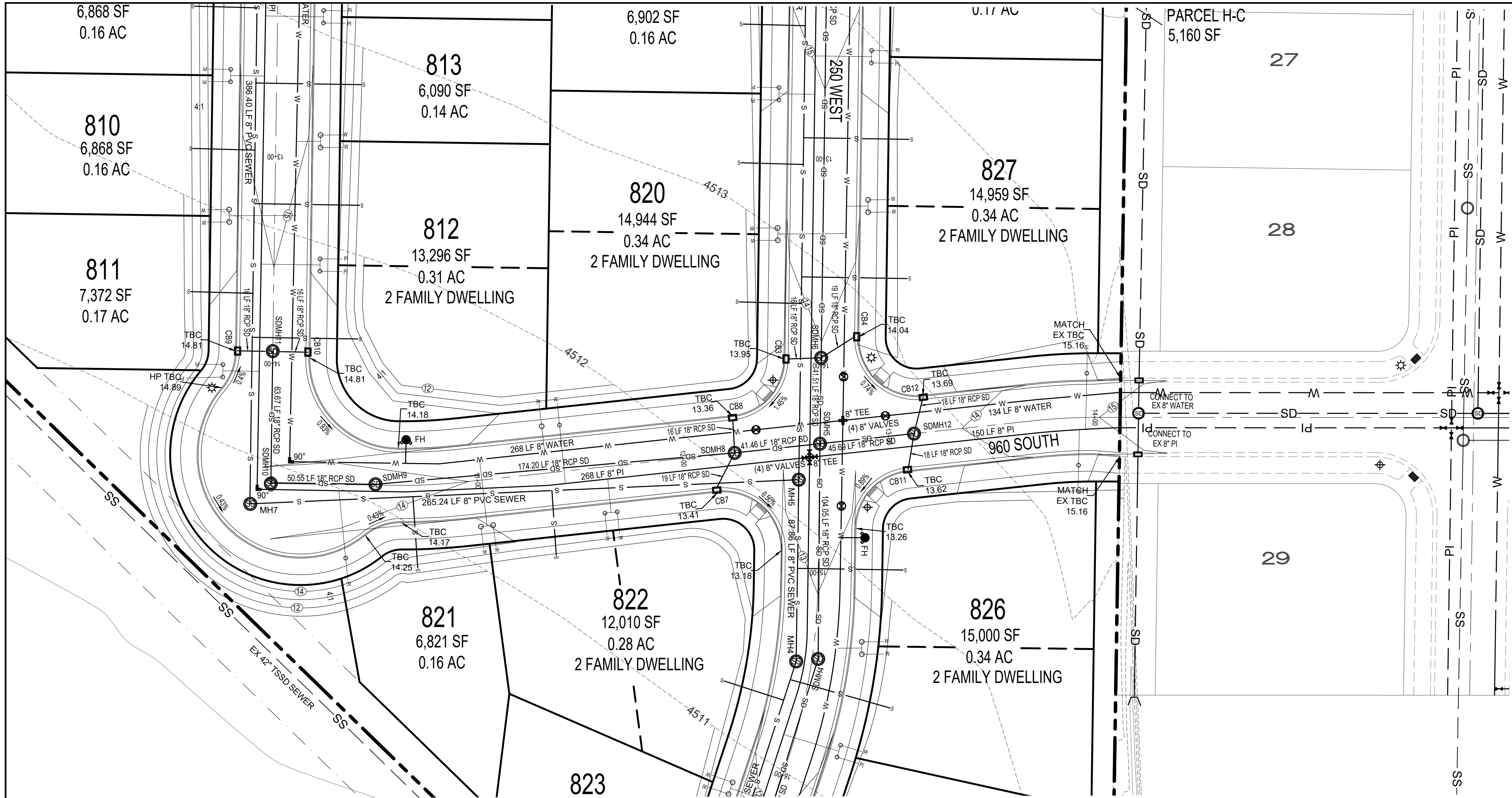
**STONECREEK
PLAT J**

DESCRIPTION

**FINAL
CONSTRUCTION
PLANS**

SHEET NAME	SHEET NUMBER
290 WEST PLAN & PROFILE	C5.1

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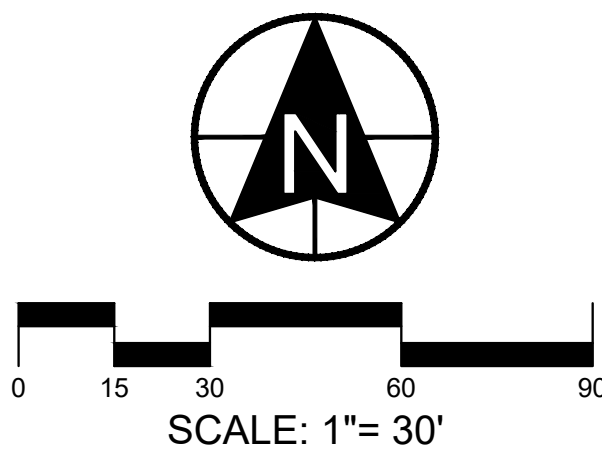


WOODSIDE HOMES OF UTAH
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DEVELOPMENT

STONECREEK PLAT J

1000 SOUTH
350 WEST



CIVIL ENGINEERING
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REVISIONS			SEAL
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ACTION	DATE
FINAL	8/10/2022

