



**AMERICAN FORK CITY
NOTICE OF PUBLIC HEARING
&
PLANNING COMMISSION REGULAR SESSION
April 19th, 2023
7:00 p.m.**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on April 19th, 2023, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

Pledge of Allegiance

Roll call

COMMON CONSENT AGENDA

(Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

1. Approval of the March 22nd, 2023, Planning Commission minutes.

PUBLIC HEARINGS

1. Public hearing and recommendation on a proposed code text amendment of the American Fork Municipal Code creating Chapter 17.21 titled Hazardous Geographic Mitigation Map, to create a section showing geographic sites that are hazardous in the City.
2. Public hearing and recommendation on a proposed code text amendment of the American Fork Municipal Code amending Section 17.7.601 titled Planned Commercial Development Projects, to add language related to medical offices and medical clinics being a permitted use in the zoning district.
3. Public hearing and recommendation on a proposed Zone Change for approximately 6.22 acres of land located at approximately 383 S 500 E, from the Planned Commercial (GC-2) Zone to the General Commercial (GC-1) Zone.

ACTION ITEMS

1. Review and action on a Site Plan application for the Harrington Center, located at 50 N Center Street, in the Central Commercial (CC-1) Zone.
2. Review and action on a Final Plat for Chadwick Amended Plat, located in the area of 417 S 50 W, in the R2-7500 Residential Zone.

OTHER BUSINESS

1. Upcoming Projects

ADJOURNMENT

Dated this 5th day of April, 2023

Patrick O'Brien

Development Services Director

*The order of agenda items may change at the discretion of the Planning Commission Chairman

**AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION**

March 22, 2023

The American Fork City Planning Commission met in a regular session on March 22, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Commissioners Present: Christine Anderson, Chris Christiansen, David Bird, Rodney Martin, Harold Dudley, Jenny Peay, Bruce Frandsen (arrived late)

Staff Present:

Patrick O'Brien	Development Services Director
Cody Opperman	Planner 1
Jeff Mortimer	Engineer
Angela McKee	Admin Assistant

Others Present: Whitney Julkunen, Martin Smith, Adam Anderson, John Heiner, Heather Allen, Maria Blanchard, David Thorne, Aaron Drussel, Adam Arrington.

REGULAR SESSION

Christine Anderson led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the March 08, 2023 Planning Commission Regular Session.**

David Bird motioned to approve the minutes. Rodney Martin seconded the motion.

Christine Anderson AYE

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Chris Christiansen	AYE
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Jenny Peay	Abstain

PUBLIC HEARINGS

- 1. Public hearing and recommendation on a proposed Land Use Map Amendment at approximately 96 North 350 West, on approximately 0.77 acres; changing the Land Use Map from Residential High Density to the General Commercial Land Use designation.**

Cody Opperman reviewed the background information for public hearing item number 1: The applicant is applying for a Land Use Map Amendment for property located at approximately 96 N 350 W, from Residential High Density to General Commercial land use designation. All parcels consist of 0.77 acres.

The subject property was previously on the regularly scheduled Planning Commission meeting on February 8, 2023, and received a positive recommendation to the City Council for the CC-2 Zoning designation. On February 28, 2023 the same application was before the City Council and passed with the condition that the Land Use Designation would need to be changed for the Zone Change to be finalized.

Mr. Frandsen entered the meeting.

Chairwomen Anderson asked if the commissioners had any questions for Planning on this item.

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Mr. Bird asked for clarification as to whether the zone would only be changing for the specific piece of land shown on the map, or if they would be expanding the rezoning to a larger area. Mr. O'Brien confirmed the zone would only change for the area highlighted on the map presented, as the zone change was approved with the condition of the land use amendment being changed to general commercial.

Ms. Peay asked if this was considered spot zoning. Mr. Opperman agreed that it would still be considered spot zoning, even though it is attached by the roadway.

Chairwomen Anderson reiterated her concerns from the last discussion on this item, as this property is only being connected by a public road, which causes the property to become an island. She stated she would feel more comfortable if the land use change was for a wider range of property. Mr. Martin shared that he has done additional studies on this matter and believes the next step would be to revise the city's general plan, and consider blocking out areas of the city for changes in land use. This should include the area's that will most likely be used for development in the near future. While he doesn't like making these changes piece by piece, He believes this property change will not be an issue for very long. He also acknowledged that the land use amendment should have come before the zone change request, but he does not have a problem with approving this change.

Mr. Bird agreed that there has been much discussion about expanding the commercial zones throughout the city and he doesn't believe the city should keep the people who are ready to develop this property at bay. Mr. Martin pointed out that this property has been used for commercial use for years prior to this request, while Mr. Christensen noted the lack of approval for that use, which means there are no rights, as well as the property being in a residentially zoned area when purchased by the current owners.

Public Hearing Opened

Mr. Steve Sowby introduced himself as the engineer for the owner of this property and spoke to his diligence in doing everything correctly to the best of his knowledge, in requesting this land use amendment. After paying the required fees and going before the commission and the council in good faith, he reminded the commission, he can only request annexation on the property that is owned by his client and would appreciate the commission's approval of this request.

Public Hearing Closed

Harold Dudley Motioned to recommend approval of the Land Use Map Amendment from Residential High Density to General Commercial, for the properties located in the area of 96 N 350 W, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal

David Bird seconded the motion. Voting was as follows:

Christine Anderson	NAY
Chris Christiansen	NAY
Rodney Martin	AYE
David Bird	AYE
Harold Dudley	AYE
Bruce Frandsen	AYE
Jenny Peay	NAY

The motion Passed

- 2. Public hearing and recommendation on a proposed Land Use Map Amendment for approximately 0.60 acres of land located at approximately 401 West Main Street, from Design Commercial to the General Commercial Land Use designation.**

Cody Opperman reviewed the background information for public hearing item number 2: The applicant is applying for a Land Use Map Amendment for the

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property located at approximately 401 West Main Street, from Design Commercial to the General Commercial land use designation. The entire parcel consists of 0.60 acres.

The General Commercial Land Use is applicable to the traditional commercial area of the city, which would include the Central Business District and areas in the vicinity of State Street and other major travel corridors currently designated for commercial purposes. As the property fronts Main Street, a major travel corridor, the General Commercial Land Use designation would be applicable.

The applicant has provided a Zone Change application that is running concurrently with this Land Use Map Amendment. The Zone that they are proposing is the CC-2 zone. With the CC-2 Zone Change proposal the Design Commercial Land Use would not be an appropriate fit as it is commonly used for shopping-center type of developments. One of the CC-2 Zone's intent is to facilitate the orderly development of property within and adjacent to the built-up central business area of the City for commercial purposes but to do so in a manner to minimize the adverse impacts of such commercial activity on existing residents and residential uses in the zone area.

As the Design Commercial Land Use is used for planned shopping-center type of developments and in areas which are being newly developed, the General Commercial Land Use would be more appropriate for this property fronting Main Street.

Public Hearing Opened

No Public Comment

Public Hearing Closed

Aaron Drussel spoke on behalf of the applicants stating that the property is currently zoned residential but is already surrounded by CC-2 zoned properties and also has frontage on Main Street. He believes the CC-2 zone would be a better fit for this property.

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Chairwomen Anderson asked planning for clarification on the current land use and what the change would mean.

Mr. Opperman explained that a Design Commercial Use is usually oriented to a planned approach, which includes shopping centers with unique access points. This particular land use is common in new development areas. He then explained that the General Commercial Use is a more traditional approach, like many areas that American Fork already has, including the central downtown area. He also added that the CC-2 zone looks to preserve the residential character of the specific area, and he believes the General Commercial use makes sense with this property.

Rodney Martin motioned to recommend approval of the Land Use Map Amendment for approximately 0.60 acres of land, located at approximately 401 West Main Street, from Design Commercial to the General Commercial Land Use designation, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Jenny Peay seconded the motion. Voting was as follows:

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

The motion Passed

3. Public hearing and recommendation on a proposed Zone Change for approximately 0.60 acres of land located at approximately 401 West Main Street, from the R2-7500 Residential Zone to the Central Commercial (CC-2) Zone.

Cody Opperman reviewed the background information for public hearing item number 3: The applicant is applying for a Zone Change for the property located at approximately 401 West Main Street, from the R2-7500 Residential Zone to the Central Commercial (CC-2) Zone. The entire parcel consists of 0.60 acres.

One of the CC-2 Zone's intent is to facilitate the orderly development of property within and adjacent to the built-up central business area of the City for commercial purposes but to do so in a manner to minimize the adverse impacts of such commercial activity on existing residents and residential uses in the zone area.

Because The zone change went hand in hand with the Land Use Amendment, any questions or concerns were addressed while discussing the previous item. At this time Chairwomen Anderson asked for a motion.

Public Hearing Opened

No public comment

Public Hearing Closed

Rodney Martin motioned to recommend approval of the Zone Change for approximately 0.60 acres of land, located at approximately 401 West Main Street, from the R2-7500 Residential Zone to the Central Commercial (CC-2) Zone, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Jenny Peay seconded the motion. Voting was as follows:

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

The motion Passed

ACTION ITEMS

- 1. Review and action on a Site Plan application for the Perfect Dress Project, located at 424 West Main Street, in the Central Commercial (CC-2) Zone.**

Cody Opperman reviewed the background information for action item number 1: The applicant is applying for a commercial Site Plan Approval for the Perfect Dress, for an improvement of a parking lot, located at 424 West Main Street. The proposal consists of 1 parcel for a parking lot and interior renovation of an existing building, the entire development parcel consists of approximately 0.80 acres. This has been brought to the Planning Commission for a recommendation to the City Council for their improvements to the parking lot. They will also be changing the use of this property from a photography studio to a bridal shop.

Chairwomen Anderson asked if there were any questions for Planning on this item.

Chairwomen Anderson asked the staff if there were any engineering concerns, Jeff Mortimer assured her any concerns have already been addressed by the applicant. Ms. Peay asked if the property drainage was one of the things that had been addressed by engineering, and Mr. Mortimer confirmed that it had already been

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addressed. Mr. Martin asked about the property being in need of more parking spots, and Mr. Opperman confirmed that the applicants' plans show more than the required number of parking spots.

David Bird motioned to recommend approval of the Site Plan application for the Perfect Dress Project, located at 424 West Main Street, in the Central Commercial (CC-2) Zone, subject to any conditions found in the Staff Report and recommended by the Fire Marshall.

Bruce Frandsen seconded the motion. Voting was as follows:

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

The motion Passed

2. Review and action on an application for an accessory structure in excess of 1,000 square feet, located in the area of 33 East 100 North in the Residential (R4-7500) Zone.

Cody Opperman reviewed the background information for action item number 2: The applicant is applying for site plan approval for the development of an accessory structure in the R4-7500 Zone, located at 33 E 100 N. The proposal consists of 1 parcel for an addition to an existing accessory structure. The entire development parcel consists of 0.30 acres. The accessory structure exceeds the 1000 square foot

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requirement to be brought to the Planning Commission and Planning Commission will be the approval body for this structure.

PROJECT CONDITIONS OF APPROVAL: 1. All Fire Marshall comments will need to be addressed before permits are approved. 2. Provide grading for the project site and ensure all storm water is retained on site.

Mr. Opperman informed the commission that another condition of approval requires the applicant to sign a document that states this addition will not be used for any kind of business, or as living or sleeping quarters. The structure must also match the character of the neighborhood. Mr. O'Brien added that this condition is required, per the current code requirements.

Chairwomen Anderson asked if there were any questions for planning, and asked Mr. Mortimer if engineering had any concerns. Mr. Mortimer stated that the overall project looks good, but he advised that one of the conditions of approval is that proper grading is required before building permits can be issued. Chairwomen Anderson asked if he was confident with approving this project with these conditions, and he agreed that he was, while Mr. O'Brien reminded the commission that they are the approval body on an extension to an accessory structure.

At this time, Chairwomen Anderson asked the applicant Adam Arrington, with Arrington Development to come forward and discuss his plans. Mr. Arrington told the commission that his client wants to have a swim spa, and that is what the building will be used for. Mr. Arrington informed that there will be a bathroom on the site, as well as one Garage stall that they have had to make considerably smaller, due to changes required by the city. Chairwomen Anderson verified that he was confident with the conditions of approval moving forward, Mr. Arrington agreed.

Adam Anderson came forward to address the commission on this project, stating he will do what is required when it comes to the grading, but in the past, this was an irrigation, and there is already a retaining wall that was put in to prevent irrigation flooding. He agreed to provide the proper paperwork addressing the drainage.

Bruce Frandsen motioned to recommend approval of the Accessory Structure in excess of 1,000 square feet, located in the area of 33 East 100 North in the

Residential (R4-7500) Zone, subject to any conditions found in the Staff Report.

Harold Dudley seconded the motion. Voting was as follows:

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

The motion Passed

3. Review and action on a Site Plan application for the Children's Justice Center Project, located at 96 S 100 E, in the Central Commercial (CC-1) Zone.

Cody Opperman reviewed the background information for action item number 3: The applicant is applying for Site Plan Approval for the Children's Justice Center, located at 96 South 100 East. The proposal consists of 1 parcel for a governmental structure and the entire development parcel consists of approximately 0.2 acres. The current site has been approved by City Council to have 6 parking stalls, but no Site Plan has been approved just yet. The Children's Justice Center Project has been brought back to the Planning Commission because the previous Site Plan that was approved had seven parking stalls, now they are providing 6. Due to this Site Plan adjustment, it has been brought back to the Planning Commission and will need a recommendation to their parking stalls for their final step of the Site Plan.

Mr. Bird asked what the City Council's thoughts were on this and asked if they approved it. Mr. O'Brien informed him that the City Council are only ratifying a

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recommendation from the planning commission on a reduction of parking. Because the property is in the CC-1 zone, the planning commission is the approval body on the site plan. It was brought from the planning commission with the recommendation of approving 7 stalls. The night of the City council meeting, the applicants asked for approval with a reduction in the number of parking stalls down to 6, and the City Council approved it. The approval is pending the planning commission approving the amended site plan with the parking stall reduction from 7 stalls to 6. The staff recommended the amount of parking stalls for this project to be 14 as required by the parking standards in the city code.

Ms. Peay commented that when this project was originally brought to planning commission, she felt they already overextended themselves to approve the 7 stalls when the property should have 14. She stated the reason she pushed for this to begin with, was to preserve the character of the building, and there were a couple of trees there to preserve those characters.

Mr. O'Brien stated that he does not believe those trees are there any longer. He asked for clarification from the applicant, as it is his understanding that there were issues with storm drain and water retention, that required those trees to be taken down.

David Thorne stated that the recommendation from engineering was that they had to remove those trees. They were required to re-pipe the storm water ditch, and the trees had to be removed in order to do that. Mr. Thorne stated that although it was not something they wanted to do, they have been trying to meet all the requirements in order to move forward.

Ms. Peay commented that it was her understanding that if they were to remove those trees, it would allow for the number of stalls that they were required to have. Mr. Thorne informed her that was not possible without also removing the front staircase. The trees on the parking strip don't allow for parking, because there is no parking allowed on a sidewalk. There was one tree that they were planning to remove in order to accommodate parking, and that tree has been removed. It was the 2 trees located in the parking strip that were recommended to be removed by engineering, in order to accommodate re-piping the ditch out front. Mr. Martin asked if that was on the east side of the building, and Mr. Thorne told him that it was. Ms. Peay stated that she feels bad about that, as those trees were historical type trees. Mr. Thorne agreed.

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Ms. Peay asked about the concern of bringing the parking stalls down to 6. Mr. Thorne explained that after the planning commission meeting in November (2022), the city engineer Rebecca (Who no longer works for American Fork City), informed them through her comments on the site plan, that she wanted them to re-do the entire site plan. This request was to accommodate 2 parking stalls on site due to safety concerns, as the angled stalls on 1st east were going to be in the sight triangles. Mr. Thorne said they spent months re-working the site plan to accommodate, and then were told they had to go to city council. He said they were originally told they would not have to. When they went to the city council in February, they were informed of the safety issues regarding the parking stalls. While they could see that the safety concerns were valid, had they known of the concern back in November (2022), they would have asked the planning commission for the reduction to 6 stalls, in order to save the Childrens Justice Center tens of thousands of dollars. Mr. Thorne stated that removing a giant pergola and putting a retaining wall out back, all to accommodate 2 parking stalls, was a very large expense to the Childrens Justice Center.

Ms. Peay asked for clarification as to where they are going to put the 7th stall if that is something they decide is a requirement to approve the site plan. Mr. Thorne informed her they would have to go back to the original site plan that was approved with 7 stalls. Mr. Christensen reminded Ms. Peay, that plan included the angled parking. Mr. Thorne then stated that the site plan was not ever really approved, because it was approved with the condition that the entire site plan would be re-done. Ms. Peay asked if there was a copy of that plan that she could see, and Mr. O'Brien told her he did not have one at the meeting but had one on file. Mr. O'Brien also noted that the site plan with 7 stalls was never approved by the city council. Mr. Thorne Corrected him stating the city council approved the plan with 6 or more stalls, so technically, a plan with 7 stalls would still fall under city council's approval. He was just hoping to save 50, 60, 70 thousand dollars in costs.

Mr. Thorne said that he felt comfortable speaking on behalf of the Childrens Justice Center and stated that they are happy to accommodate if this one parking stall is going to make or break the whole thing. The Childrens Justice Center staff is ready to get things up and going, as they are losing a lot of money sitting on their hands waiting for this to come to a head and have a conclusion, in order to move forward.

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Ms. Peay stated her concern with all of the children that are going to be there, and the rotation of the other people that are going to be there, she believes the more parking stalls they have, the better. Mr. Thorne stated he is hopeful there will not be a lot of children there, while Ms. Peay reminded him that regardless of the flow of traffic, they will not be able to use the library parking lot. She stated the closest parking they could get would be at the tabernacle. Mr. Thorne then stated that they do have written approval from the church to use that parking lot. Ms. Peay noted that they did have that to fall back on.

Mr. Martin questioned if they had written approval from the church, and when Mr. Thorne confirmed that they did, Mr. Martin stated that the commission needed to see that.

Heather Allen, director of the CJC, came forward to explain that she does not have a copy of the written approval at this time, but she is in contact with the real estate team for the church, and they are trying to finalize the agreement they are setting up, in order to use the tabernacle lot for additional parking. Ms. Allen recently ran the numbers for the last year, and in order to put things into perspective, She explained this location will be a satellite office for the Provo CJC, which has a much larger staff. They will take the majority of the Utah County cases. As a Satellite office, they are not as busy. Last Year they had 354 cases, and out of 250 working days that the center was open, that is approximately 1.4 cases per day, which is not high capacity.

Ms. Peay questioned if they could potentially be at a higher capacity at certain times. Mr. Thorne responded by asking if she recalled that part of the requirements of this project, included them getting a parking study done. The study was done over multiple days, during their busiest days of the week. The recommendation was that the CJC only needed 4 available parking spots on their busiest day. Ms. Peay asked if she could see the parking study, and Mr. Thorne advised her it was included in the packet.

Chairwomen Anderson asked for explanation as to how that number could be possible if there are 3 employees, a child's family, maybe a case worker, a police person, a foster parent; that is already up to 7 people. Ms. Allen acknowledged that the concern was valid, and told Chairwomen Anderson that more than half of the employees are part time and are not always there, and assured her the parking study was done on one of their busiest days, and that was the conclusion. She

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continued by saying that due to confidentiality reasons, they are trying to keep it to just one family at a time at their center, as they only have one waiting room. Families sitting and waiting together is not ideal for confidentiality reasons. She reiterated that this is not going to be a high-capacity center, and if they are too busy, the case would go to Provo.

Mr. Frandsen brought up that he has a couple of concerns, one of them being he does not feel that they are approving this solely based on the Children's Justice Center parking requirements. He pointed out that they could sell the property next year and move on. Mr. Christensen voiced a need for clarification under this circumstance. Mr. O'Brien informed them that depending on who takes over, if it is the same use, which would need to be a governmental use, it would have the same parking ratio. Assuming it would be a non-governmental use, it would need a completely new site plan, and the parking would be re-accessed at that point. Mr. Frandsen noted that some of the reconstruction that was done on the property, was not removing historical parts of the property, as the pergola was recently added by a previous owner. He acknowledged the clarification, by saying that if they were not voting to change the parking requirements for all of eternity, he was more comfortable with this situation.

Mr. O'Brien reminded the planning commission that they can make a recommendation for the code requirement to be for a specific type of use. The staff assessed it, and the recommendation for this type of project, would be 14 stalls.

Mr. Bird offered a reminder that while there may only be 6 stalls at the location, they also had the back-up of the tabernacle parking. Mr. O'Brien agreed while reminding them that our code does require that shared parking contracts be for adjacent properties. Across the road is not considered to be adjacent. Having that recorded with that agreement, still allows there to be additional parking if needed by the CJC, but as far as the code reads, shared parking agreements need to be with adjacent properties, so this would allow for overflow, but this would not be an actual shared parking agreement due to code. Mr. Bird asked if the code does allow for overflow parking agreements, and Mr. O'Brien stated that as long as the CJC provides the written contract.

Ms. Allen informed the planning commission that she had several of her employees with her at the meeting, and they would all confirm that they are more than willing to park at the tabernacle and walk the short distance to the CJC

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location. This will ensure that families will be able to park at the center. She advised that the property is owned by the non-profit Friends of the Utah County Children's Justice Center. Once things are complete, there will be a lease with Utah County, and will be at least a 30-year lease, if not longer. She assured the commission that they plan on being at this location for a long period of time, as long as they are needed. Unfortunately, she doesn't see that need going away any time soon, especially at the rate Utah County is growing.

Mr. Dudley apologized for not being at the last meeting as he was on vacation, but admitted he was thinking about this project while he was traveling. The town he was visiting has narrow streets with not much room for parking. He voiced his opinion that people in the west are lazy, and don't want to walk a little bit, but he believes everything possible has been done to accommodate this project, and he is in favor of the 6 stalls. He believes there is plenty of available parking down 100 East, even though the project does not meet the requirements that staff has recommended.

Mr. Martin wanted to mention that any church is not going to enter into an open contract or overflow agreement due to liability reasons. Period. He acknowledges that it is his opinion, but a church with lots of funds, is not going to risk a lawsuit over something happening on their property that has an agreement on it. He also added that really cannot be used as an excuse, as other businesses are required to have proper parking. He admitted he feels bad that this project was started. He stated that while he understands wanting to have a home like feel for the children, we cannot burden the city streets with these city street parking spots and not enough on-site stalls. He believes Our downtown is only going to get denser and denser. There is going to be more and more vehicles, and more and more people. While he hopes that people will start walking, and taking the bus, or the subway, whichever options end up being available here in American Fork, he admits he has major concerns with other projects coming in and saying things were done for the CJC and so the city should be willing to do those things for them too. He added that the way the city is growing, especially the downtown area, he is sorry, but he doesn't like it.

Ms. Allen wanted to make sure the commissioners were re-assured that she was not fibbing about the agreement with the church, and offered to provide e-mails between her, other staff members, and the church if needed. She also added that the LDS church did provide them with a large sum of money to help with construction

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of the Childrens Justice Center, so she believes they are invested. Ms. Peay asked for confirmation that there is only e-mail correspondence at this time, but no contract. Ms. Allen confirmed, while explaining that it has been a long process. She informed them that they have been working with the churches real-estate team, about the possible need to renew the contract every couple of years.

Mr. Bird shared that while he understands the code requires a certain number of parking spots per facility, he also believes it should be taken into consideration that the use of this particular project, shows that they are not going to have multiple families, large crowds, or group meetings there. He also stated that because of the uniqueness of this particular facility, the zoning of parking spaces is something that can be tweaked to accommodate, as the use is pretty limited as far as the feedback goes. He noted that he would hate to see this project held up due to the difference between 6 and 7 parking stalls where there is an overflow as another option.

Mr. O'Brien asked if the agreement would be specifically for the CJC, because if the CJC ever moves out, and another governmental use moves in, 6 stalls would be the approval. He advised that generally when we allow shared parking agreements, it is required to be recorded on the land, and is in perpetuity for any future similar use, unless that use should change from governmental to commercial or back to residential, in which case it would void the previous agreement. Ms. Allen asked in clarification if this means the agreement would need to be based on the building, not the CJC, and Mr. O'Brien confirmed. He reiterated that if the building changes from being a governmental use, the parking agreement is then void.

Ms. Allen asked if they could please find some kind of resolution to this project today, as they have owned this building since November of 2020 and are currently in a rental that is less than ideal for the kind of work they are doing. She continued by adding that they really need to get into this building as soon as possible, so she and her staff can better serve these victims.

Mr. Christensen had a quick question for Mr. O'Brien about the overflow parking not being adjacent to the property, and why it would still require a signed agreement that will be recorded with the property. Mr. O'Brien informed him, that if it is meant to accommodate parking for that building, to support overflow for it, there may be an additional need beyond the approval of the 6. Regardless of the points being made that the property is in the central business district, there have been many plans come through for larger developments, that will take up a lot of

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the on street parking. If there is an ability for off-street parking that would be preferential for long term parking, as the on-street parking should typically be available for short term parking situations. Ms. Peay voiced her concerns about the parking agreement, stating her concern with Ms. Allen saying she may have to renew the agreement every 2 years if they agreed to do that. She advised that if they decided not to do that, it would leave the CJC high and dry. She noted the lack of something more concrete than a few e-mail discussions.

Mr. Frandsen asked Mr. O'Brien if he was correct in understanding that the agreement needs to be an agreement, in perpetuity, for governmental use of the building. In other words, if the CJC uses it for 20 years, then the police department or fire department use it, the agreement is in place forever. Mr. O'Brien confirmed, and added that if the use changes (from Governmental use), the parking would be re-assessed at that time. Mr. Frandsen then asked if this is an agreement that has to be renewed, the agreement would not be satisfactory in this situation. Mr. O'Brien stated that from a staff perspective, if this were an adjacent property, the agreement would need to be in perpetuity and recorded on the land. If that use should change, the agreement would go away and be reassessed with the new project.

Mr. Thorne then asked Mr. O'Brien for clarification on whether the code applies to government buildings. Mr. O'Brien confirmed that code does apply, and he explained the formula he uses in order to come up with an assessment determining the need of 14 spaces at this location. He explained he has done the exact same thing for office space in station 52, and being a government agency did not cause him to give different or preferential treatment. The decisions are based off of staff numbers and the type of business, in order to avoid any ethical issues when navigating such a slippery slope. Mr. Thorne asked to clarify that there is nothing in the code for a specific type of government business by asking Mr. O'Brien if his calculations are based off of the public use building code, and then Mr. O'Brien is the determining factor on assigning the parking spots to a government use building. Mr. O'Brien confirmed, and added that as he looked at the CJC, he made decisions based on the portions of the building that were being used, not the square footage of the building.

Chairwomen Anderson suggested that based on the number of people that would be there per case, that there are over 6 people already, and she also thinks it should be taken into account that one of the 6 spots is handicap, and will likely be unusable. This makes the actual number of parking spaces, 5. Having said that, she

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made it known she is willing to stand by the previous approval of 7 stalls, but does not feel comfortable going lower than that.

Mr. Martin said he would be in favor of approval, pending them getting the parking agreement finalized and recorded with the land. He wished the CJC luck, but he is not convinced the church will enter into the agreement. He reaffirmed he would approve with the valid overflow parking agreement.

Mr. O'Brien informed the commission that while he is not telling them what to do, or even trying to sway their decisions, there are currently 2 options. Where the commission has already approved the site plan with the 7 stalls, that approval is already there. Council made the approval of the requested plan with 6 or more stalls, and the commission could agree to approve the 6 stalls, subject to securing the parking agreement for overflow parking.

Mr. Martin confirmed that he would approve the 6 stalls, pending approval of the overflow parking agreement.

Chairwomen Anderson asked for clarification as to why the approval say's "blank" stalls. Mr. O'Brien informed her that the commission could choose the number of spots they will require for approval, pending any conditions. Anything different than the 6 or more stalls already approved by the city council, would require the CJC to go back to the city council for approval.

Mr. Martin stated that the 6 or 7 spots will become immaterial if the overflow parking is approved.

Mr. Dudley asked the staff if there was an approval for 6 stalls, with the requirement to get the perpetual agreement with the LDS Church in place, and they were unable to do that, could they still move forward with the 7 stall plan that has already been approved. Mr. O'Brien Confirmed, and also stated that this is hard for the staff, as they are supportive of the mission of the CJC, but also must incorporate the code into their decisions.

Ms. Peay asked about denying the 6 stalls, and sending this back to city council, in order to give the CJC time to secure the parking agreement. Mr. O'Brien informed her that they could approve 6 stalls with the condition the parking agreement is secured, and the CJC could continue working on the project with the knowledge that if the parking agreement is not secured, they will need to provide the 7 stalls.

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Ms. Allen asked if the approved site plan with 7 stalls must be the same plans as originally submitted to the Planning Commission. Mr. O'Brien told her it would have to be the revised version of that submitted plan. He informed her that right now, the plan with 6 stalls would be approved as is, pending the secured parking agreement. If the agreement is not secured, they would have to go back to the original approved plan with the 7 stalls.

Bruce Frandsen has a final question about the storm drainage and the open ditch that ran out front of the property. He asked Mr. Mortimer if the issue had been addressed with the city watermaster, and Mr. Mortimer confirmed that it had.

Mr. Thorne noted that they have everything done and ready to go, they are only being held up here with planning commission.

Chairwomen Anderson asked if the parking spots are going to be accessible throughout the months that the city streets are affected by snow. Mr. O'Brien referred them to city code which does not allow on street parking during certain hours, in order to keep the area clear for snow plow accessibility. He also noted that 100 east is a UDOT road, but has the same restriction on parking on the street outside of regular business hours.

Mr. Dudley was still unsure about the verbiage relating to the parking agreement with the church as being perpetual, and Mr. O'Brien reiterated that if the use changes, a new site plan would be needed, and the parking situation would be re-evaluated. Mr. O'Brien assured him that they could make sure the verbiage is clarified in the actual contract with the LDS Church.

Rodney Martin motioned to recommend approval of the site plan and recommend the reduction of parking stalls to ___6___ stalls, for the redevelopment of a property for use as the Children's Justice Center, located at 96 South 100 East, in the CC-1 zone, subject to any conditions found in the Staff Report and recommended by the Fire Marshall. Including a requirement to secure the parking agreement with the LDS church at the tabernacle as outlined by planning in this meeting.

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After Mr. Martin Motioned to recommend approval, Ms. Peay asked for additional clarification as to whether the motion should include the verbiage ‘perpetual agreement’. Mr. O’Brien informed her that would be what planning would require. Mr. Martin confirmed the verbiage ‘as outlined by planning’ to be sufficient.

David Bird seconded the motion. Voting was as follows:

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

After voting, Mr. Dudley requested to double back and confirm that if the parking agreement cannot be established, that the CJC can still go forward with the site plan that includes 7 stalls. Mr. O’Brien confirmed. Mr. Thorne asked if they were now able to move forward with construction, including work on the ditch. Mr. O’Brien suggested that while they are able to move forward, he would recommend submitting permit requests based on the 7 stall plan, because they cannot sign off on the 6 until they get the parking agreement established.

The motion Passed

OTHER BUSINESS

Upcoming Projects

UNAPPROVED MINUTES

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Mr. O'Brien informed the planning commission that we had our stationary plan kick off meeting which is one of our requirements by the state for our moderate-income Housing plan, because we have a front runner station in our community. We are having our stakeholder interviews starting Monday. We have reached out to a couple of you as we are trying to get two people from the planning commission and two people from city council to participate. We have reached out to private developers, as well as other people and businesses looking to develop in the area, to participate in the interviews. We are also working with our consultants on this. We will keep you updated as things evolve. We are also working on a couple of annexations for the TOD areas. We have had a couple of issues with people wanting to develop, but not in compliance with the codes of the district. That is becoming challenging, and there will be more discussions.

200 South should be starting construction early this summer. I'm sure that some of you have been down through the TOD area, if you haven't, you should go see the amount of growth that is taking place in that area, even south of 620, and closer to the lake. There is lots of developing and housing happening in that area.

With American Fork starting to grow, there are challenges, one of them being our overall plan for the city. The city council has approved our request for funding a full general plan rewrite, which will likely be an 18-24 month Process. We are hoping to work with Mountain land association to secure some additional money from their tag program, and also get some consultants on board to help guide us with transportation and housing approaches. This is important especially in our downtown area as you saw tonight. We need to be able to accommodate the businesses and growth potential that we have. Our land use vision will most likely need to be updated or changed to reflect our vision to revitalize our downtown.

Chairwomen Anderson asked if we are also looking to be proactive with transit and to upgrade that as well so that the density works in the city. Mr. O'Brien confirmed we are actually looking at more vehicular transportation, and are working with UTA to try and update our other public transportation options in the city.

Mr. O'Brien updated the commission that one of our engineers is leaving as he is planning to move out of state. Mr. O'Brien and the commission thanked him for the work he has done for the city.

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Mr. Frandsen asked to be invited to the up-coming meetings on Monday, to discuss the TOD area plans for development. Since he lives right in the middle of it all, he would like to share his opinion. Mr. O'Brien informed him that the consultants have been in charge of who is invited, but he will pass the information along that he would like to be included.

Ms. Peay asked for a time frame as to when the interviews would take place, and Mr. O'Brien told her there would be one interview every half hour from 8am-4pm, and they would be interviewing one person at a time in order to get as much information from each person as possible. Mr. O'Brien asked if there were any other commission members that would like to be included, but explained they are trying to be fair and not interview everyone, just a few members from each area of city groups and committees.

Chairwomen Anderson asked if the next planning commission meeting would be cancelled, and Mr. O'Brien confirmed the cancelation as it is Spring Break, and agreed to post notice. He informed the commission that the next meeting will be April 19th, 2023.

ADJOURNMENT

Jenny Peay motioned to adjourn the meeting. David Bird seconded the motion.

Meeting adjourned 8:12 PM

Angela McKee

Administrative Assistant

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

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03.22.2023

AGENDA TOPIC:

Public hearing and recommendation on a proposed code text amendment of the American Fork Municipal Code amending Section 17.7.601 titled Planned Commercial Development Projects, to add language related to medical offices and medical clinics being a permitted use in the zoning district.

BACKGROUND:

The applicant has brought forth a code text amendment to add language within the GC-2 Zone's permitted uses to allow for medical offices and medical clinics. The applicant has a lease onto the property located at 947 South 500 East, Suite 302, for their outpatient infusion center called Pure Infusion Suites of American Fork. The current GC-2 zone does have medical offices and medical clinics within their permitted uses. The zones that have medical offices and medical clinics within their permitted uses will include the CC-1, CC-2, GC-1, and PO-1 zones.

Potential Motions – Code Text Amendment

APPROVAL

I move to recommend approval of the proposed code text amendment of the American Fork Municipal Code, amending Section 17.7.601 titled Planned Commercial Development Projects, relating to medical offices and medical clinics being permitted in the GC-2 zone, and providing an effective date for the ordinance.

DENIAL

I move to recommend denial of the proposed code text amendment of the American Fork Municipal Code, amending Section 17.7.601 titled Planned Commercial Development Projects, relating to medical offices and medical clinics being permitted in the GC-2 zone, and providing an effective date for the ordinance.

TABLE

I move to table action on the proposed code text amendment of the American Fork Municipal Code, amending Section 17.7.601 titled Planned Commercial Development Projects, relating to medical offices and medical clinics being permitted in the GC-2 zone, and providing an effective date for the ordinance, and instruct staff/developer to.....

Next Step
Proceed to Planning
Commission on
April 19th, 2023

 American Fork City Technical Review Committee
Planning and Zoning Reviewed copperman 03/23/2023

Submittal Checklist:

X Proposed/revised text language you are suggesting? (typewritten)

- Please see redlined **Sec. 17.7.601** below, for suggested GC-2 text language. Please note that we are open to however the city would like this to read though!