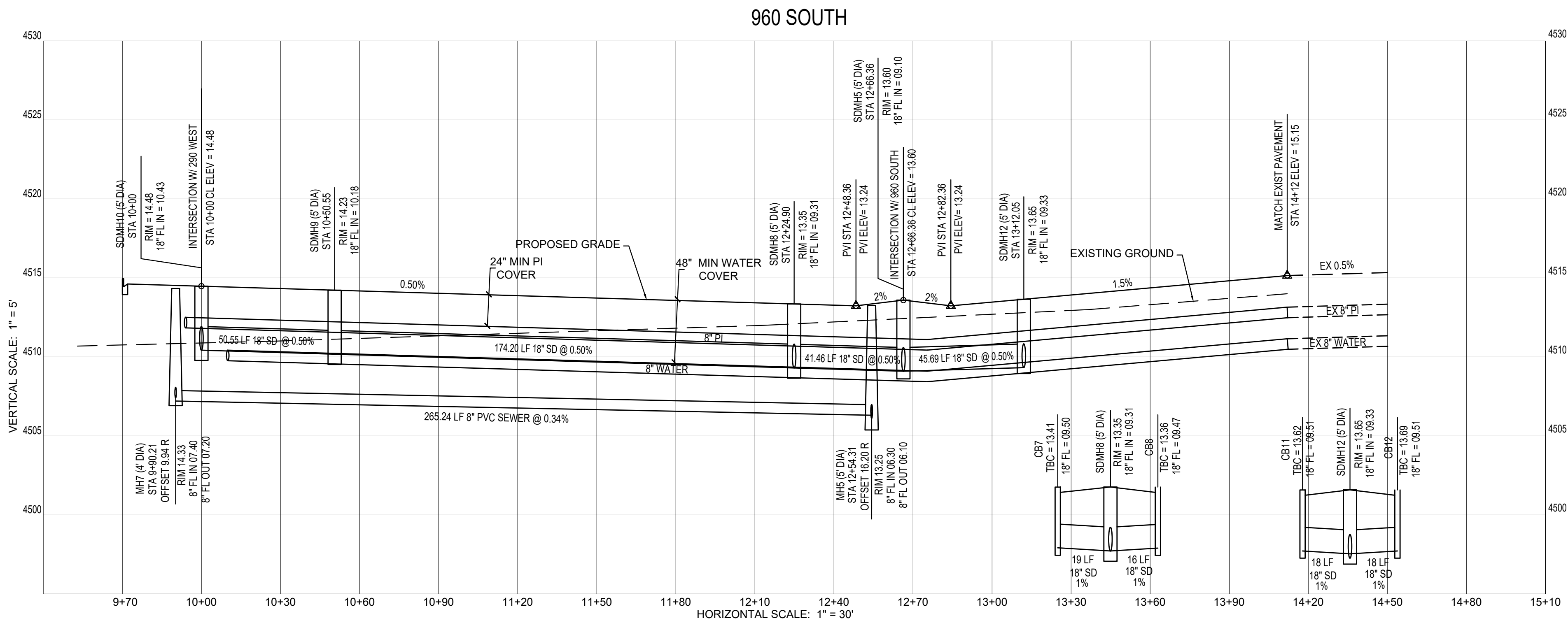
PROJECT

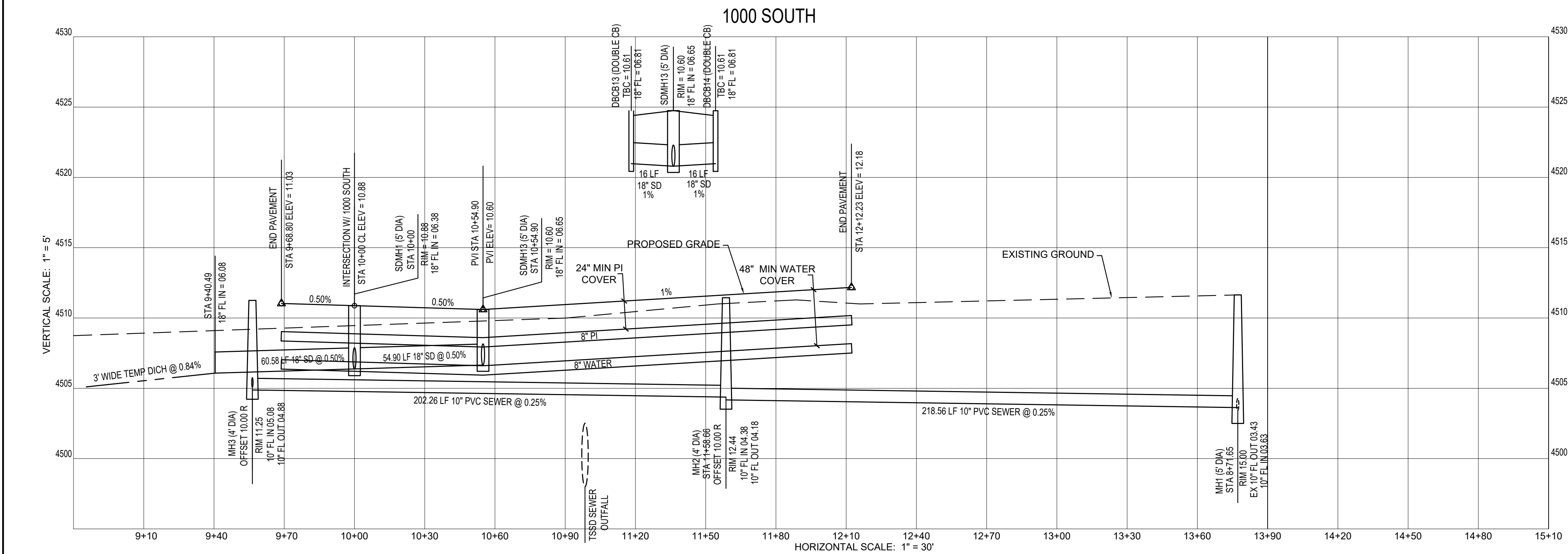
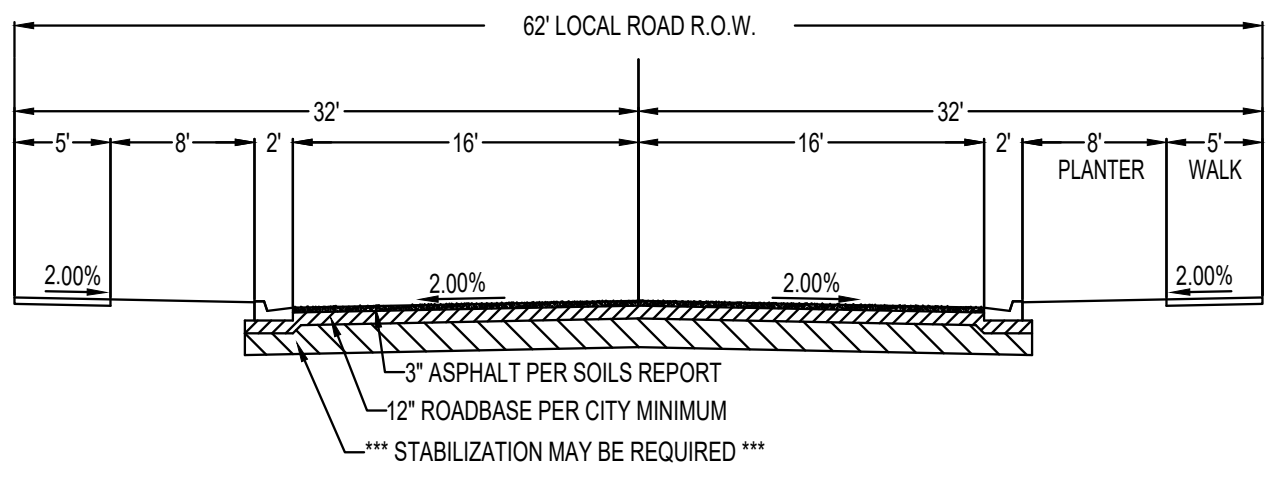
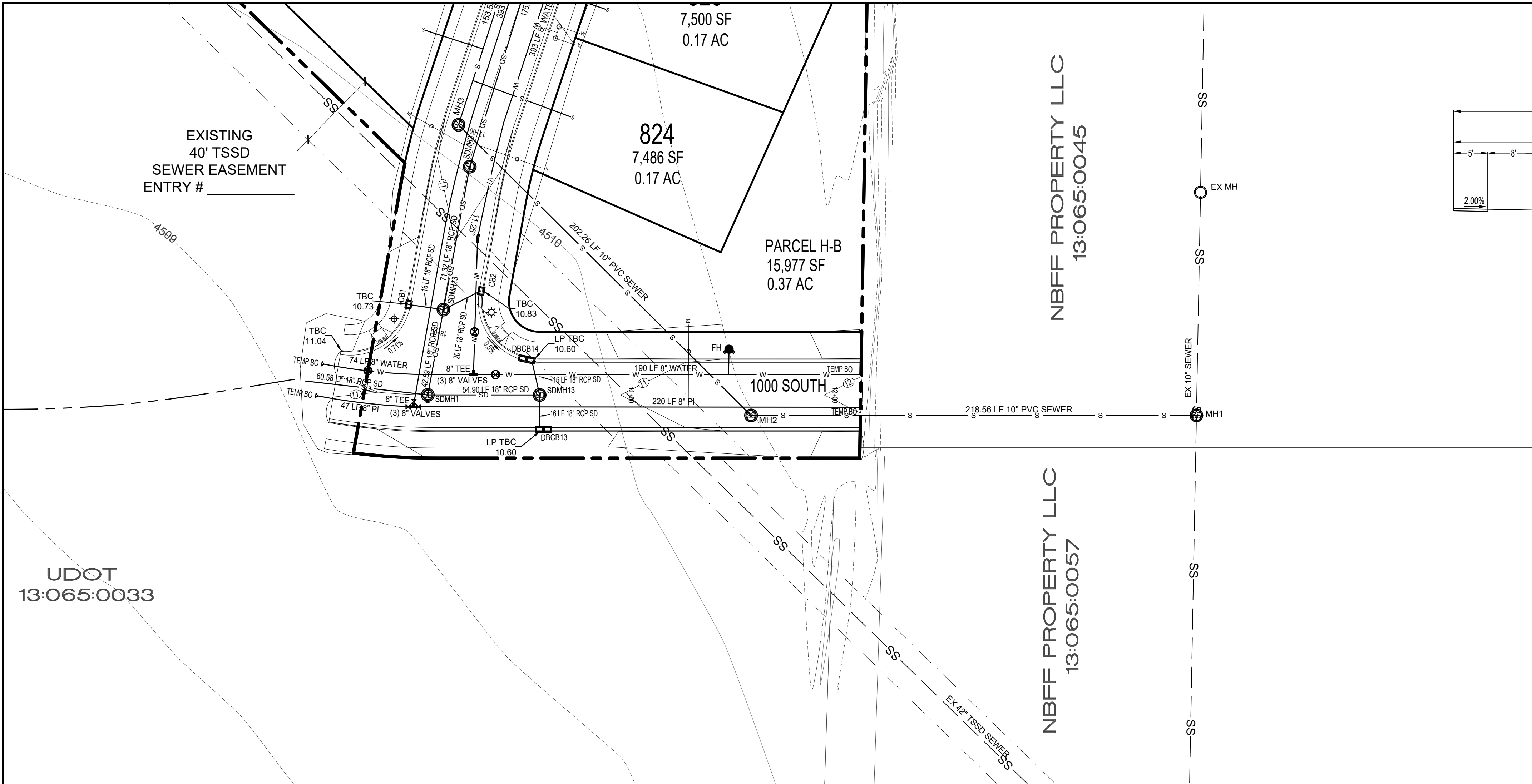
STONECREEK PLAT J

DESCRIPTION

FINAL CONSTRUCTION PLANS

SHEET NAME	SHEET NUMBER
960 SOUTH PLAN & PROFILE	C6.1

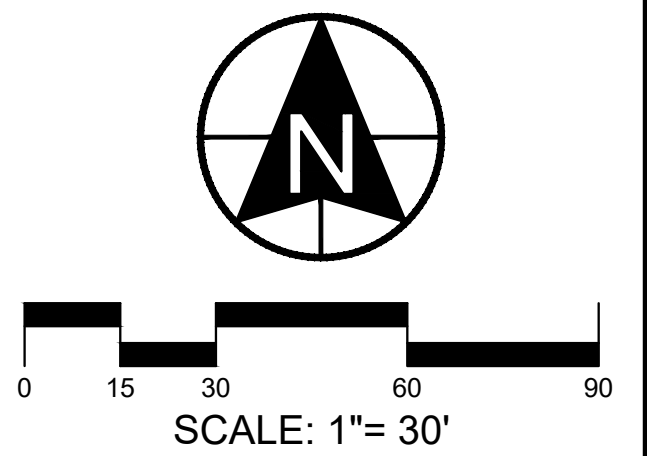




WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	8/10/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
1000 SOUTH PLAN & PROFILE	C7.1

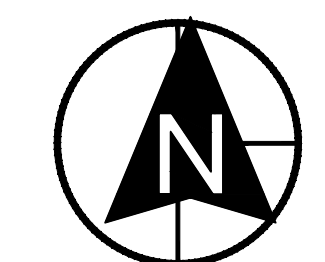


WOODSIDE HOMES OF UTAH
460 West 50 North, Suite 300
Salt Lake City, UT 84101
801.869.4000

DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST



0 50 100 200 300

SCALE: 1" = 100'



CIVIL ENGINEERING

1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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STATE OF UTAH
R. Burg
 PROFESSIONAL ENGINEERING
 8/10/2022
 343602
 PROFESSIONAL ENGINEER

ACTION	DATE
FINAL	8/10/2022

PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME

SWPPP

SHEET NUMBER

C8

tiny.drivelberg.civil2002.furwoodside.homes/stonecreek_h_/stonecreek/

CONSTRUCTION NOTES

NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS DURING CONSTRUCTION ACTIVITIES.

SWPPP CERTIFICATION STATEMENT

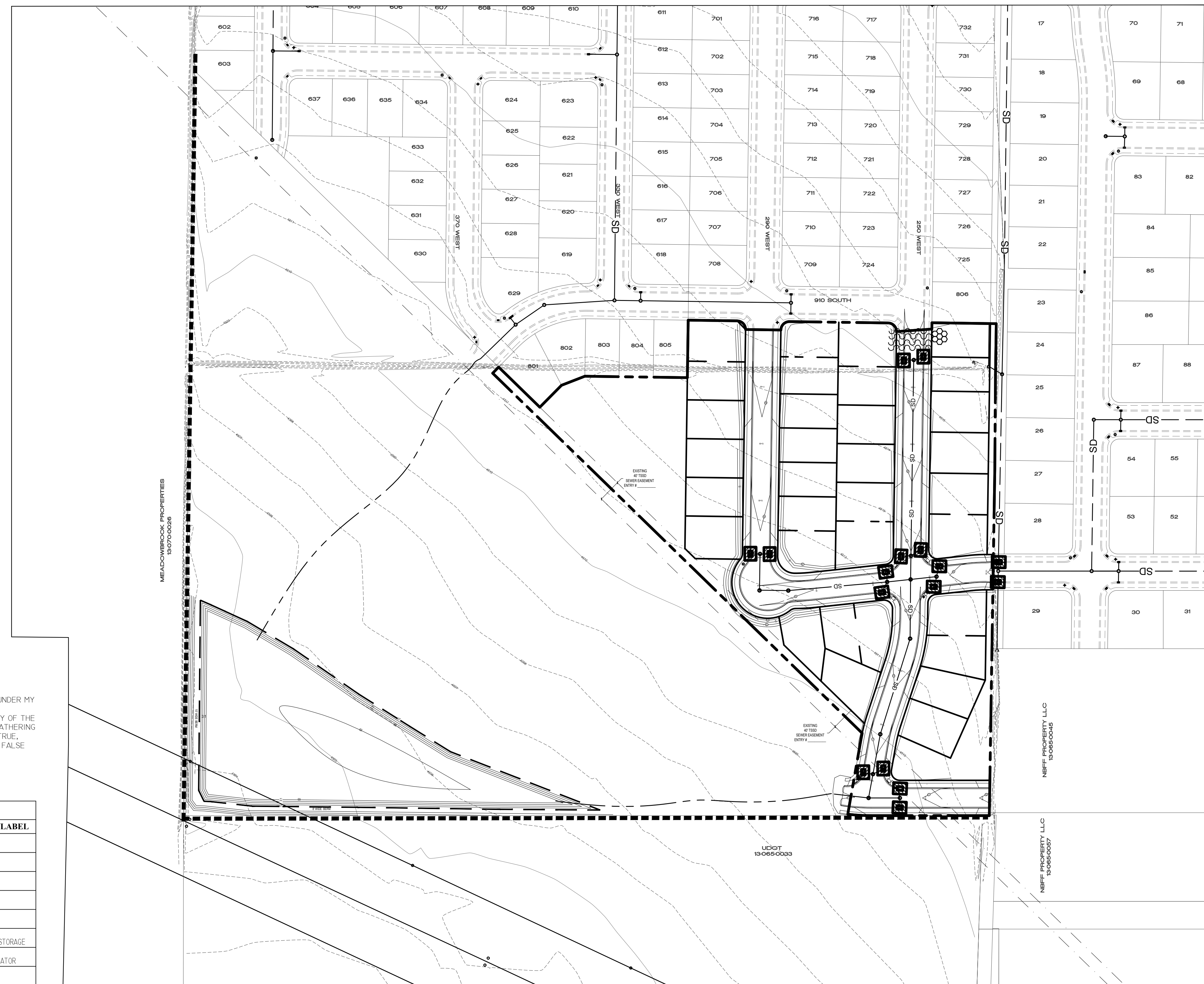
"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE 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."