X What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)

- This property is an office building, near a couple other office buildings (owned by different landlords) within the GC-2 zoning. The medical outpatient office/clinic use by a tenant in this building does not require a true medical build-out (i.e., med-grade cabling, ceiling tiles, plumbing, etc.). The construction of this intended use is similar to standard office space construction and is not a unique buildout that could cause problems in the area. Though the intended use that has triggered this request is not permitted in GC-2 zoning, there are parts of the ordinance that the intended use meets, A.1, B.2, B.4. We have also identified 9 medical clinic/office uses within the GC-2 zoning that were excepted by the city, please see below. We sincerely appreciate your consideration in accepting the proposed code text amendment, with the intention that a medical office/clinic use is accepted within GC-2 zoning.

Examples of medical exceptions in GC-2 Zoning

1. Stonehenge Rehabilitation Center – 538 S 500 E
2. Monarch Dental and Orthodontics – 476 900 W Suite A
3. BioLife Plasma Services – 632 N 900 W
4. After Hours Med Urgent Care – 476 N 900 W
5. American Fork Family Dentistry- 366 S 500 E St
6. Utah County Health Department – 599 S 500 E St
7. Medallus Urgent Care American Fork – 476 900 W
8. Rekovery Chiropractic Center (Sports Medicine and regenerative medicine) – 999 E Pacific Dr
9. The Nerve Chiropractic – 476 900 W

Sec 17.7.601 Planned Commercial Development Projects

A. Intent. The intent of these provisions shall be:

1. To facilitate the development of the below enumerated general commercial and related activities situated in an harmonious, integrated, safe, spacious and aesthetically pleasing environment.
2. To establish guidelines pertaining to the design, approval, construction and maintenance of such projects.

B. Allowed uses. Each planned commercial development project may include one or a combination of the following:

1. General retail stores and shops providing goods and services for sale to the public in the customary manner. Also manufacturing and processing activities which are an integral part of and incidental to a permitted retail establishment. Provided, however, that the following activities shall be specifically excluded.
 1. Sexually oriented businesses.
 2. Body art establishments.
 2. Office buildings, but not including office/warehouse structures.
 3. Sales establishments for automobile, light truck, boat and recreation vehicle, with or without outside display lots, but not including the display or sale of construction and earth moving and processing equipment. Also, appurtenant structures utilized for servicing or repair of the products sold, when included as an integral part of the sales activity.
 - ~~4.~~ Retail and service commercial/warehouse structures.
 - ~~4.5.~~ Medical office or clinic.
 - ~~5.6.~~ Hotels and motels.
 - ~~6.7.~~ Eating establishments including food drive-ins.
 - ~~7.8.~~ Laundries and dry cleaning establishments - self-help and commercial.
 - ~~8.9.~~ Motor fuel dispensing stations (gas stations)- retail only.
 - ~~9.10.~~ _____ Movie theaters, bowling alleys, recreation centers, health/fitness establishments, dance studios and buildings occupied by uses determined by the city council to be similar to uses specifically allowed in the zone and which will harmonize with the intent of the GC-2 general commercial zone.
 - ~~10.11.~~ _____ Free-standing project identification signs, in accordance with the applicable provisions of Section 17.5.128.
 - ~~11.12.~~ _____ Accessory signs in accordance with the applicable provisions of Section 17.5.128.
 - ~~12.13.~~ _____ Ancillary commercial structures when so provided for on the site plan and/or when approved in accordance with the provisions of Section 17.6.105.
 - ~~13.14.~~ _____ Pre-schools and day care nurseries, subject to approval of a site plan.
 - ~~14.15.~~ _____ Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
 - ~~15.16.~~ _____ Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
 - ~~16.17.~~ _____ Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.
 - ~~17.18.~~ _____ Automatic Car Wash
- C. Project area requirements. Each planned commercial development project shall include the entire lot of record and shall contain sufficient area to accommodate the building(s), vehicular access, off-street parking, landscaping and other required elements of the use.
- D. Approval procedure. The procedure for approval shall be the same as set forth in Section 17.7.200 of this code.

E. Required improvements. The following improvements shall be constructed by the developer in each planned commercial development project in accordance with American Fork City standards as directed by the city engineer.

1. Streets, driveways, and parking areas which shall be graded, and surfaced with asphalt or concrete.
2. Curbs, gutters, and walkways.
3. Surface water drainage and flood control structures and facilities.
4. On-site culinary and secondary water mains and sewer mains.
5. Off-site culinary and secondary water mains and sewer mains.
6. Fire hydrants.
7. Permanent survey monuments.
8. Gas, electric and telephone lines (which shall be placed underground).
9. Landscaping in the defined landscape areas.
10. Sprinkling or other suitable irrigation systems.
11. Fences, walls, and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
12. Street lighting (public and private).
13. Trash enclosures. Developers may install other improvements, however, the construction of other improvements shall not be required as a condition of approval.

F. Design requirements.

1. The layout and design of each project shall provide for safe and convenient access and circulation within the project area and between contiguous projects.
2. There shall be no minimum size lot area requirement, except that each lot shall contain enough area to adequately accommodate the building, parking, traffic circulation and landscaping requirements.
3. Adequate off-street parking shall be provided for each building and use. The number of parking spaces, the size and dimension of parking spaces, the location of the parking spaces, the size and design of travelways serving the parking spaces and other details concerning off-street parking shall, be in accordance with the adopted parking standards for the city.
4. Off-street parking areas shall be used only to accommodate patrons and employees at the site. Use of the parking area for storage of tractor-trailer trucks or container storage units (such as conex containers) used in the conduct of the business activity shall be prohibited. However, the plan may provide areas for the temporary outside display of products offered for sale.
5. Where the project area abuts upon the right-of-way of a freeway or arterial class street, or the frontrunner tracks, the design shall, to the maximum extent possible, provide that all truck docking facilities shall be shielded or screened from view from the freeway or arterial street.
6. Not less than ten percent of each project area shall be devoted to landscaping. Each application for a project or building within a project shall include a

landscape plan and said plans shall conform to the requirements of Section 17.5.121.

7. No portion of the site shall be used for outside fabrication of product created by the use or for the storage of materials or equipment used in the conduct of the business activity.
 8. Where a project contains more than one building, each separately owned unit within each building shall be served by individual water and sewer service lines. Provided, where several units within a building project are to remain in single ownership the city may authorize the use of a single connection therefor (common utilities), subject to the providing of adequate assurances of continued unified ownership of the building and a document, acceptable to the city, indemnifying the city against damages which may occur to tenants within the building as a result of a malfunction of the common utility system.
 9. The plan shall provide for disposal of storm water in accordance with terms of city standards and policies applicable to the site.
 10. Where a project anticipates development in phases, all portions not intended for immediate development shall be maintained free of weeds or landscaped as set forth on the site plan pending completion of each development phase.
- G. Required documents. In the event that the development has two or more owners or where an existing development is being divided into two or more ownerships, required documents shall include:
1. Articles of incorporation for property owners' association.
 2. Corporation by-laws.
 3. Covenants, conditions, restrictions and management policies.
 4. Management agreement.

(Ord. No. 2010-03-12)

ORDINANCE NO. 2023-__-__

**AN ORDINANCE AMENDING SUBSECTION 17.7.601(B) OF THE AMERICAN FORK
CITY CODE RELATED TO PERMITTED USES IN THE GC-2 ZONE**

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 permitted uses in the GC-2 zone

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

**PART I
TEXT OF ORDINANCE**

Section 1. Section 17.7.601(B) shall be amended as follows:

Allowed uses. Each planned commercial development project may include one or a combination of the following:

1. General retail stores and shops providing goods and services for sale to the public in the customary manner. Also manufacturing and processing activities which are an integral part of and incidental to a permitted retail establishment. Provided, however, that the following activities shall be specifically excluded.
 1. Sexually oriented businesses.
 2. Body art establishments.
2. Office buildings, but not including office/warehouse structures.
3. Sales establishments for automobile, light truck, boat and recreation vehicle, with or without outside display lots, but not including the display or sale of construction and earth moving and processing equipment. Also, appurtenant structures utilized for servicing or repair of the products sold, when included as an integral part of the sales activity.
4. Retail and service commercial/warehouse structures.
5. Hotels and motels.
6. Eating establishments including food drive-ins.
7. Laundries and dry cleaning establishments - self-help and commercial.
8. Motor fuel dispensing stations (gas stations)- retail only.
9. Movie theaters, bowling alleys, recreation centers, health/fitness establishments, dance studios and buildings occupied by uses determined by the city council to be similar to uses specifically allowed in the zone and which will harmonize with the intent of the GC-2 general commercial zone.
10. Free-standing project identification signs, in accordance with the applicable provisions of Section 17.5.128.
11. Accessory signs in accordance with the applicable provisions of Section 17.5.128.

12. Ancillary commercial structures when so provided for on the site plan and/or when approved in accordance with the provisions of Section 17.6.105.
13. Pre-schools and day care nurseries, subject to approval of a site plan.
14. Low power radio service antenna facilities, subject to the provisions of Section 17.6.112 of this code.
15. Specialty schools, subject to the approval of a site plan in accordance with the provisions of Section 17.6.101.
16. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.
17. Automatic Car Wash
- 17.18. Medical office or clinic

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 _____, 2023.

MAYOR:

BRADLEY J. FROST

ATTEST:

CITY RECORDER

AGENDA TOPIC:

Public hearing and recommendation on a proposed Zone Change for approximately 6.22 acres of land located at approximately 383 S 500 E, from the Planned Commercial (GC-2) Zone to the General Commercial (GC-1) Zone.

BACKGROUND INFORMATION		
Location:		383 S 500 E
Applicants:		Julie Smith
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Planned Community
	West	Design Commercial
Existing Zoning:		GC-2 – Planned Commercial
Proposed Zoning:		GC-1 – General Commercial
Surrounding Zoning:	North	GC-1 – General Commercial
	South	GC-2 – Planned Commercial
	East	PC – Planned Community
	West	GC-2 – Planned Commercial

BACKGROUND:

The applicant is applying for a proposed Zone Change located at approximately 383 S 500 E, from the Planned Commercial (GC-2) Zone to the General Commercial (GC-1) Zone. The entire project area consists of approximately 6.22 acres, and three of the four parcels will need to be rezoned that total 5.58 acres.

The Land Use Map shows the Design Commercial Land Use designation for all the subject parcels, and is consistent for the applicants entire project, so the GC-1 zoning designation is supported by the current Land Use designation.

The applicant is looking to rezone for future commercial/retail and apartment land uses. The properties that need to be rezoned consist of the following parcel I.D.'s:

13:051:0087
13:051:0088
13:051:0076

If the zone change is approved, the necessary right-of-way for a minor collector for 400 South and 600 East as shown on the master plans shall be dedicated without cost to the city within 60 days of approval with either a complete development submittal for review including a plat dedicating this right-of-way to the city or by deed. For 400 South and 600 East it includes the necessary width to provide 42' of asphalt, 2' curb and gutter, 8' park strip and 5' sidewalk. Verify with the planning department if any additional right-of-way is necessary for bike lanes. Additional right-of-way dedication shall be necessary for any auxiliary turn lanes at the intersections of 500 East/400 south, 600 East/400 South as per a traffic study that shall be completed as part of the development of this property as well as if there are any auxiliary turn lanes or additional widths required specifically due to the demands this development will produce. Traffic study will also need to identify what intersection treatment will be necessary at 400 South 600 East (continue 2-way stop as currently shown, modify it, or a 4-way stop).

POTENTIAL MOTIONS – Zone Change

APPROVAL

I move that we give a positive recommendation to the City Council for the Cascade Zone Change, located at approximately 383 S 500 E, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

I move that we give a negative recommendation to the City Council for the Cascade Zone Change, located at approximately 383 S 500 E.

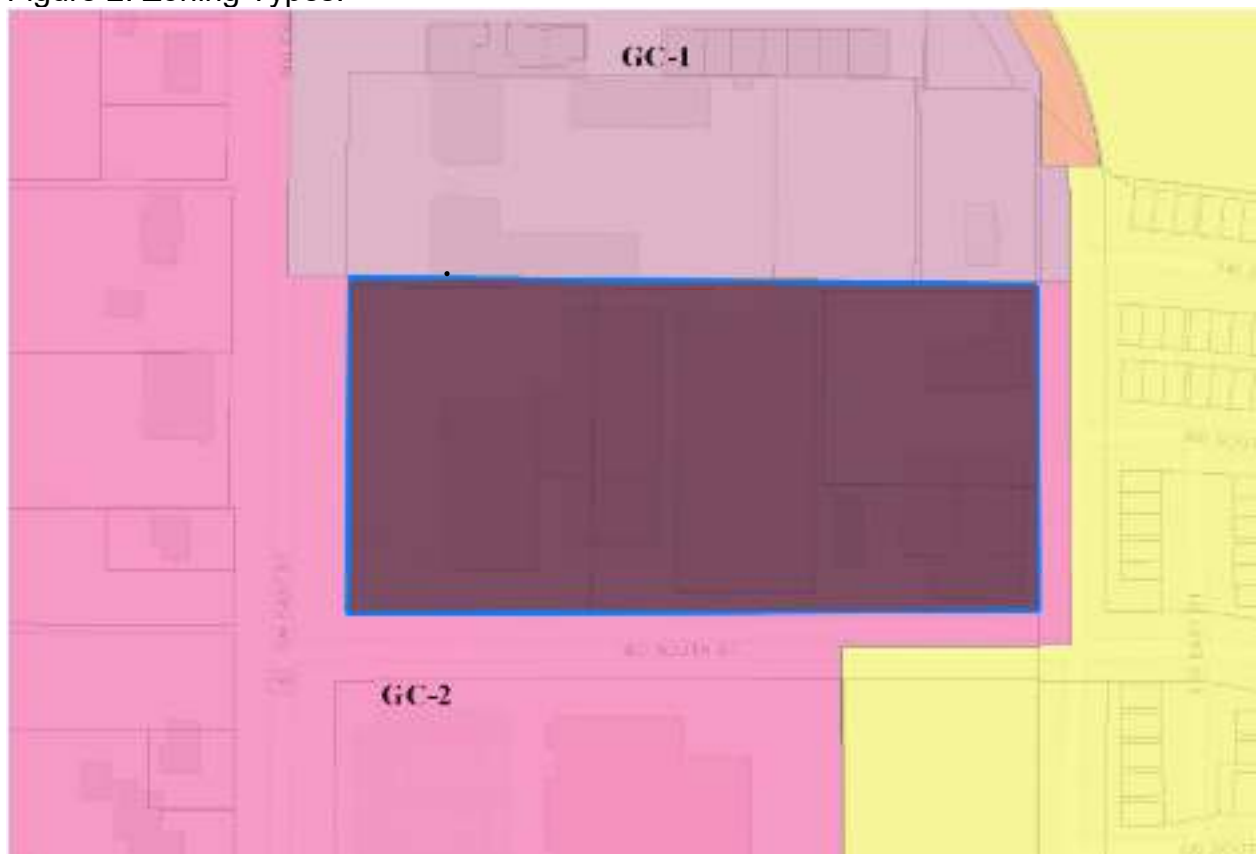
TABLE

I move that we table the Cascade Zone Change, located at approximately 383 S 500 E, and instruct the developer/staff to _____.

Figure 1. Land Use Types.



Figure 2. Zoning Types.



Applicants Narrative for the proposed zone change submmitted with their application:

Narrative American Fork Zone change from GC2 to GC1

The property owners wish to develop a commercial/retail use along 500 East and a prestigious apartment complex behind the commercial area. The proposal includes several amenities including a clubhouse, in addition to green areas strategically placed within the project for the use of the tenants.

The property is being developed on an area once occupied by a commercial greenhouse. We are asking to have the property rezoned from GC2 to GC1, which will allow us to create a commercial zone and to maintain a central business district and also to allow the residential rooftops to help support the commercial/retail business. The project will be developed in several phases.

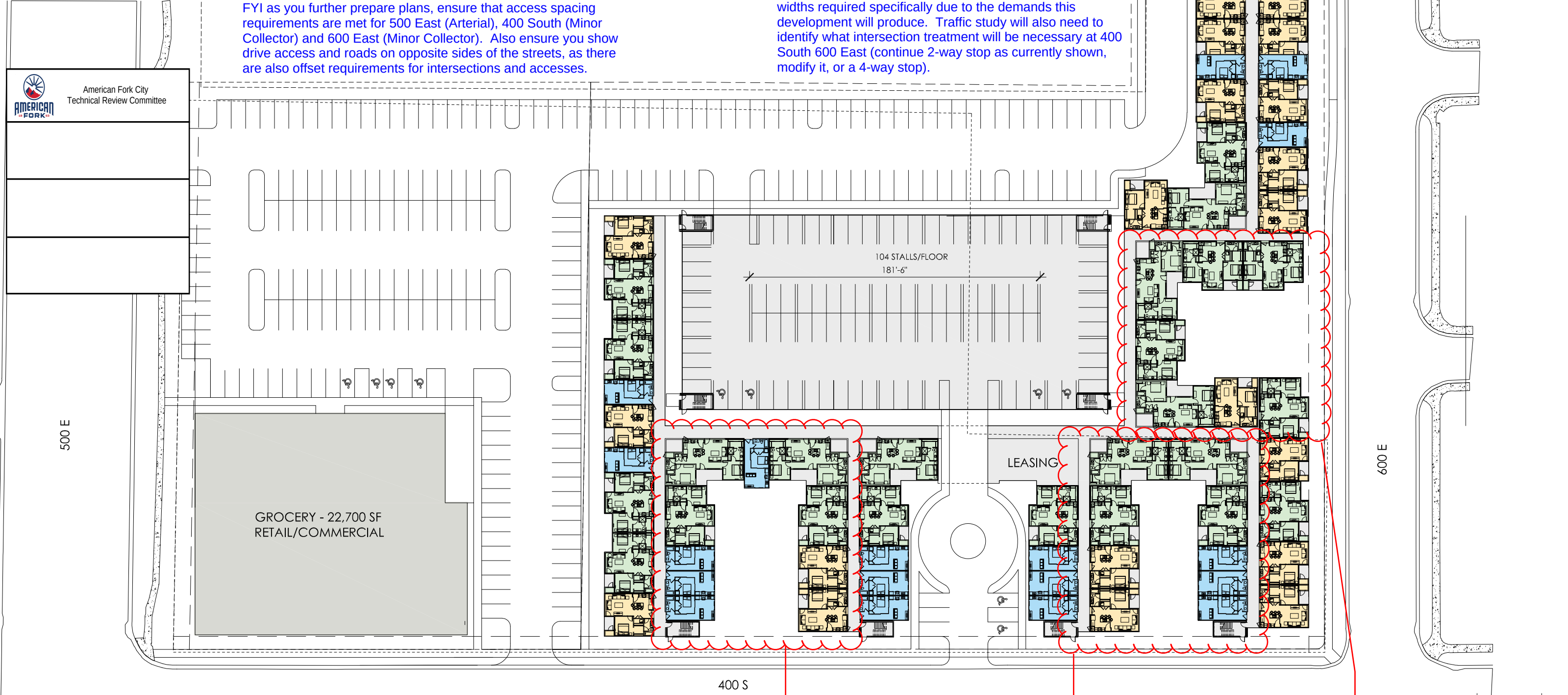
The property is located immediately adjacent to 500 East, 600 East and 400 South. Entrances on all streets will allow for traffic circulation throughout the project.

For building over 30ft in height aerial apparatus access is required. Aerial apparatus access shall be located 15 to 30ft along one complete side of a building; that side being the longest. Without a scale, I cannot provide a comprehensive review, however, the clouded areas will not work. Parking lot access will likely also need to be addressed.

	jr 1	1b	2bc	2b	
1	21	21	8	18	68
2	21	21	8	19	69
3	21	21	9	19	70
4	21	21	9	19	70
5	21	21	9	19	70
Total Units:	105	105	43	94	347
	30%	30%	39%		
Total Multifamily SF					362,510 SF

FYI as you further prepare plans, ensure that access spacing requirements are met for 500 East (Arterial), 400 South (Minor Collector) and 600 East (Minor Collector). Also ensure you show drive access and roads on opposite sides of the streets, as there are also offset requirements for intersections and accesses.

If the zone change is approved, the necessary right-of-way for a minor collector for 400 South and 600 East as shown on the master plans shall be dedicated without cost to the city within 60 days of approval with either a complete development submittal for review including a plat dedicating this right-of-way to the city or by deed. For 400 South and 600 East it includes the necessary width to provide 42' of asphalt, 2' curb and gutter, 8' park strip and 5' sidewalk. Verify with the planning department if any additional right-of-way is necessary for bike lanes. Additional right-of-way dedication shall be necessary for any auxiliary turn lanes at the intersections of 500 East/400 south, 600 East/400 South as per a traffic study that shall be completed as part of the development of this property as well as if there are any auxiliary turn lanes or additional widths required specifically due to the demands this development will produce. Traffic study will also need to identify what intersection treatment will be necessary at 400 South 600 East (continue 2-way stop as currently shown, modify it, or a 4-way stop).



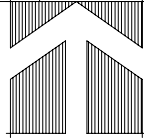
500 E CASCADE REZONE

NTS

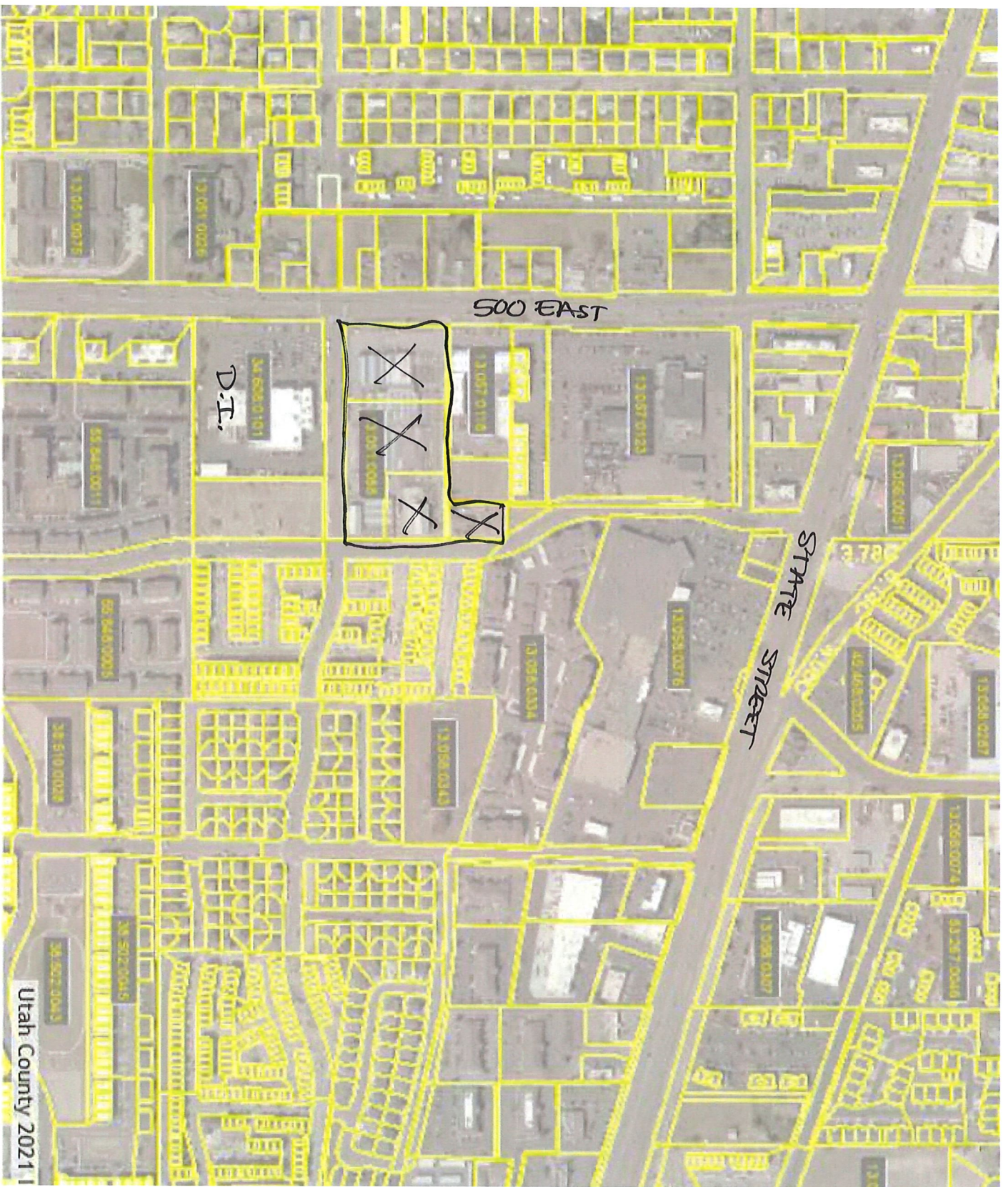
This design does not meet aerial apparatus requirements

This design does not meet aerial apparatus requirements

This design does not meet aerial apparatus requirements



NORTH



Next Step
 Approved
 Proceed to Planning
 Commission on April 19th, 2023

 American Fork City Development Review Committee	PLANNING & ZONING REVIEWED TVANEKELENBURG 3/29/23		
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Narrative American Fork Zone change from GC2 to GC1

The property owners wish to develop a commercial/retail use along 500 East and a prestigious apartment complex behind the commercial area. The proposal includes several amenities including a clubhouse, in addition to green areas strategically placed within the project for the use of the tenants.

The property is being developed on an area once occupied by a commercial greenhouse. We are asking to have the property rezoned from GC2 to GC1, which will allow us to create a commercial zone and to maintain a central business district and also to allow the residential rooftops to help support the commercial/retail business.

The project will be developed in several phases.

The property is located immediately adjacent to 500 East, 600 East and 400 South. Entrances on all streets will allow for traffic circulation throughout the project.

**AMERICAN FORK CITY
PLANNING COMMISSION STAFF REPORT**

MEETING DATE: April 19th, 2023

AGENDA TOPIC:

Review and action on a Site Plan application for the Harrington Center, located at 50 N Center Street, in the Central Commercial (CC-1) Zone.

BACKGROUND INFORMATION		
Location:		50 N Center Street
Project Type:		Site Plan Approval
Applicants:		Harrington Center for the Arts
Existing Land Use:		General Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Institutional Lands, Schools, and Public Facilities
	South	Institutional Lands, Schools, and Public Facilities
	East	Institutional Lands, Schools, and Public Facilities & General Commercial
	West	General Commercial
Existing Zoning:		CC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	CC-1
	South	CC-1
	East	CC-1
	West	CC-1

BACKGROUND:

The applicant, Harrington Center for the Arts is seeking site plan approval for a performing arts center in the historical downtown area of American Fork. The site is adjacent to the Historical American Fork City Hall, and south of the Fire Station headquarters. The proposal includes a redevelopment and repurposing of the existing vacant building on site, and a proposal to build a theatre building to the north of the existing structure, which is proposed on property currently owned by American Fork City.

The site plan is being proposed without a final plat approval, and additional land is required to support the parking and theatre use. The applicant is seeking site plan

approval for their proposal, conditional to the acquisition of the required land to support the development per the site plan as presented.

The required parking number is not being met by the applicant, and they are seeking a conditioned approval of the site plan with a recommendation to City Council to approve the reduced number of stalls.

All stalls cannot be accommodated on site, and the applicant is seeking to utilize 38 on-street parking stalls, as outlined in Sec. 17.5.133, and as may be permitted by the Development Services Director, as outlined in Sec. 17.5.133(E)(2)

Sec 17.6.101 Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 5. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site

plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

PROJECT MAP:



FINDINGS OF FACT:

- Planning Commission is the approval body for site plans in the CC-1 zone, as outlined in Sec. 17.4.401 (D) of American Fork City Municipal Code.

- The application is only for site plan approval, and is subject to plat approvals after acquisition of land
- The required number of parking stalls for proposal is 95. The applicant has proposed providing 89 stalls, which is 6 stalls short of the required amount.
- Reduction of parking can be requested and recommended by Planning Commission per Section 17.5.133 (D) of American Fork City Municipal Code.
- The proposal does not meet the requirements of Sec 17.4.401(D)(4) –

All off-street parking shall be hard-surfaced. Parking areas shall be located toward the interior of properties. Parking areas shall not front public streets and must be located in a project's interior.

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 Development 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 RECOMMENDED CONDITIONS OF APPROVAL (PROJECT SPECIFIC):

1. Successful acquisition of the two additional parcels of land is required
2. Termination of shared parking agreement between American Fork City and 4750 North Center LLC, if any such agreement exists, must occur prior to final plat approval for the Harrington Center for the Arts
3. All lots to be used in association with the Harrington Center for the Arts site plan are to be consolidated into one single parcel of land as a part of the final plat approval
4. Site plan approval is conditioned upon an ingress/egress easement approval by City Council limited to the hours of 8pm-7am, for loading and unloading only, and for a maximum of two hours at a time. Parking for theatre use is not permitted.
5. Reduced stall numbers need to be approved by City Council
6. No theatre or Centre for the Arts patrons are permitted to park on Fire Station/Public Safety building site at any hours
7. Remaining geotechnical report comments need to be addressed including boring logs as well as any other outstanding DRC comments.

POTENTIAL MOTIONS – Site Plan

APPROVAL WITH PARKING REDUCTION RECOMMENDATION

I move that we approve the site plan and recommend the reduction of parking stalls from _____ to _____ stalls, for the Harrington Center for the Arts project, located at 50 N Center Street, in the CC-1 zone, subject to all of the conditions specified in the Staff Report, and conditional to a final plat approval being received within the site plan approval timeframe.

DENIAL

I move that we deny the site plan for Harrington Center for the Arts, located at 50 N Center Street, in the CC-1 zone.

TABLE

I move that we table action on the site plan for Harrington Center for the Arts, located at 50 N Center Street, in the CC-1 zone, and instruct the applicant/developer/staff to

Memo



To: American Fork Planning Department
From: Ken R. Berg, PE
Date: 2/6/2023
Re: Harrington Center for the Arts – Site Plan

Responses to City review Comments for the above project.

Engineering (blue)

C0

1. **What is the total square footage? What are the Traffic Impacts for the facility?**
The total SF of the building has been included in the tabulations
A traffic study has been submitted for review.
2. **Still waiting on time frame information for easement hours**
The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review.

C1.0

3. **Site triangle needs to follow AF City Standards**
The site triangles have been updated to the American Fork City standard and not the AASHTO site triangles as previously shown.
4. **Provide dimensioning between Fire Station building and property line. Demonstrate that you meet the 51 feet requirement.**
The required dimensions have previously been detailed on sheet C1.3. Refer to the multiple dimensions contained on this sheet for compliance to the 51 foot requirement.
5. **Install ADA ramps at the drive approaches.**
The proposed drive approaches are the flared driveway approach with a 4 foot ADA sidewalk path behind the approach. This type of drive approach does not require ADA ramps.
6. **Provide 26' drive lane for Church Street.**
The required 26 feet width has previously been dimensions on sheet C1.2 Refer to the dimensions contained on this sheet for compliance with this requirement.
7. **Assuming the access remains, how are the vehicles in the end stall backing out?**
The boundaries of the project have been adjusted to allow for a backout area for the fire station parking lot.

C1.1

8. Still waiting on time frame information for easement hours

The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review.

C1.2

9. Still waiting on time frame information for easement hours

The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review.

10. Provide 26' drive lane for Church Street.

Refer to the dimensions contained on this sheet for compliance with this requirement.

C1.3

11. Provide dimensioning between Fire Station building and property line. Demonstrate that you meet the 51 feet requirement.

Refer to the multiple dimensions contained on this sheet for compliance to the 51 foot requirement.

C2.0

12. Aside from this note, show on the plans where the irrigation and backflow connection are located. Include dry PI lines along the frontage as required per code.

The PI and backflow connection is shown near the Southeast corner of the property. This connection was shown on previous submittals in this location.

Past review meetings with staff removed the requirement for dry PI lines along the frontage. Please remove this comment.

C3.0

13. Show emergency overflow location (direct to ROW)

A 5' wide concrete overflow has been shown in the Southwest corner of the site.

Planning (green)

C0

1. Confirm the boundaries of the surplus land and what is proposed for area around theater location.

Refer to sheet C5 (preliminary plat) that shows the original surplus description along with the adjusted boundaries as they were changed through the design process and meeting other spacing and parking layout requirements for the Fire Station.

2. Parking issue has been addressed and staff understands constraint of request that has caused barrier to previously met parking requirement.

Thanks for your assistance on meeting the parking requirements.

3. While not required, staff is inquiring if there will be any landscaping provided in the project? If yes, please outline through a basic landscaping plan to determine locations of plantings and proposed irrigation plans.

We are working on a final landscape plan that we will provide to staff.

4. Please provide brief statement on the renderings or façade plans outlining statement of where architectural considerations have been made in reference to the historical downtown character and how it informs or has been considered in building design.

The rehabilitation of the original Harrington building reestablishes this iconic structure as a home for arts education and training in the heart of American Fork City. A significant part of arts training is performance. Without a place to perform, the training remains untested. The Studio Theater provides the performance venue that is critical to the success of the Harrington Center for the Arts. The Studio Theater is a performance venue designed to provide “opportunities” for various performances and events.

The design of the Studio Theater has been envisioned to be complementary to the Harrington school, but not overshadow the existing school and detailing by challenging it in complexity or materiality. Per the [Secretary of the Interior Standards on Rehabilitation](#) – New Exterior Addition to Historic Building Guidance, new additions should:

Construct a new addition on a secondary or non-characterdefining elevation and limit its size and scale in relationship to the historic building.

Construct a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.

Designing a new addition that is compatible with the historic building.

Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it but distinguishes the addition from the original building.

Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.

Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, the relationship of solids to voids, and color.

Incorporating a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.

Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.

The Studio Theater expansion has been located north of the Harrington School, which is the newest, and, therefore, the least contributing façade of the school. The connection between the Harrington School and Studio Theater expansion is glass and set back from the east and west facades of the Harrington School to maintain the prominence of the historic building.

The existing north façade is exposed and highlighted within the lobby of the Studio Theater Addition to minimize the loss of historic material and character and highlight the beauty of the craftsmanship of the historic building, both around the exterior of the current school and within the interior of the new lobby. The Studio Theater expansion references many features of the historic Harrington School without mimicking these features. The primary materials for the new expansion are brick and glass, with concrete foundations and site elements in keeping with the primary materials of the Harrington School. It should be noted that the current brick color reflects a non-historic stain that was added to the exterior at some point in the school’s history. The goal is to expose the original brick color and ensure the brick color of the new expansion is complementary to the original color, as feasible.

The metal panel is used as a fourth material to align with American Fork City’s requirement for four distinct materials. This material has been selected to have a lighter touch and allow for a material that reflects a human scale based on the vertical patterning of the material. The team chose not to integrate the deeper red highlighted in the intricate brick details at the lintels over the windows and horizontal details to ensure these elements continue to be prominently highlighted at the historic school and do not have competition from the Studio Theater.

The mullion pattern in the window system maintains and enhances the strong horizontal alignment defined by the Harrington School while reflecting the vertical pattern and variation in the school’s façade.

The exterior elevation diagrams have been overlaid to illustrate the historic elements reflected within the new expansion to support and complement the Harrington School without replicating or duplicating the historic building.

The exterior elevation diagrams have been overlaid to illustrate the historic elements reflected within the new expansion to support and complement the Harrington School without replicating or duplicating the historic building.

The final color of the brick will be selected to complement the brick at the Harrington School while also reflecting and complementing the range of brick hues in Downtown American Fork. Specifically, a

lighter brick that ties into the Harrington while supporting and highlighting the red brick of the City Hall and Fire Station will be selected. This lighter brick is also reflected in the two-tone design of the nearby District Courthouse.

The combination of large brick panels, supported by storefront and metal panel is also common throughout the Downtown area and can be seen in the range of images presented below.



A range of materials and detail levels can be seen driving down Main Street. Large panels of a secondary material above the ground level are common, highlighting the storefront and detailing at the ground level.



Light-colored brick is consistent with the American Fork Administration Building and the District Courthouse. The secondary facades have fewer windows and less detailing than the primary facades within the downtown. The Apollo Theater also has less detail as a historic, but secondary building to the Harrington School and City Hall.



The rear or service side of buildings is largely large, blank brick walls with access for egress, and utility services, even when seen from a public right-of-way.

C1.0

5. Confirm the boundaries of the surpluses land and what is proposed for area around theater location.

Refer to sheet C5 (preliminary plat) that shows the original surplus description along with the adjusted boundaries as they were changed through the design process and meeting other spacing and parking layout requirements for the Fire Station.

6. Parking issue has been addressed and staff understands constraint of request that has caused barrier to previously met parking requirement.

Thanks for your assistance on meeting the parking requirements.

FINAL PLAT

7. Plat needs to be confirmed with JUB and City. City confirmation requires ensuring what is proposed matches what has been previously surplussed , and what is intended for surplussing related to southern City owned parcel.

Refer to sheet C5 (preliminary plat) that shows the original surplus description along with the adjusted boundaries as they were changed through the design process and meeting other spacing and parking layout requirements for the Fire Station. The proposed surplus parcels are also shown on this sheet along with the Fire Station Lease Parcel A and the City Hal Parcel B descriptions.

Fire Department (red)

C1.0

1. What are time restraints for use of this building access? Without written plan or definition, these parking stalls can be blocked or vehicles parked and unable to move due to obstructions potentially deeming these stalls not usable for FD, PD and Court, and City use in general. See also question on drawing C2

The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review

Proposed time frame will not work. The hours of 7am-9am are peak times when shift changes occur.

C2.0

- 2. This proposed access is still to be on designated fire department parking area. If this access is allowed, even with time restrictions, how will time restraints be enforced? Will FD be allowed to fence off the area to secure ability to park?**

The time frame on easement hours was included in the written response to the previous submittal. As this will be a point of discussion with council, I have included the proposed schedule on sheet C1.1 for your review.

Additional discussion will be required by City Council on these points. I expect these details will be defined in the actual easement document that needs to be prepared, review and approved by the city. This is why I refer a proposed easement that will outline access, time restrictions, enforcement and other issues as determined by the City.

- 3. Parking stalls in this area will need to be removed to allow unobstructed access to the fire department connections.**

Location of fire riser room has changed and final location has been updated on site plan. This location allows access without obstructing parking spaces

- 4. Exterior access to the fire riser room will be needed. Identify access.**

Location of fire riser room has changed and final location has been updated on site plan. This location provides an exterior access door as shown.

Storm Drain Review

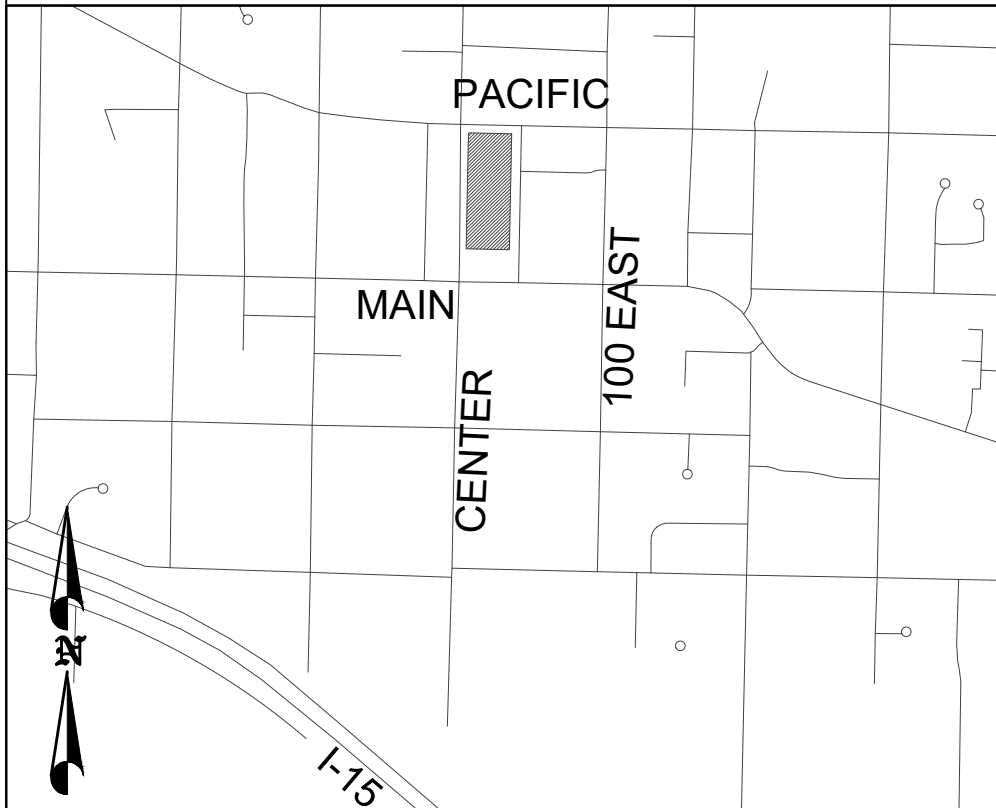
The site storm drain calculations have been updated in response to the questions asked in this review.

1. Perc rate and perc area has been used to calculate the overall perc volume with an applied safety factor to allow for long term capacity.
2. City 1.25 factor has been applied to the 100-YR storm runoff volume calculations
3. Orifice calculations have been removed. No connection to City system.
4. Uni-screen detail has been removed. Pretreatment before runoff enters chamber system is by snouts.

This location for the fire department connection will not work. Space between the hydrant and FDC will be regularly obstructed by parking and/or large vehicles loading or unloading.

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

VICINITY SKETCH

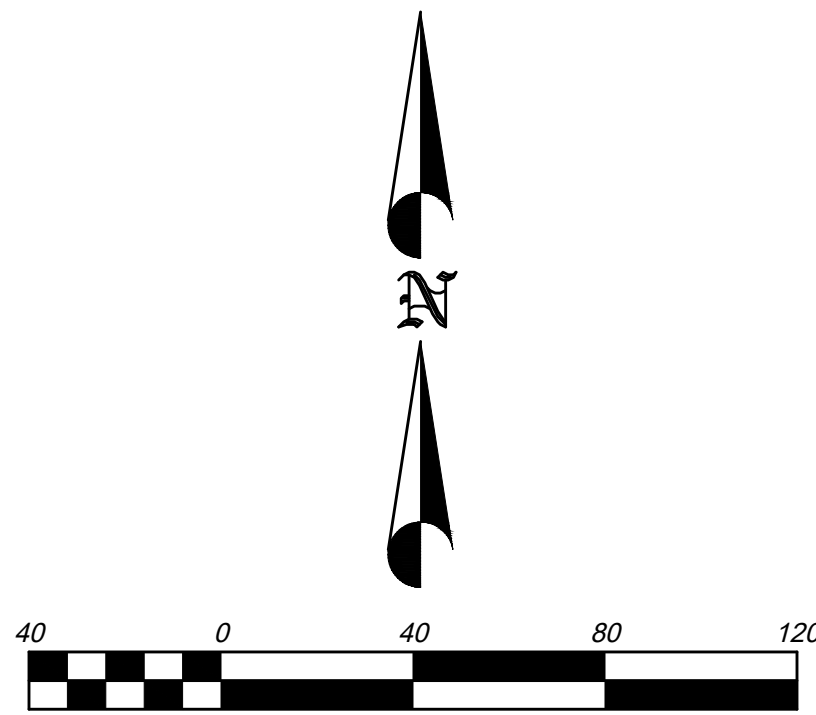
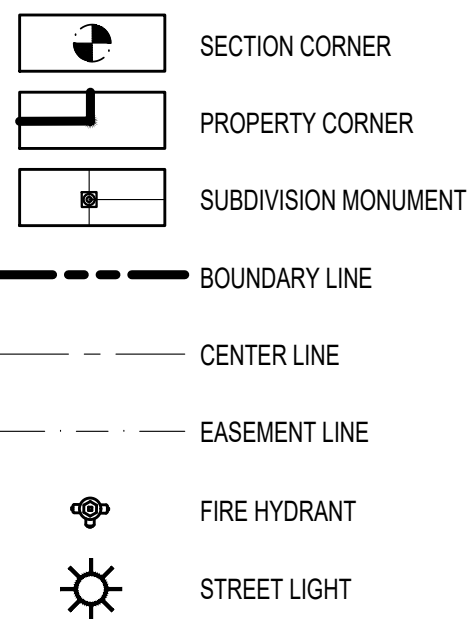


SCALE 1"=1000'

TABULATIONS

DEVELOPMENT AREA 2.92 AC
EXISTING ZONING: CC-1
LAND USE: COMMERCIAL
FLOOD ZONE DESIGNATION: X
FIRM MAP PANEL #: 49049C0168 F
EFFECTIVE DATE: JUNE 19, 2020

LEGEND



SCALE 1"=40'

SURVEYOR

ENGINEER



SEWER & WATER AUTHORITY APPROVAL

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

SEWER & WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. _____. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 11-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S89°56'34"E 874.80 FEET ALONG THE SECTION LINE AND NORTH 51.86 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE NORTH 00°42'30" EAST 565.60 FEET; THENCE SOUTH 89°17'30" EAST 225.00 FEET; THENCE SOUTH 00°42'30" EAST 565.60 FEET; THENCE NORTH 89°17'30" WEST 225.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 127,260 SF OR 2.92 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)

NUMBER OF LOTS

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: 40/50 N CENTER LLC

NAME/TITLE: MAYOR, AMERICAN FORK CITY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF 47/50 N CENTER 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 _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME

WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF AMERICAN FORK CITY

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 _____
CITY ENGINEER

ATTEST _____
CLERK-RECORDER

PLANNING COMMISSION APPROVAL

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

PLANNER

CHAIRMAN, PLANNING COMMISSION

HARRINGTON PLAT "A"

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

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

UTAH COUNTY RECORDER

1101 My DriveBerg Civil2021 Harrington SchoolHarrington Site PlanHarrington Plat A.dwg

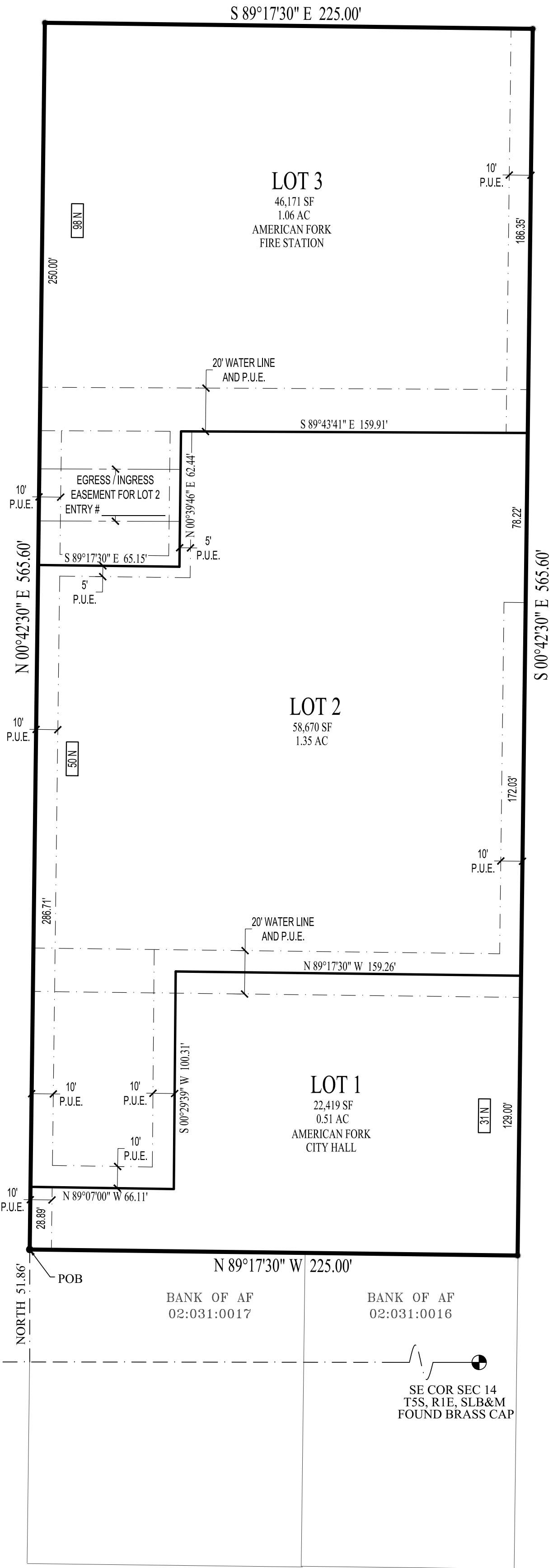
01-06-2023

CENTER STREET

CHURCH STREET

MAIN STREET

FUTURE STAR 02:032:0011
FUTURE STAR 02:032:0013
SPARTACUS 1 02:032:0010
PHELPS 02:032:0008
JACOBS 02:032:0009
MOBUFF LLC 02:032:0006
VEST 02:032:0056
BBS HOLDINGS 02:032:0057
BBS HOLDINGS 02:032:0004
AF CITY 02:031:0037
BBS HOLDINGS 02:032:0003
WILSON 02:032:0036
WILSON 02:032:0002
GLACIER BANK 02:032:0001



AF CITY 02:031:0030		
HONORS GRADUATION LLC 02:031:0020		
AF CITY 02:031:0036		
AF CITY 02:031:0029		
ALPINE SCHOOL DIST. BOARD OF EDUCATION 02:031:0038		
AF CITY 02:031:0028	AF MAIN STREET LLC 02:031:0012	



American Fork City
Development Review
Committee

Planning Department:
Reviewed
pobrien 02/14/2023

Fire Department
Reviewed
M. Sacco 02/23/2023

Engineering Division
Reviewed
jmortimer 02/23/2023

DRC Plan Review Meetings

These meetings are available with staff on Thursdays from 10:00-12:00 in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801.763.3060

LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING CURB
	PROPOSED CURB
	PROPOSED SPILL CURB
	5 FOOT CONTOUR
	1 FOOT CONTOUR

SHEET INDEX

C0	COVER SHEET
C1.0-C1.3	SITE LAYOUT
C2	UTILITY PLAN
C3.0-C3.5	GRADING & DRAINAGE PLAN
C4	DEMO
C5	PARCEL BOUNDARIES
PLAT	PROPOSED FINAL PLAT
GNI	GENERAL NOTES
DI-D4	CONSTRUCTION DETAILS
ALTA	SURVEY
A201-A202	EXTERIOR ELEVATIONS
G102-G103	CODE+LIFE SAFETY
REND 1	WEST COLOR RENDERING
REND 2	EAST COLOR RENDERING

PARKING NOTES

REGULAR PARKING STALLS SHALL BE STRIPED USING 4 INCH SOLID WHITE/YELLOW LINES
ADA STALLS SHALL BE STRIPED USING 4 INCH SOLID BLUE LINES
MAXIMUM SLOPE OF PARKING LOT IS 3.5%
MINIMUM SLOPE OF PARKING LOT IS 1.0%

CONSTRUCTION NOTES

ALL CONSTRUCTION TO CONFORM TO AMERICAN FORK CITY STANDARDS

CODE ANALYSIS

ZONE =	CC1
TYPE OF BUILDING =	XXX
TYPE OF OCCUPANCY =	XXX
FIRE SPRINKLED =	YES
TYPE OF CONSTRUCTION =	XXX
MAX BLDG HEIGHT =	XXX

SURVEY CONTROL

SITE BENCHMARK
SOUTH QUARTER CORNER SEC 14, T5S, R1E, SLB8M
FOUND BASE CAP (ELEV 4594.27')

BASIS OF BEARING
S 89°56'34" E FROM THE S¼ COR TO THE SE COR OF SEC 14, T5S, R1E, SLB8M

ABBREVIATION KEY

BOW	BACK OF SIDEWALK
CB	CATCH BASIN
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
FL	FLOWLINE
FF	FINISHED FLOOR ELEVATION
FSA	FINISHED SURFACE - ASPHALT
HP	HIGH POINT
LIP	LIP OF CROSS GUTTER
LP	LOW POINT
RM	MANHOLE RIM OR CATCH BASIN GRATE
TBC	TOP BACK OF CURB
TOW	TOP OF SIDEWALK

TABULATIONS

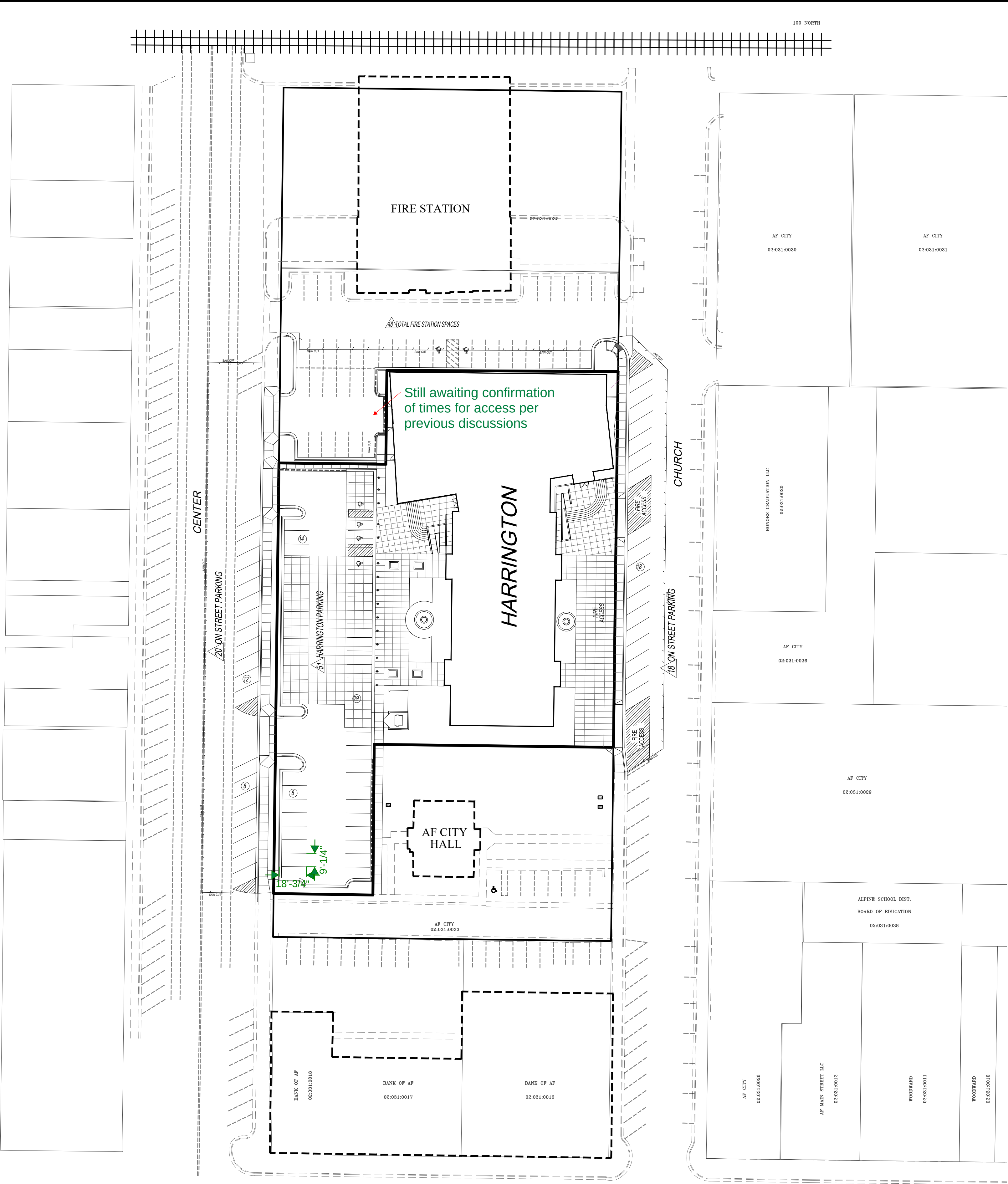
TOTAL AREA	1.34 AC 58,296 SF (100%)
IMPERVIOUS AREA	1.16 AC 48,835 SF (83.8%)
LANDSCAPING AREA	0.22 AC 9,461 SF (16.2%)
TOTAL BUILDING AREA	67,973 SF
BASEMENT	15,686 SF
LEVEL 1	21,795 SF
LEVEL 2	22,329 SF
LEVEL 3	8,163 SF

FEMA FLOODPLAIN

FLOOD ZONE DESIGNATION:	X
FIRM MAP PANEL #:	49049C0168F
EFFECTIVE DATE:	JUNE 19, 2020

Next Step

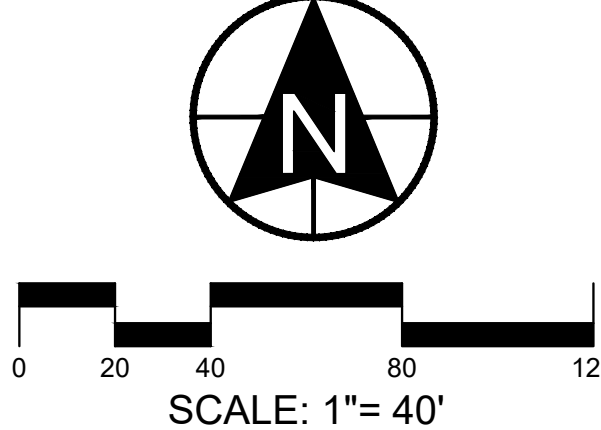
Revise and Resubmit based off comments made from staff





DEVELOPMENT

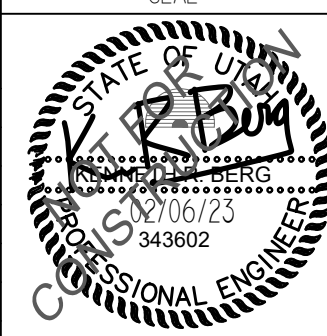




SCALE: 1"= 40'



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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7			

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON
CENTER
FOR THE
ARTS

DESCRIPTION

SITE
PLAN

SHEET NAME	SHEET NUMBER
COVER	C0

HARRINGTON CENTER FOR THE ARTS

Parking Ordinance Sec 17.5.133

- C. Number of Required Parking

2. Retail / Service commercial uses.

3. Office and Business uses.

5. Public assembly uses.
- Required # spaces

a. General Retail

a. General Business office - Fixed Wall

c. Theater (Live)
- 4.5 / 1000 sf

4.5 / 1000 sf

0.4 / seat

D. Adjustments permitted

E. Exception to standard in downtown area.

- F. Location of off-street parking areas

1. The uses is part of a comined parking facility as authorized under subsection I.1 of this section

2. The location of the proposed off-site spaces are reasonable and conveniently accessible to the use they are intended to serve

- I. Combined parking areas and shared parking arrangements authorized - Conditions.

1. Combined parking authorized.

2. Shared parking arrangement authorized. The off-site parking for a development project containing a variety of uses having different parking demand characteristics and time-of-day demand may be combined

a. The total number of spaces shall be sufficient to meet the maximum time-of-day requirements for the project

b. The area devoted to off-street parking shall be part of the common amenities of the project and/or the right of use and access to the combined parking area by all uses within the project is assured through reciprocal cross-easements and agreements and/or other legal documents which prohibit the reservation of a portion of the off-street parking area by a specific owner or tenant and which establish responsibility for maintenance thereof.

c. The location and design of the parking areas within the project area shall provide an adequate number of spaces in the proximity of the use intended to be served.

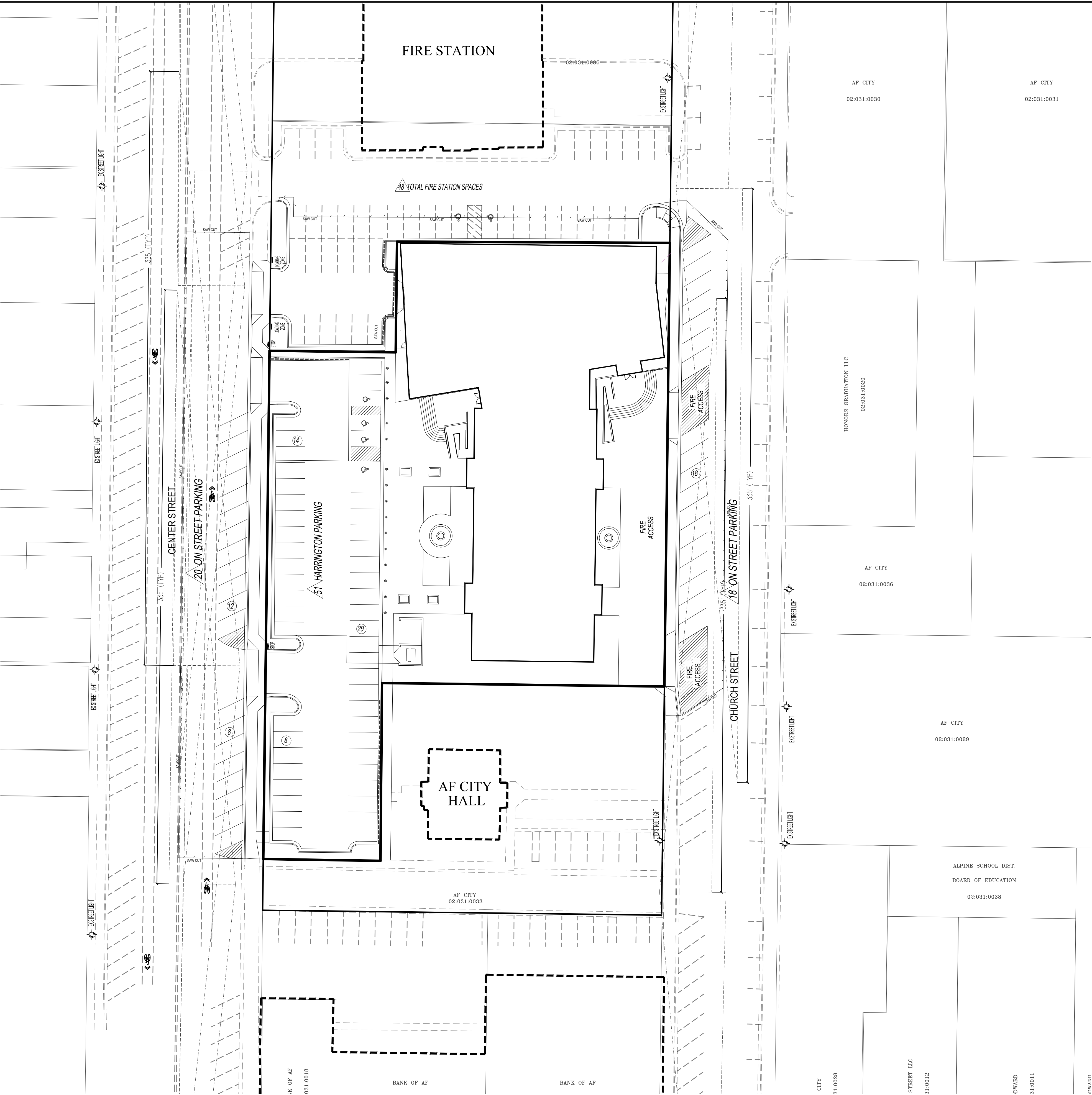
SHARED USE PARKING STUDY (Sec 17.5.133.I.2)						
Level	Description	# of Classrooms	# of Students Per Classroom	Total # Students	Office Space (sf)	# of Seats
Basement	Studio / Classroom	4	30-38	140	600	
Level 1	Studio	4	12	48		
	Studio	2	14	28		
	Business				1400	
	Theatre/Cinema					175
Level 2	Studio	1	26	26		
	Studio	2	12	24		
	Studio	2	15	30		
	Classroom	2	34	68		
	Theatre/Cinema					63
	Business				1000	
TOTALS		17		364	3000	238

REQUIRED PARKING						
Use	Description	Parking Requirement			SHARED USE (TIME OF DAY)	
		Ratio	Unit Total	# of Spaces	Classes	Performance
TEACHERS						
	1 Teacher		17	17		17
Student (K-8) (67%)						
	1 10 Students		244	24		24
Student (9-12+) (33%)						
	1 3.5 Students		120	34		34
Office Space						
	4.5 1000 SF		3000	14		14
Theatre Seats (Live)						
	0.40 Seat		238	95	N/A	95
					89	95

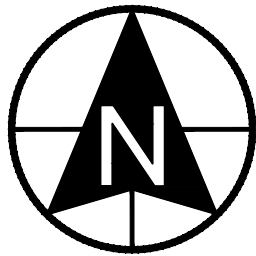
PROVIDED PARKING		# of Spaces
Property		
Harrington On-Site		51
Church Street On-street		18
Center Street On-Street		20
Total Provided =		89

PARKING ANALYSIS NOTE

*** Alternate plans have been provided to City Planning staff that shows compliance with the required 95 parking stalls. In working with staff, an additional driveway access along Center Street was requested by staff, this additional access reduced the provided parking by 6 spaces to the 89 spaces shown. ***



DEVELOPMENT



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



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1018 N. Deer Crest Lane
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REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	02/06/23

PROJECT

**HARRINGTON
CENTER
FOR THE
ARTS**

DESCRIPTION

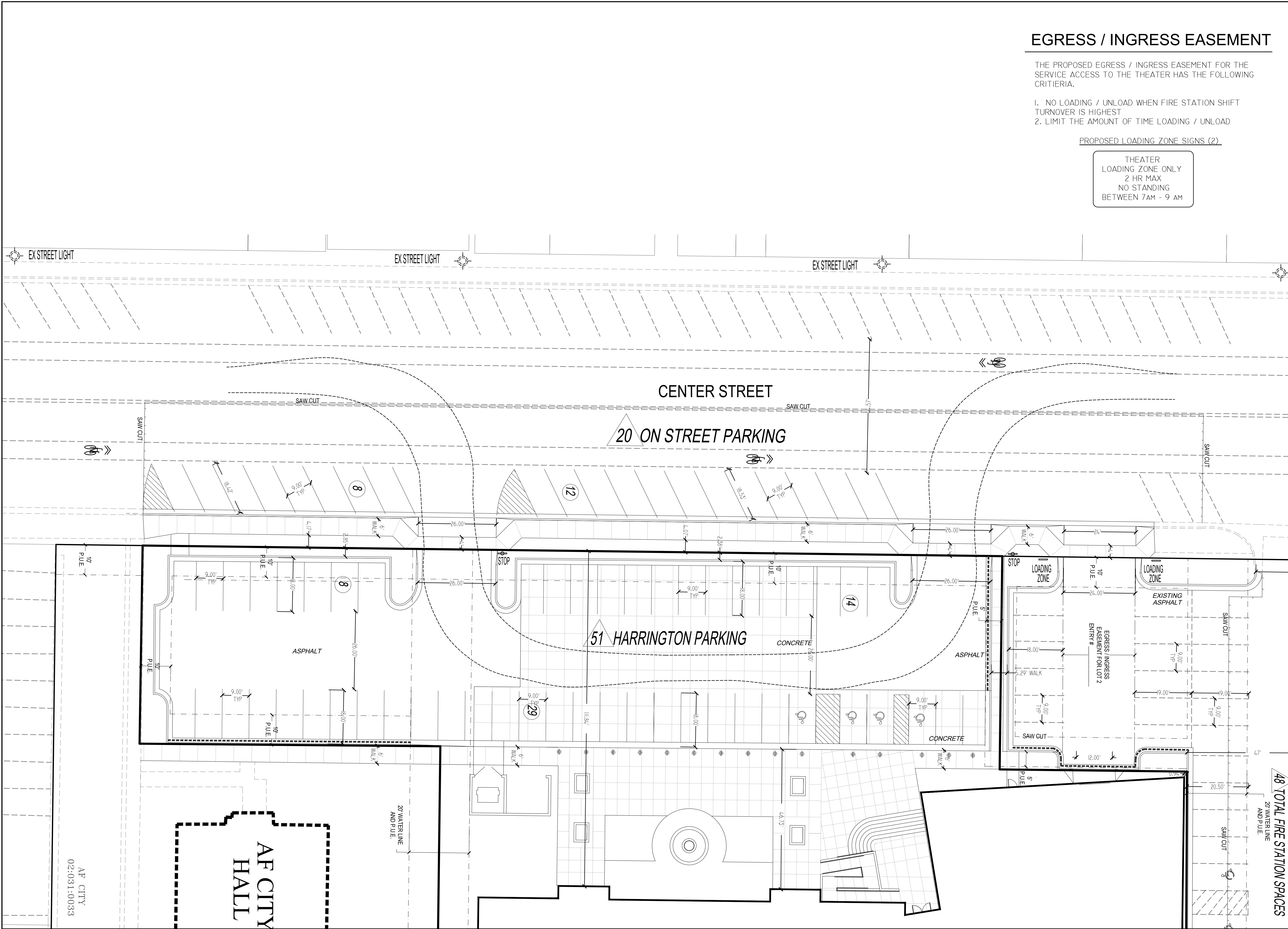
**SITE
PLAN**

SHEET NAME SHEET NUMBER

LAYOUT

C1.0

City Engineer: C. R. Berg, State of Utah, License No. 343602, dated 06/23



EGRESS / INGRESS EASEMENT

THE PROPOSED EGRESS / INGRESS EASEMENT FOR THE SERVICE ACCESS TO THE THEATER HAS THE FOLLOWING CRITERIA.