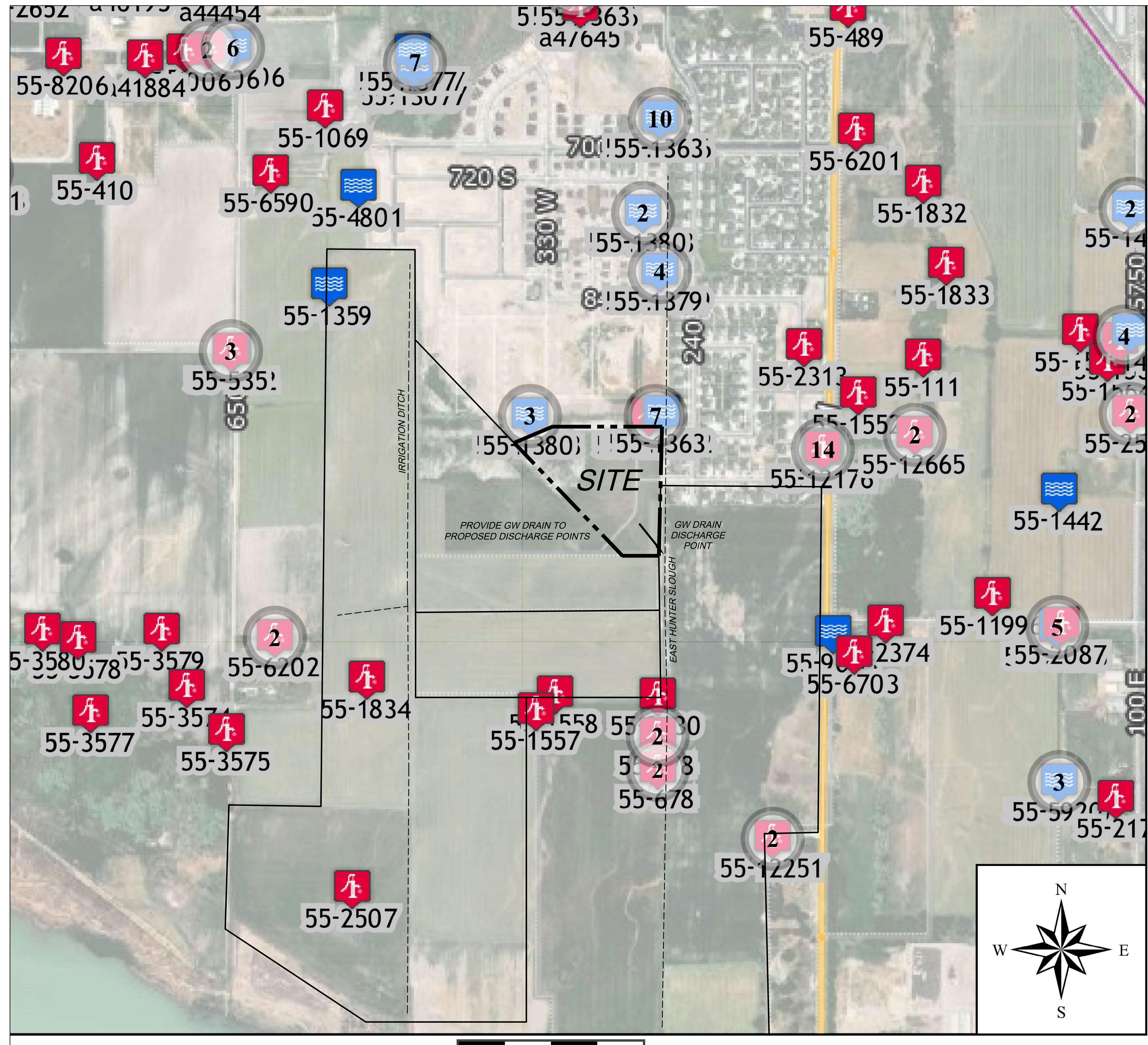
KENNETH R. BERG, PE

DATE _____

MAPPING LEGEND

MARKING 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





WOODSIDE HOMES OF UTAH
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801.869.4000

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1000 SOUTH
350 WEST



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cell (801) 616-1677

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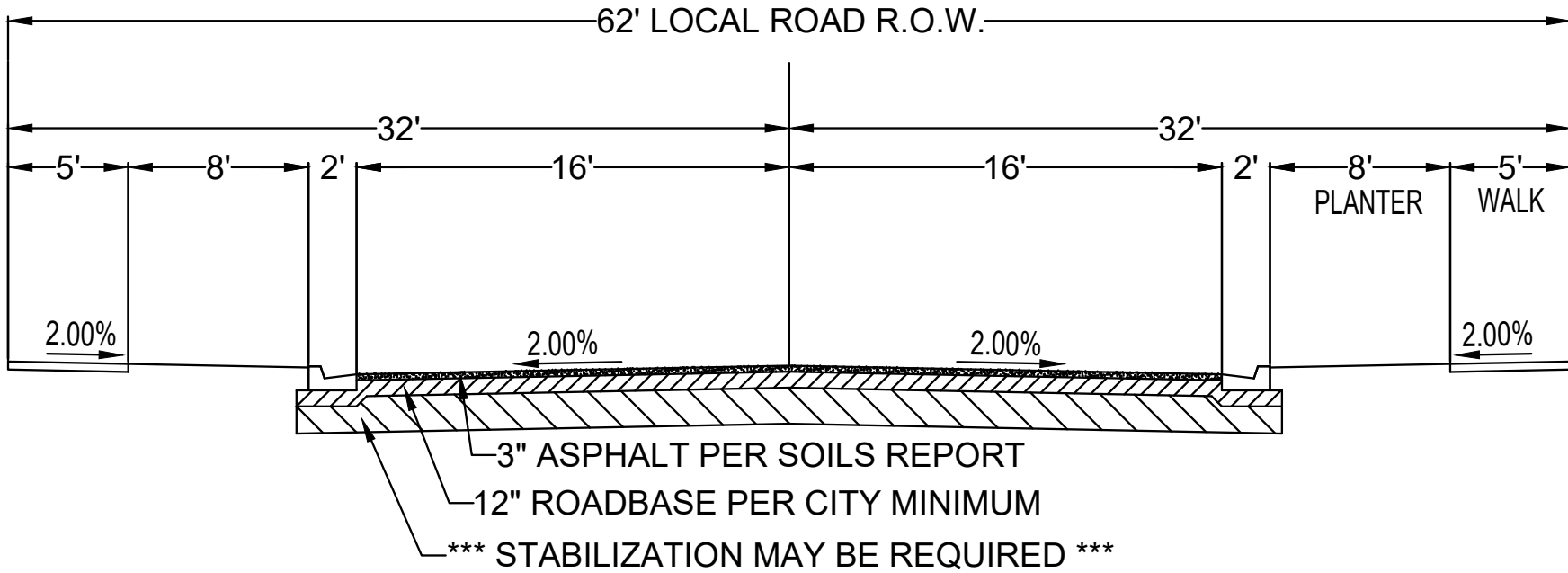
ACTION	DATE
FINAL	8/10/2022

PROJECT
STONECREEK
PLAT J

DESCRIPTION
FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
WATER RIGHTS & WELLS	C9

GENERAL NOTES				EROSION AND SEDIMENT CONTROL		WATER LINE		STORM SEWER		WOODSIDE HOMES OF UTAH 460 West 50 North, Suite 300 Salt Lake City, UT 84101 801.869.4000	
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, GROUNDWATER MONITORING STATIONS 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. 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. UPON SUBSTANTIAL COMPLETION OF THE PROJECT, ALL NEW UTILITY WORK COMPLETED DURING THE PROJECT SHALL BE MAPPED (SURVEYED) 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 - NAD 88 - US SURVEY FEET) 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. RESETTNG 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		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.		1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT. 2. ALL DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51. DUCTILE IRON PIPES SHALL BE CLASS 50 FOR SLIP-ON OR MECHANICAL JOINT PIPING (CLASS 51 FOR 8 INCH AND UNDER) AND CLASS 53 FOR FLANGED JOINT PIPES. 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.		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.											
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CONSTRUCTION NOTE:
NOTIFY CITY ENGINEER IF RUTTING / PUMPING OCCURS
DURING CONSTRUCTION ACTIVITIES



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

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



CIVIL ENGINEERING
1018 N. DEER CREST LANE
ALPINE, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
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6			

ACTION	DATE
FINAL	8/10/2022

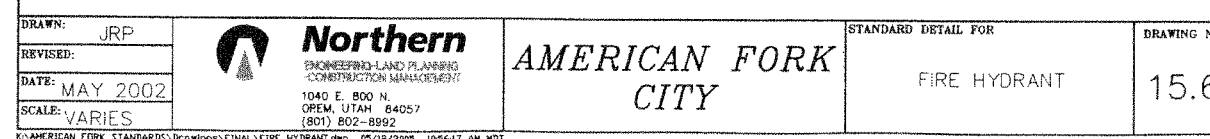
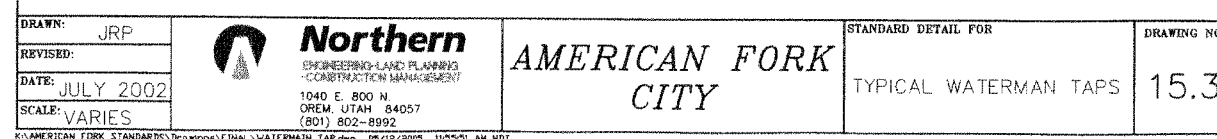
PROJECT

STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0



DEVELOPMENT

STONECREEK
PLAT J

1000 SOUTH
350 WEST



1018 N DEER CREST LANE
ALPINE UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
FINAL	8/10/2022

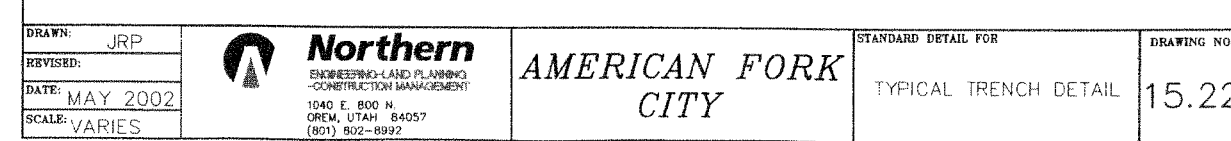
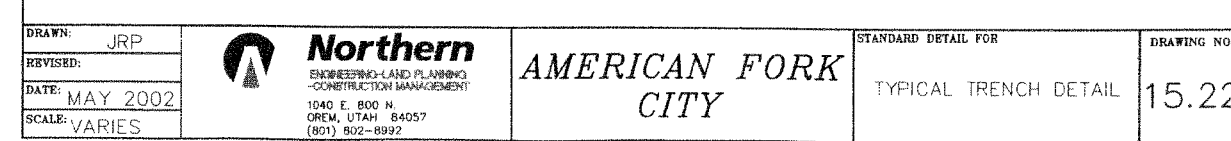
PROJECT

**STONECREEK
PLAT J**

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	<i>D2</i>





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

DEVELOPMENT

STONECREEK
PLAT J
1000 SOUTH
350 WEST



CIVIL ENGINEERING
1018 N DEER CREST LANE
ALPINE, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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5			