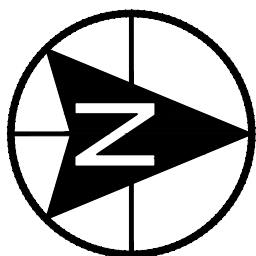
- 1. NO LOADING / UNLOAD WHEN FIRE STATION SHIFT TURNOVER IS HIGHEST
- 2. LIMIT THE AMOUNT OF TIME LOADING / UNLOAD

PROPOSED LOADING ZONE SIGNS (2)

THEATER
LOADING ZONE ONLY
2 HR MAX
NO STANDING
BETWEEN 7AM - 9 AM



DEVELOPMENT



0 7.5 15 30 45
SCALE: 1"= 15'



1018 N. Deer Crest Lane
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
SITE PLAN	02/06/23

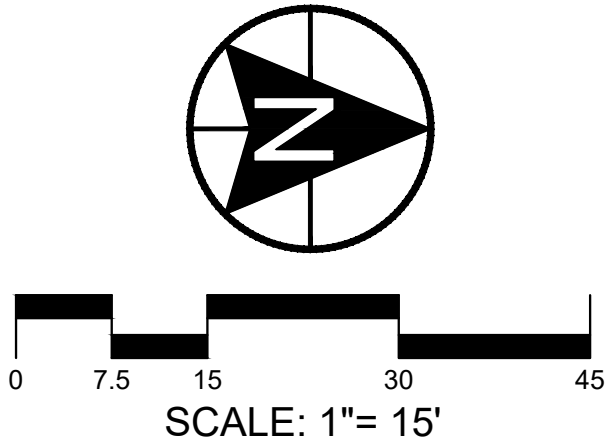
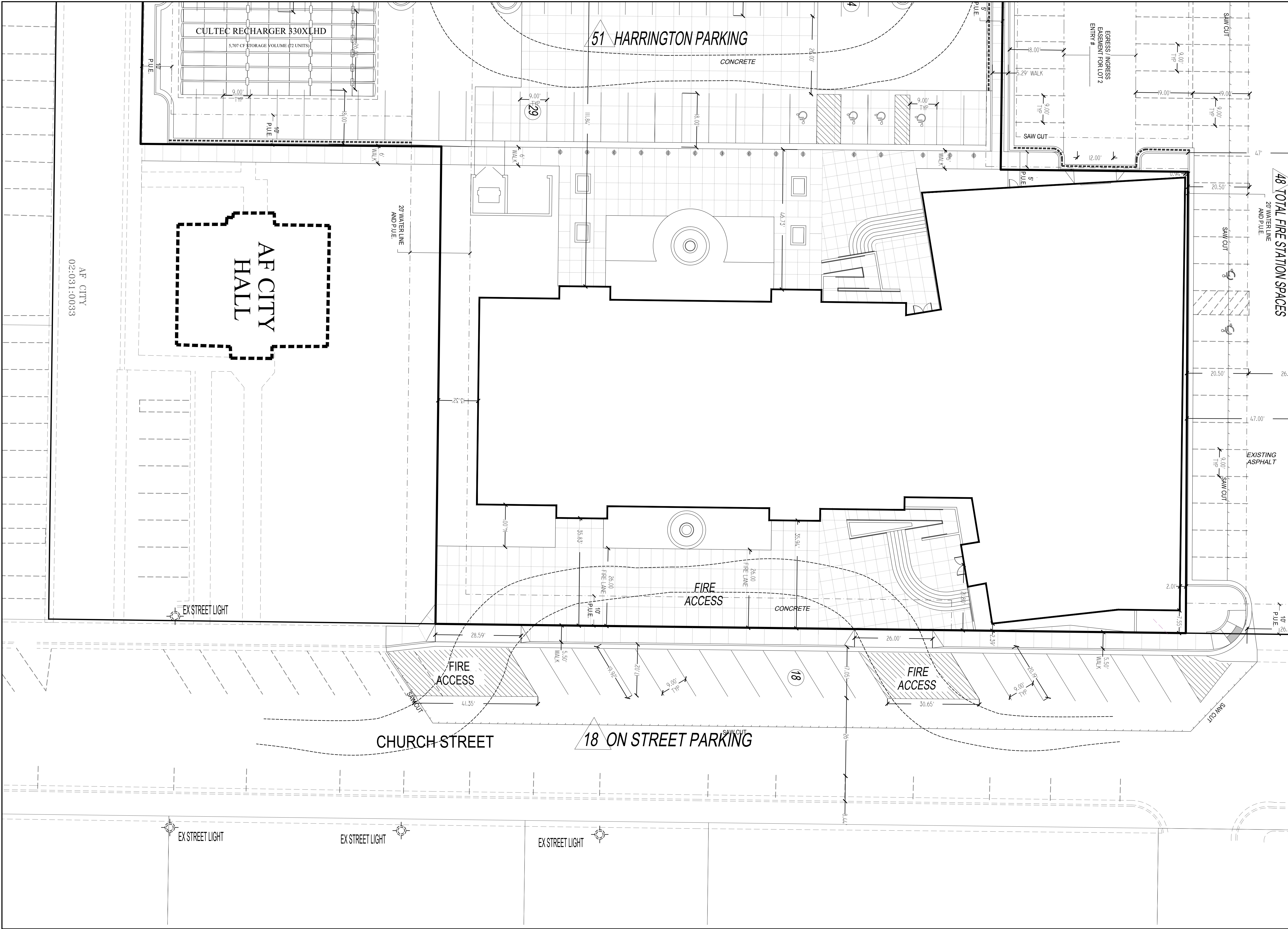
PROJECT
HARRINGTON
CENTER
FOR THE
ARTS

DESCRIPTION

SITE
PLAN

SHEET NAME
WEST SIDE
LAYOUT

SHEET NUMBER
C1.1



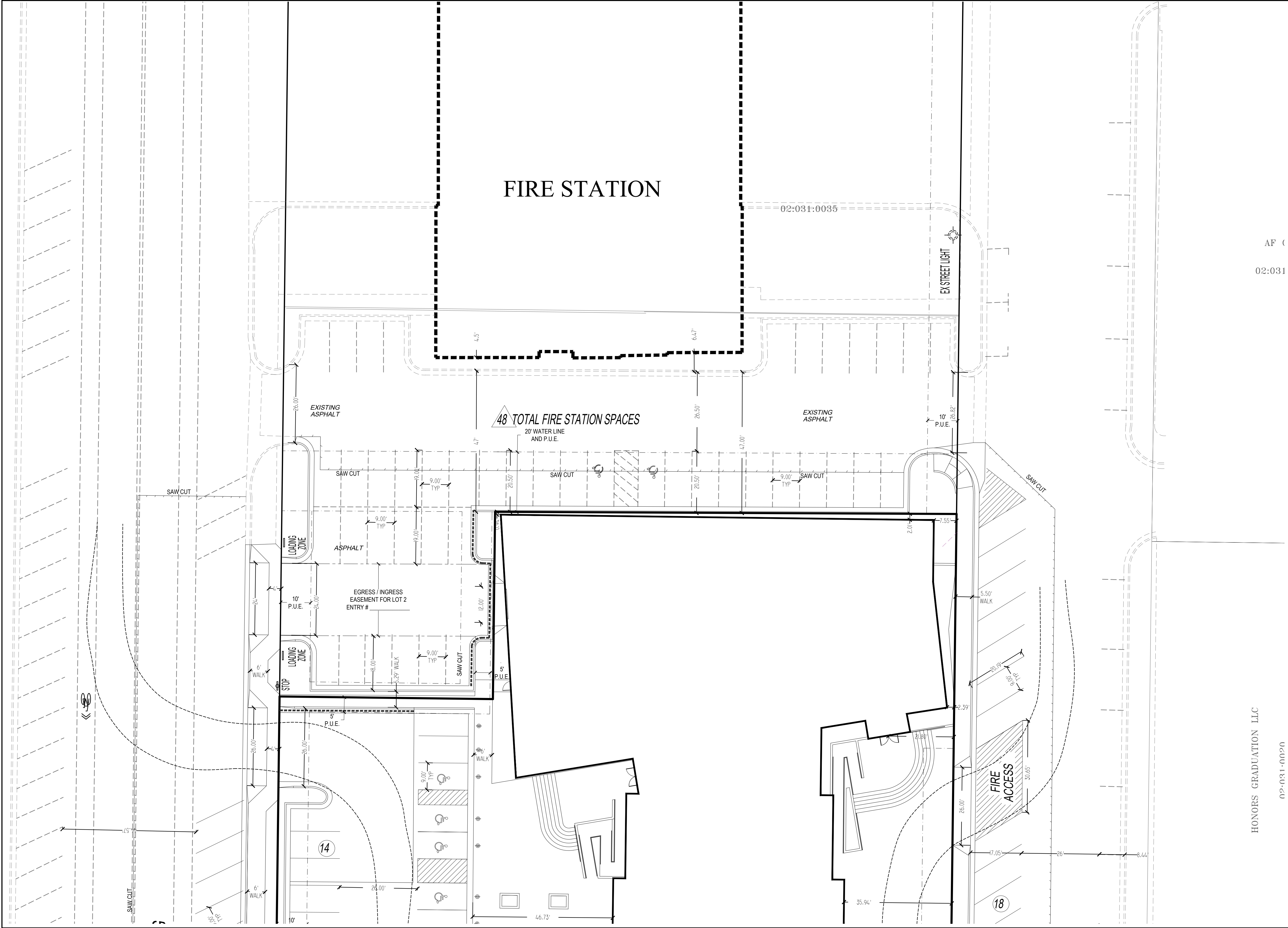
REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	02/06/23

HARRINGTON
CENTER
FOR THE
ARTS

SITE
PLAN

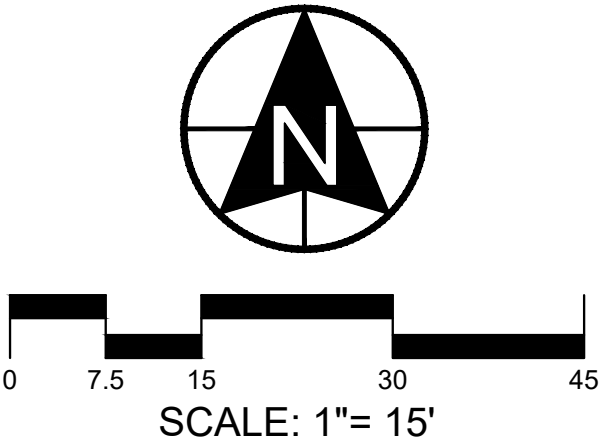
SHEET NAME	SHEET NUMBER
EAST SIDE LAYOUT	C1.2



DEVELOPMENT



AF (02:031



REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	02/06/23

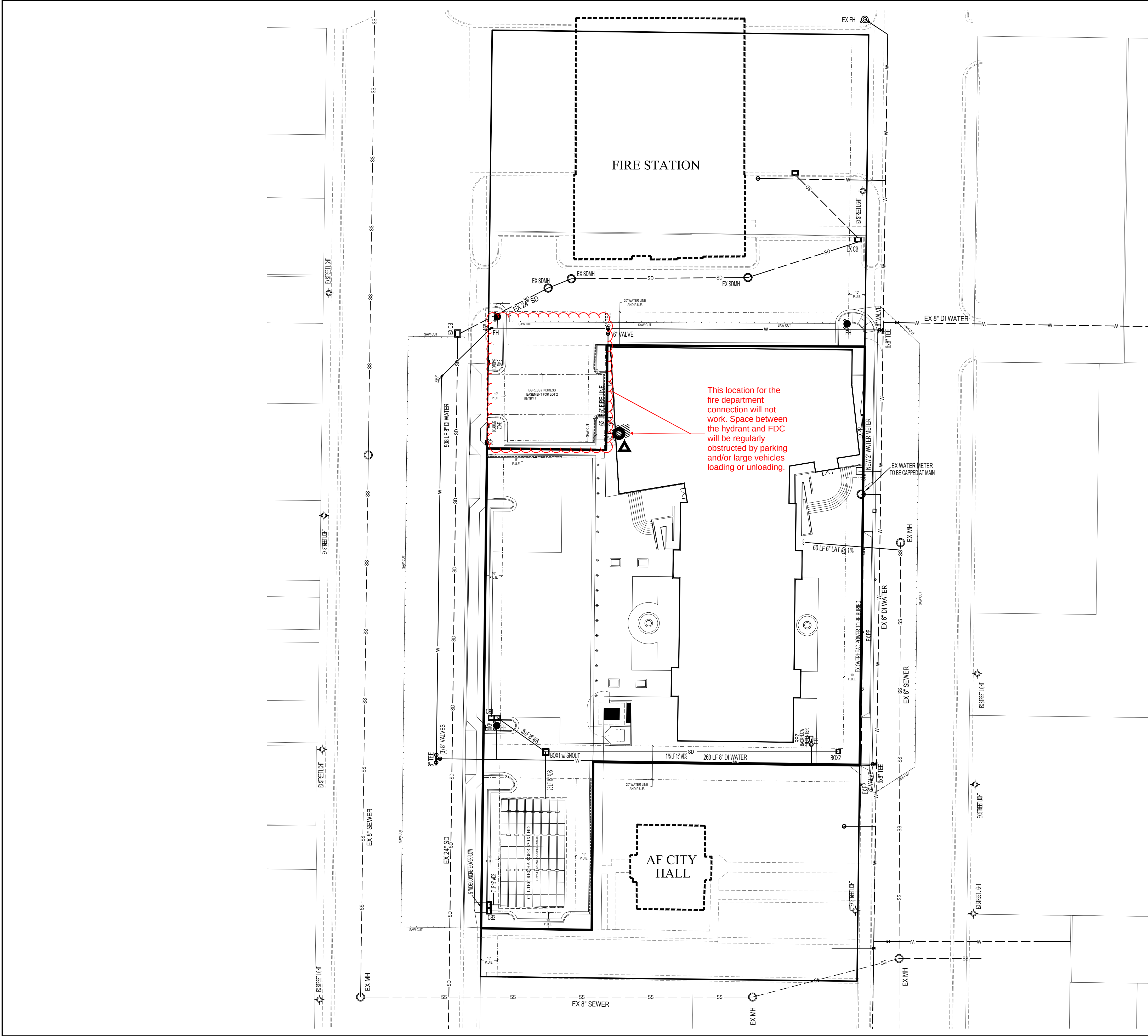
PROJECT

HARRINGTON
CENTER
FOR THE
ARTS

DESCRIPTION

SITE
PLAN

SHEET NAME	SHEET NUMBER
NORTH SIDE LAYOUT	C1.3



- GENERAL NOTES**
 - SURVEYED AS-BUILTS WILL BE REQUIRED OF ALL PUBLIC UTILITIES INCLUDING OPEN TRENCH SURVEY OF ALL PIPES, FITTINGS, AND OTHER RELATED PIPING INFORMATION; DIMENSIONS TO SURFACE IMPROVEMENTS, AS-CONSTRUCTED CONTOURS AND FINAL SURFACE INFORMATION, AND AS-BUILT PLAN AND PROFILE DRAWINGS OF ANY GRAVITY FLOW DEPENDENT UTILITIES.
- WATER NOTES**
 - WATER MAIN SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C151 AND ANSI A-21.51. DUCTILE IRON PIPE SHALL BE CLASS 51.
 - WATER LINE MINIMUM COVER IS 4/8 INCHES TO THE TOP OF THE PIPE.

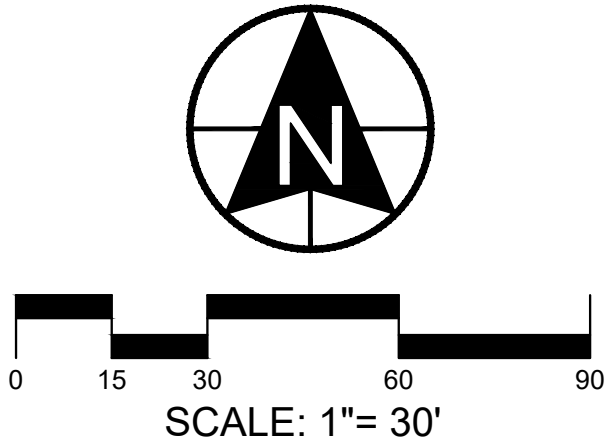
- SEWER NOTES**
 - SEWER LATERAL TO BE INSPECTED BY AMERICAN FORK CITY PUBLIC WORKS DEPARTMENT BEFORE BACKFILLING.
 - NEW SERVICE LATERAL SHALL BE PVC PIPE CONFORMING TO ASTM D3034, SDR35.
 - LATERAL CONNECTION SHALL BE "INSERT-A-TEE" OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO CENTER OF MAIN LINE AND SHALL BE ENCASED IN CONCRETE AFTER INSPECTION IS MADE.
 - THERE SHALL BE A MINIMUM OF 3 FEET OF COVER OVER SEWER LATERAL LINE.
 - THERE SHALL BE A MAXIMUM DISTANCE OF 5 FEET FROM THE FOUNDATION WALL TO THE FIRST EXTERIOR CLEANOUT.
 - CLEANOUT STANDPIPE CAN BE CAST IRON OR IRON OR PVC WITH CAST IRON CAP OR BRASS CAP.
 - CLEANOUT SHALL REMAIN VISIBLE AND ACCESSIBLE.

- FIRE NOTES**
 - BUILDING HEIGHT = xxxxx FEET
 - HARD SURFACE DRIVE PATH MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS, OR PROVIDE EMERGENCY VEHICLE TURN AROUND.
 - FIRE DEPARTMENT CONNECTION LOCATION
 - FIRE RISER ROOM LOCATION
 - KNOX BOX KEY LOCATION
 - PROVIDE A WATER FLOW ANALYSIS

- STORM DRAIN NOTES**
 - MINIMUM STORM DRAIN PIPE COVER IS 24" INCHES

- PI NOTES**
 - NO EXISTING PI MAIN IS IN THE AREA. ALL LANDSCAPE IRRIGATION WILL BE CONNECTED TO THE NEW CULINARY WATER CONNECTION WITH ALL REQUIRED BACK-FLOW DEVICES.

You show the Overhead power and indicate to bury. Have you identified all other dry utilities and dealt with potential conflicts? (Repeat Comment). Previous meeting indicated you were figuring out on Plat. Have you figured this out?



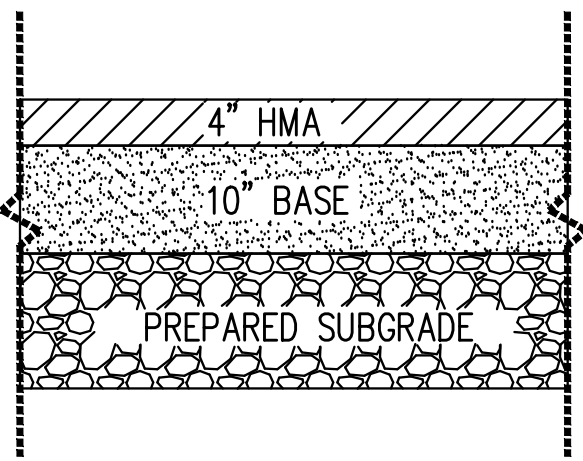
REVISIONS			SEAL
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ACTION			DATE
SITE PLAN			02/06/23

PROJECT	
HARRINGTON CENTER FOR THE ARTS	
DESCRIPTION	
SITE PLAN	
SHEET NAME	SHEET NUMBER
UTILITY	C2

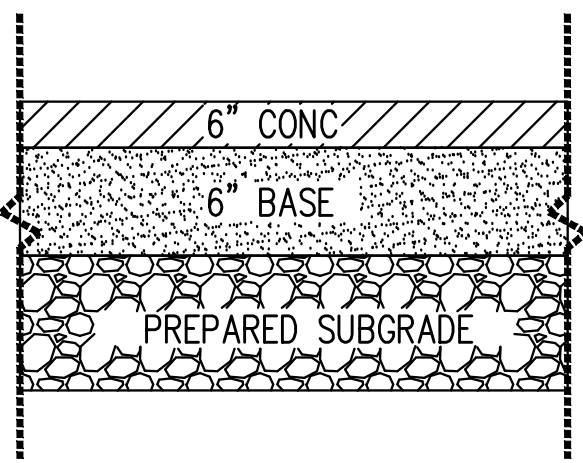
KEY NOTES

- 1
- 2
- 3
- 4
- 2" HIGH BACK CURB
(AS PER SHEET D0)
- 2" HIGH BACK SPILL CURB
(AS PER SHEET D0)
- FLARED DRIVE APPROACH
(AS PER SHEET D0)
- SIDEWALK (WIDTH VARIES)
(AS PER SHEET D0)

NEW PAVEMENT SECTION



NEW CONCRETE SECTION



STORM DRAIN NOTES

1.
- ALL STORM DRAIN TO PROVIDE A MINIMUM OF 24" OF COVER.

CENTER STREET IMPROVEMENTS

SECTION 15.01.1250.F

EXISTING ROADWAYS NOT HAVING PAVEMENT STRUCTURAL NUMBER EQUIVALENT TO DESIGN REQUIREMENTS SHALL BE RECONSTRUCTED TO CENTERLINE OF ROADWAY BY DEVELOPMENT ABUTTING THE ROADWAY FRONTAGE

DESIGN REQUIREMENTS (15.1.1250.A & 15.1.1250.B)				
6" BASE COURSE	x	0.23	=	1.38
3" ASPHALT	x	0.40	=	1.20

DESIGN PAVEMENT SN = 2.58

PAVEMENT CORE SN = xxxx

CHURCH STREET IMPROVEMENTS

SECTION 15.01.1250.F

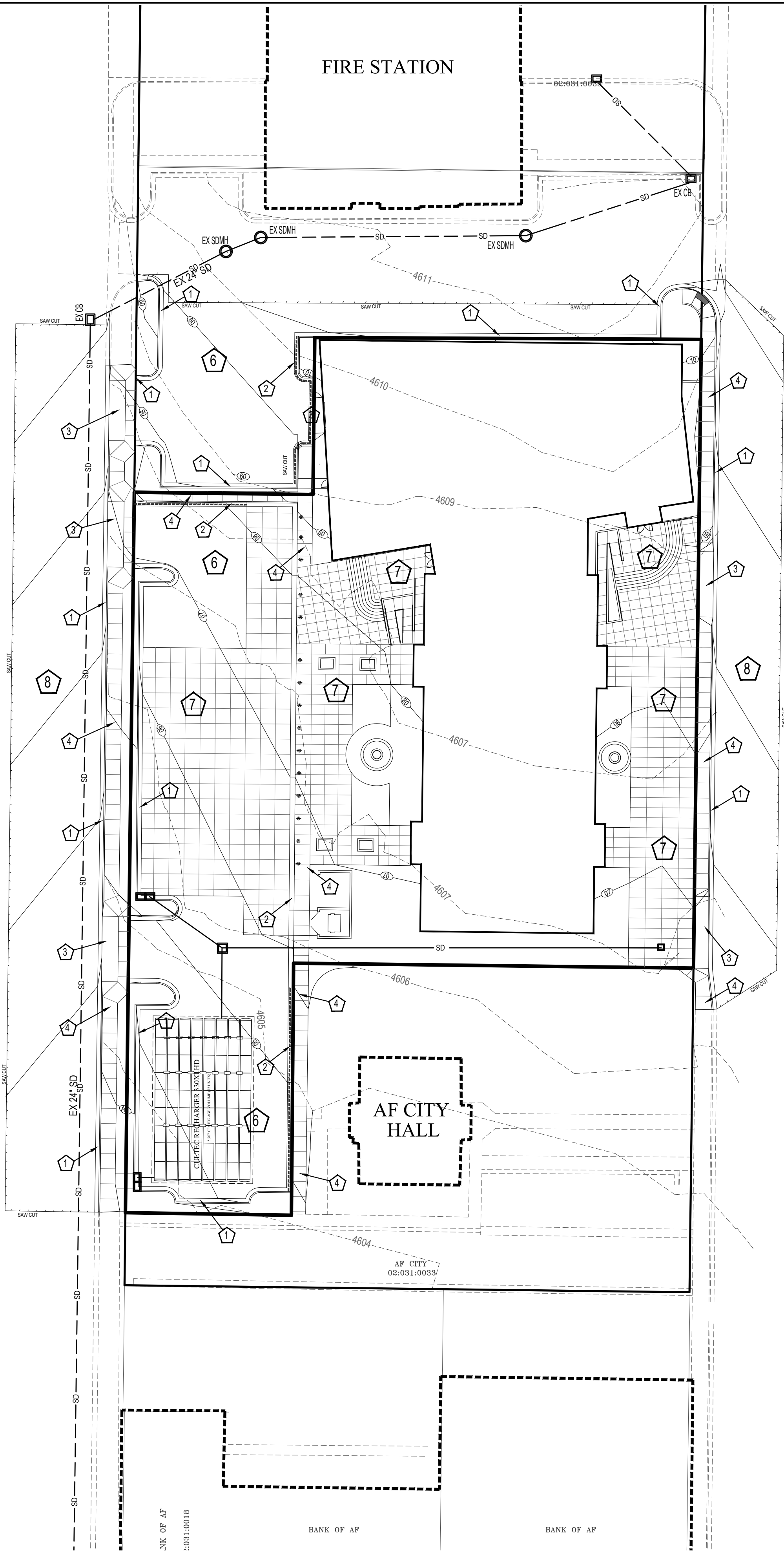
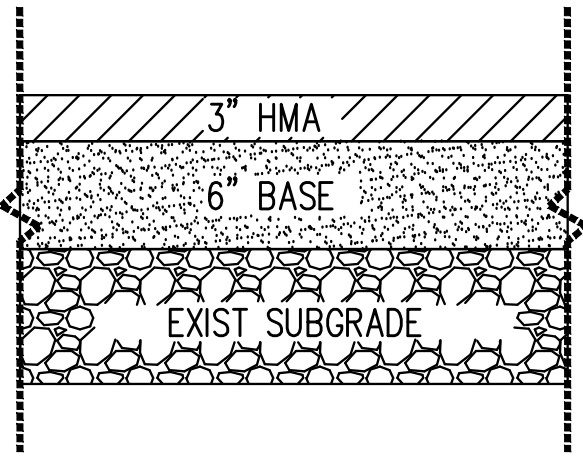
EXISTING ROADWAYS NOT HAVING PAVEMENT STRUCTURAL NUMBER EQUIVALENT TO DESIGN REQUIREMENTS SHALL BE RECONSTRUCTED TO CENTERLINE OF ROADWAY BY DEVELOPMENT ABUTTING THE ROADWAY FRONTAGE

DESIGN REQUIREMENTS (15.1.1250.A & 15.1.1250.B)				
6" BASE COURSE	x	0.23	=	1.38
3" ASPHALT	x	0.40	=	1.20

DESIGN PAVEMENT SN = 2.58

PAVEMENT CORE SN = xxxx

PUBLIC STREET SECTION



AF CITY
02:031:0030

HONORS GRADUATION LLC
02:031:0020

AF CITY
02:031:0036

AF CITY
02:031:0025

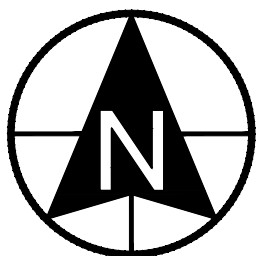
ALPINE
BOARD

F CITY
02:031:0028

F STREET LLC
02:031:0012



DEVELOPMENT



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



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION
SITE PLAN

DATE
02/06/23

PROJECT

HARRINGTON
CENTER
FOR THE
ARTS

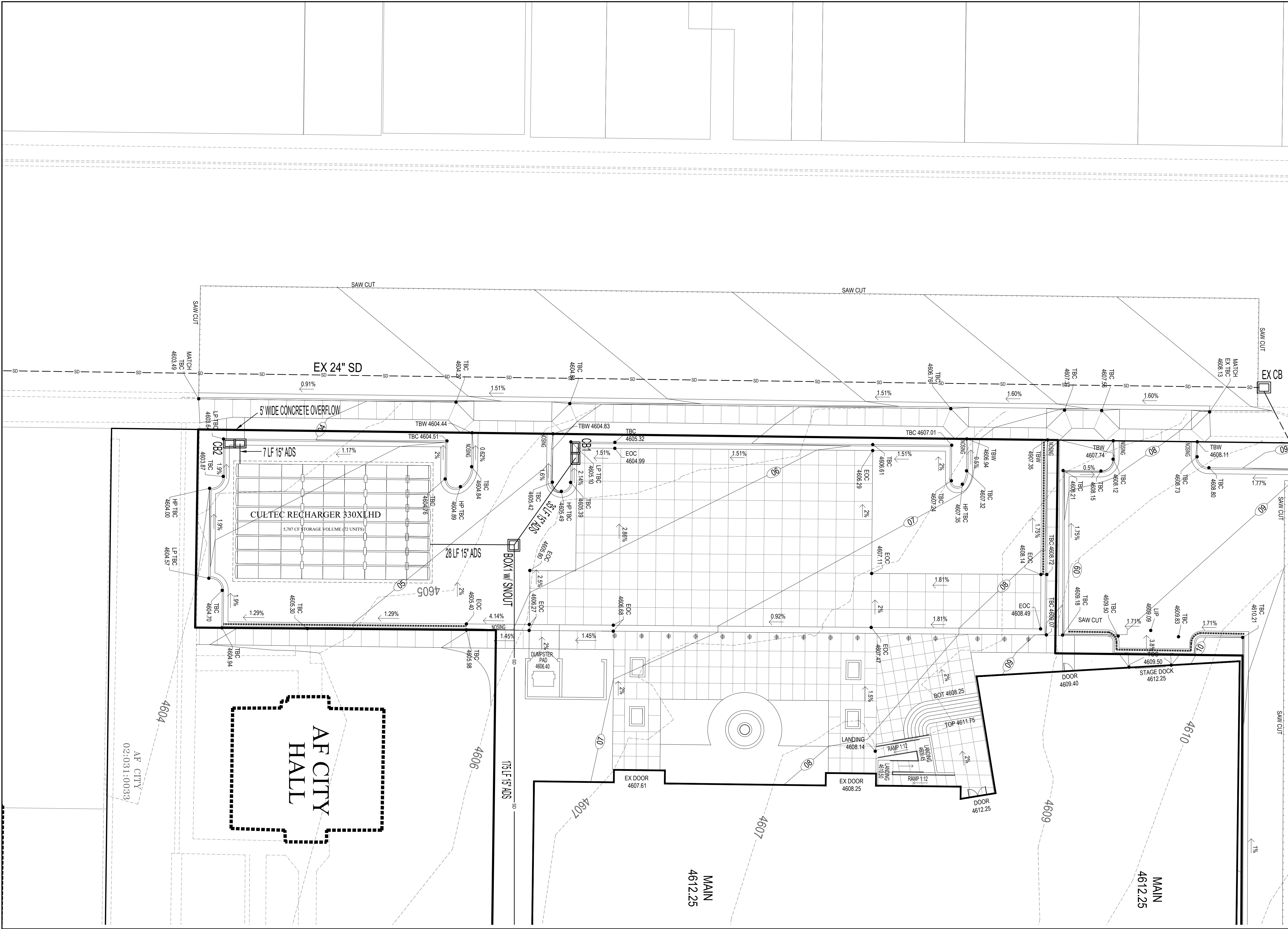
DESCRIPTION

SITE
PLAN

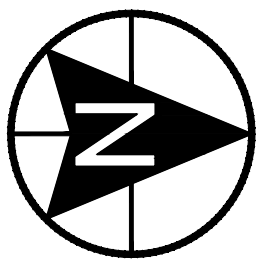
SHEET NAME
OVERALL
GRADING

SHEET NUMBER

C3.0



DEVELOPMENT



0 7.5 15 30 45
SCALE: 1"= 15'



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
SITE PLAN	02/06/23

PROJECT

HARRINGTON
CENTER
FOR THE
ARTS

DESCRIPTION

SITE
PLAN

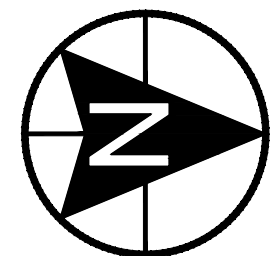
SHEET NAME
WEST SIDE
GRADING

SHEET NUMBER

C3.1



DEVELOPMENT



SCALE: 1" = 15'



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Alpine, UT, 84004
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REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	02/06/23

PROJECT

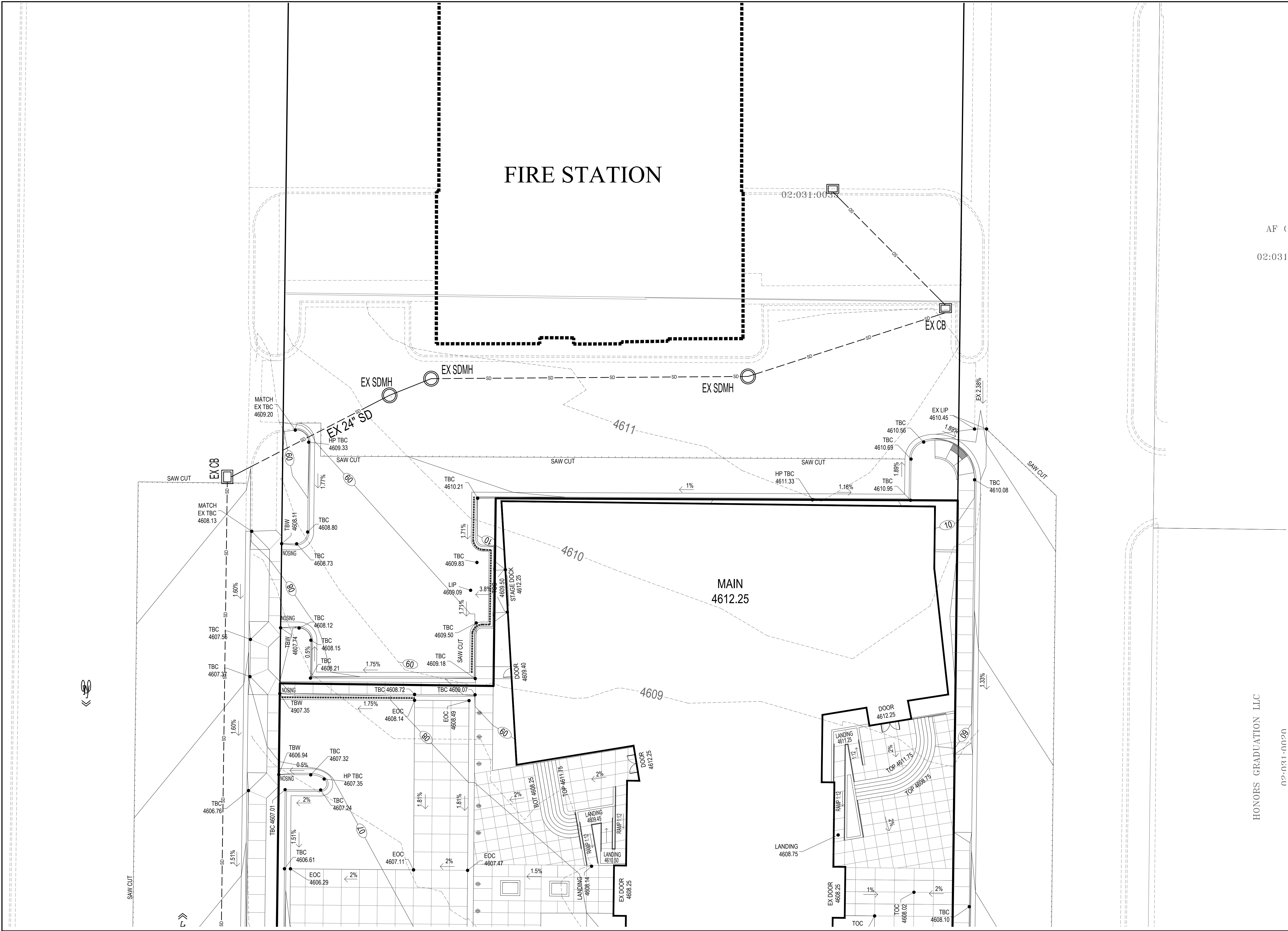
HARRINGTON
CENTER
FOR THE
ARTS

DESCRIPTION

SITE
PLAN

SHEET NAME	SHEET NUMBER
EAST SIDE GRADING	C3.2

UTAH DEPARTMENT OF HERITAGE AND ARTS, DIVISION OF HERITAGE AND ARTS, 100 SOUTH MAIN STREET, SALT LAKE CITY, UT 84143

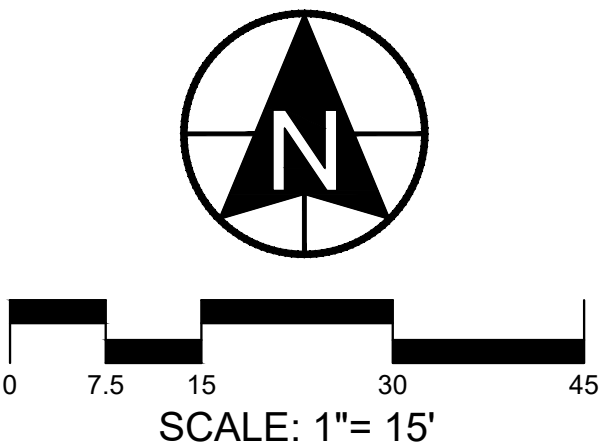


AF (02:031

HONORS GRADUATION LLC 02:031:0020



DEVELOPMENT

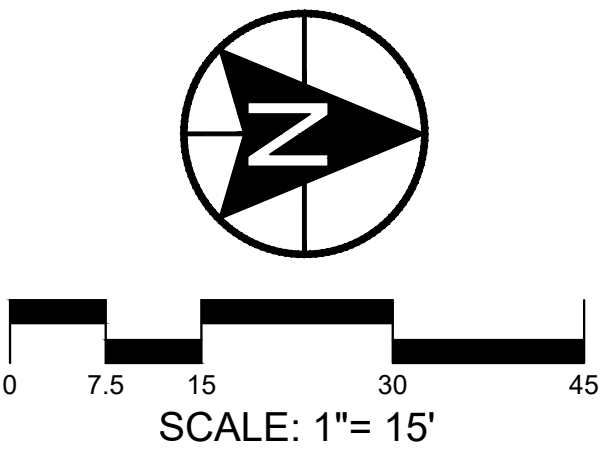
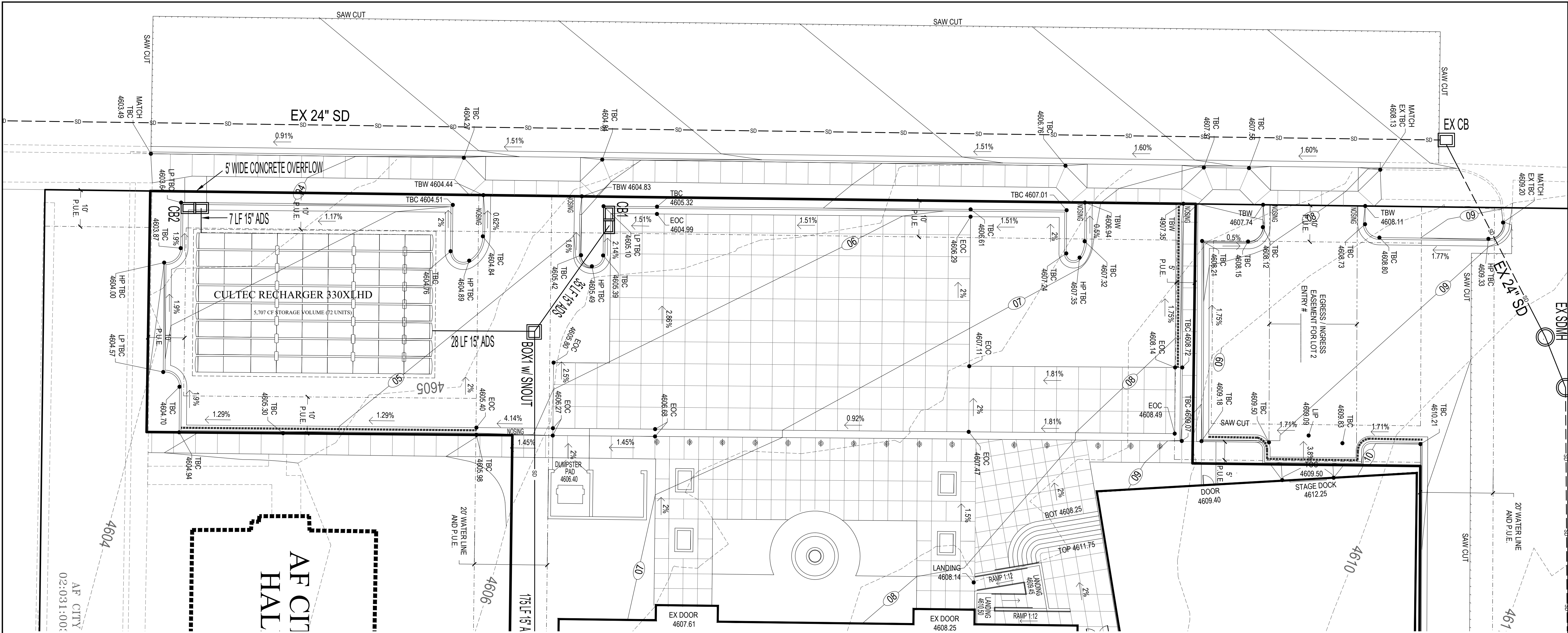


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ACTION			DATE
SITE PLAN			02/06/23

PROJECT	
HARRINGTON CENTER FOR THE ARTS	

DESCRIPTION
SITE PLAN

SHEET NAME	SHEET NUMBER
NORTH SIDE GRADING	C3.3



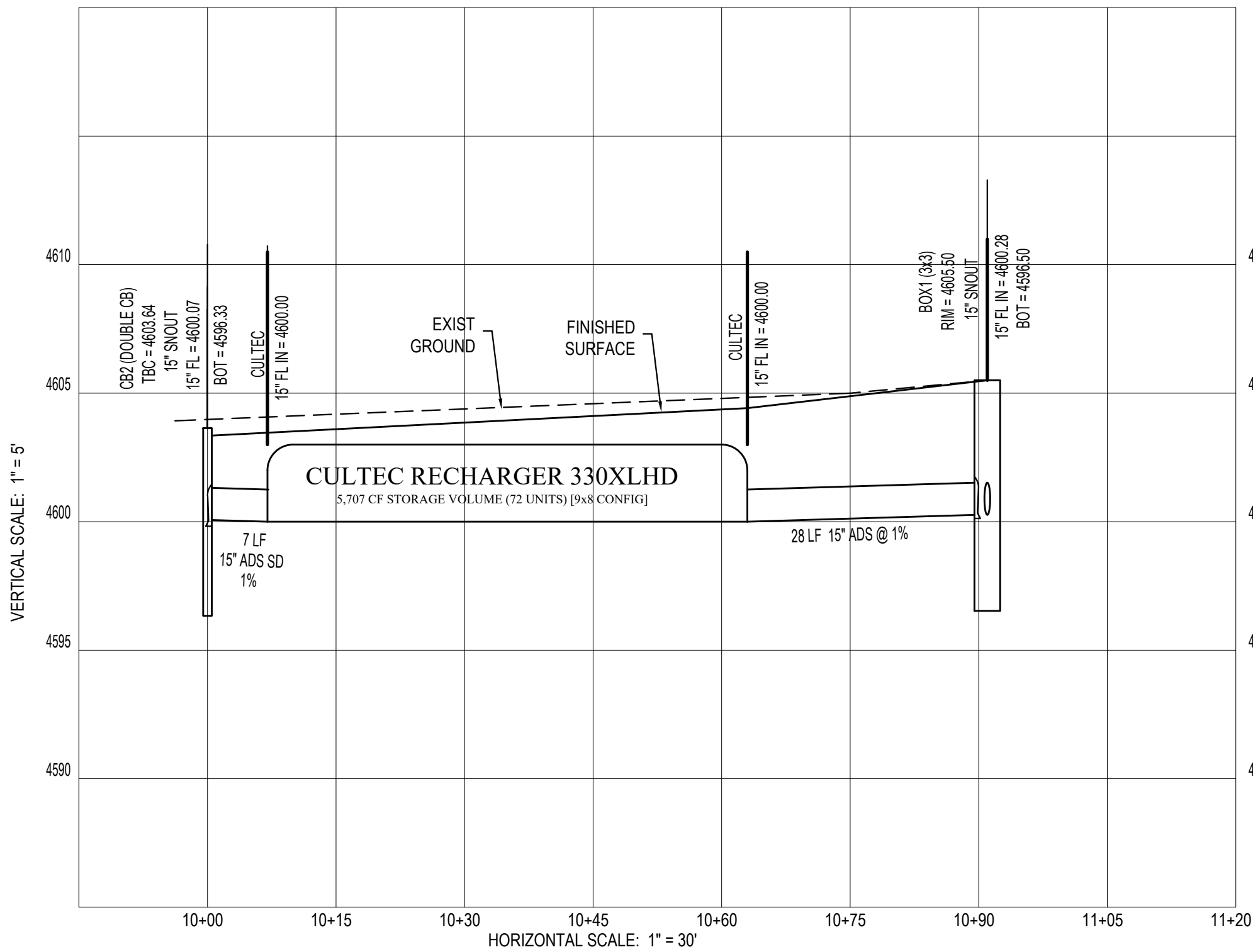
REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	02/06/23

PROJECT
**HARRINGTON
CENTER
FOR THE
ARTS**

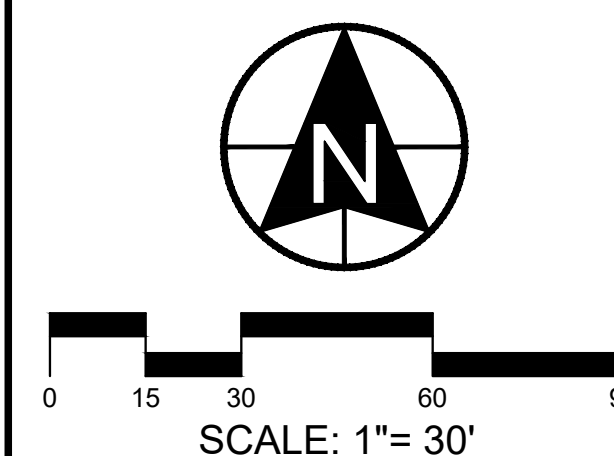
DESCRIPTION
**SITE
PLAN**

SHEET NAME	SHEET NUMBER
STORM DRAIN	C3.4





DEVELOPMENT



CIVIL ENGINEERING

1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	02/06/23

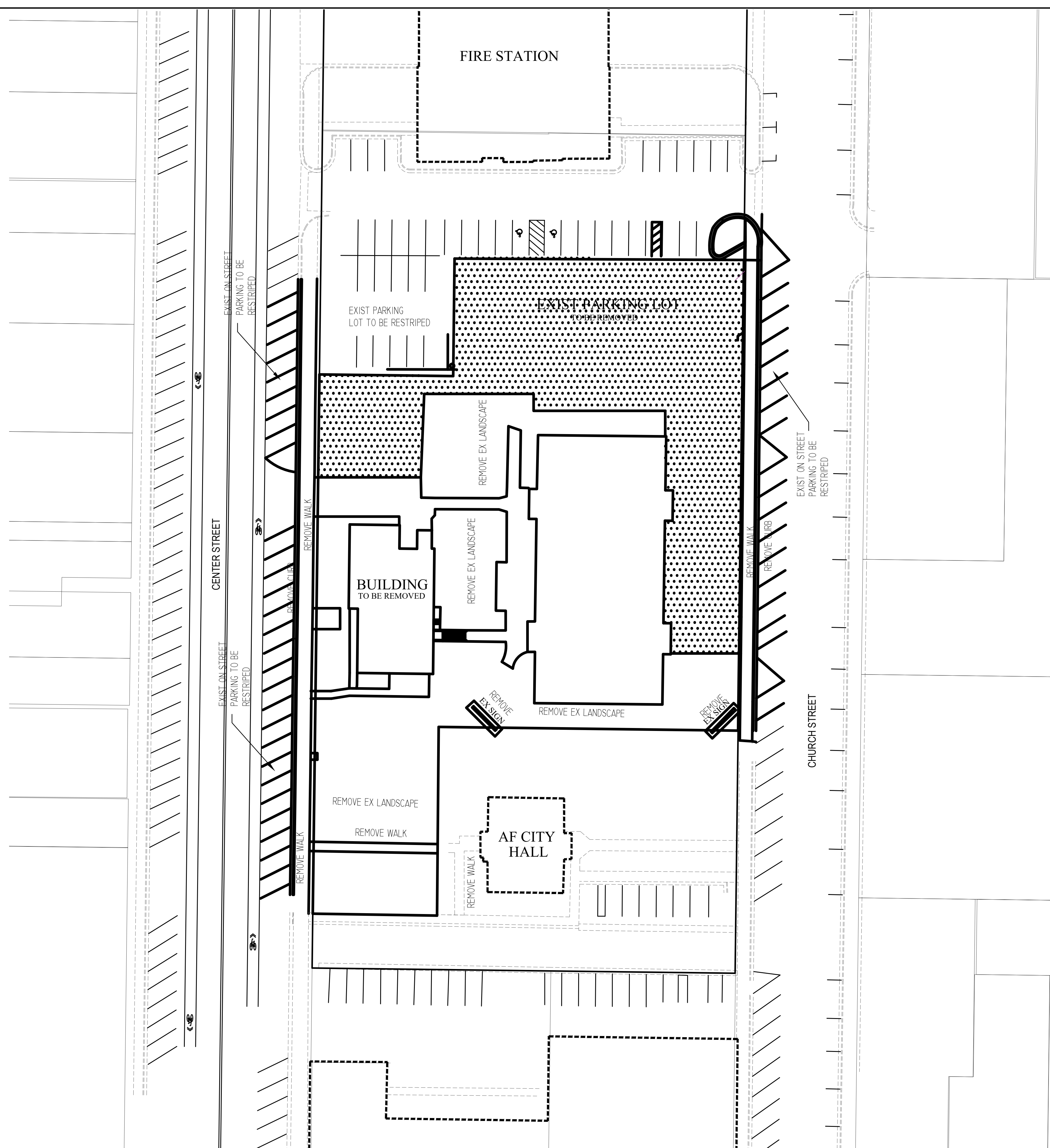
PROJECT

HARRINGTON
CENTER
FOR THE
ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
DEMO	C4



BOUNDARY DESCRIPTION

47/50 PARCEL
Beginning at a point located South 89°56'34" East along section line 876.40 feet and North 180.85 feet from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being located North 0°42'30" East along block line 273.00 feet from the Southwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence North 0°42'30" East 186.60 feet; thence South 89°17'30" East 225.00 feet; thence South 0°42'30" West 186.60 feet; thence North 89°17'30" West 225.00 feet to the point of beginning.

Area = 0.964 Acres

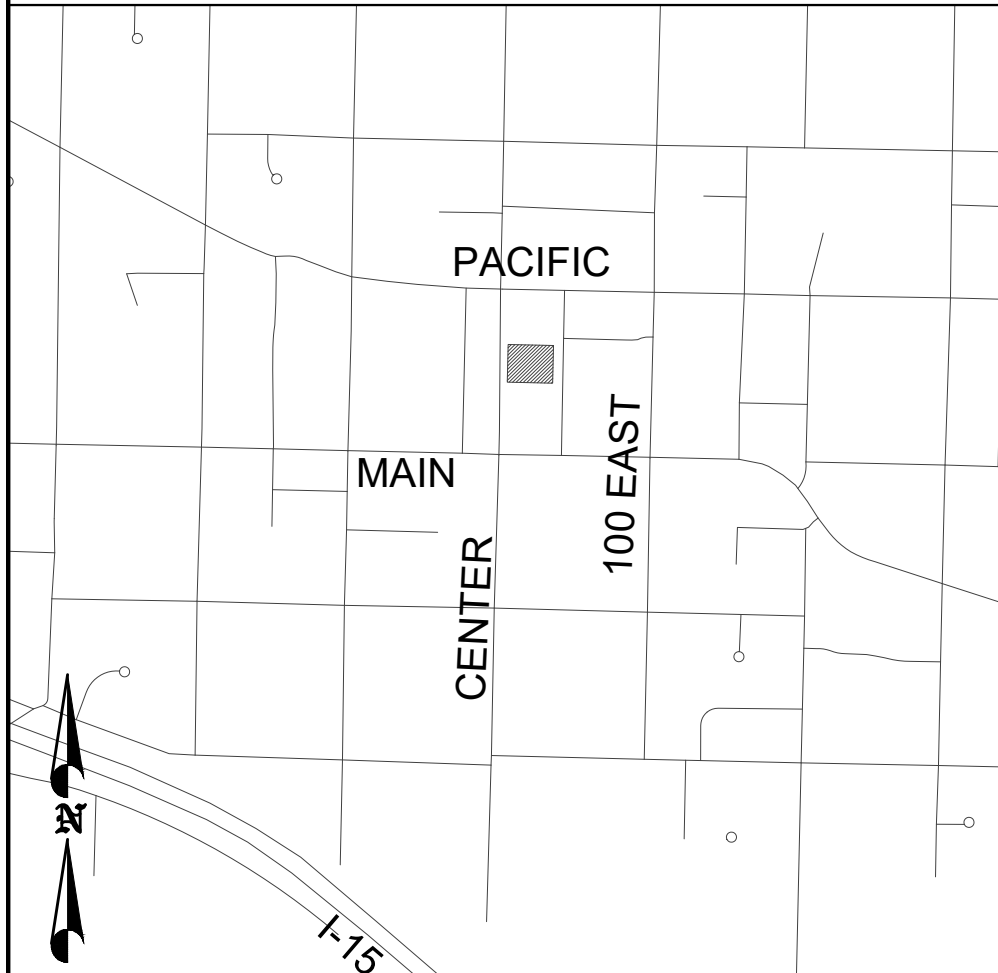
LEASE PARCELA
Beginning at the northeast corner of Utah County Lot # 02:031:0040 (Harrington School Parcel) and bearing N89°17'30"W 159.85 feet; thence N00°39'46"E 62.44 feet; thence S89°43'41"E 159.91 feet; thence S00°42'30"W 63.66 feet to the point of beginning.

Area = 0.23 Acres

CITY HALL PARCEL B (NEW WEST PARKING)
Beginning at a point located South 89°56'34" East along section line 876.40 feet and North 180.85 feet from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being located North 00°42'30" East along block line 273.00 feet from the Southwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence South 89°17'30" East 65.73 feet; thence South 00°29'39" West 100.31 feet; thence North 89°07'00" West 66.11 feet; thence North 00°42'30" East 100.11 feet to the point of beginning.

Area = 0.15 Acres

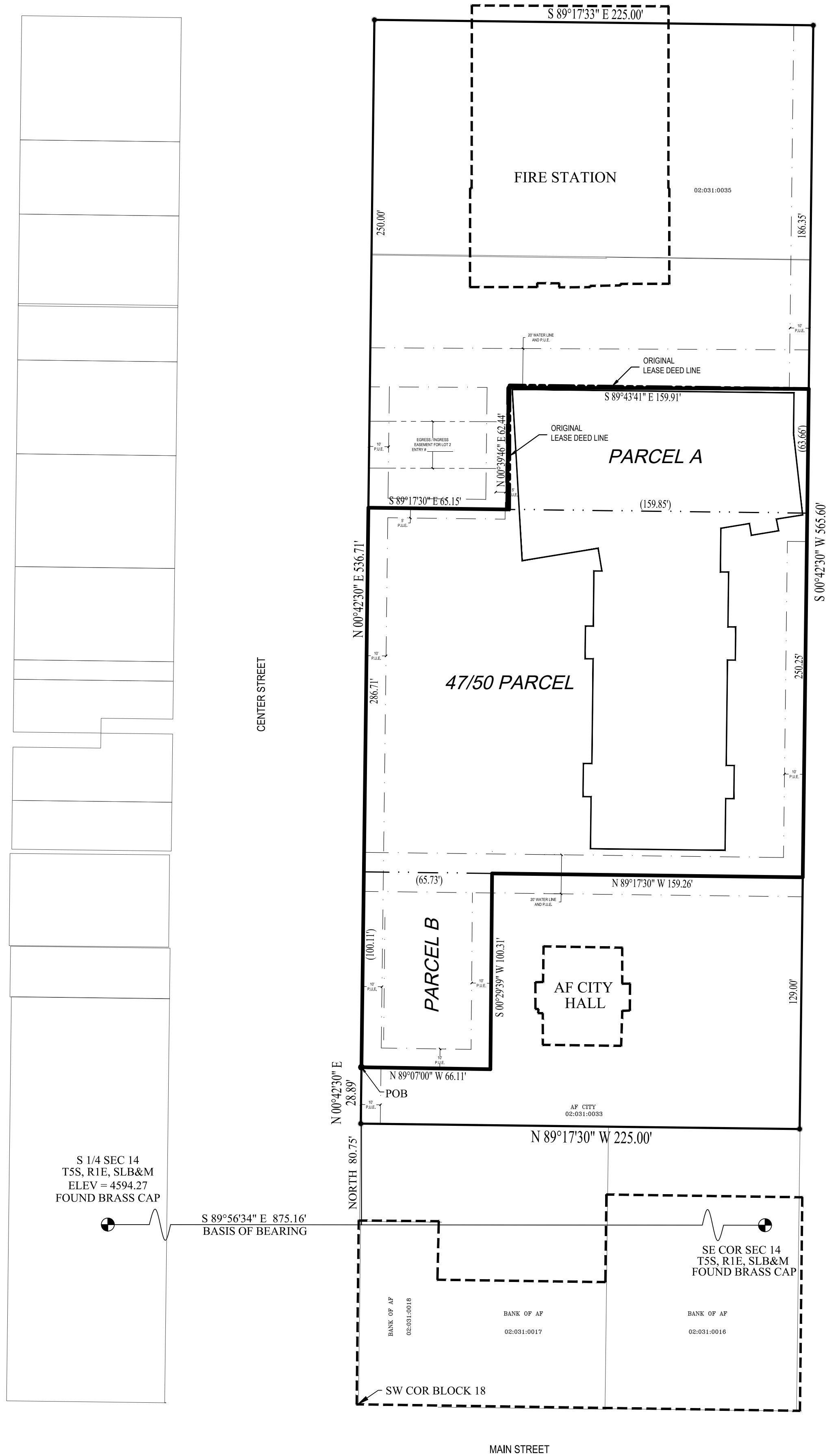
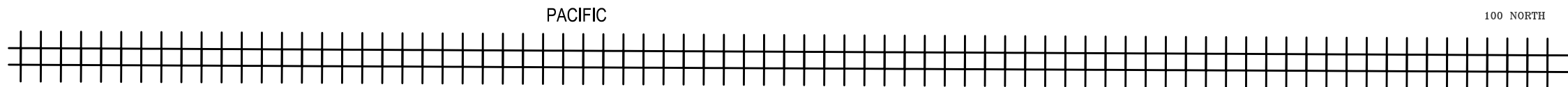
VICINITY SKETCH



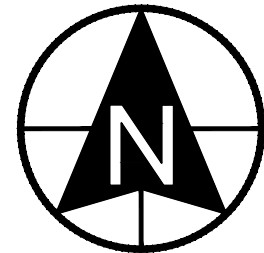
SCALE 1"=1000'

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED SPILL CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR



DEVELOPMENT



SCALE: 1"= 40'



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REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	02/06/23

PROJECT

HARRINGTON
CENTER
FOR THE
ARTS

DESCRIPTION

SITE
PLAN

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C5

1. CITY OF AMERICAN FORK, A.P.W.A., UTAH CHAPTER AND UTAH DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF AMERICAN FORK ITEM NUMBERS UNLESS OTHERWISE NOTED.
2. CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
3. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO ROAD CUT PERMITS AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT IN WRITING AT LEAST 7 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AND REQUEST A PRE-CONSTRUCTION MEETING. BOND FOR PUBLIC IMPROVEMENTS AND INSPECTION FEES MUST BE PAID IN FULL PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
6. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT, THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTLEMENT OF MARKERS SHALL BE PERFORMED BY A LICENSE UTAH PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
9. NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
11. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS. THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) MUST BE APPROVED BY THE CITY ENGINEER.
13. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF AMERICAN FORK. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.

- TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO UTAH DEPARTMENT OF TRANSPORTATION, TRAFFIC CONTROL GUIDELINES OR MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER.
3. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE - LANE TWO - WAY TRAFFIC. TRAFFIC CIRCULATION MUST BE SUPERVISED BY A CERTIFIED FLAGGER.
4. STEADY - BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE AND EMERGENCY VEHICLES.
6. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN.
7. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
8. TRAFFIC CONTROL REQUIRING ROAD CLOSURES AND/ OR DETOURING MUST BE APPROVED BY THE CITY COUNCIL.

1. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO BLUE STAKE (TELEPHONE NUMBER 800-662-4111) AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
2. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF AMERICAN FORK AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
3. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.

1. ALL STRIPING MUST BE DONE FOLLOWING UTAH DEPARTMENT OF TRANSPORTATION GUIDELINES AND MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
2. ALL SIGNING MUST BE DONE FOLLOWING MUTCD MANUAL RECOMMENDATIONS, CURRENT EDITION.
3. ONLY SAND-BLASTING IS ALLOWED FOR REMOVAL OF EXISTING STRIPING.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONFLICTING EXISTING STRIPING.
5. MATERIALS USED FOR STRIPING MUST COMPLY WITH THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

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.

I. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE AMERICAN FORK CITY, WATER DEPARTMENT FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS PROJECT'S APPROVAL.

1. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF AMERICAN FORK, PUBLIC WORKS DEPARTMENT AND THE UTAH DEPARTMENT OF HEALTH CARE AND REGULATIONS.
2. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C576 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35.
3. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF AMERICAN FORK CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS.
5. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED.
6. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF AMERICAN FORK SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE THE WORD SEWER.
7. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS.
8. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS INSPECTION SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
9. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
10. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO THE AMERICAN FORK CODE OF ORDINANCES.
11. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE.
12. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO THE CITY STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.
13. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.
14. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES.
15. ALL SEWER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF SEWER LINE.

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF AMERICAN FORK STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF AMERICAN FORK, WATER DEPARTMENT. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO CITY OF AMERICAN FORK STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7).
6. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF AMERICAN FORK, WATER DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS.
8. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF AMERICAN FORK STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
9. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AND HAVE BEEN ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
10. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
11. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
12. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
13. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.

1. ALL SECONDARY WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF AMERICAN FORK.
2. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF AMERICAN FORK, CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE SECONDARY WATER LINES HAVE BEEN PRESSURE TESTED, TO THE CITY OF AMERICAN FORK.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMERICAN FORK, SECONDARY WATER DEPARTMENT AT (801) 763 3060 AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
4. ALL SECONDARY WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
5. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF AMERICAN FORK STANDARDS.
6. ALL SECONDARY WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF ONE FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. SECONDARY WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 24 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. ALL ALLUVIC 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 WALL 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.

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 U.S. 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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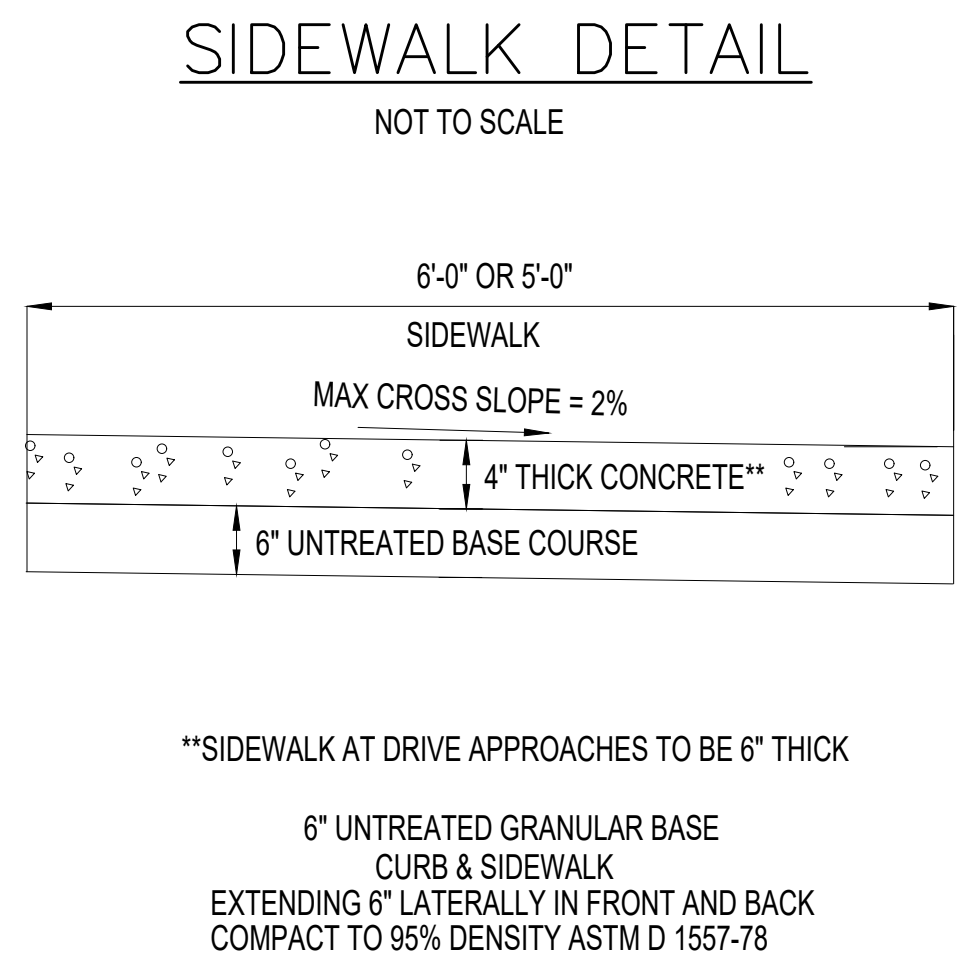
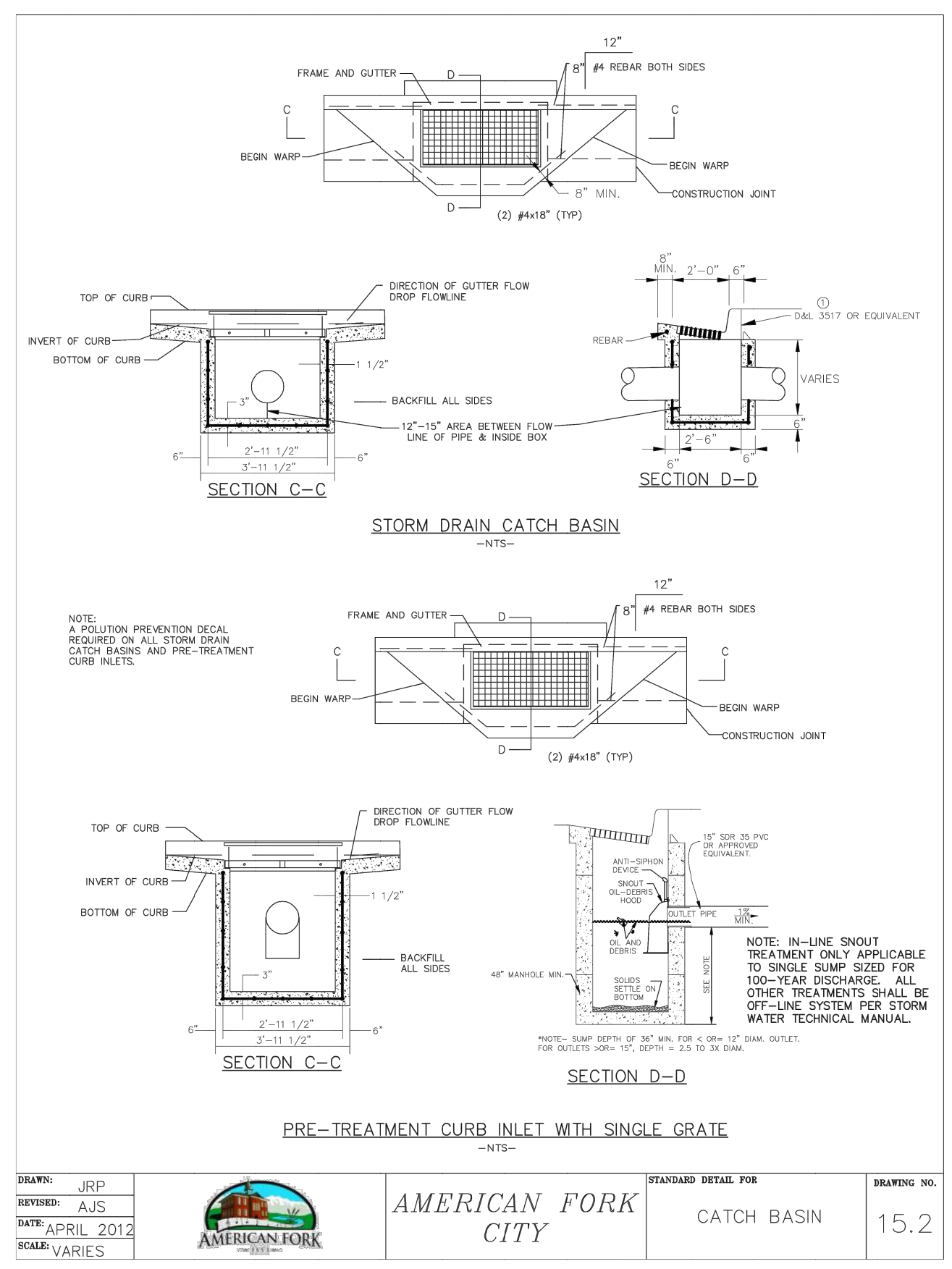
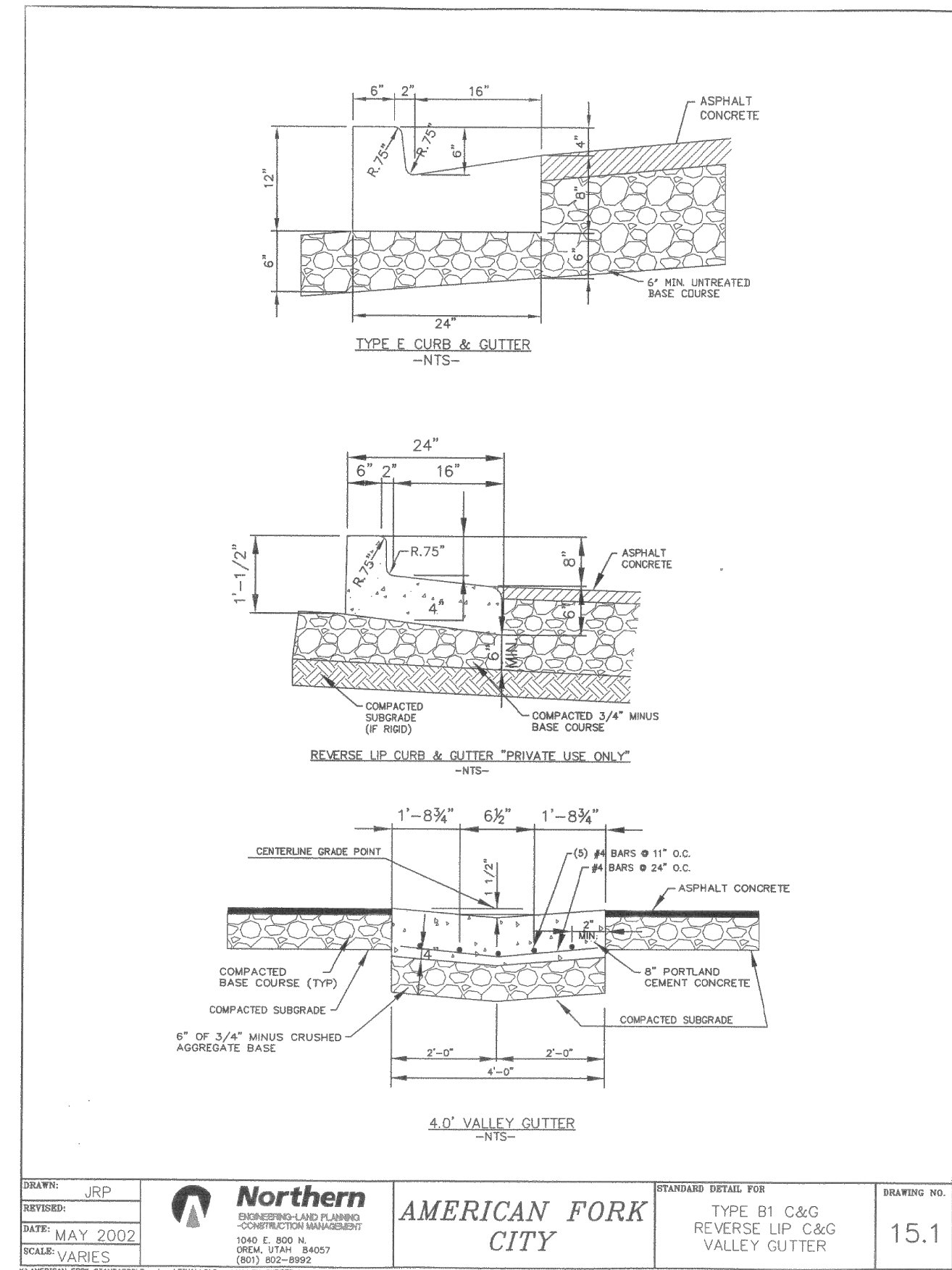
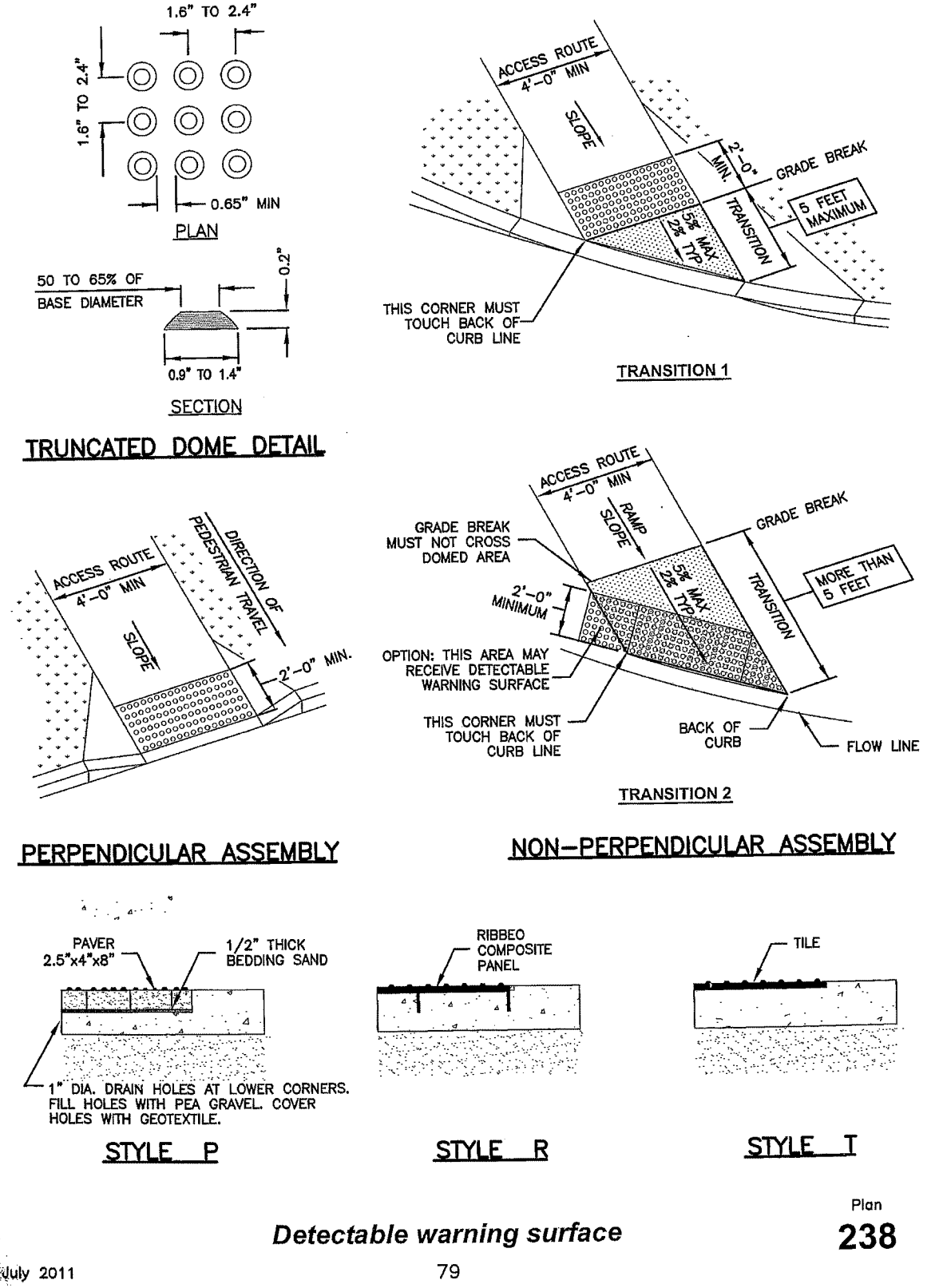
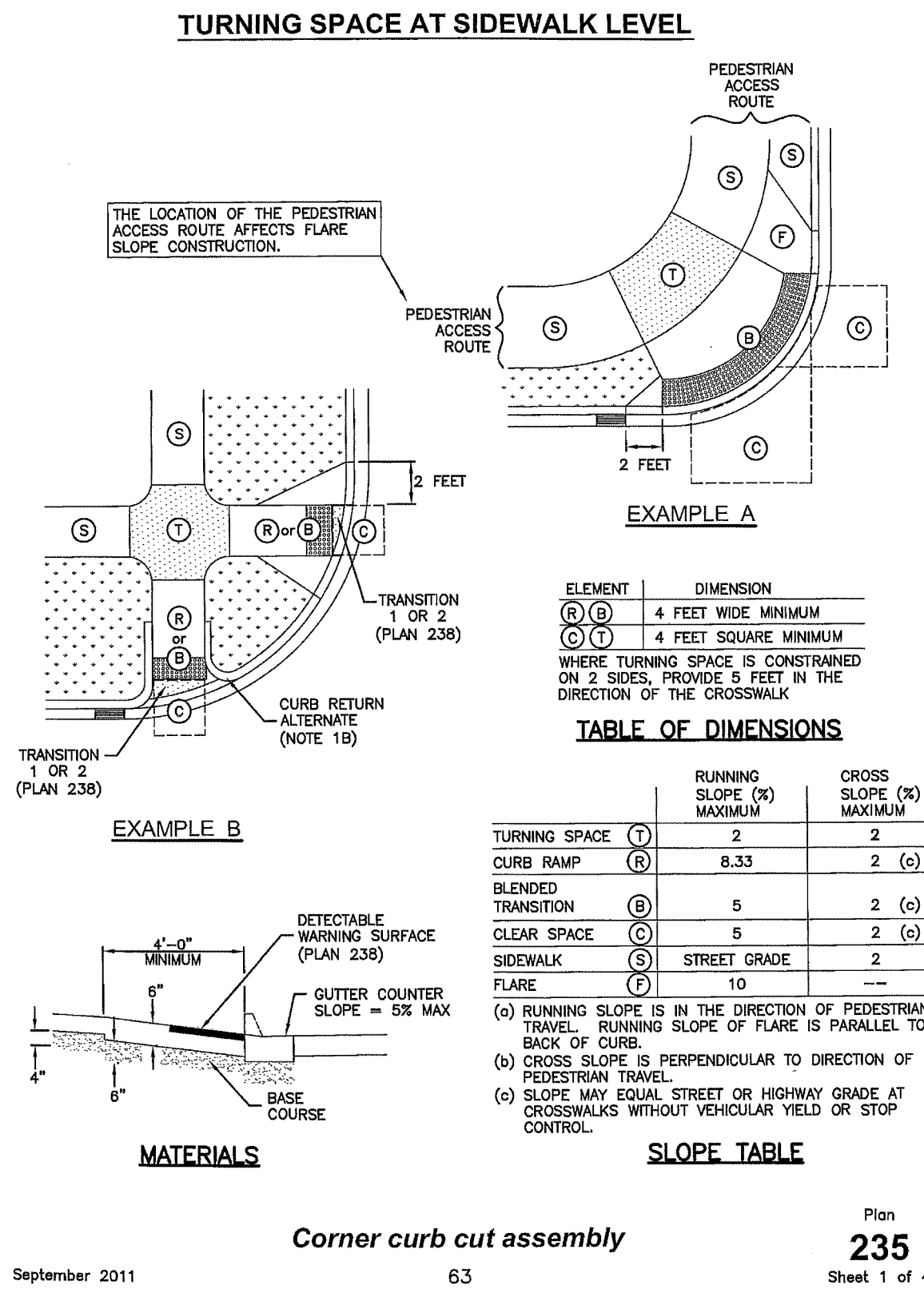
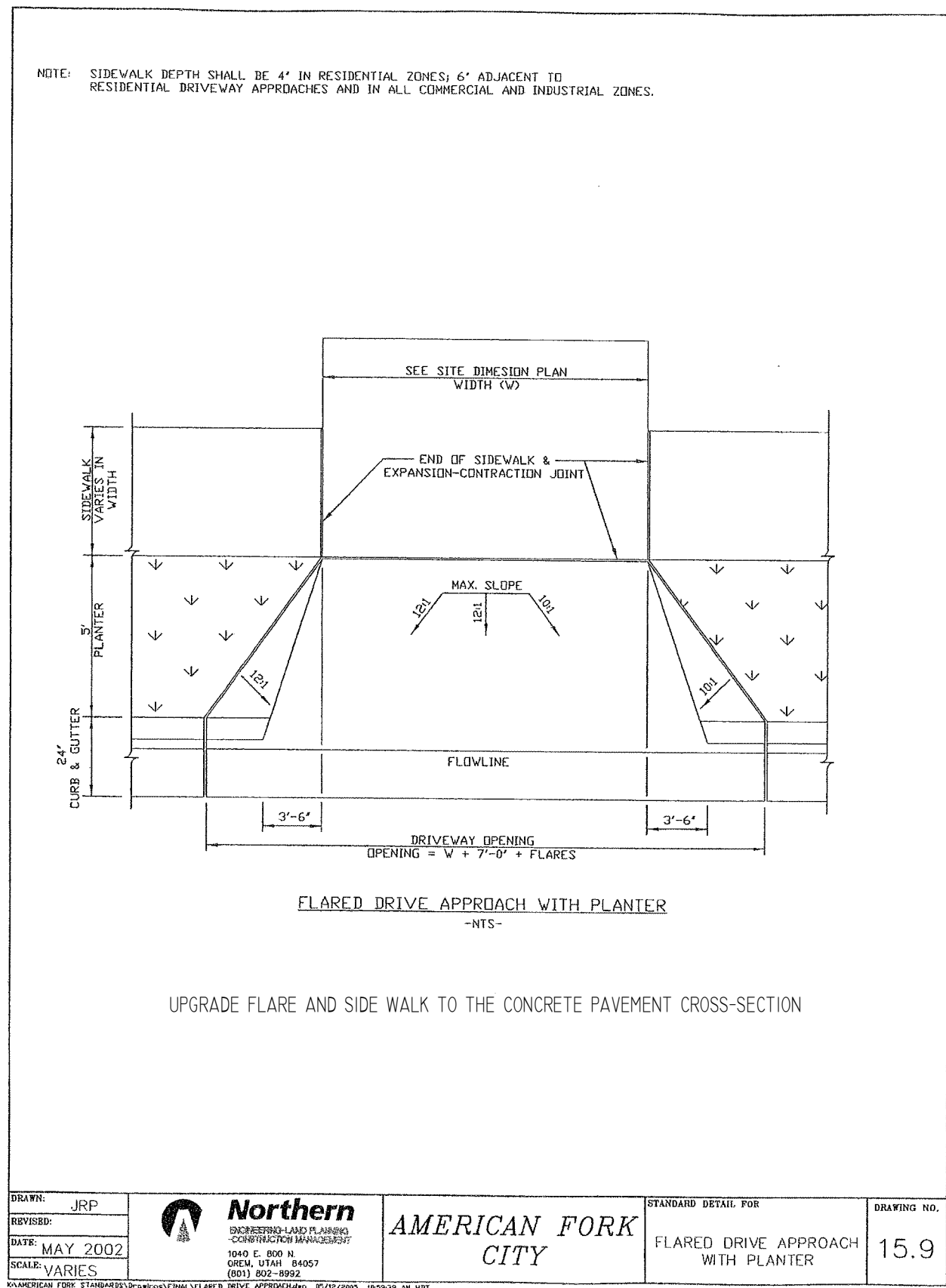
REVISONS			SEAL
DATE	DESCRIPTION		
ACTION			DATE
SITE PLAN			02/06/23