ACTION	DATE
FINAL	8/10/2022

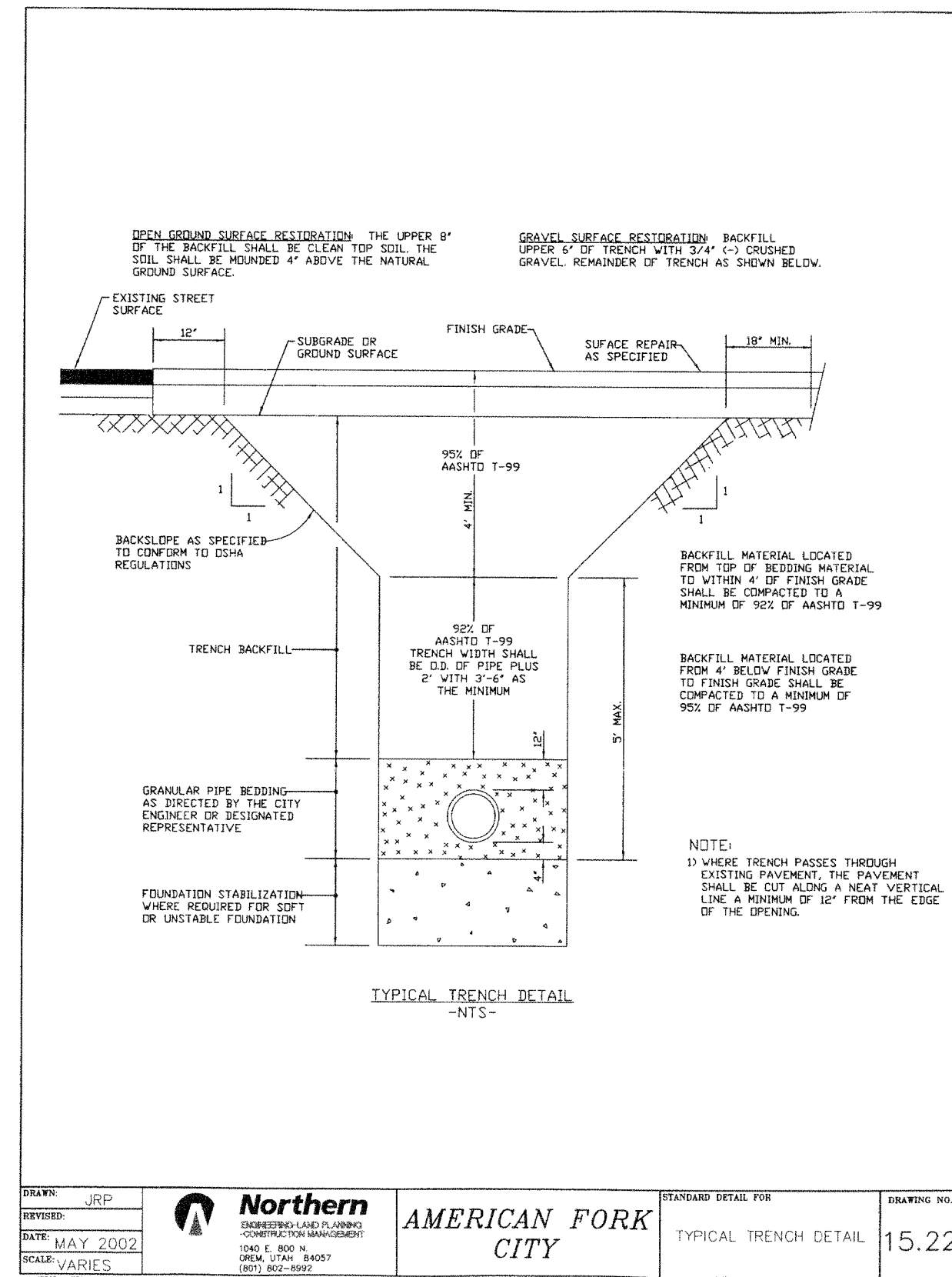
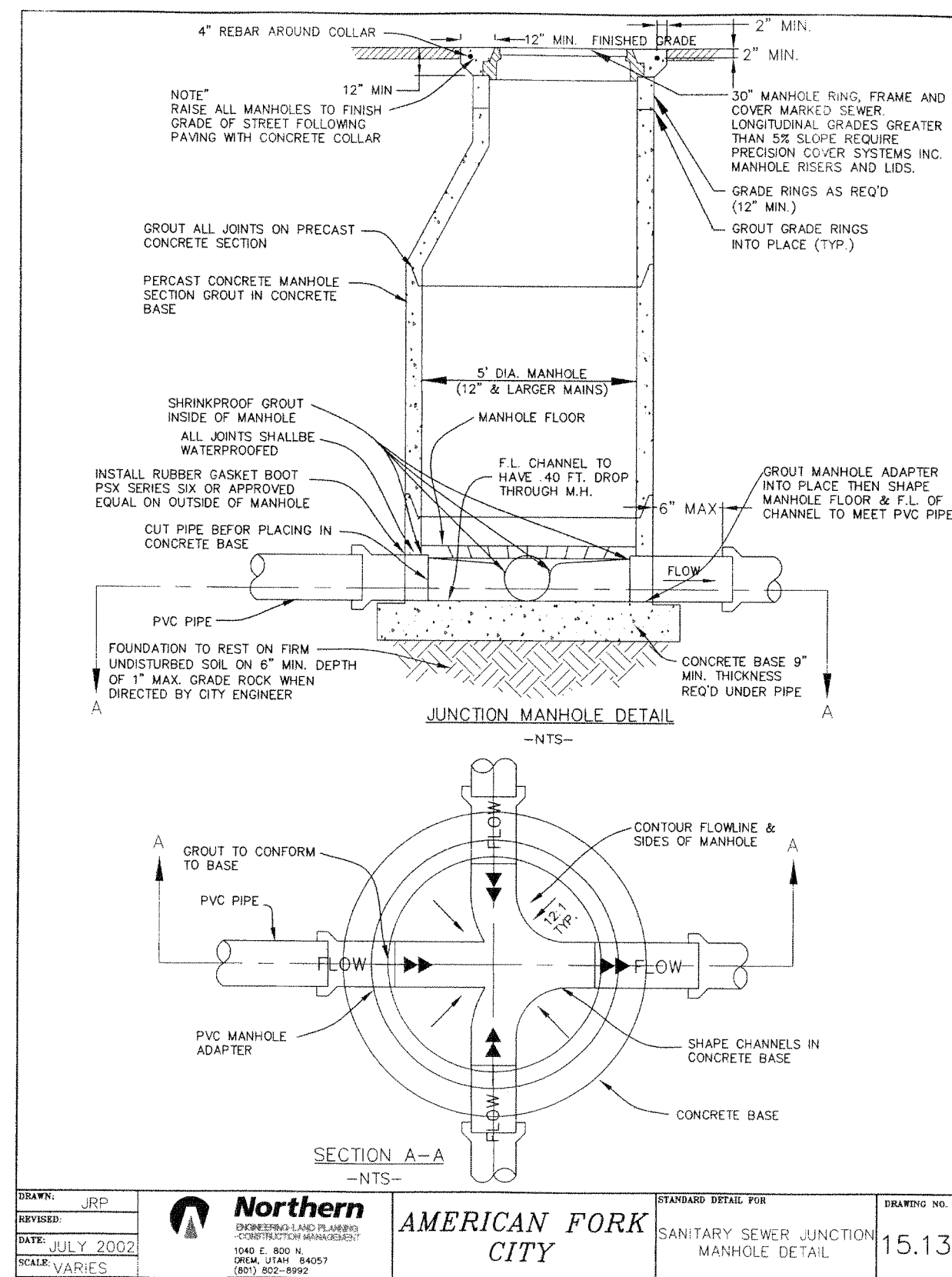
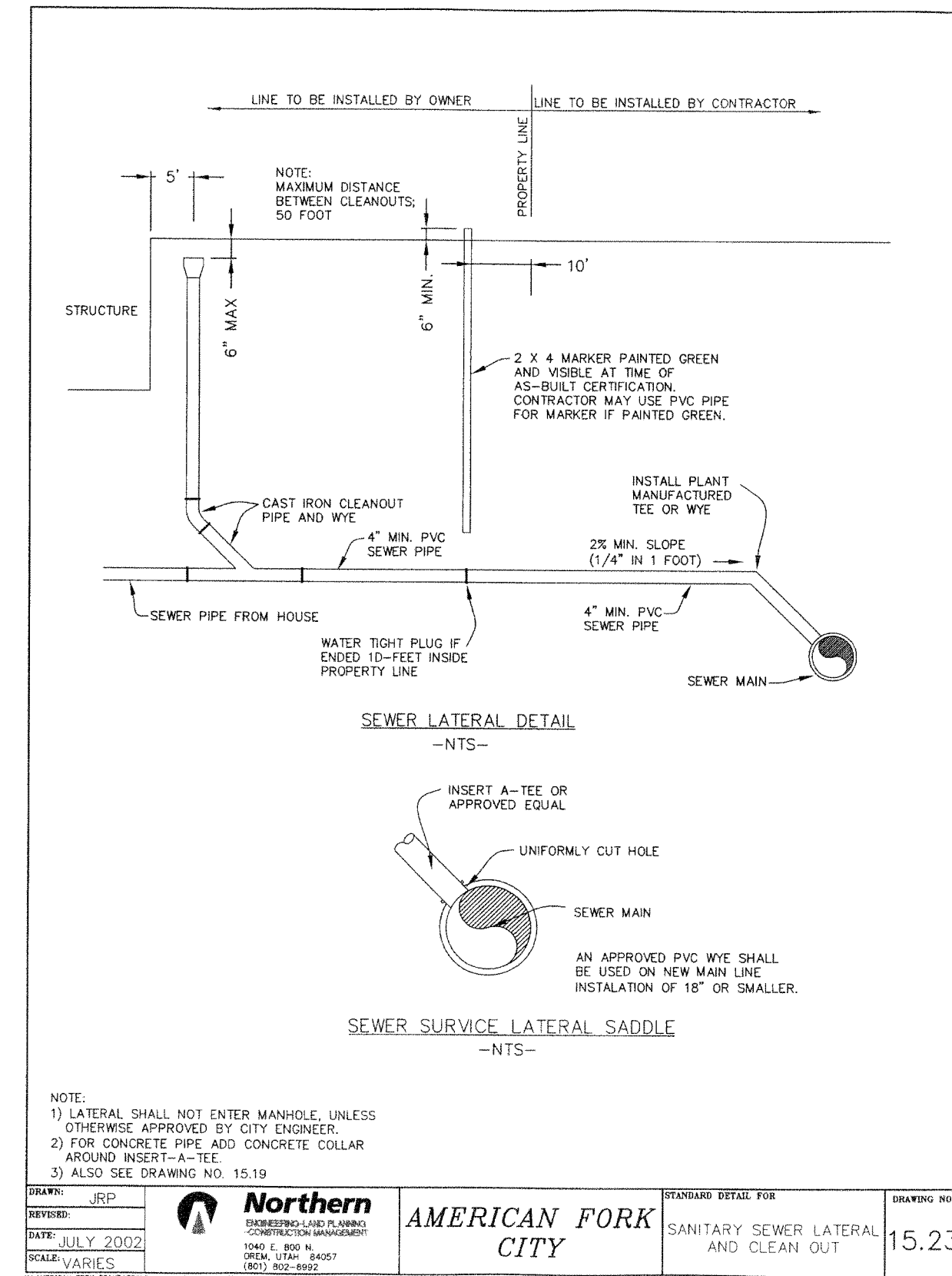
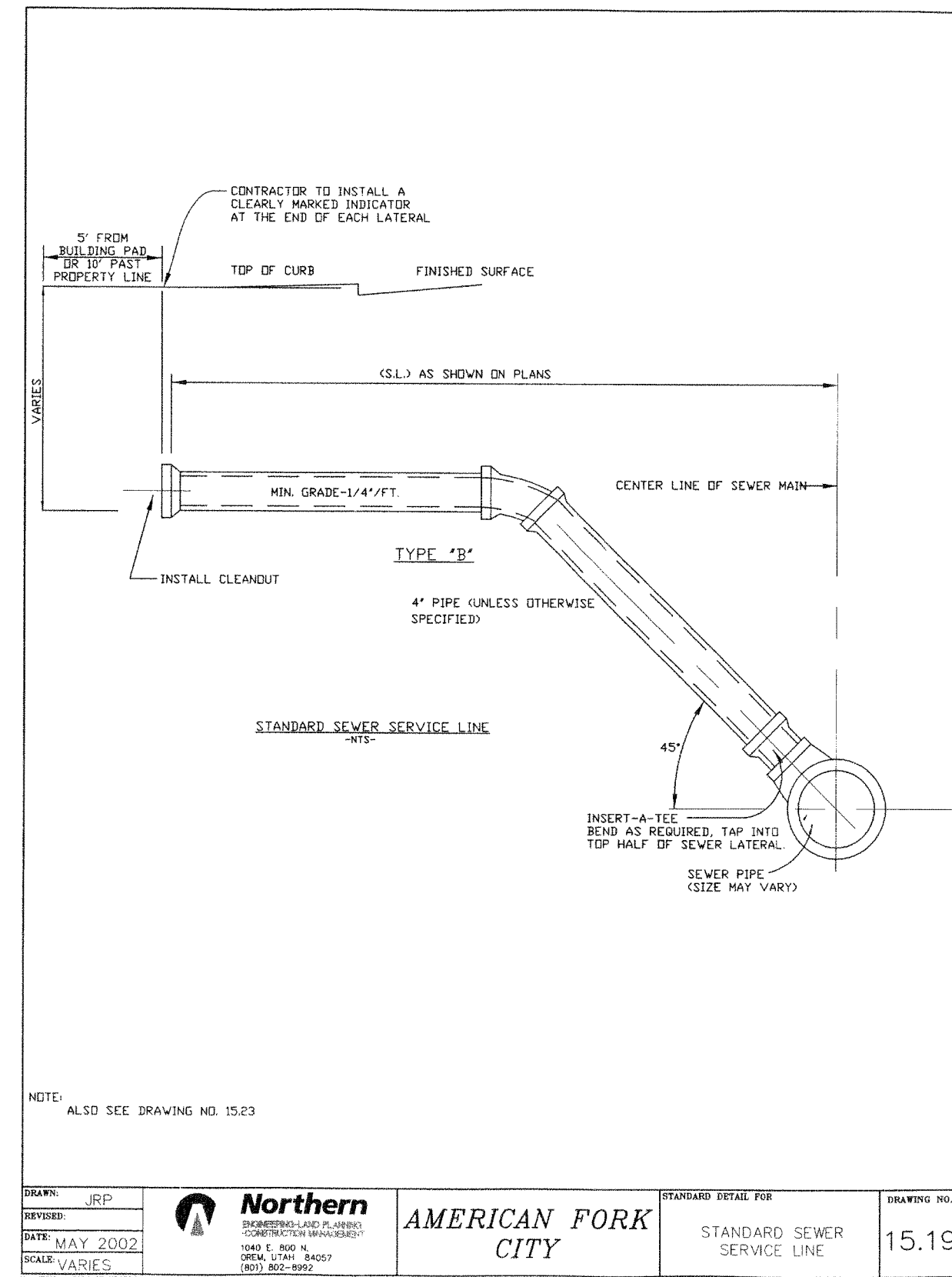
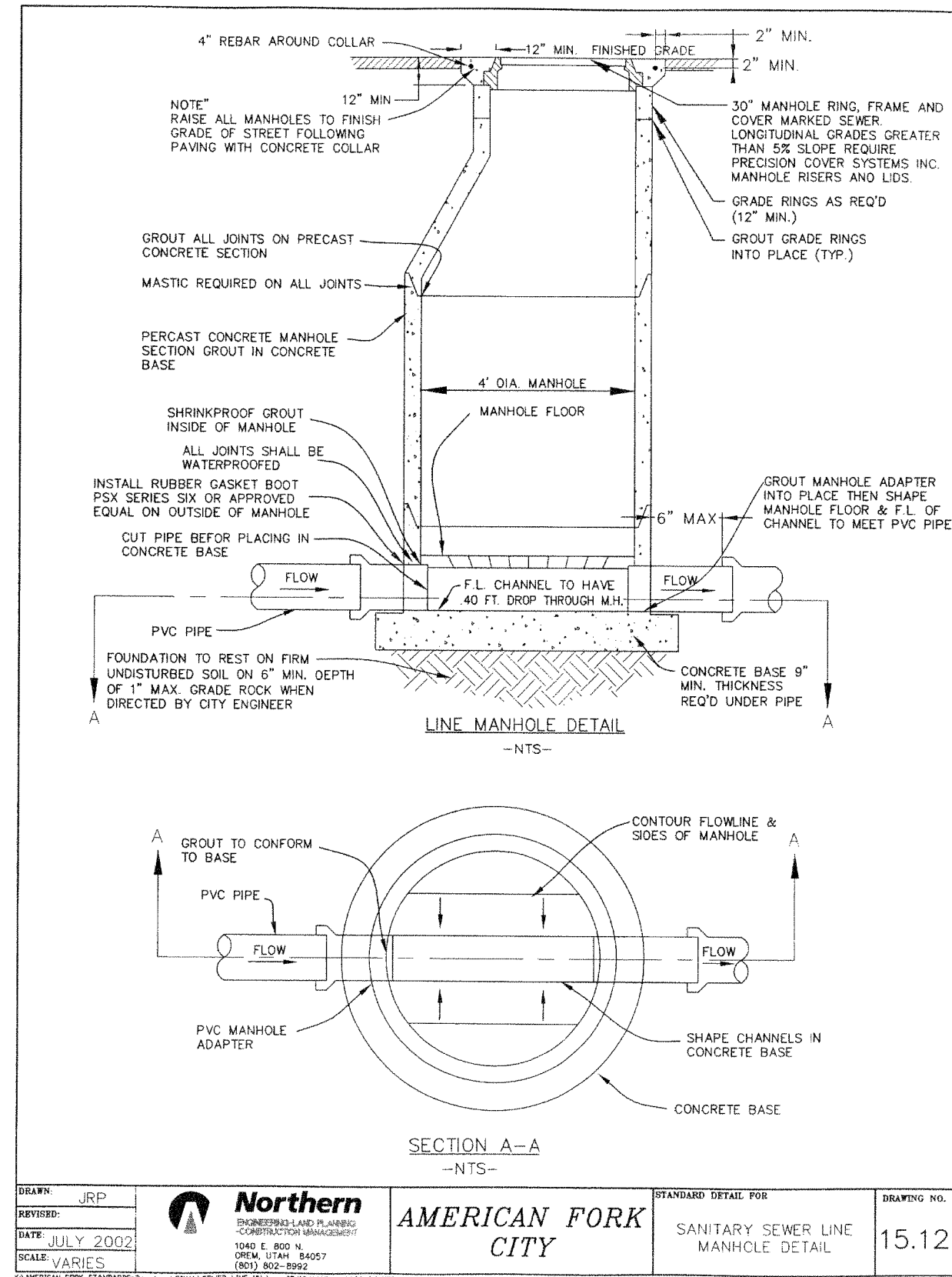
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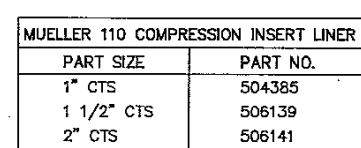
STONECREEK
PLAT J