PROJECT

*HARRINGTON
CENTER
FOR THE
ARTS*

DESCRIPTION
<i>SITE PLAN</i>

SHEET NAME	SHEET NUMBER
GENERAL NOTES	<i>GN1</i>



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
SITE PLAN	02/06/23

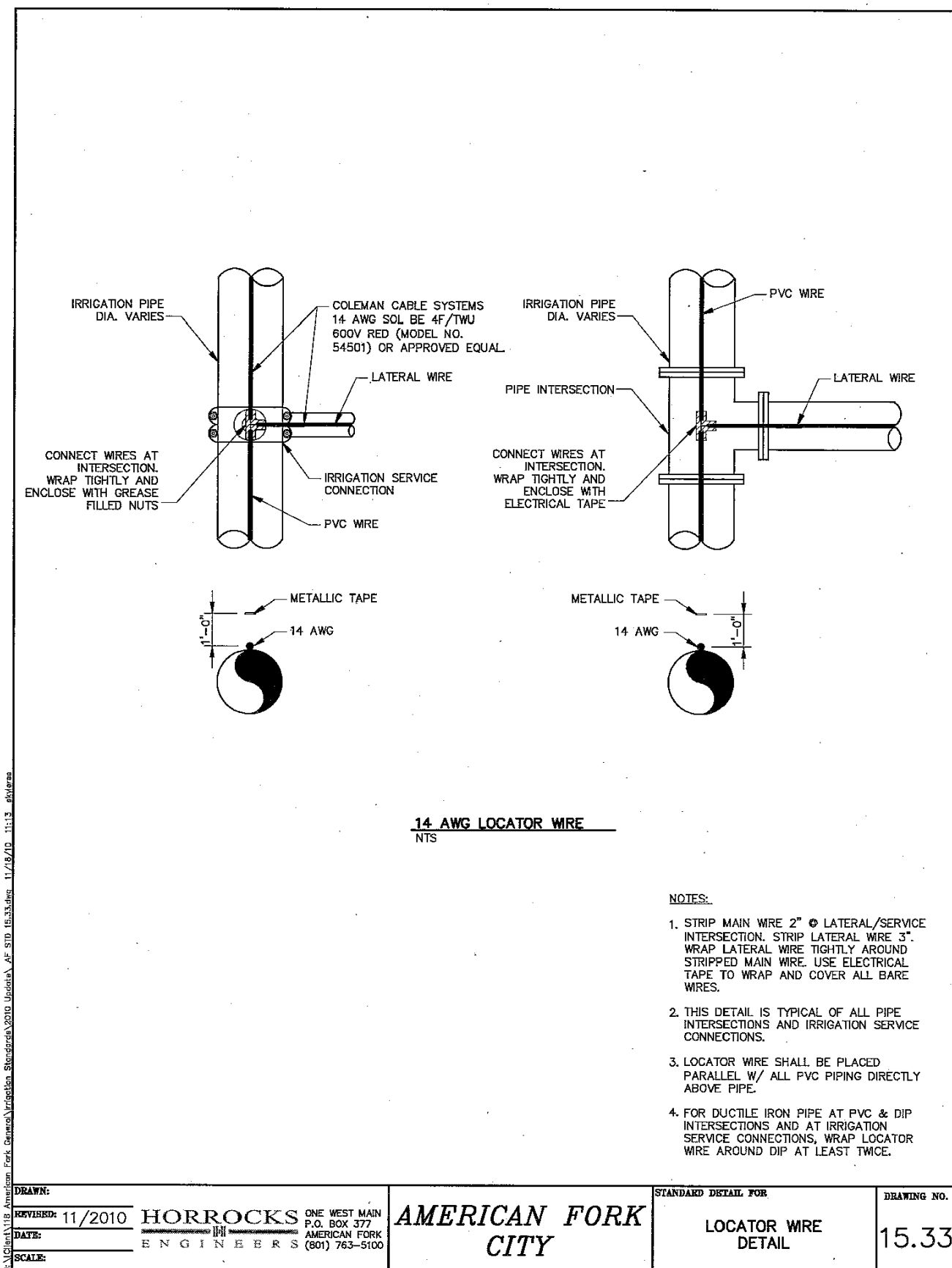
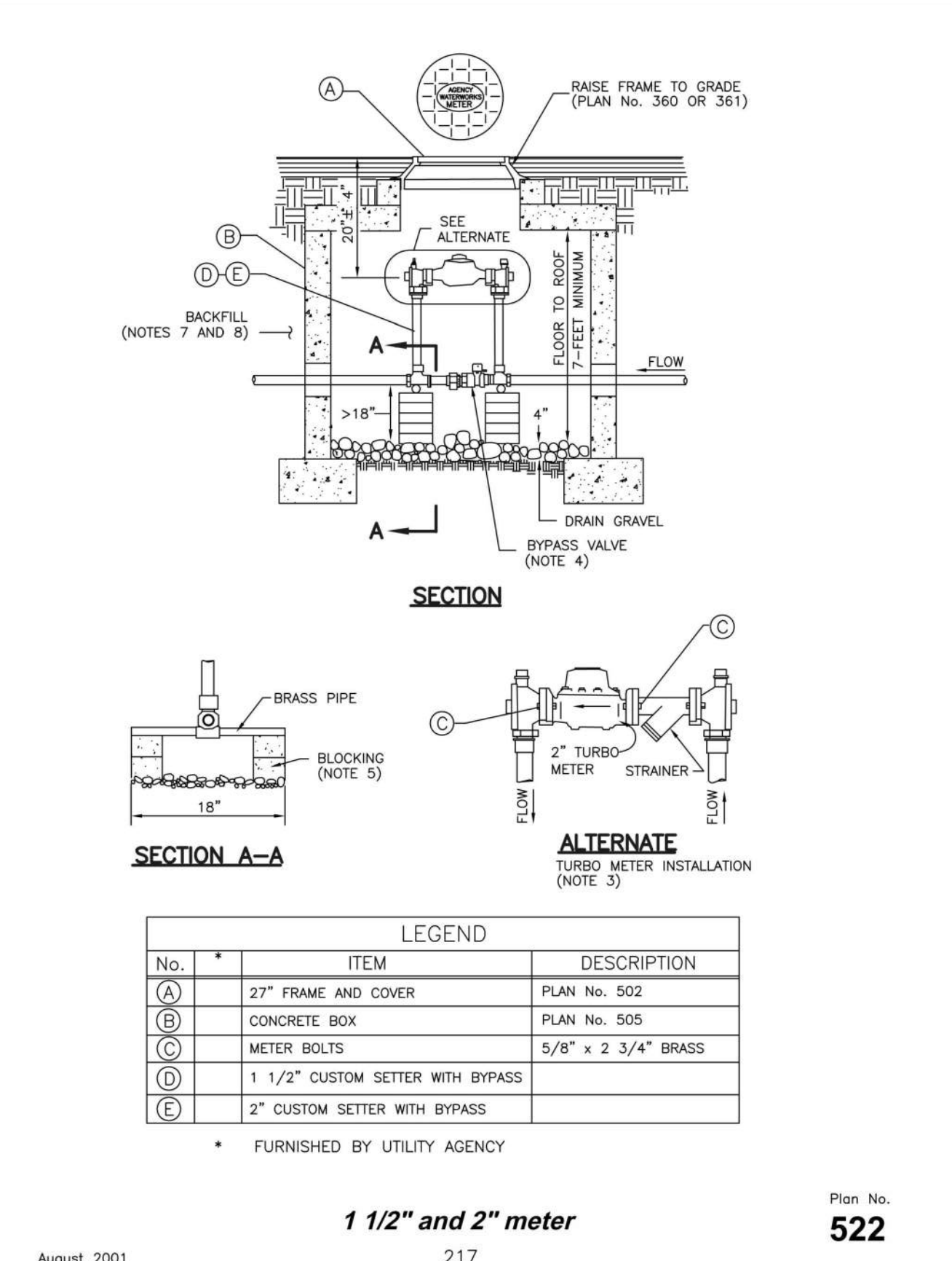
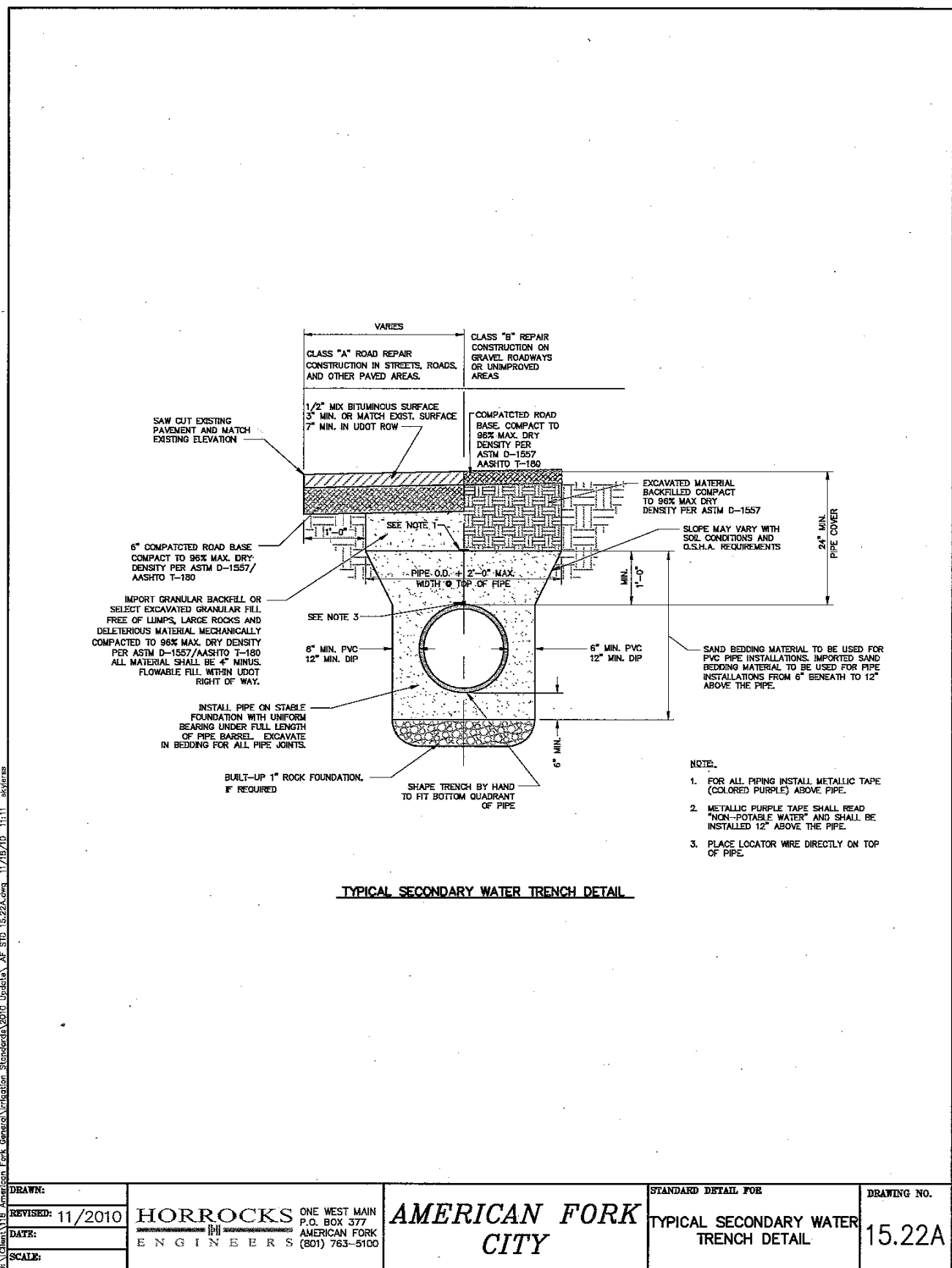
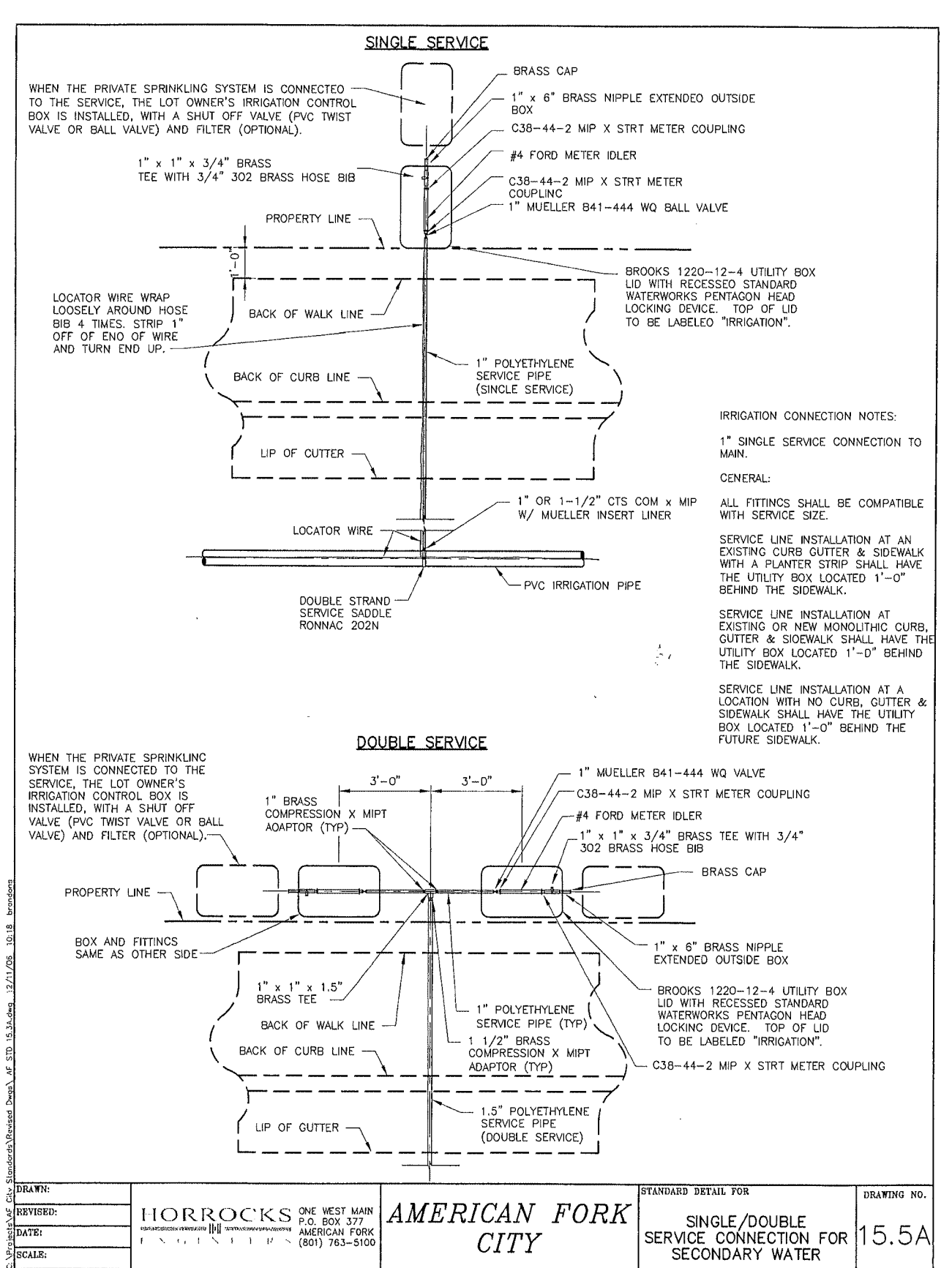
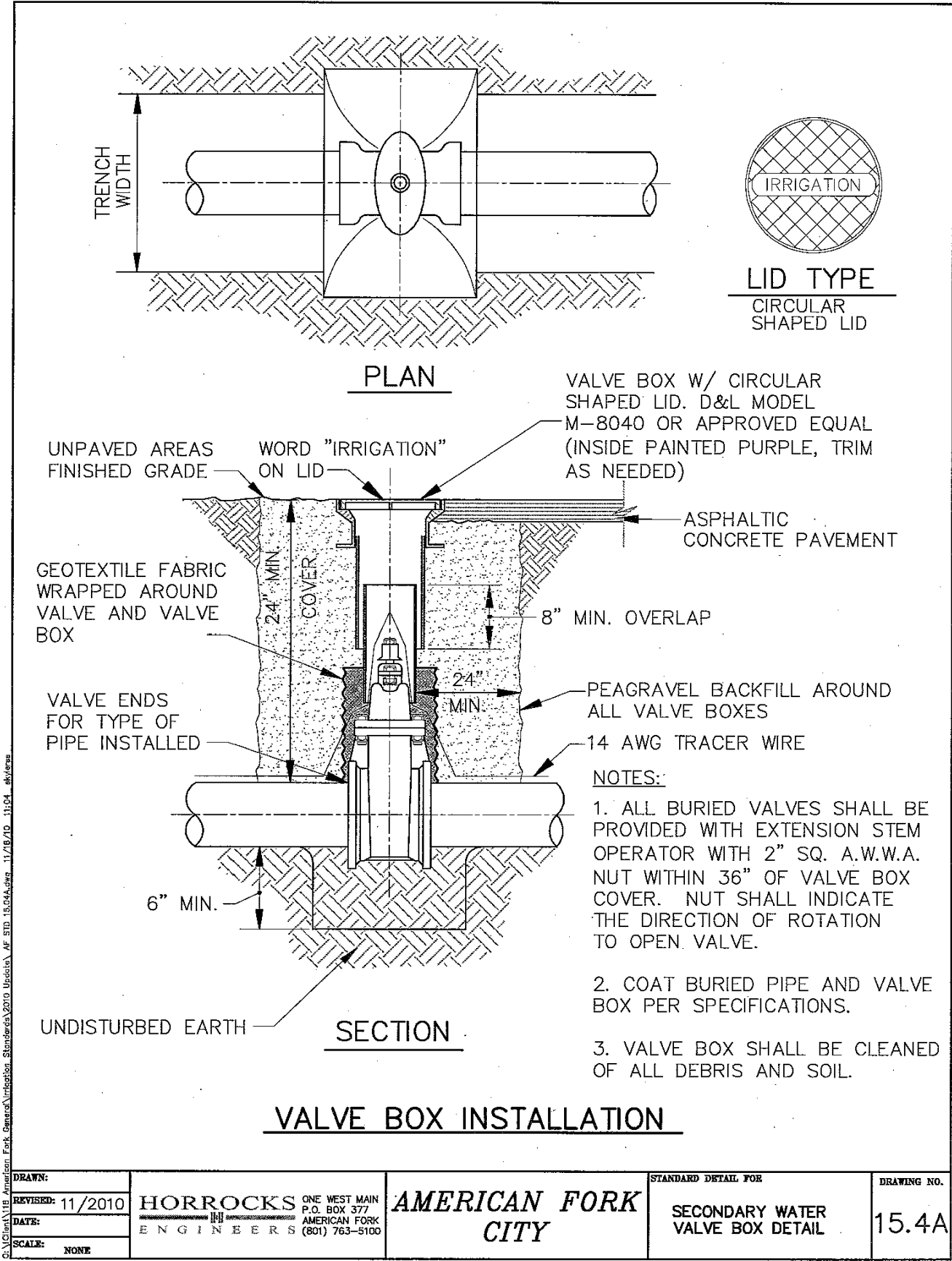
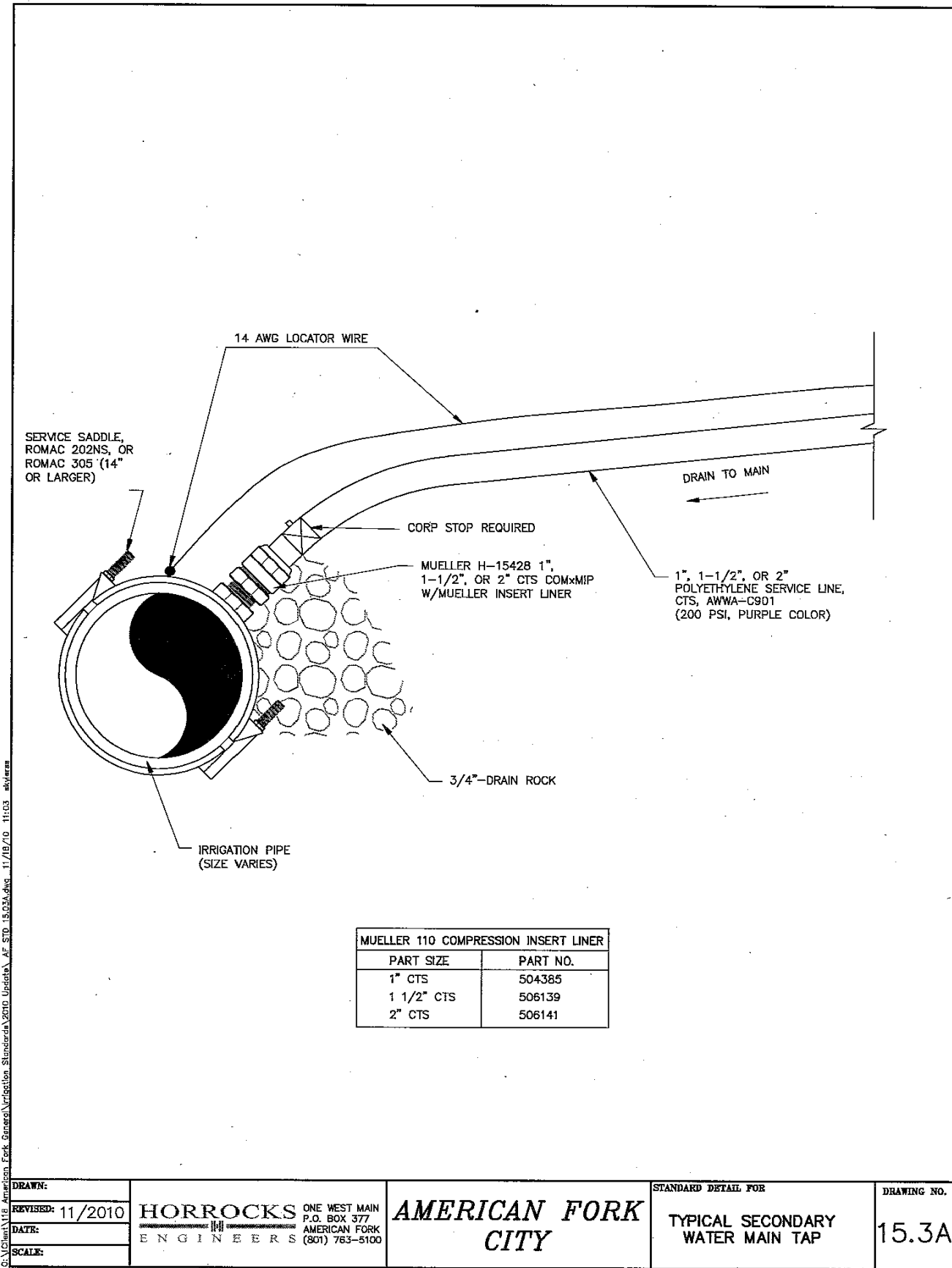
PROJECT

**HARRINGTON
CENTER
FOR THE
ARTS**

DESCRIPTION

**SITE
PLAN**

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
ACTION			DATE
SITE PLAN			02/06/23

PROJECT

HARRINGTON CENTER FOR THE ARTS

DESCRIPTION

SITE PLAN

SHEET NAME GENERAL DETAILS
SHEET NUMBER D2



Recharger® 330XLHD Bare Chamber Storage Volumes

Calculations are based on installed chamber length.
All above values are nominal.
Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 58" (1473 mm) center-to-center spacing.

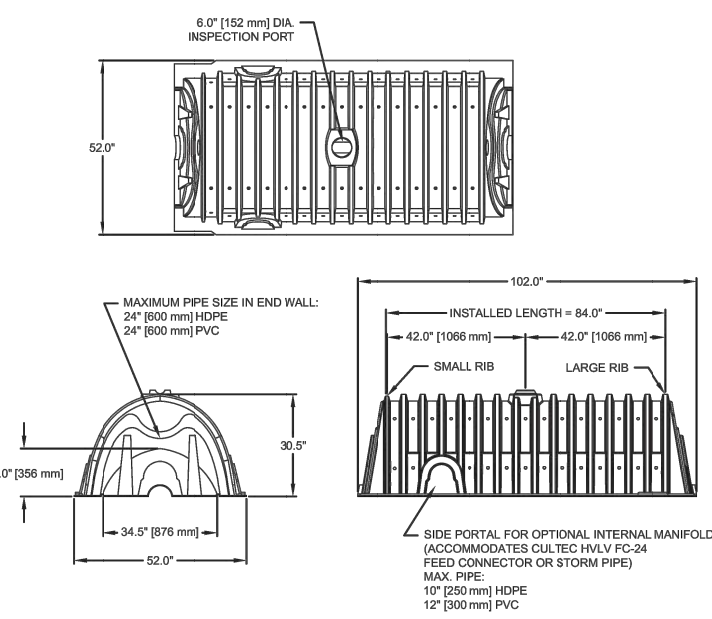
Calculations are based on installed chamber length.
Includes 6" (305 mm) stone above crown of chamber and typical stone surround at 58" (1473 mm) center-to-center spacing and stone foundation as listed in table.
Stone void calculated at 40%.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com

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CULTEC Recharger® 330XLHD Stormwater Chamber

MODEL 3300-RHD STAINLESS STEEL	
SMALL RIB	LARGE RIB
MODEL 3300-RHD STARTER	
SMALL RIB	LARGE RIB
MODEL 3300-RHD INTERMEDIATE	
SMALL RIB	LARGE RIB
MODEL 3300-RHD END	
SMALL RIB	LARGE RIB



CULTEC RECHARGER 3303LHD CHAMBER STORAGE = 7.459 CFMT (2.160 m³/hr)
 INSTALLED LENGTH ADJUSTMENT = 1.8' (0.66 m)
 SIDE PORTAL ACCEPTS CULTEC HMLV FC-24 FEED CONNECTOR

HIDDEN END

MODELHD

MODELHD

MODELHD

SHOWN WITH SIDE PORTAL TRIMMED AND
OPTIONAL CULTCH/HVLY FEED CONNECTOR
INSERTED.