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3





The drawing consists of two main views: a Plan view at the top and a Section view at the bottom.

Plan View: Shows a top-down view of the valve box. A central circular valve is surrounded by a square valve box. The box is set into a circular opening in the ground. The ground surface is labeled "UNPAVED AREAS FINISHED GRADE". A circular symbol with a cross-hatch pattern is labeled "IRRIGATION". Dimensions include "TRENCH WIDTH" for the opening and "8\" MIN. OVERLAP" for the pavement.

Section View: Shows a cross-section of the installation. The valve box is embedded in the ground. The top is covered by a "COVER" with a "WORD 'IRRIGATION' ON LID". The box is surrounded by "PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES". A "14 AWG TRACER WIRE" is shown running along the side of the box. The bottom of the box is labeled "6\" MIN.". The surrounding ground is labeled "UNDISTURBED EARTH".

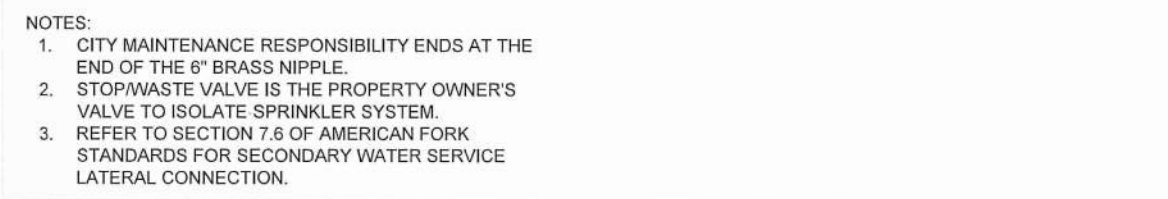
Notes:

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

Labels:

- IRRIGATION
- LID TYPE
- CIRCULAR SHAPED LID
- PLAN
- UNPAVED AREAS FINISHED GRADE
- WORD "IRRIGATION" ON LID
- ASPHALTIC CONCRETE PAVEMENT
- 8" MIN. OVERLAP
- 24" MIN. COVER
- 24" MIN.
- PEAGRAVEL BACKFILL AROUND ALL VALVE BOXES
- 14 AWG TRACER WIRE
- NOTES:
- 1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
- 2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
- 3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.
- 6" MIN.
- UNDISTURBED EARTH
- SECTION
- VALVE BOX INSTALLATION

DRAWN: DATE: 11/2010 SCALE: NONE	HORROCKS  ENGINEERS	ONE WEST MAIN P.O. BOX 877 AMERICAN FORK (801) 763-9100	STANDARD DETAIL FOR SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
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MVU		AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	1" PI METER PLACEMENT	15.5C
MAY 2019				
VARIABLES				



IRRIGATION PIPE DIA. VARIES

COLEMAN CABLE SYSTEMS
14 AWG SOL. BE. 4F7TWG
800V RED (MODEL NO. 54501) OR APPROVED EQUAL

LATERAL WIRE

IRRIGATION PIPE DIA. VARIES

PVC WIRE

CONNECT WIRES AT INTERSECTION
WRAP TIGHTLY AND ENCLOSE WITH GREASE FILLED NUTS

IRRIGATION SERVICE CONNECTION

PVC WIRE

PIPE INTERSECTION

CONNECT WIRES AT INTERSECTION
WRAP TIGHTLY AND ENCLOSE WITH ELECTRICAL TAPE

LATERAL WIRE

METALLIC TAPE

14 AWG

METALLIC TAPE

14 AWG

14 AWG LOCATOR WIRE

DATE: 11/20/10	HORROCKS IN 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
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NOTES:

1. STRIP MAIN WIRE 2" ϕ 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.

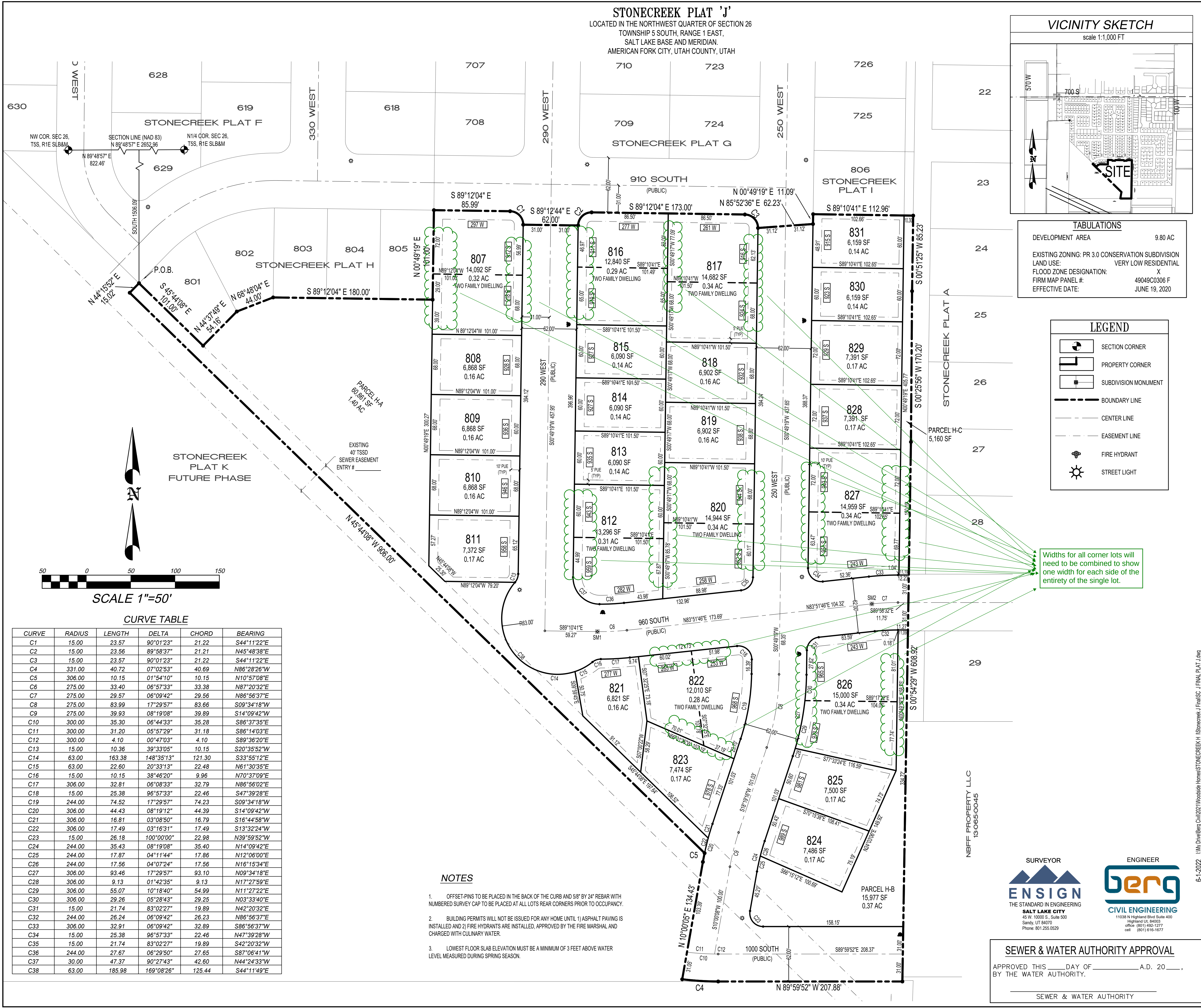
ACTION	DATE
FINAL	8/10/2022

PROJE

DESCRIPTION

FINAL
CONSTRUCTION
PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	<i>D4</i>



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, 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. 286882-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8-2, 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 N89°48'57"E 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT H THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 45°44'08" EAST 101.00 FEET, 2) NORTH 44°37'49" EAST 54.16 FEET, 3) NORTH 68°48'04" EAST 44.00 FEET, 4) SOUTH 89°12'04" EAST 180.00 FEET, AND 5) NORTH 00°49'19" EAST 101.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT G; THENCE ALONG SAID PLAT THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 89°12'04" EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°12'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 3) SOUTH 89°12'04" EAST 62.00 FEET, 4) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°58'37" AND A LONG CHORD BEARS N45°48'38"E 21.21 FEET), 5) SOUTH 89°12'04" EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°58'37" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 7) NORTH 85°52'36" EAST 62.23 FEET, 8) NORTH 00°49'19" EAST 11.09 FEET, THENCE SOUTH 89°10'41" EAST 112.96 FEET, THENCE SOUTH 00°51'25" WEST 85.23 FEET, THENCE SOUTH 00°25'56" WEST 170.20 FEET, THENCE SOUTH 00°54'20" WEST 608.92 FEET, THENCE NORTH 89°59'52" WEST 207.88 FEET, THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS N86°28'26"W 40.69 FEET), THENCE NORTH 10°00'05" EAST 134.43 FEET, THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'10" AND A LONG CHORD BEARS N10°57'08"E 10.15 FEET), THENCE NORTH 45°44'08" WEST 906.00 FEET, THENCE NORTH 44°15'54" EAST 15.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 426,862 SF OR 9.80 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS 25
NUMBER OF DWELLING UNITS 33
NUMBER OF PARCELS 3

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 THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

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

NAME/TITLE: MATTHEW LOVELAND, VP OF LAND ACQUISITION AND DEVELOPMENT
WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME
MATTHEW LOVELAND, V.P. OF LAND ACQUISITION AND DEVELOPMENT
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF WOODSIDE HOMES OF UTAH, LLC,
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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 _____

STONECREEK PLAT 'J'
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50' FEET

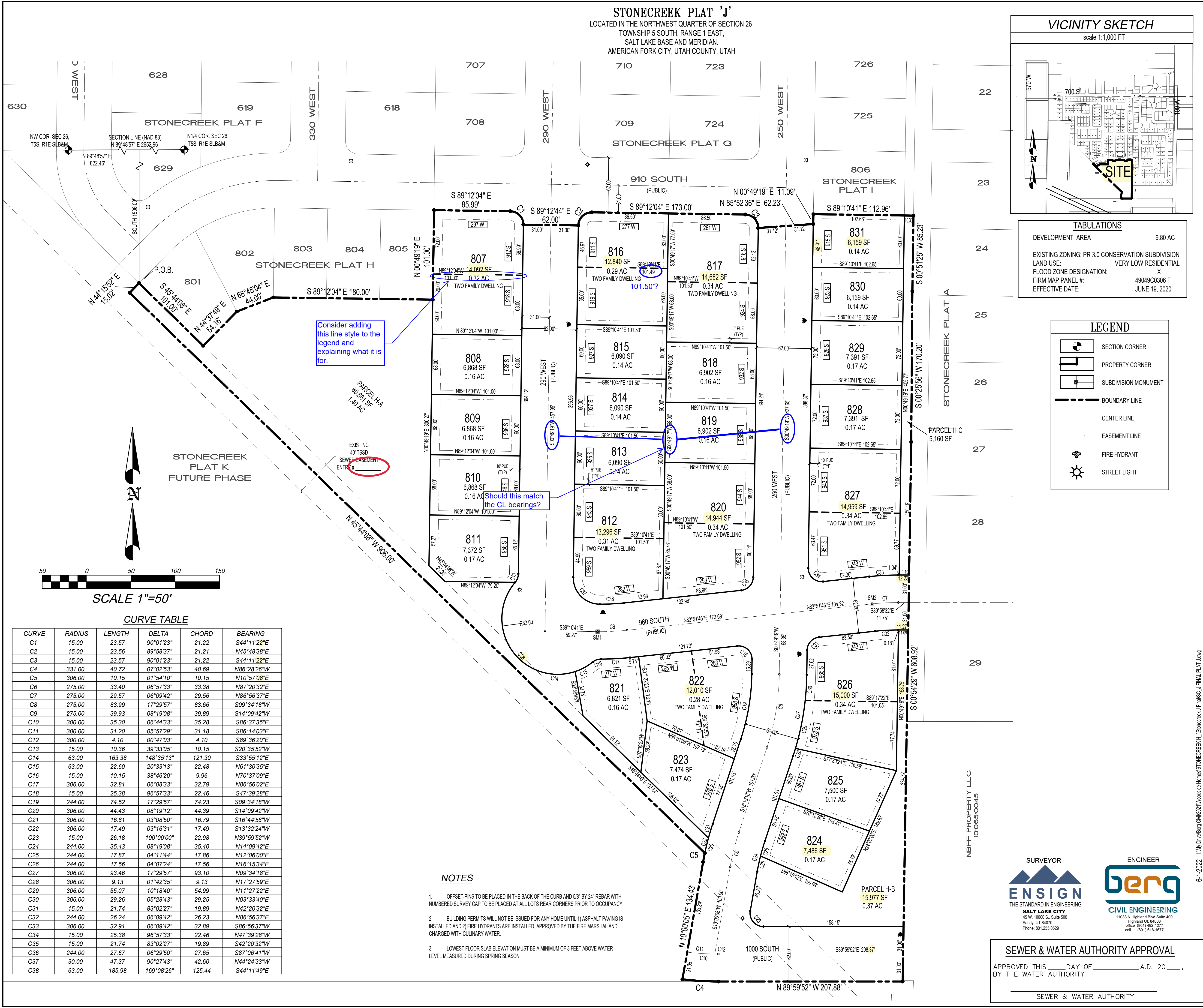
SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL
UTAH COUNTY RECORDER

SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, 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. 286882-2201. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8-2, 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 N89°48'57"E 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT H THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 45°44'08" EAST 101.00 FEET, 2) NORTH 44°37'49" EAST 54.16 FEET, 3) NORTH 68°48'04" EAST 44.00 FEET, 4) SOUTH 89°12'04" EAST 180.00 FEET, AND 5) NORTH 00°49'19" EAST 101.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT G; THENCE ALONG SAID PLAT THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 89°12'04" EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 3) SOUTH 89°12'04" EAST 62.00 FEET, 4) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°58'37" AND A LONG CHORD BEARS N45°48'38"E 21.21 FEET), 5) SOUTH 89°12'04" EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 7) NORTH 85°52'36" EAST 62.23 FEET, AND 8) NORTH 00°49'19" EAST 11.09 FEET; THENCE SOUTH 89°10'41" EAST 112.96 FEET; THENCE SOUTH 00°51'25" WEST 85.23 FEET; THENCE SOUTH 00°25'56" WEST 170.20 FEET; THENCE SOUTH 00°54'20" WEST 608.92 FEET; THENCE NORTH 89°59'52" WEST 207.88 FEET; THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS N86°28'26"W 40.69 FEET); THENCE NORTH 10°00'05" EAST 134.43 FEET; THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'10" AND A LONG CHORD BEARS N10°57'08"E 10.15 FEET); THENCE NORTH 45°44'08" WEST 906.00 FEET; THENCE NORTH 44°15'54" EAST 15.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 426,862 SF OR 9.80 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS 25
NUMBER OF DWELLING UNITS 33
NUMBER OF PARCELS 3

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 THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

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

NAME/TITLE: MATTHEW LOVELAND, VP OF LAND ACQUISITION AND DEVELOPMENT
WOODSIDE HOMES OF UTAH, LLC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME
MATTHEW LOVELAND, V.P. OF LAND ACQUISITION AND DEVELOPMENT
WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION
IN HIS RESPECTIVE CAPACITIES ON BEHALF OF WOODSIDE HOMES OF UTAH, LLC,
IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

NOTARY PUBLIC
NOTARY FULL NAME _____, A NOTARY COMMISSIONED IN UTAH.
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

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 _____

STONECREEK PLAT 'J'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
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

UTAH COUNTY RECORDER

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

AGENDA TOPIC:

Hearing, review, and action on a code text amendment to Section 17.4.608, titled Transit Oriented Development Zone amending the certain elements related to definitions and lot type assignments.

BACKGROUND:

The applicant is applying for a code text amendment to Section 17.4.608, titled Transit Oriented Development Zone amending the certain elements related to definitions and lot type assignments. The section of code under review doesn't specify that lot types can transition across private thoroughfares. This code text amendment looks to resolve the confusion and specification for the Transit Oriented Development Zone.

ORDINANCE NO. 2022-____-_____

**AN ORDINANCE AMENDING SUBSECTION 17.4.608 SECTION 5 PART E OF THE
AMERICAN FORK CITY CODE RELATED TO PLANNED COMMERCIAL
DEVELOPMENT PROJECTS AND PROVIDING FOR THE ADOPTION AND
ENFORCEMENT OF THE AMENDMENT.**

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the Transit Oriented Development Zone.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

PART I

TEXT OF ORDINANCE

Sec 17.4.608 Transit Oriented Development Zone

Section 5 – Block Plan

E. Lot Type Assignments

1. A *block plan* must identify a lot type assignment to each lot. Lots must be assigned one lot type.
2. Lot type assignments are limited by *block* type according to Table 5C - Block Type to Lot Type Assignments.
 1. The percentage of each lot type is calculated as the sum of the gross lot area for each lot in the lot type divided by the total acreage of the *block* type.
 2. *Block types* under 6 gross acres may deviate from lot type assignment percentages as determined by the Planning Department.
3. Transitioning of lot types between higher and lower lot types, for providing transitions in *intensity*, must occur sequentially (i.e. LT-4 to LT-5 to LT-6).
4. Transitions between lot types should occur at rear lot lines, private rear lanes, and along public thoroughfares, not across public thoroughfares.

PART II

SECTION 1— Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 — Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 — Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this _____ day of _____, 2022.

Bradley J. Frost

American Fork City Mayor

ATTEST:

Terilyn Lurker

City Recorder

AGENDA TOPIC:

Hearing, review, and action on a code text amendment to Section 17.7.502, titled Planned Unit Development – Flexible Lot Projects amending the average lot size requirements.

BACKGROUND:

The applicant is applying for a code text amendment to Section 17.7.502, titled Planned Unit Development – Flexible Lot Projects amending the average lot size requirements. The section of code under review gives a 9000 square foot minimum for the average lot size of the development. The current 9000 square foot minimum average lot size can not be achieved with the minimum percentages of lot sizes mentioned in this section of code. Having the minimum square footage range from 9800 to 12000 square feet can give the flexibility that Flexible Lot Projects need to be developed.

ORDINANCE NO. 2022-____-_____

AN ORDINANCE AMENDING SUBSECTION 17.7.502(G)(3) OF THE AMERICAN FORK CITY CODE RELATED TO PLANNED COMMERCIAL DEVELOPMENT PROJECTS AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENT.

WHEREAS the City is authorized to enact ordinances as are necessary and proper to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork;

WHEREAS the City is authorized by law to enact ordinances establishing regulations for development within the City;

WHEREAS, it is in the best interest and general welfare of residents of American Fork to amend the city code relating to the Planned Unit Development Projects.

BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, AS FOLLOWS:

PART I

TEXT OF ORDINANCE

Sec 17.7.502 Planned Unit Developments - Flexible Lot Projects

(G)(3)

PR-3.0 zone district.

1. Average lot size: Nine thousand eight-hundred square feet to twelve thousand square feet, to be determined as follows: Total area in lots Number of dwellings = Average lot size in project
2. Minimum lot size: One-family dwelling: Seven thousand five hundred square feet. Two-family dwelling: Twelve thousand square feet.
3. Maximum lot size: Twenty-five thousand square feet. Lots may exceed the maximum lot size area; however, portions of any lot containing an area greater than the maximum will not be included in determining compliance with the average lot size standard.
4. Distribution of lots within project:

% of Units in Project	Dwelling type	Lot Size Standard
Not less than 20%	1-family	16,000 sq. ft. or larger

Optional, but not greater than 25%	2-family	12,000 sq. ft. or larger
At least 10% but not greater than 40%	1-family	7,500 to 9,000 sq. ft. per lot
Remainder in project	1-family	9,000 sq. ft. or larger

PART II

SECTION 1— Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

SECTION 2 — Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

SECTION 3 — Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED, by the American Fork City Council this _____ day of _____, 2022.

Bradley J. Frost

American Fork City Mayor

ATTEST:

Terilyn Lurker

City Recorder

UNNAPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
AUGUST 3, 2022
REGULAR SESSION

The American Fork City Planning Commission met in a regular session on August 3, 2022 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 pm.

Present: Chairman Woffinden
Christine Anderson
Rodney Martin
Chris Christiansen
Harold Dudley

Absent: Jenny Peay, David Bird, Bruce Frandson

Staff Present:	Patrick O'Brien	Development Services Director
	Ben Hunter	Engineer
	George Schade	IT Director
	Megan Crowley	Administrative Assistant
	Cody Opperman	Planner 1
	JJ Hsu	Engineer

Others Present: Logon Vogt, Daniela Lamas, Luis Santana, Heidi Shin

Chairman Woffinden led the "Pledge of Allegiance"

1. Hearing, review, and action on Site Plan for an accessory structure for Greenwood Creek Lot 4, located at 997 N 680 W, in the R1-9000 Residential zone.

Cody Opperman: The applicant is applying for a Site Plan approval for an accessory structure for Greenwood Creek Lot 4, located in the area of 997 North 680 West in the R1-9000 Residential Zone. The proposal consists of 1 lot for a pickle ball court. The entire development parcel consists of 0.57 acres.

This proposal is before the Commission as Section 17.5.105 requires that: an accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission. This proposal triggers this requirement.

John Woffinden: Engineering any comments?

Ben Hunter: On this one there were several conditional items included in the packet. There are several engineering items that need to be resolved and addressed on the plan set. They need to

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conform with all the requirements that way and those are identified with what's shown in the packet.

John Woffinden: As far as I understand there's a lot of loose ends we need to correct. Any questions for engineering or planning from the commission? All the comments are in blue and red on sheet 0.1 there are quite a few of them.

Ben Hunter: A lot of it is just creating more detailed information on slopes, making drainage swells, and making sure they are not sending any runoff to any adjacent properties. There is a trail that will be on the back end and the 10-foot accessory set back that they show is the same as the public utility easement. If they end up doing a fence, depending on what type of fence they may not be able to if there's more of a wall. We don't know what the topography is doing or if it's a walk out basement or how the proposed finished grade looks. Some of the retaining walls look like they are encroaching into the PUE so we've asked they include the PUE on the plan set. We need to make sure any structures or retaining walls are not withing the PUE. Also they need to clarify the utility tie ins if they are just feeding off the house and spacing requirements for the drive approaches.

John Woffinden: I had quite a few that I found close to the back of the lot and how they put power to the auxiliary building. The storm water must remain on site and how they can connect the city utilities to the system. To me there is way too many loose ends to pass I think we should table it and give everyone a chance to solve all the issues.

Christine Anderson: Ben this doesn't seem like something that could be wrapped up before moving on to city council?

Ben Hunter: Correct, there is quite a few things especially the grading and some of the other accessory buildings that have come through. That's some of the time-consuming pieces they've done to incorporate that into their plan set. There are items that can be accomplished but we don't have enough time to allow the applicant to incorporate it into the plan set. We need to allow our reviewers to confirm that information. Also, any design they've got on the retaining wall and things like that.

John Woffinden: Is the applicant here?

Public Hearing Opened

No public comment

Public Hearing Closed

Rodney Martin motioned to recommend tabling of the Hearing, review, and action on Site Plan for an accessory structure for Greenwood Creek Lot 4, located at 997 N 680 W, in the

UNNAPROVED MINUTES

1 **R1-9000 Residential zone and to instruct the developer and staff to continue working on the**
2 **required items from engineering and planning in order to complete the requirements.**
3 **Chris Christiansen seconded the motion.**
4

5 **Voting was as follows:**
6

7	Chairman Woffinden	AYE
8	Christine Anderson	AYE
9	Harold Dudley	AYE
10	Rodney Martin	AYE
11	David Bird	AYE
12	Chris Christiansen	AYE

13 **The motion tabled**
14

15 **2. Hearing, review, and action on a Preliminary Plan for Autumn Crest Phase 2 Plat A,** 16 **located in the area of 1100 N 1100 E, in the R1-9000 Residential zone.** 17

18 Cody Opperman: The applicant is applying for a Preliminary Plan approval for Autumn Crest
19 Phase 2 Plat A, located in the area of 1100 North 1100 East, in the R1-9000 Residential Zone.
20 The proposal consists of 4 parcels that contain 20 lots for a planned subdivision. All
21 development parcels consist of 6.27 acres.

22 John Woffinden: Any comments for planning from the commission? Any concerns from
23 engineering?
24

25 Ben Hunter: There are no major concerns. As part of this application, they are applying for the
26 variance that has been allowed in code as far as cross sections. On 1120 north it is they're
27 matching existing conditions from the previous Autumn Crest phases to the west. They will also
28 be matching the same cross sections to the east with the Timp Hollow subdivision. It meets the
29 exception criteria to allow these variations in the cross section, so it is consistent throughout that
30 roadway. Everything else from the preliminary standpoint meets standards and specifications of
31 engineering department.
32

33 John Woffinden: Any questions for engineering? This variance has happened in the past this is
34 consistent in this area of town anyway. Is the applicant here?
35

36 Andrew Patterson: This is just finishing up the piece between Autumn Crest and Timp Hollow.
37 Being able to build a few more homes along the way. We've got about 20 homes and we're
38 excited to have that. I've talked with a few of the neighbors, and they are excited to meet up with
39 each other.
40

41 John Woffinden: Any questions for the applicant?
42

43 **Public Hearing Opened** 44

UNNAPPROVED MINUTES

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on a Preliminary Plan for Autumn Crest Phase 2 Plat A, located in the area of 1100 N 1100 E, in the R1-9000 Residential zone. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	AYE
Christine Anderson	AYE
Harold Dudley	AYE
Rodney Martin	AYE
Chris Christiansen	AYE

The motion passed

John Woffinden: Number 4 (Hearing, review, and action on a Final Plat for Stonecreek Plat K, located in the area of 1000 S 400 W, in the PR-3.0 zone.) has been pulled by the applicant.

3. Hearing, review, and action on a Final Plat for the Shin Residence, located at 685 W 1040 N, in the R1-12000 Residential zone.

Cody Opperman: The applicant is applying for a Final Plat approval for Shin Residence, located at 685 West 1040 North, in the R1-12000 Residential Zone. The proposal consists of 2 parcels that contain 1 lot for a single-family home and additional amenities. All development parcels consist of .59 acres.

John Woffinden: This is a lot consolidation only right?

Cody Opperman: Yes.

John Woffinden: Engineering do you have any comments?

Ben Hunter: It is just for the plat consolidation of the two lots. It doesn't include any approvals for site plans if they need that for accessory buildings. With the lot consolidation the easements on the back of the lots will be vacated. The remaining 10-foot easement on both frontages of the roads and the 5-foot easements on either side of the lot will remain in place. It will just be the removal of the 5-foot PUE's on both of those lots.

John Woffinden: Questions for planning or engineering? Is the applicant here?