SHOWN WITH SIDE PORTAL TRIMMED AND
OPTIONAL CULTECHVLVFEED CONNECTOR
INSERTED.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

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CULTEC Recharger® 330XLHD Stormwater Chamber

[illegible]

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

© CULTEC, Inc., June 2020 SUB39000LHD 06-2

CULTEC Recharger® 330XLHD Stormwater Chamber

GENERAL
CULTEC Recharger® 330XLHD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

7. The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
8. The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
9. The chamber shall be arched in shape.
10. The chamber shall be open-top-bottom.
11. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shoulder overlapping ribs, having no separate couplings or separate end walls.
12. The nominal chamber dimensions of the CULTEC Recharge® 330XLHD shall be 30.5 inches (775 mm) tall, 52 inches (1321 mm) wide and 8.5 feet (2.59 m) long. The installed length of a joined Recharge® 330XLHD shall be 7 feet (2.13 m).
13. The chamber operating on the corner end shall be 24 inches (610 mm) long.
14. The chamber shall have two side ports to attach CULTEC HVLPV-FC24 Feed Connectors to create an internal manifold. Maximum allowable O.D. in the side portals is 10 inches (250 mm) HDPE and 12 inches (300 mm) PVC.
15. The nominal chamber dimensions of the CULTEC HVLPV-FC24 Feed Connector shall be 32 inches (805 mm) tall, 16 inches (406 mm) wide and 8.5 feet (2.59 m) long.
16. The nominal storage volume of the Recharge® 330XLHD chamber shall be 7.459 ft^3 (0.693 m^3) - without stone. The nominal storage volume of a single Recharge® 330XLHD Stand Alone unit shall be 63.40 ft^3 (1.80 m^3) - without stone. The nominal storage volume of the Recharge® 330XLHD Intermediate unit shall be 147.88 ft^3 (4.178 m^3) - without stone. The nominal storage volume of the length adjustment amount per unit shall be 11.19 ft^3 (0.314 m^3) - without stone.
17. The nominal storage volume of the HVLPV-FC24 Feed Connector shall be 0.913 ft^3 (0.026 m^3) - without stone.
18. The Recharge® 330XLHD chamber shall have fifty-six discharge holes bored into the side walls of the unit's core to promote lateral conveyance of water.
19. The Recharge® 330XLHD chamber shall have 14 corrugations.
20. The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
21. The Recharge® 330XLHD Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate panels or separate end walls.
22. The Recharge® 330XLHD Starter unit must be formed as a whole chamber having one fully formed integral end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
23. The Recharge® 330XLHD Intermediate unit must be formed as a whole chamber having one fully open end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
24. The Recharge® 330XLHD End unit must be formed as a whole chamber having one fully formed integral end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
25. The HVLPV-FC24 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end panels or separate walls. The unit shall fit into side portals of the Recharge® 330XLHD and act as cross feed connections.
26. Chambers must have horizontal stiffening flex reduction steps between the ribs.
27. The chamber shall have a raised inlet cap at the top of the arch in the center of each unit to be used as an optional lifting point.
28. The units may be trimmed to custom lengths by cutting back by any corrugation on the large rib end.
29. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
30. The chamber shall be designed and manufactured to meet the material and structural requirements of IAPMO PS 63-2019, including resistance to AASHTO H-10 and H-20 highway live loads, when installed in accordance with CULTEC's installation instructions.
31. The chamber shall be designed and manufactured in accordance with the specifications of NSAI Irish Agreement Board Certificate for Culvert Attenuation and Infiltration.
32. Maximum allowable cover over the top of the chamber shall be 12" (3.66 m).
33. The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com

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1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

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

ACTION	DATE
SITE PLAN	02/06/23

PROJECT

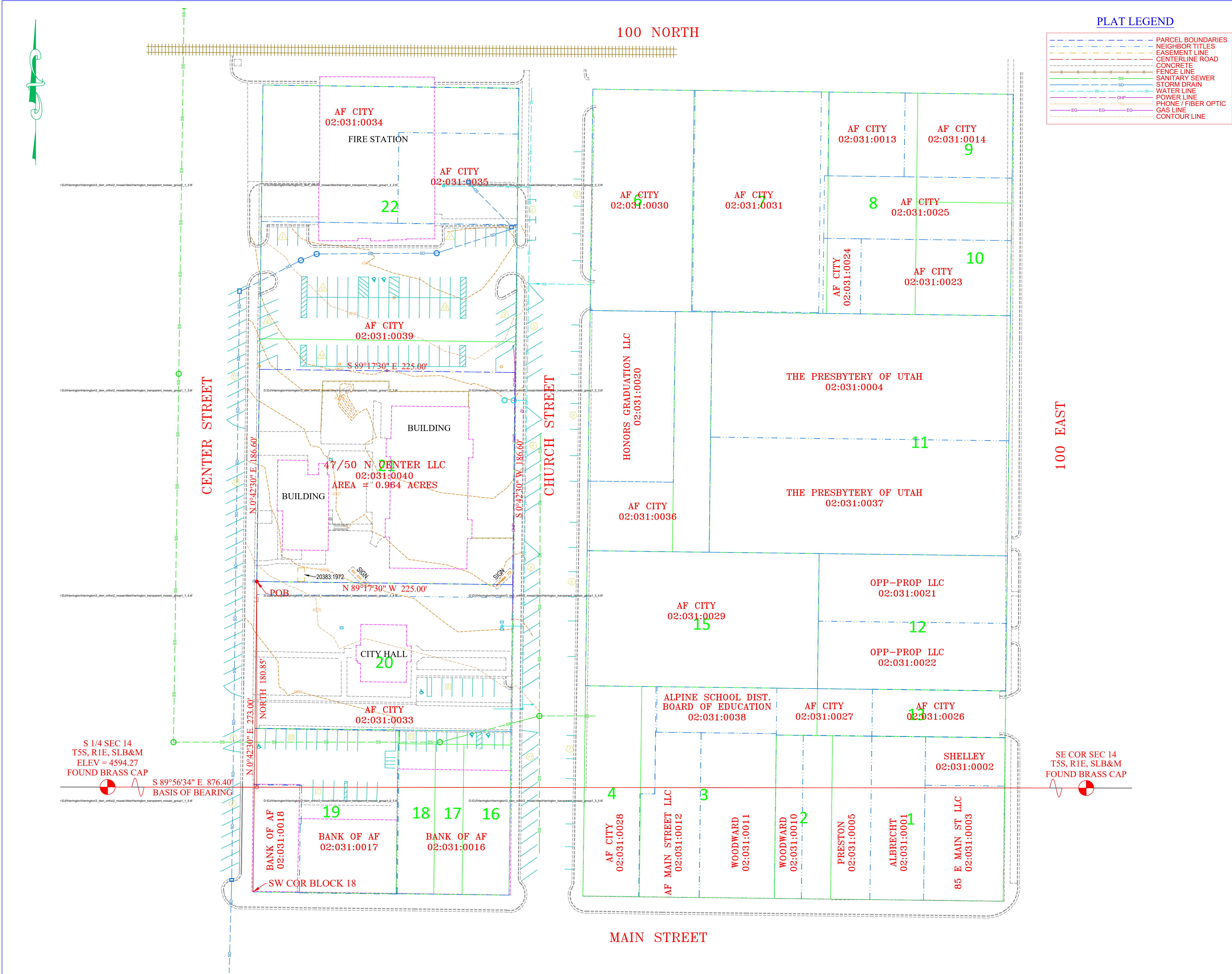
HARRINGTON
CENTER
FOR THE
ARTS

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	<i>D3</i>

amy.drivel@berglab.ch/2022/Therapieschool/harington/side



PLAT LEGEND

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

RECORD DESCRIPTION

Beginning at the Northwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence East 225 feet; thence South 448.1 feet; thence West 225 feet; thence North 448.1 feet to the place of beginning. Being all of Lots 21 and 22, and part of Lot 20, of said Block 18, and situate in Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

Less and Excepting:
Commencing at the Northwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots, which point may be further described as being North 759.00 feet and East 66.00 feet from the Survey Monument in the intersection of Main and Center Streets; thence South 89°55' East along the north line of Block 18, the same being the south line of 1st North Street, 225.05 feet to the west line of Church Street; thence South along the west line of Church Street 40.00 feet; thence North 89°55' West 105.05 feet; thence South 80.00 feet; thence North 89°55' West 120.00 feet; thence North 120.0 feet, more or less, to the point of beginning.

Less and Excepting:
Commencing at a point on the west line of Church Street, American Fork, Utah, which point is South 89°55' East 225.05 feet and South 40.00 feet from the Northwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence South along the west line of Church Street 80.00 feet; thence North 89°55' West 105.05 feet; thence North 80.00 feet; thence South 89°55' East 105.05 feet to the point of beginning.

Less and Excepting:
Commencing 144 North of the Southwest Corner of Block 18, new plat of Block 18, American Fork City, thence running East 225 feet; thence North 129 feet; thence West 225 feet; thence South 129 feet to the point of beginning.

Less and Excepting:
Commencing 120 feet South of the Northwest Corner of Lot 22, Block 18, Plat A, American Fork City Survey of Building Lots; thence East 225 feet; thence South 130 feet; thence West 225 feet; thence North 130 feet to the point of beginning. Being a part of Lot 21 and 22 of said Block 18.

AS-SURVEYED DESCRIPTION

Beginning at a point located South 89°56'34" East along section line 876.40 feet and North 180.85 feet from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said point also being located North 0°42'30" East along block line 273.00 feet from the Southwest Corner of Block 18, Plat "A", American Fork City Survey of Building Lots; thence North 0°42'30" East 186.60 feet; thence South 89°17'30" East 225.00 feet; thence South 0°42'30" West 186.60 feet; thence North 89°17'30" West 225.00 feet to the point of beginning.
Area = 0.964 Acres

NARRATIVE

The Basis of Bearing for this survey is South 89°56'34" East along Section Line from the South Quarter Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the Southeast Corner of said Section 14. Both monuments were located as shown on county tie sheets. The block survey is based on the Amended Plat of Block 18, Plat "A", American Fork City Survey. Block definition shows Center Street, Church Street and 100 East Street as parallel to one another with Main Street being perpendicular. Locations of said street improvements show that Center and Church Streets are parallel with Main Street being perpendicular. The East/West position of the block definition is based on the existing street improvements along Church Street and verified by existing buildings and fence lines. The North/South position of the block is based on existing sidewalks, building lines and fence lines. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements.

COMMITMENT FOR TITLE INSURANCE

A COMMITMENT FOR TITLE INSURANCE #310932, ISSUED BY OLD REPUBLIC NATIONAL TITLE COMPANY, DATED JUNE 30, 2021.

SCHEDULE B-II EASEMENTS:
ITEM 13 MOUNTAIN STATES TELEPHONE AND TELEGRAPH - ENTRY 20383:1972.
SEE MAP FOR EASEMENT LOCATION.

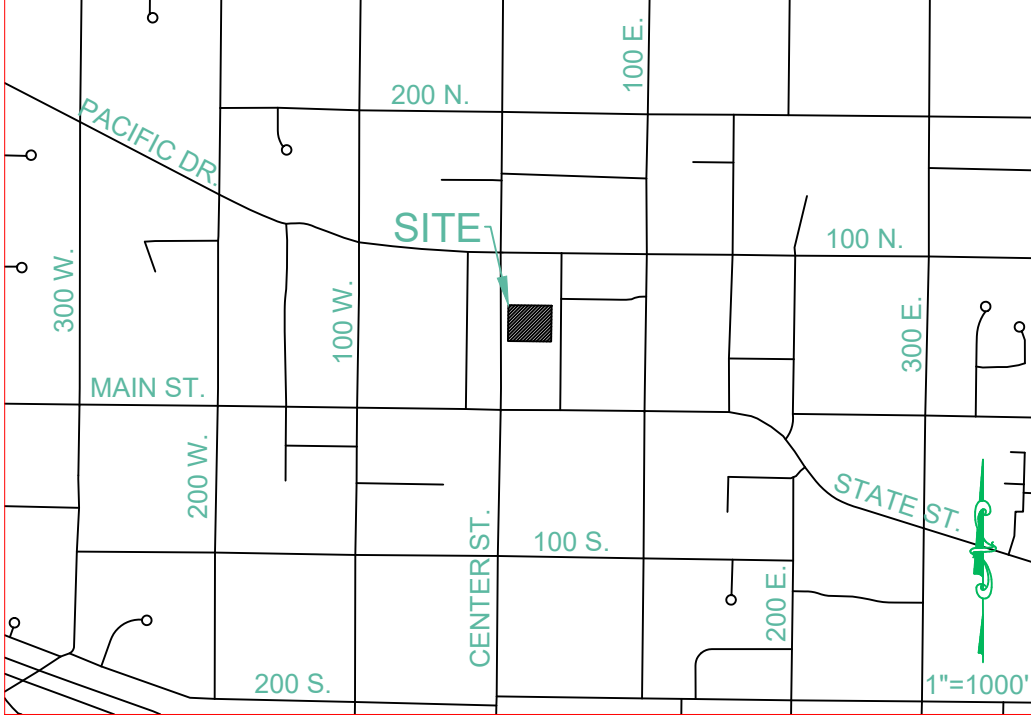
CERTIFICATION

I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in July 2021, I made a survey of the property described on this plat.

This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

Aaron D. Thomas
AARON D. THOMAS
10-22-21
STATE OF UTAH
AARON D. THOMAS - PLS NO. 6418780

VICINITY MAP



KEYED NOTES

- 2012 EXISTING NATURAL STONE BASE, REPAIR AND RESTORE
2013 EXISTING BRICK, REPAIR AND RESTORE
2014 EXISTING EYEBROW ASSEMBLY, REPAIR AND RESTORE
2015 EXISTING BRICK ACCENT RISBS, REPAIR AND RESTORE
2016 EXISTING ROOF EAVE, REPAIR AND RESTORE
2017 EXISTING LOUVER, REMOVE IN ENTIRETY, REPLACE W/ NEW GRATE AND INSULATION
2018 EXISTING CAST CONCRETE ARCH, REPAIR AND RESTORE
2019 EXISTING WINDOW CAST SILL, REPAIR AND RESTORE
206.1 EXISTING WINDOW AND FRAME, REMOVE IN ITS ENTIRETY - REPLACE WITH SCHEDULED GLAZING AND FRAME
206.2 EXISTING DORMERS, REPAIR AND RESTORE
206.3 EXISTING BUILDING NAME PLATE, RELOCATE BASED ON OWNER INSTRUCTION
206.4 EXISTING DOOR, REMOVE IN ENTIRETY - REPLACE WITH SCHEDULED DOOR AND FRAME
206.5 EXISTING ROOF, REPAIR AND RESTORE
206.6 EXISTING BASEMENT WINDOW, INFILL AS DIRECTED
400.3 BRICK VENEER ASSEMBLY
709.4 PRE-FINISHED METAL CANOPY
715.0 PREFINISHED METAL COMPOSITE MATERIAL (MCM) PANEL SYSTEM
800.0 SCHEDULED DOOR & FRAME
804.1 ANODIZED ALUMINUM CURTAIN WALL SYSTEM
2604.0 LIGHT FIXTURE - POLE MOUNTED - W/ CONCRETE BASE - REFER TO DETAILS & ELECTRICAL DRAWINGS
3200.2 4" CONCRETE RAMP & LANDING W/ BROOMED FINISH, OVER SUBBASE - PROVIDE 4" HIGH RAISED CURBS EACH SIDE - REFER TO DETAILS
3202.5 WATER FOUNTAIN, SEE LANDSCAPE SHEETS FOR FURTHER DETAILS
3206.4 GLASS GUARDRAIL

REV DATE DESCRIPTION

VCBO NUMBER: 18200
CLIENT NUMBER: 00000
DATE: 2021-01-14

HARRINGTON CENTER
HARRINGTON CENTER FOR THE ARTS
50 N CENTER STREET, AMERICAN FORK, UT
SCHEMATIC DESIGN

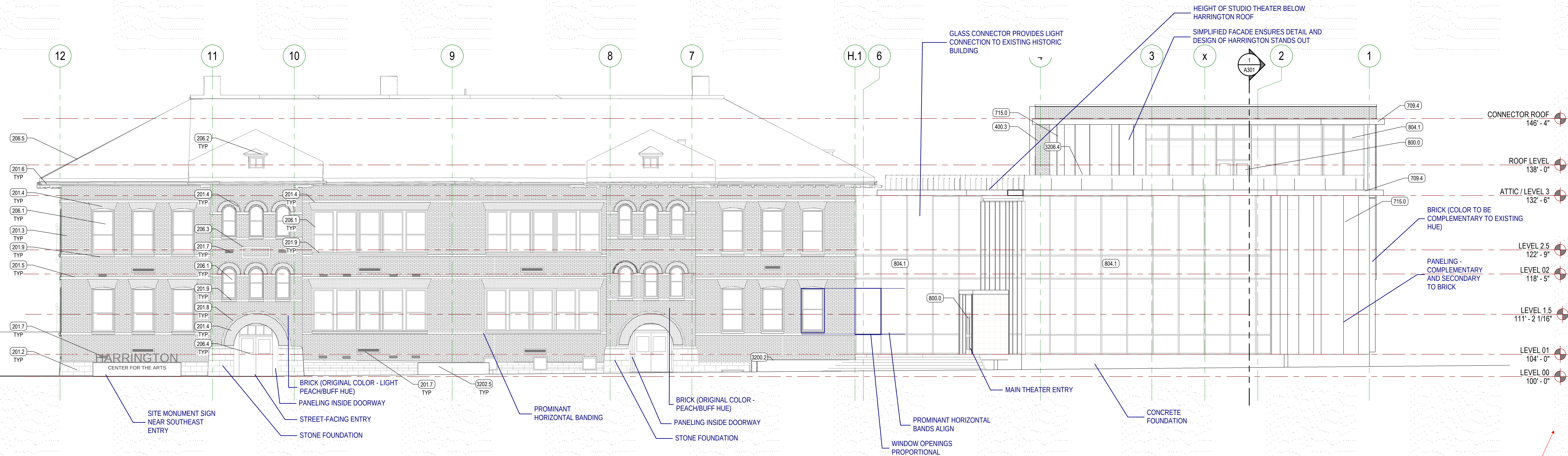
EXTERIOR ELEVATIONS

A201



C1 ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



A1 ELEVATION - EAST

SCALE: 1/8" = 1'-0"

KEYED NOTES

201.4	EXISTING EYEBROW ASSEMBLY, REPAIR AND RESTORE
201.5	EXISTING BRICK ACCENT RISBS, REPAIR AND RESTORE
201.6	EXISTING ROOF EAVES, REPAIR AND RESTORE
201.9	EXISTING WINDOW CAST SILL, REPAIR AND RESTORE
206.1	EXISTING WINDOW AND FRAME, REMOVE IN ITS ENTIRETY - REPLACE WITH SCHEDULED GLAZING AND FRAME
206.2	EXISTING CORNERS, REPAIR AND RESTORE
206.5	EXISTING ROOF, REPAIR AND RESTORE
301.1	REINFORCED CONCRETE FOUNDATION WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER TO STRUCTURAL DRAWINGS
301.2	REINFORCED CONCRETE WALL - ARCHITECTURAL GRADE FINISH WHERE EXPOSED - REFER TO STRUCTURAL DRAWINGS
400.3	BRICK VENEER ASSEMBLY
709.3	PRE-FINISHED METAL CAP AND CLEAT
709.4	PRE-FINISHED METAL CANOPY
715.0	PREFINISHED METAL COMPOSITE MATERIAL (MCM) PANEL SYSTEM
800.0	SCHEDULED DOOR & FRAME
804.1	ANODIZED ALUMINUM CURTAIN WALL SYSTEM
2604.0	LIGHT FIXTURE - POLE MOUNTED - W/ CONCRETE BASE - REFER TO DETAILS & ELECTRICAL DRAWINGS
3200.2	4" CONCRETE RAMP & LANDING W/ BROOMED FINISH OVER SUBBASE - PROVIDE 4" HIGH RAISED CURBS EACH SIDE - REFER TO DETAILS
3200.3	CONCRETE STAIR
3202.5	WATER FOUNTAIN, SEE LANDSCAPE SHEETS FOR FURTHER DETAILS
3206.4	GLASS GUARDRAIL

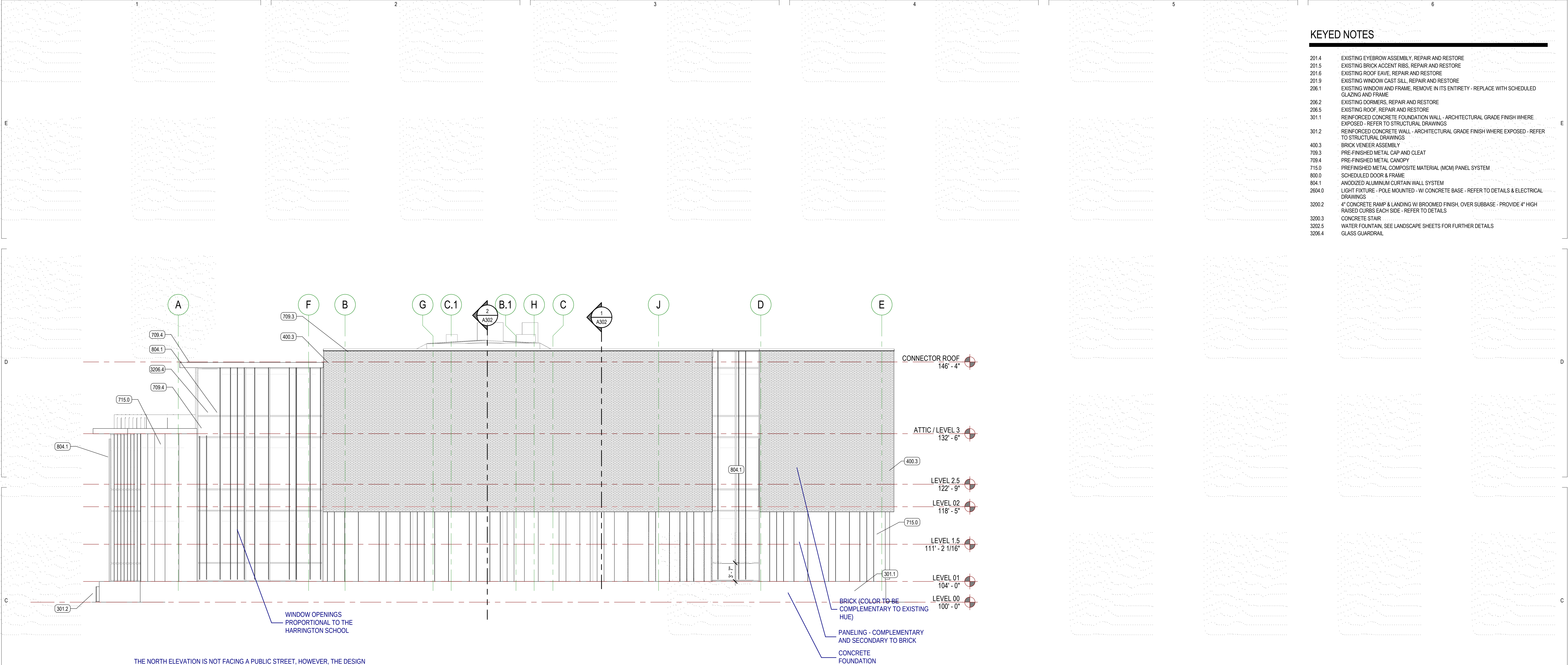
REV	DATE	DESCRIPTION
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VCBO NUMBER:	18200
CLIENT NUMBER:	00000
DATE:	2021-01-14

HARRINGTON CENTER
HARRINGTON CENTER FOR THE ARTS
50 N CENTER STREET, AMERICAN FORK, UT
SCHEMATIC DESIGN

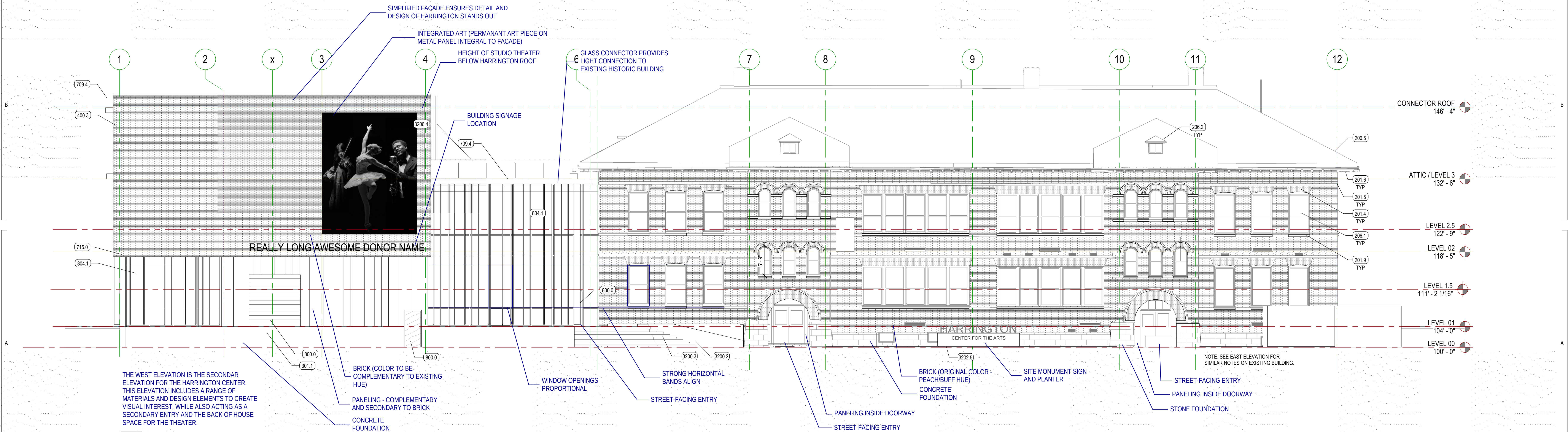
EXTERIOR ELEVATIONS

A202



THE NORTH ELEVATION IS NOT FACING A PUBLIC STREET, HOWEVER, THE DESIGN INCLUDES A RANGE OF MATERIALS AND ARTICULATION TO CREATE VISUAL INTEREST WITH THE GLASS, BRICK, AND PANELING.

C1 ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



THE WEST ELEVATION IS THE SECONDAR ELEVATION FOR THE HARRINGTON CENTER. THIS ELEVATION INCLUDES A RANGE OF MATERIALS AND DESIGN ELEMENTS TO CREATE VISUAL INTEREST, WHILE ALSO ACTING AS A SECONDARY ENTRY AND THE BACK OF HOUSE SPACE FOR THE THEATER.

A1 ELEVATION - WEST
SCALE: 1/8" = 1'-0"

PLUMBING FIXTURE ANALYSIS

IBC 2015 2902.1		
OCCUPANCY TYPE	E	
OCCUPANTS	1050	
DIVIDE BY 2	525	EA, MALE & FEMALE
WATER CLOSETS		
FEMALE (1:50)	11	REQUIRED
MALE (1:50)	14	PROVIDED
URINALS (87% of WC in A and E, 50% all other occupancies)	12	REQUIRED (2 WC, 3 URINALS)
	2	WC PROVIDED
LAVATORIES		
FEMALE (1:50)	11	REQUIRED
MALE (1:50)	11	PROVIDED
DRINKING FOUNTAINS (HIGHLOW PER 1109.5.1)	11	REQUIRED
1:100 (50% may be water coolers or bottled water per IPC 2012.410.3 Substitution)	6	TBD
SERVICE SINK	1	REQUIRED
	1	PROVIDED

LEGEND - OCCUPANCY				
Occupancy Category	Table 10-A	Occupant Load Factor	Total Occupants	Level
B Business Area		150	6	BASEMENT
EX Exercise Rooms		50	106	BASEMENT
SIM Accessory Storage Area, Mechanical, Equipment Room		300	9	BASEMENT
BASEMENT			121	
EX Exercise Rooms		50	34	EX BASEMENT
SIM Accessory Storage Area, Mechanical, Equipment Room		300	8	EX BASEMENT
EX BASEMENT			42	
AU Assembly - Unconcentrated (tables and chairs)		15	177	LEVEL 01
B Business Area		150	14	LEVEL 01
EC Education - Classroom		20	70	LEVEL 01
EX Exercise Rooms		50	52	LEVEL 01
SIM Accessory Storage Area, Mechanical, Equipment Room		300	4	LEVEL 01
LEVEL 01			317	
B Business Area		150	2	LEVEL 1.5
LEVEL 1.5			2	
AF Assembly - Fixed Seating		0	63	LEVEL 02
B Business Area		150	11	LEVEL 02
EC Education - Classroom		20	67	LEVEL 02
ES Educational Shop and Vocational Area		50	14	LEVEL 02
EX Exercise Rooms		50	67	LEVEL 02
L Locker Room		50	13	LEVEL 02
SIM Accessory Storage Area, Mechanical, Equipment Room		300	2	LEVEL 02
LEVEL 02			237	
B Business Area		150	5	LEVEL 2.5
LEVEL 2.5			5	
AG Assembly - Exhibit Gallery and Museum		30	32	ATTIC / LEVEL 3
AU Assembly - Unconcentrated (tables and chairs)		15	187	ATTIC / LEVEL 3
K Kitchen - Commercial		200	1	ATTIC / LEVEL 3
ATTIC / LEVEL 3			220	
Grand total			944	

FIRE RATING LEGEND				
---	SMOKE PARTITION - WALL CONSTRUCTION			
---	1 HOUR FIRE BARRIER - WALL CONSTRUCTION			
---	2 HOUR FIRE BARRIER - WALL CONSTRUCTION			
---	2 HOUR FIRE WALL - WALL CONSTRUCTION			
---	3 HOUR FIRE BARRIER - WALL CONSTRUCTION			
---	DRAFT CURTAIN W/ AUTOMATIC SPRINKLER HEAD @ 6'-0" O.C. MAX. EACH SIDE			
---	PATH OF TRAVEL TO EXIT			
---	COMMON PATH OF TRAVEL TO EXIT			

PLANS FOR PRELIMINARY REFERENCE ONLY - NOT FOR PERMIT OR CONSTRUCTION

CODE MAX. OCCUPANCY

DESIGN DATA

GOVERNING BUILDING CODES:

IBC 2018, to include Appendix J, ANSI 117-1.2009, NFPA 101 LIFE SAFETY 2018; IMC 2018, IPC 2018, IECC 2018, for commercial projects, IFGC 2018, NEC 2017

OCCUPANCY TYPE - CH 3

E - EDUCATIONAL

ALLOWABLE BUILDING HEIGHT: PER TABLE 504.3. 75 FEET

- EXCEPTION: TOWERS, SPIRES, STEEPLES AND OTHER ROOF STRUCTURES: THE STRUCTURES SHALL BE UNLIMITED IN HEIGHT WHERE OF NONCOMBUSTIBLE MATERIALS AND SHALL NOT EXTEND MORE THAN 20 FEET ABOVE THE ALLOWABLE BUILDING HEIGHT WHERE OF COMBUSTIBLE MATERIALS (SEE CHAPTER 15 FOR ADDITIONAL REQUIREMENTS).
- ACTUAL HEIGHT - 51 FEET

ALLOWABLE STORIES ABOVE GRADE PLANE: PER TABLE 504.4. 3

ACTUAL STORIES - 3

BUILDING AREA: PER TABLE 506.2 228,125 SQUARE FEET

ACTUAL AREA - 52,617 SQUARE FEET

A_a = Allowable area (square feet).
A_t = Tabular allowable area factor (NS, S1, or S13R value, as applicable) in accordance with Table 506.2.
NS = Tabular allowable area factor in accordance with Table 506.2 for nonsprinklered building (regardless of whether the building is sprinklered).
If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
Sa = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.

AREA MODIFICATIONS - 506.2.3 Single-occupancy, multistory buildings
A_a = A_t × (NS × If) × Sa (Equation 5-2)
A_a = 43,500 × (43,500 × .75) × (3) = 228,125 SQUARE FEET

INCIDENTAL USE AREAS: PER TABLE 509

- Furnace room where any piece of equipment is over 400,000 Btu per hour input
 - 1 hour or provide automatic sprinkler system
- Boiler Rooms where the largest piece of equipment is over 15 psi and 10 horsepower
 - 1 hour or provide automatic sprinkler system
- Paint shops, not classified as Group H, located in occupancies other than Group F
 - 2 hours, or 1 hour and provide automatic sprinkler system
- In Group E occupancies, laboratories and vocational shops not classified as Group H
 - 1 hour or provide automatic sprinkler system
- In Group I-2 or ambulatory care facilities, laboratories not classified as Group H
 - 1 hour and provide automatic sprinkler system
- Laundry rooms over 100 square feet
 - 1 hour or provide automatic sprinkler system
- In Group I-2, laundry rooms over 100 square feet
 - 1 hour
- In Group I-2, physical plant maintenance shops
 - 1 hour
- In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater
 - 1 hour
- In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet
 - 1 hour or provide automatic sprinkler system
- In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet
 - 1 hour

PROTECTION: PER SECTION 509.4.2

- Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

PER TABLE 601:

- PRIMARY STRUCTURAL FRAME - 0 HOUR
- BEARING WALLS
 - EXTERIOR - 0 HOUR
 - INTERIOR - 0 HOUR
- NON-BEARING WALLS & PARTITION
 - EXTERIOR - 0 HOUR
 - INTERIOR - 0 HOUR
- FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - 0 HOUR
- ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - 0 HOUR

AUTOMATIC SPRINKLER SYSTEM: PER SECTION 903 - AUTOMATIC SPRINKLER SYSTEM PROVIDED

DESIGN OCCUPANCY LOAD: PER SECTION 1004

- BASEMENT - 158 OCCUPANTS
- LEVEL 1 - 321 OCCUPANTS
- LEVEL 2 - 287 OCCUPANTS
- LEVEL 3 - 220 OCCUPANTS

EGRESS WIDTH FOR OCCUPANCY SERVED: PER 1005

- STAIRS: 0.3 IN / OCC. OR 0.2 IN / OCC. IF AUTOMATIC SPRINKLER PER 903.3.1.1 OR 903.3.1.2
- AND EMERGENCY VOICE/ALARM PER 907.5.2.2
- OTHER EGRESS: 0.2 IN / OCC. OR 0.15 IN / OCC. IF AUTOMATIC PER 903.3.1.1 OR 903.3.1.2
- AND EMERGENCY VOICE/ALARM PER 907.5.2.2
- REQUIRED STAIR WIDTH: 36X OCCS. x 0.2 = 72X"
- TOTAL STAIR WIDTH PROVIDED
- BASEMENT: 158 OCCS. x 0.2 = 31.6' REQUIRED (DOORS, CORRIDOR, ETC)
- PROVIDED: 192' (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 1: 321 OCCS. x 0.2 = 64.2' REQUIRED (DOORS, CORRIDOR, ETC)
- PROVIDED: 466' (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 2: 287 OCCS. x 0.2 = 57.4' REQUIRED (DOORS, CORRIDOR, ETC)
- PROVIDED: 318' (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 3: 220 OCCS. x 0.2 = 44' REQUIRED (DOORS, CORRIDOR, ETC)
- PROVIDED: 102' (NOT INCL. MECH. RM. EXIT DOORS)

EXIT ACCESS - CH 10

COMMON PATH OF EGRESS TRAVEL: PER TABLE 1006.2.1

- (Measured from the most remote point within a story to that point where the occupants have separate access to two exits or exit access doorways) 75 FEET
- 1006.2.1 Where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1

2 EXITS REQUIRED - PER 1006.3.1

- WHERE THE OCCUPANCY LOAD TOTALS MORE THAN 50
- PLACE FAR ENOUGH APART - NOT LESS THAN 1/2 MAXIMUM DIAGONAL DIMENSION OF AREA SERVED (MEASURED STRAIGHT LINE BETWEEN EXITS)

THROUGH INTERVENING SPACES PER 1016.2

- PERMITTED WHERE ADJOINING ROOMS OR AREAS ACCESSORY TO THE AREAS SERVED, IS NOT HIGH HAZARD OCCUPANCY, AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

TRAVEL DISTANCE: PER TABLE 1017.2

- WITHOUT SPRINKLER SYSTEM - 200' MAXIMUM LENGTH OF EXIT ACCESS TRAVEL DISTANCE
- WITH SPRINKLER SYSTEM - 250' MAXIMUM LENGTH OF EXIT ACCESS TRAVEL
- SEE MEASUREMENT 1017.3 (INCLUDES COMMON PATH DISTANCE)

CORRIDOR FIRE RESISTANCE RATING: PER TABLE 1020.1

- WITHOUT SPRINKLER SYSTEM - 1 HOUR FIRE RATED CONSTRUCTION WITH AN OCCUPANT LOAD OF ≥ 30
- WITH SPRINKLER SYSTEM - X HOUR FIRE RATED CONSTRUCTION

MINIMUM CORRIDOR WIDTH: PER TABLE 1020.2 IN INCHES

- 44 UNLESS NOTED OTHERWISE
- 36 WITH AN OCCUPANT LOAD OF LESS THAN 50
- 72 AMBULATORY CARE AND AREAS SERVING STRETCHERS
- 72 GROUP E WITH OCCUPANT LOAD OF 100 OR MORE

DEAD ENDS: PER 1020.4

- MUST BE LESS THAN 20' WHERE MORE THAN ONE EXIT IS REQUIRED,
- OR 50' IN SPRINKLERED BUILDING (EXCEPTION 2)
- OR THE LENGTH IS 2.5 TIMES THE WIDTH (EXCEPTION 3)

INTERIOR WALL & CEILING FINISH REQUIREMENTS: PER TABLE 803.11

- IN SPRINKLERED BUILDING
- EXIT ENCLOSURES AND EXIT PASSAGEWAYS - CLASS B
- CORRIDORS AND OTHER EXIT WAYS - CLASS C
- ROOMS AND ENCLOSED SPACES - CLASS C

INTERIOR FLOORS FINISH: PER 804

- IN SPRINKLERED BUILDING - CLASS I & II

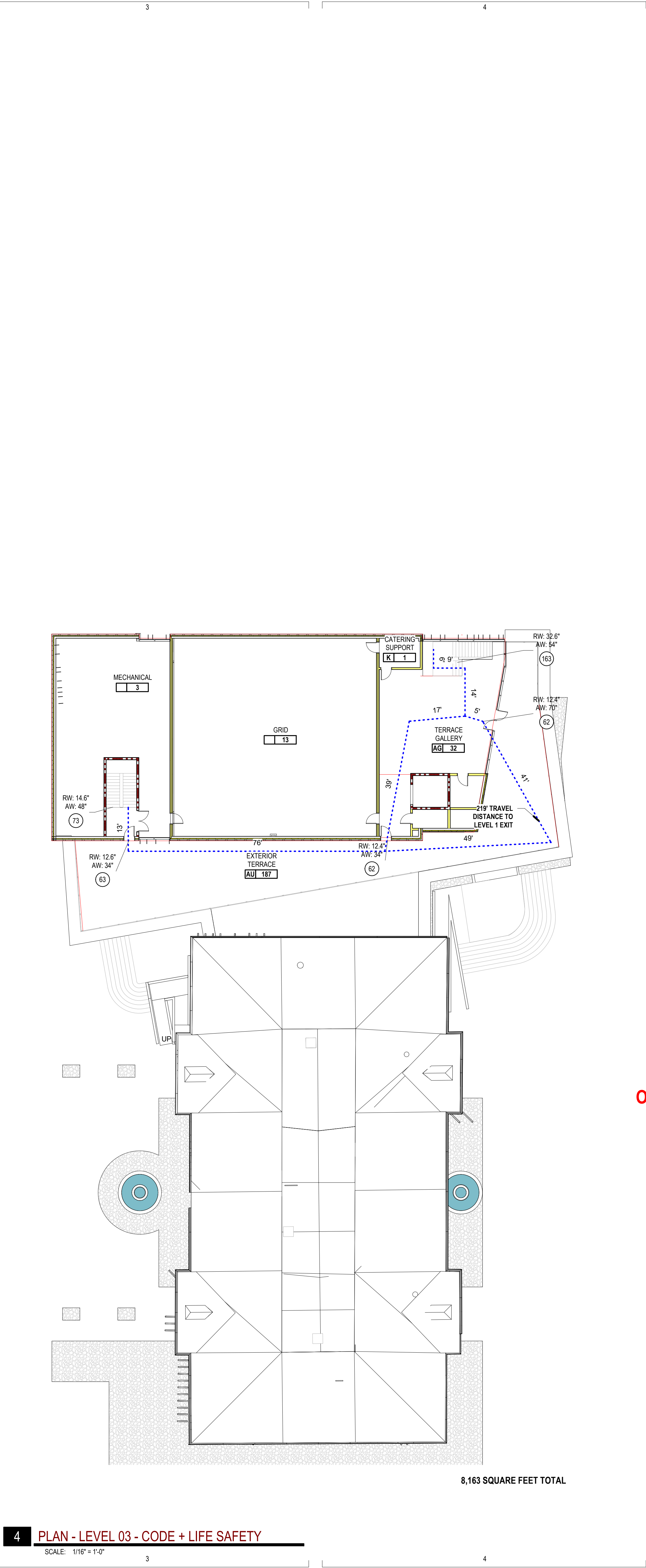
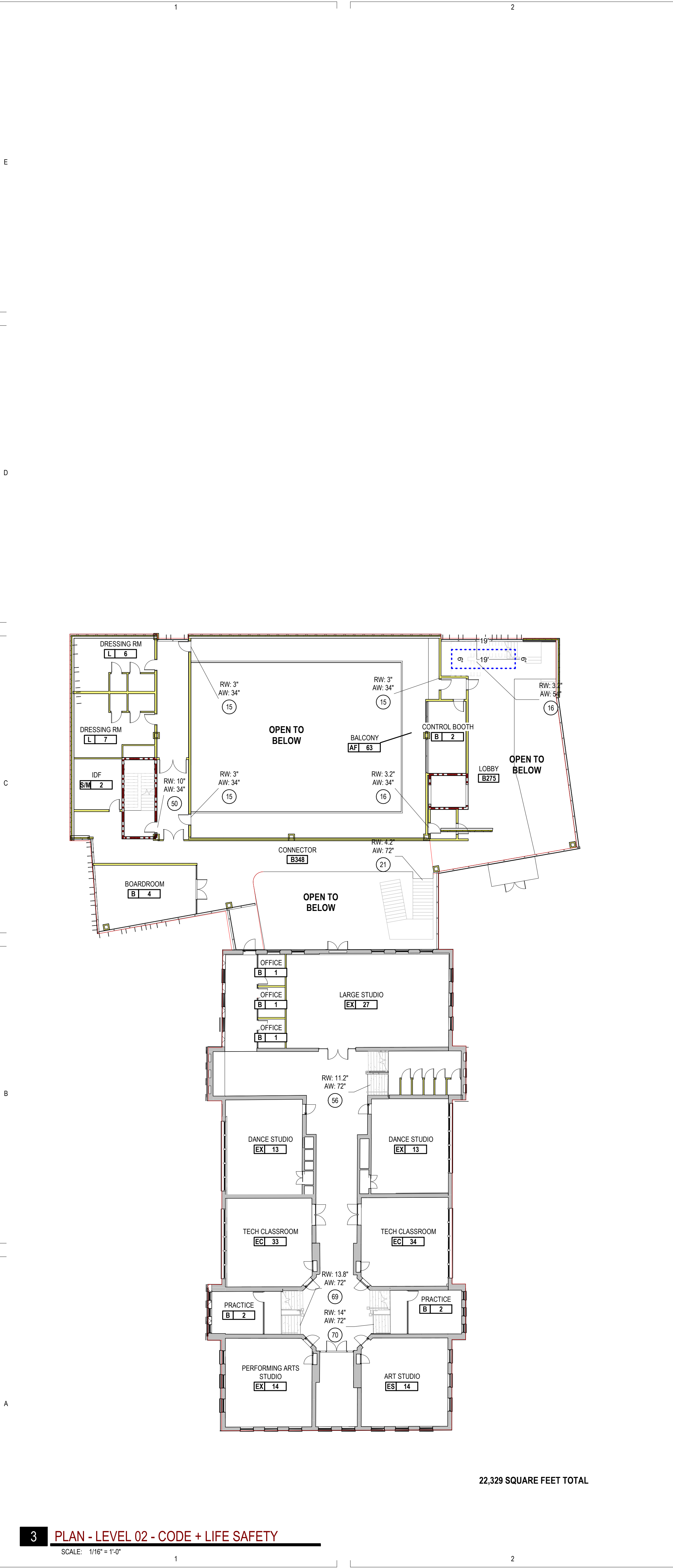
REV DATE DESCRIPTION

VCBO NUMBER: 18200
CLIENT NUMBER: 00000
DATE: 2021-01-14

HARRINGTON CENTER
HARRINGTON CENTER FOR THE ARTS
50 N CENTER STREET, AMERICAN FORK, UT
SCHEMATIC DESIGN

CODE + LIFE SAFETY

G102



PLUMBING FIXTURE ANALYSIS

IBC 2015 2002.1		
OCCUPANCY TYPE	E	
OCCUPANTS	1050	
DIVIDE BY 2	525	EA, MALE & FEMALE
WATER CLOSETS		
FEMALE (1:50)	11	REQUIRED
MALE (1:50)	14	PROVIDED
URINALS (67% of WC in A and E, 50% all other occupancies)	11	REQUIRED (2 WC, 3 URINALS)
	12	WC PROVIDED
	2	URNAL PROVIDED
LAVATORIES		
FEMALE (1:50)	11	REQUIRED
MALE (1:50)	11	PROVIDED
DRINKING FOUNTAINS (HIGH-LOW PER 1109.5.1)		
1:100 (50% may be water coolers or bottled water per IPC 2012.410.3 Substitution)	6	TBD
SERVICE SINK	1	REQUIRED
	1	PROVIDED

LEGEND - OCCUPANCY				
Occupancy Category	Table 10-A	Occupant Load Factor	Total Occupants	Level

B	Business Area	150	6	BASEMENT
EX	Exercise Rooms	50	106	BASEMENT
SIM	Accessory Storage Area, Mechanical, Equipment Room	300	9	BASEMENT
BASEMENT				121
EX	Exercise Rooms	50	34	EX BASEMENT
SIM	Accessory Storage Area, Mechanical, Equipment Room	300	8	EX BASEMENT
EX BASEMENT				42
AU	Assembly - Unconcentrated (tables and chairs)	15	177	LEVEL 01
B	Business Area	150	14	LEVEL 01
EC	Education - Classroom	20	70	LEVEL 01
EX	Exercise Rooms	50	52	LEVEL 01
SIM	Accessory Storage Area, Mechanical, Equipment Room	300	4	LEVEL 01
LEVEL 01				317
B	Business Area	150	2	LEVEL 1.5
LEVEL 1.5				2
AF	Assembly - Fixed Seating	0	63	LEVEL 02
B	Business Area	150	11	LEVEL 02
EC	Education - Classroom	20	67	LEVEL 02
ES	Educational Shop and Vocational Area	50	14	LEVEL 02
EX	Exercise Rooms	50	67	LEVEL 02
L	Locker Room	50	13	LEVEL 02
SIM	Accessory Storage Area, Mechanical, Equipment Room	300	2	LEVEL 02
LEVEL 02				237
B	Business Area	150	5	LEVEL 2.5
LEVEL 2.5				5
AG	Assembly - Exhibit Gallery and Museum	30	32	ATTIC / LEVEL 3
AU	Assembly - Unconcentrated (tables and chairs)	15	187	ATTIC / LEVEL 3
K	Kitchen - Commercial	200	1	ATTIC / LEVEL 3
ATTIC / LEVEL 3				220
Grand Total				944

FIRE RATING LEGEND

---	SMOKE PARTITION - WALL CONSTRUCTION
---	1 HOUR FIRE BARRIER - WALL CONSTRUCTION
---	2 HOUR FIRE BARRIER - WALL CONSTRUCTION
---	2 HOUR FIRE WALL - WALL CONSTRUCTION
---	3 HOUR FIRE BARRIER - WALL CONSTRUCTION
---	DRAFT CURTAIN W/ AUTOMATIC SPRINKLER HEAD @ 6'-0" O.C. MAX. EACH SIDE
---	PATH OF TRAVEL TO EXIT
---	COMMON PATH OF TRAVEL TO EXIT

PLANS FOR PRELIMINARY REFERENCE ONLY - NOT FOR PERMIT OR CONSTRUCTION

#	CODE MAX. OCCUPANCY
---	---------------------

DESIGN DATA

GOVERNING BUILDING CODES:

IBC 2018, to include Appendix J, ANSI 117-1 2009, NFPA 101 LIFE SAFETY 2018; IMC 2018, IPC 2018, IECC 2018, for commercial projects, IFGC 2018, NEC 2017

OCCUPANCY TYPE - CH 3

E - EDUCATIONAL

ALLOWABLE BUILDING HEIGHT: PER TABLE 504.3. 75 FEET

- EXCEPTION: TOWERS, SPIRES, STEEPLES AND OTHER ROOF STRUCTURES: THE STRUCTURES SHALL BE UNLIMITED IN HEIGHT WHERE OF NONCOMBUSTIBLE MATERIALS AND SHALL NOT EXTEND MORE THAN 20 FEET ABOVE THE ALLOWABLE BUILDING HEIGHT WHERE OF COMBUSTIBLE MATERIALS (SEE CHAPTER 15 FOR ADDITIONAL REQUIREMENTS).
- ACTUAL HEIGHT - 51 FEET

ALLOWABLE STORIES ABOVE GRADE PLANE: PER TABLE 504.4. 3

ACTUAL STORIES - 3

BUILDING AREA: PER TABLE 506.2 228,125 SQUARE FEET

ACTUAL AREA - 52,617 SQUARE FEET

A_a = Allowable area (square feet).

A_t = Tabular allowable area factor (NS, S1, or S13R value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for nonsprinklered building (regardless of whether the building is sprinklered).

If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

S_a = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.

AREA MODIFICATIONS - 506.2.3 Single-occupancy, multistory buildings

A_a = A_t × (NS × If) × S_a (Equation 5-2)

A_a = 43,500 × (43,500 × .75) × (3) = 228,125 SQUARE FEET

INCIDENTAL USE AREAS: PER TABLE 509

- Furnace room where any piece of equipment is over 400,000 Btu per hour input
 - 1 hour or provide automatic sprinkler system
- Boiler Rooms where the largest piece of equipment is over 15 psi and 10 horsepower
 - 1 hour or provide automatic sprinkler system
- Paint shops, not classified as Group H, located in occupancies other than Group F
 - 2 hours, or 1 hour and provide automatic sprinkler system
- In Group E occupancies, laboratories and vocational shops not classified as Group H
 - 1 hour or provide automatic sprinkler system
- In Group I-2 or ambulatory care facilities, laboratories not classified as Group H
 - 1 hour and provide automatic sprinkler system
- Laundry rooms over 100 square feet
 - 1 hour or provide automatic sprinkler system
- In Group I-2, laundry rooms over 100 square feet
 - 1 hour
- In Group I-2, physical plant maintenance shops
 - 1 hour
- In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater
 - 1 hour
- In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet
 - 1 hour or provide automatic sprinkler system
- In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet
 - 1 hour

PROTECTION: PER SECTION 509.4.2

- Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

PER TABLE 601:

- PRIMARY STRUCTURAL FRAME - 0 HOUR
- BEARING WALLS
 - EXTERIOR - 0 HOUR
 - INTERIOR - 0 HOUR
- NON-BEARING WALLS & PARTITION
 - EXTERIOR - 0 HOUR
 - INTERIOR - 0 HOUR
- FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - 0 HOUR
- ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - 0 HOUR

AUTOMATIC SPRINKLER SYSTEM: PER SECTION 903 - AUTOMATIC SPRINKLER SYSTEM PROVIDED

DESIGN OCCUPANCY LOAD: PER SECTION 1004

- BASEMENT - 158 OCCUPANTS
- LEVEL 1 - 321 OCCUPANTS
- LEVEL 2 - 287 OCCUPANTS
- LEVEL 3 - 220 OCCUPANTS

EGRESS WIDTH FOR OCCUPANCY SERVED: PER 1005

- STAIRS: 0.3 IN / OCC. OR 0.2 IN / OCC. IF AUTOMATIC SPRINKLER PER 903.3.1.1 OR 903.3.1.2
- AND EMERGENCY VOICE/ALARM PER 807.5.2.2
- OTHER EGRESS: 0.2 IN / OCC. OR 0.15 IN / OCC. IF AUTOMATIC PER 903.3.1.1 OR 903.3.1.2
- AND EMERGENCY VOICE/ALARM PER 807.5.2.2
- REQUIRED STAIR WIDTH: 3' X 0' OCCS. x 0.2 = 3' X 0'
- TOTAL STAIR WIDTH PROVIDED
- BASEMENT: 158 OCCS. x 0.2 = 31'6" REQUIRED (DOORS, CORRIDOR, ETC)
- PROVIDED: 192" (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 1: 321 OCCS. x 0.2 = 64'2" REQUIRED (DOORS, CORRIDOR, ETC)
- PROVIDED: 466" (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 2: 287 OCCS. x 0.2 = 57'4" REQUIRED (DOORS, CORRIDOR, ETC)
- PROVIDED: 318" (NOT INCL. MECH. RM. EXIT DOORS)
- LEVEL 3: 220 OCCS. x 0.2 = 44' REQUIRED (DOORS, CORRIDOR, ETC)
- PROVIDED: 102" (NOT INCL. MECH. RM. EXIT DOORS)

EXIT ACCESS - CH. 10

COMMON PATH OF EGRESS TRAVEL: PER TABLE 1006.2.1

- (Measured from the most remote point within a story to that point where the occupants have separate access to two exits or exit access doorways) 75 FEET
- 1006.2.1 Where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1

2 EXITS REQUIRED - PER 1006.3.1

- WHERE THE OCCUPANCY LOAD TOTALS MORE THAN 50
- PLACE FAR ENOUGH APART - NOT LESS THAN 1/2 MAXIMUM DIAGONAL DIMENSION OF AREA SERVED (MEASURED STRAIGHT LINE BETWEEN EXITS)

THROUGH INTERVENING SPACES PER 1016.2

- PERMITTED WHERE ADJOINING ROOMS OR AREAS ACCESSORY TO THE AREAS SERVED, IS NOT HIGH HAZARD OCCUPANCY, AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

TRAVEL DISTANCE: PER TABLE 1017.2

- WITHOUT SPRINKLER SYSTEM - 200' MAXIMUM LENGTH OF EXIT ACCESS TRAVEL DISTANCE
- WITH SPRINKLER SYSTEM - 250' MAXIMUM LENGTH OF EXIT ACCESS TRAVEL
- SEE MEASUREMENT 1017.3 (INCLUDES COMMON PATH DISTANCE)

CORRIDOR FIRE RESISTANCE RATING: PER TABLE 1020.1

- WITHOUT SPRINKLER SYSTEM - 1 HOUR FIRE RATED CONSTRUCTION WITH AN OCCUPANT LOAD OF ≥ 30
- WITH SPRINKLER SYSTEM - X HOUR FIRE RATED CONSTRUCTION

MINIMUM CORRIDOR WIDTH: PER TABLE 1020.2 IN INCHES

- 44 UNLESS NOTED OTHERWISE
- 36 WITH AN OCCUPANT LOAD OF LESS THAN 50
- 72 AMBULATORY CARE AND AREAS SERVING STRETCHERS
- 72 GROUP E WITH OCCUPANT LOAD OF 100 OR MORE

DEAD ENDS: PER 1020.4

- MUST BE LESS THAN 20' WHERE MORE THAN ONE EXIT IS REQUIRED,
- OR 50' IN SPRINKLERED BUILDING (EXCEPTION 2)
- OR THE LENGTH IS 2.5 TIMES THE WIDTH (EXCEPTION 3)

INTERIOR WALL & CEILING FINISH REQUIREMENTS: PER TABLE 803.1.1

- IN SPRINKLERED BUILDING
- EXIT ENCLOSURES AND EXIT PASSAGEWAYS - CLASS B
- CORRIDORS AND OTHER EXIT WAYS - CLASS C
- ROOMS AND ENCLOSED SPACES - CLASS C

INTERIOR FLOORS FINISH: PER 804

- IN SPRINKLERED BUILDING - CLASS I & II

AGENDA TOPIC:

Review and action on a Final Plat for Chadwick Village Plat B Amended Plat, located at approximately 417 S 50 W, in the R2-7500 Residential Zoning designation.

BACKGROUND INFORMATION		
Location:		417 S 50 W
Applicants:		Chadwick Village Plat B Amended
Existing Land Use:		Residential High Density
Proposed Land Use:		General Commercial
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Design Commercial
	West	Residential Low Density
Existing Zoning:		R2-7500
Proposed Zoning:		N/A
Surrounding Zoning:	North	R2-7500
	South	R2-7500
	East	PI-1
	West	R2-7500

BACKGROUND:

Chadwick Village Plat A was recorded in 2005 and consisted of 14 lots. The applicant is applying for a Final Plat Amendment for the Chadwick Village “Plat B”, on the property located at approximately 417 S 50 W. The application has proposed combining the current lots 601 and 602 of Plat A into a single lot for the amended Plat B listed as Lot 1. The proposed lot meets the current zoning designation requirements for a subdivision.

POTENTIAL MOTIONS – Final Plat - Amended

APPROVAL

I move that we give a positive recommendation to the City Council for the Chadwick Village Plat B Final Plat Amendment, located at approximately 417 S 50 W, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

I move that we give a negative recommendation to the City Council for the Chadwick Village Plat B Final Plat Amendment, located at approximately 417 S 50 W.

TABLE

I move that we table the Chadwick Village Plat B Final Plat Amendment, located at approximately 417 S 50 W, and instruct the developer/staff to

Figure 1. Land Use Types.



Figure 2. Zoning Types.



Surveyor's Certificate

I, K. Edward Gifford, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 162675 as prescribed under the laws of the State of Utah. I further certify by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description:

Commencing at a point located N 0°10'35" E 1887.04 feet along the 1/4 section line and East 410.95' feet from the South 1/4 Corner of Section 20, T5S, R1E, SLB&M; thence North along the East Boundary of 50 West Street as follows: N 0°23'14" E 134.68', along the arc of a 15.00' foot radius to the right 4.41' (chord bears N 8°48'38" E 4.394'); along the arc of a 55.00' radius curve to the right 13.428' (chord bears N 10°14'18" E 13.395'); thence along the UTA right-of-way (WD Entry 11717:2009) along the arc of a 4604.00' radius curve to the right 197.443' (chord bears S 39°09'53" E 197.428'); thence N 89°36'41" W 128.653' along the north boundary of Lot 701 Plat A Chadwick Subdivision to the point of beginning.
Area = 0.2325 acres
Basis of Bearing is N 0°10'35" E along the 1/4 section line — NAD 27
NAD 83 bearing for the 1/4 section line N 0°10'29" E

Owner's Dedication

K. Edward Gifford _____ Date _____
Know all men by these presents that we, all of the undersigned Owners of all of the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets and Easements and do hereby dedicate the Streets and other Public Areas as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 202____.

Acknowledgement

State of Utah }
County of Utah } S.S.
On this _____ Day of _____, A.D. 202____ Personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.
My Commission Expires _____ A Notary Public Commissioned in Utah

Notary Address _____ Printed Full name of Notary _____

Acceptance by Legislative Body

The _____ of _____, County of Utah, approves this subdivision and hereby accepts the dedication of _____, all Streets, Easements, and other Porcels of Land intended for Public Purposes for the perpetual use of the Public this _____ Day _____, A.D. 202____.

Mayor _____ Council Member _____
Council Member _____ Council Member _____
Approved _____ Engineer _____ Attest _____
(See Seal Below) (See Seal Below)

Planning Commission Approval

Approved this _____ Day of _____, A.D. 202____, by the American Fork City Planning Com.

Director—Secretary _____ Chairman, Planning Commission _____

Plat "B"
CHADWICK VILLAGE

Amending Portions of Lots 601 & 602 of Plat A, Chadwick Village
Utah County Parcel Numbers 65:141:0604 & 65:141:0606
SUBDIVISION
SCALE 1" = 30'

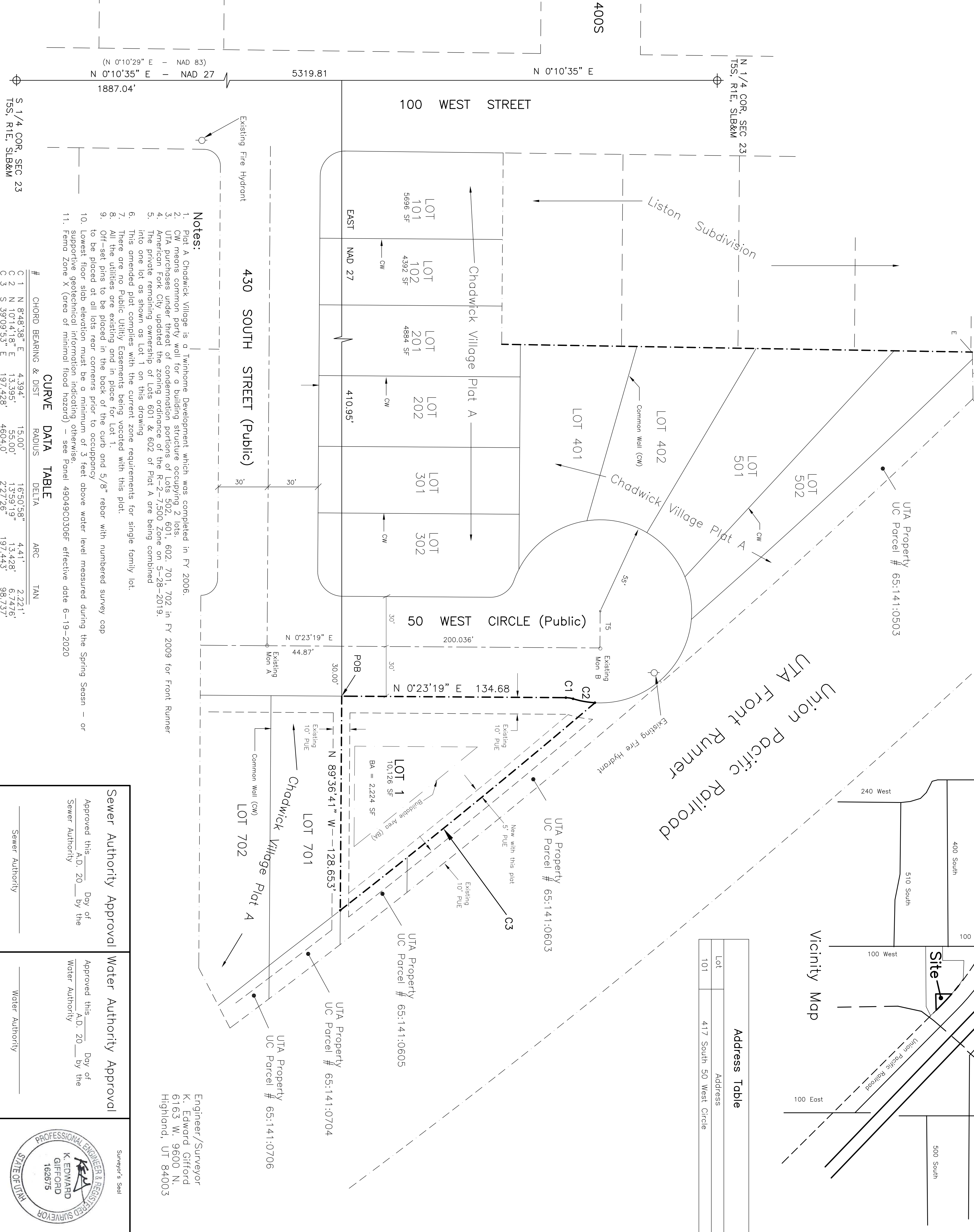
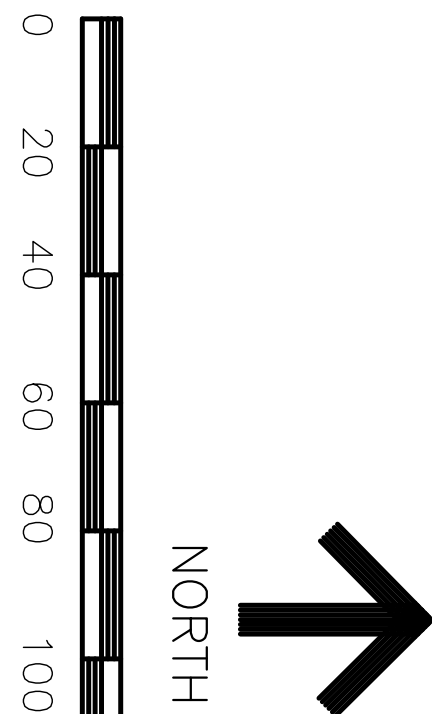
AMERICAN FORK,

Notary Public Seal

City Engineers Seal

Clerk-Recorder Seal

UTAH COUNTY, UTAH



- Notes:**
1. Plat A Chadwick Village is a Twinhome Development which was completed in FY 2006.
 2. CW means common party wall for a building structure occupying 2 lots.
 3. UTA purchases under threat of condemnation portions of Lots 502, 601, 602, 701, 702 in FY 2009 for Front Runner
 4. American Fork City updated the zoning ordinance of the R-2-7,500 Zone on 5-28-2019.
 5. The private remaining ownership of Lots 601 & 602 of Plat A are being combined into one lot as shown as Lot 1 on this drawing
 6. This amended plat complies with the current zone requirements for single family lot.
 7. There are no Public Utility Easements being vacated with this plat.
 8. All the utilities are existing and in place for Lot 1.
 9. Off-set pins to be placed in the back of the curb and 5/8" rebar with numbered survey cop to be placed at all lots rear corners prior to occupancy
 10. Lowest floor slab elevation must be a minimum of 3 feet above water level measured during the Spring Season – or supportive geotechnical information indicating otherwise.
 11. Fema Zone X (area of minimal flood hazard) – see Panel 49049C0306F effective date 6-19-2020

CURVE DATA TABLE

#	CHORD BEARING & DIST	RADIUS	DELTA	ARC	TAN
C 1	N 8°48'38" E	4.394'	15.00'	16°50'58"	4.41'
C 2	N 10°14'18" E	13.395'	55.00'	13°59'19"	13.428'
C 3	S 39°09'53" E	197.428'	4604.0'	2°27'26"	197.443'

Sewer Authority Approval

Approved this _____ Day of _____ A.D. 20____ by the _____ Sewer Authority _____

Water Authority Approval

Approved this _____ Day of _____ A.D. 20____ by the _____ Water Authority _____

Surveyor's Seal





C 1	N 8°48'38" E	4.394'	15.00'	16°50'58"	4.41'	2.221'
C 2	N 10°14'18" E	13.395'	55.00'	13°55'19"	13.428'	6.7476'
C 3	S 39°09'53" E	197.428'	4604.0'	227°26"	197.443'	98.737'

NTS

SWPPP and Storm Water Permits

- no evidence of ground water above that level

Boundary Description:

Boundary Description:

Commencing at a point located N 07°10'35" E, 1887.04 feet along the 1/4 section line and East 410.95' feet from the South 1/4 corner of Section 23, T5S, R1E, SLB&M; thence North along the East Boundary of 50 West Street as follows: N 02°31'41" E, 134.68', along the arc of a 15.00 foot radius to the right 441' (chord bears N 8°48'38" E, 4.994'), along the arc of a 55.00' radius curve to the left 133.428' (chord bears N 10°14'18" E, 13.395'); thence along the UTA right-of-way (MD Entry 11717-2009) along the arc of a 4604.00' radius curve to the right 197.441' (chord bears S 39°09'53" E, 197.428'); thence N 89°56'41" W, 128.653' along the north boundary of Lot 701 Plat A Chodwick subdivision to the point of beginning.

Basis of Bearing is N 0°10'35" E along the 1/4 section line - NAD 27
NAD 83 bearing for the 1/4 section line N 0°10'29" E

Survey Notes

1. The existing fence is along UJA/Railroad Property and along Lot 701 is on the common property line
2. The existing pin in the curb at the southwest property corner is on the extension of the project line
3. The drawing shows the relationship between NAD 27 and NAD 83 bearings
4. Lot 101 is the description of remaining property owned by Chadwick.
5. Topo Elevations were done on 24 October 2022.

Surveyor's Certificate

- I, K. Edmondofford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 162675 as prescribed under the laws of the State of Utah. I further certify by authority of the Owners, I have made a survey of the tract of land shown on this drawing and described below, and that it is true and correct.

General Notes:

1. Two existing swn are being combined into one lot as shown the proposed amended plat.
2. The existing northern sewer and water laterals will be eliminated by disconnecting them at the main line and plugged per American Fork standard city procedures.
3. The northern P1 branch line at the tee will be removed and plugged at the tee.
4. The construction will be completed after the plans are approved and prior to recording of the amended plat. The owner may bond for the improvements and record the plat and complete said lateral removal construction done later but it needs to be before issuance of a building permit. The owner may try to do an Development Agreement with the City to have the lateral removals done as part of the building permit issuance.

Erosion Control, Drainage and Grading Notes

1. The existing property is surfaced with 6" of gravel.
2. Existing Spot Elevations show the the property is basically flat and slope to the East and South. The property has an existing detention area of 750 CF. Storage requirement for 80% Storm Event of 0.5" is 530 CF.
3. There is an existing borrow ditch on UTA property next to the fence. The ditch slopes south to AF Creek
4. The existing property does not have any existing drainage going to the street and can hold the 0.55 inches of rainfall on the property based on its current conditions.
5. There is a separate Storm Water Drilage Report submitted with these plans.
6. The existing condition of the lot will remain as is. It is stable for erosion control as mentioned above
7. At the time that said existing sewer and water laterals are eliminated at the main line in the street area, the contractor will need to installed inlet protection to the existing catch basins # 2 and 2 until the construction is completed and the street area of the excavation is resurfaced.

Utility Plan and Proposed Construction

1. The northern existing water service will be killed at the main and the water can be removed.
2. The PI was installed by the City after the initial subdivision was done. The existing northern box and lateral pipe will be removed and killed at the tee. The southern PI box will remain as is. The City will add a meter and box at the time of building per the drawing.
3. The existing utilities in 50 West Street adjacent to the project are shown on the drawing.
4. The existing sewer main line is approximately 5 to 6 feet deep. The northern sewer lateral will be cut off at the back of curb and plugged.
5. Recent Blue Staking confirmed that services for Power, Gas, and Telecommunications exist to the property.

SWPPP and Storm Water Permits

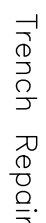
1. The project is under 1 acre and the area of construction disturbance is approximately at most a total of 100 Square Feet in the street area.



DROP INLET PROTECTION DETAIL

Typical BMP or Similar for Erosion at Catch Basins

General Notes, Alta Survey, Erosion Control Plan, Utility Plan, Proposed Construction, SWPPP, Other



Part 2. ledge of undisturbed soil on all sides. Restoration in the minimum amount of 3 inches of asphalt for local streets (provision that in all cases pavement sections shall be 1 inch deep in addition to the depth of the existing opening being disturbed). Each report shall include an additional ledge of undisturbed soil that shall increase in width as the depth increases (1-5 feet depth ledge shall be deeper than 5 feet ledge shall be 4 feet).

See Typical French Detail 15.01.11580 of the City Code



S 1/4 COR, SEC 23
T5S, R1E, SLB&M
Elevation 4537.84 (1998)

K. Edward Gifford

Date _____

4-12-2023



Chadwick Village

ork,

K. Edward Gifford
6163 West 9600 North
Highland, Utah 84003
801-772-0255

Scale:

26 Oct 2022
7 Mar 2023
12 Apr 2023

(24x36)