Luis Santana: I am with the architectural team for our clients the Shins. They are building a house on the main lot, and they want the back lot for amenities, a pool, and some things they will develop in the future in response to this approval or not.

UNNAPROVED MINUTES

John Woffinden: So, they will be back to us when they get more information down the road?

Luis Santana: Yes.

Public Hearing Opened

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend approval of the Hearing, review, and action on a Final Plat for the Shin Residence, located at 685 W 1040 N, in the R1-12000 Residential zone. Rodney Martin seconded the motion.

Voting was as follows:

Chairman Woffinden	AYE
Christine Anderson	AYE
Harold Dudley	AYE
Rodney Martin	AYE
Chris Christiansen	AYE

The motion passed

John Woffinden: What is their next step in the process on this one Patrick?

Patrick O'Brien: City council for final approval. Should be in 3 weeks. Then a final approval on that and recording with the county.

John Woffinden: Informed everyone that items 6-10 will be discussed together but require separate hearings and separate motions. We are still waiting for the lot plan to be approved they do not have the lot plan approval for these.

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

Cody Opperman: 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.

Ben Hunter: There is still some unresolved issues between right of way, details with walls, and some legal issues that have come up. We have been working with the applicant to try and help them move along with the different issues that need to be resolved. We will continue to work with them but at this point its up to them to get it finalized.

UNNAPROVED MINUTES

John Woffinden: Any questions from the commission? Is the applicant here?

Public Hearing Opened

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend tabling of the Hearing, review, and action on 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 complete all the necessary requirements that have been outlined including property disputes, drainage, and the other staff comments addressed. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	AYE
Christine Anderson	AYE
Harold Dudley	AYE
Rodney Martin	AYE
Chris Christiansen	AYE

The motion tabled

5. 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.

Public Hearing Opened

No public comment

Public Hearing Closed

Rodney Martin motioned to recommend tabling of the 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 and instruct the developer to address the outstanding comments raised by staff, and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 2 is issued. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	AYE
Christine Anderson	AYE
Harold Dudley	AYE
Rodney Martin	AYE
Chris Christiansen	AYE

UNNAPROVED MINUTES

The motion tabled

6. 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.

Public Hearing Opened

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend table of the 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 and instruct the developer to address the outstanding comments raised by staff and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 2 is issued. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	AYE
Christine Anderson	AYE
Harold Dudley	AYE
Rodney Martin	AYE
Chris Christiansen	AYE

The motion tabled

John Woffinden: Mentioned we would have a discussion on items 9 & 10 together. There will be separate hearings and separate votes.

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

Cody Opperman: 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.

Ben Hunter: No additional comments

John Woffinden: These lot plans are not approved either correct?

Cody Opperman: They are not, no.

Patrick O'Brien: Just for a little bit of background, we placed this on the agenda at the applicant's request. We tried to continue to work with the applicant to overcome some issues in

UNNAPROVED MINUTES

their lot plans. Our goal is to cut down on the time people have to wait before they get on the agenda. The legal and engineering issues they are facing require a little bit more time to get that lot plan approval to move forward on this. That's why we recommended tabling the item.

John Woffinden: That will give them time to get the details worked out for the continuation of a good project.

Public Hearing Opened

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend tabling of the Hearing, review, and action on Final Plat for Edgewater Phase 3, Plat 7 located in the area of 450 S 1100 W, in the TOD zone and instruct the developer to address the outstanding comments raised by staff, and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 3 is issued. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden	AYE
Christine Anderson	AYE
Harold Dudley	AYE
Rodney Martin	AYE
Chris Christiansen	AYE

The motion tabled

8. 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.

Public Hearing Opened

No public comment

Public Hearing Closed

Christine Anderson motioned to recommend tabling of the 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 and instruct the developer to address the outstanding comments raised by staff and require staff to withhold placing the projects on the agenda until Lot Plan Approval for Phase 3 is issued. Rodney Martin seconded the motion.

Voting was as follows:

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Chairman Woffinden AYE

Christine Anderson AYE

Harold Dudley AYE

Rodney Martin AYE

Chris Christiansen AYE

The motion tabled

9. Hearing, review, and action on a Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone.

Cody Opperman: The applicant is applying for a Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone. The proposal consists of 1 lot for a remodel of a fast-food restaurant. The entire development parcel consists of 0.76 acres.

Christine Anderson: How many more car lots does this allow for then it has currently?

Logon Vogt: I'm with American company we are the civil engineer with this project. We are going from 9 cars to 28 cars. That's before the drive through entrance, velocity parking stalls, or anything interior with Chick Fil-A. It will be able to back up 36 cars before it affects any other businesses in the shopping district. A parking study was done as part of this project. The highest number observed at one time was 29 so this should be more the adequate for the current business the store is receiving.

John Woffinden: I know in the past it's been backed up clear into the old highway. I got by it all the time and there are always cars in that drive through.

Logon Vogt: Chick Fil-A originally built all these stores in the early 2000's and they were never designed for this capacity. We are extending drive throughs and adding building additions to make the kitchens more efficient and be able to get the cars through the queue faster. We are also doing canopies over drive through and the pickup window, this is to protect the team members that are out there. Due to the extreme temperatures, there will be heaters under there and lit up at night.

John Woffinden: One question I have is the handicapped parking is in the southwest corner. You're still leaving the two or three spots right by the main entrance but why are the other ones so far away from your store in the southwest corner of the property?

Logon Vogt: The main ADA stalls for Chick Fil-A are right in front of the store. The other stalls are not meant for the Chick Fil-A property. If the first ones are full there is an accessible route from the other ones in the shopping center to the front door. Per code we have the number of ADA stalls that are needed for Chick Fil-A in front of their store. The improvements you're referring to that are down by the Cal Ranch store those are a replacement for the existing ADA stalls in that area. Chick Fil-A has been working with their neighbors here to widen the scope of this beyond just Chick Fil-A's parcel and make traffic flow better for the entire shopping center.

UNNAPROVED MINUTES

John Woffinden: We had a meeting on it this morning and I noticed it was clear off in the southwest corner. We noticed we had the left to and from the store so it must have been to do with the adjoining properties.

Harold Dudley: Have you found most cities this is a staff level review, or its an administrative body like us?

Logon Vogt: It's really varied, we've been all the way through city council on quite a few of them. Some of them have just been administrative on the scope of work. On something like this, this is a standard process for us.

Harold Dudley: Personally, I feel these things ought to be administrative.

Logon Vogt: A lot of these remodels are hit and miss because most cities do not have anything in them for remodels. We can only be held to the same code a new development is held to. For this scope of work its pretty standard that we go through a city council meeting.

John Woffinden: Once you start will it be a complete shut down for the remodel?

Logon Vogt: The store is going to be completely shut down for 3 about months.

John Woffinden: Get it done and get it back in business! Any other questions?

Ben Hunter: Just making sure they get the appropriate UDOT permits because they are shifting that drive access into that existing shopping center to accommodate the new drive through expansion. They resolved all concerns that we had, and we don't have any further issues.

Public Hearing Opened

No public comment

Public Hearing Closed

Harold Dudley motioned to recommend approval of the Hearing, review, and action on a Commercial Site Plan for Chick-Fil-A, located at 183 North West State Road, in the SC-1 Planned Shopping Center Zone subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal. Christine Anderson seconded the motion.

Voting was as follows:

Chairman Woffinden	AYE
Christine Anderson	AYE

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1 **Harold Dudley** **AYE**
2 **Rodney Martin** **AYE**
3 **Chris Christiansen** **AYE**

4 **The motion passed**

5 **10. Review and action on a request for approval of a low-power radio antenna located at**
6 **1200 North 550 East, in the PF Public Facilities Zone.**

7
8 Patrick O'Brien: There is a lot of information in the staff report. If you've got questions, I'm
9 happy to answer them. The application is to remove some existing antennae and replace them
10 with more updated ones on the existing monopole structure at Art Dye Park. There are a number
11 of federal requirements surrounding the telecom items. I've outlined in the report what antennas
12 are being removed and what ones are replacing those. There is also a couple of additional ones
13 being added to it. I've outlined the approval procedure just because we don't get this type of
14 application very frequently it is in the packet with the review criteria that the staff followed.
15 There are a number of reasons that if the commission feels like they do not meet those
16 requirements are grounds that you can deny the application upon. If it doesn't meet any of those
17 the recommendation is that the application is approved, and it goes to city council for final
18 approval based on your recommendation.

19
20 John Woffinden: Questions? We've had a few of these over the last several years. I can only
21 remember 2 or 3 over the last 15 years.

22
23 Ben Hunter: No comments.

24
25 **Rodney Martin motioned to recommend approval of the application for low-power radio**
26 **antenna located at 1200 N 550 E, in the Public Facilities (PF) Zone, based on meeting the**
27 **requirements of Section 17.6.112 of the American Fork Municipal Code. Harold Dudley**
28 **seconded the motion.**

29
30 **Voting was as follows:**

31
32 **Chairman Woffinden** **AYE**
33 **Christine Anderson** **AYE**
34 **Harold Dudley** **AYE**
35 **Rodney Martin** **AYE**
36 **Chris Christiansen** **AYE**

37 **The motion passed**

38 **Christine Anderson moved to approve minutes July 20, 2022 Planning Commission**
39 **Regular Session. Rodney Martin seconded the motion.**

40
41 **Voting was as follows:**

UNNAPPROVED MINUTES

Chairman Woffinden AYE

Christine Anderson AYE

Harold Dudley AYE

Rodney Martin AYE

Chris Christiansen AYE

The motion passed

11. Concept Plan Report & Upcoming Projects

Patrick O'Brien: We still have a good variety of applications coming in. The number of concepts meetings has slowed down from where we were earlier in the year. I don't think that indicative of anything other than we were so backed up at the beginning of the year. Due to staff shortages but now that we are staffed, we are holding steady on plans that are coming in. There is a mix of planned industrial, commercial, and residential or high-density residential applications. There are a couple of TOD projects coming through. There are a couple of districts framework plans hitting staff's desks in the next couple of weeks or months and you will see them shortly after that. Our upcoming agenda on the 17th we have a final plat approval for Stonecreek plat J. The applicant pulled plat K from this agenda because they need plat J to be approved before plat K. We will also have two code text amendments; one related to the TOD and one related to Bridges at Fox Hollow that was at the last planning commission meeting. We will be addressing the planning issue for people to achieve that average lot size we will get a range rather than a specific number that needs to be achieved. I think the range will fit more with what's mathematically possible but also allowing for a larger lot size on average. That fits more with the character of the area around that part of the city. I will be speaking to Cherylyn (city attorney) tomorrow morning and discuss if we will also be tacking on the open public meeting act training onto that agenda. It happened at city councils work session last night and I think it was a good thing to do so I'm going to check her schedule to see if that something we can add for the 17th.

12. Other Business

John Woffinden: Patrick do you want to tell us about the new hire, he's not here tonight.

Patrick O'Brien: We had Travis Van Ekelburg join us as a senior planner. He started yesterday. He will be coming to our next meetings and he will be taking a more active role in or department working with Cody and myself. We will introduce him at our next meeting. We will also work on our Planning Commission barbeque scheduled for the end of this month or the beginning of next month.

Christine Anderson moved to adjourn the meeting. Harold Dudley seconded the motion.

Voting was as follows:

Chairman Woffinden AYE

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- | | | |
|---|---|------------|
| 1 | Christine Anderson | AYE |
| 2 | Harold Dudley | AYE |
| 3 | Rodney Martin | AYE |
| 4 | Chris Christiansen | AYE |
| 5 | The motion passed | |
| 6 | | |
| 7 | | |
| 8 | The meeting was adjourned at 7:42 p.m. | |