AMERICAN FORK CITY
PLANNING COMMISSION AGENDA

Regular Session
November 8, 2023
Wednesday 6:00 PM

American Fork City Hall

31 North Church Street

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Planning Commission Members

Christine Anderson, Chair

Chris Christiansen, Vice Chair

Jenny Peay

Bruce Frandsen

Rod Martin

David Bird

Harold Dudley

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on November 8, 2023, at the American Fork City Hall, 31 North Church Street commencing at 6:00 PM. The agenda shall be as follows:

1. **Regular Session**
    a. Pledge of Allegiance
    b. Roll Call

2. **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).
    a. Approval of the October 18, 2023, Planning Commission minutes

3. **Public Hearings** (Public Hearings is that class of Commission action that requires further discussion on General Plan changes, Zone changes, and Code Text Amendments that alter the land use characteristics of American Fork City. Public Hearing items will have the chance for the public to speak upon)
    a. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, known as C&N Taylorsville, located at approximately 9826 N 4800 W, American Fork City, UT 84003. On approximately 0.98 acres, the property proposes to change from the Institutional Lands, Schools and Public Facilities designation to the Design Commercial land use designation.
    b. Public hearing, review, and recommendation on a proposed code text amendment of the American Fork Municipal Code amending Section 17.5.105 titled Area of Accessory Building, to amend language related to structure size, and to clarify language related to the approval procedure to be followed.

4. **Action Items** (Action Items is that class of Commission action that requires further discussion on Preliminary Plans, Final Plats, and Site Plans that alter the land use characteristics of American Fork City. The Planning Commission will have authority to approve Preliminary Plans and some Site Plans, depending on the zoning district said Site Plans are in. Final Plats and some Site plans will be recommended by the Planning Commission to the City Council for final action)
    a. Review and recommendation on a proposed Land Use Map Amendment, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Shoreline Protection designation to the Design Industrial land use designation.

b. Review and recommendation on a proposed Zone Change, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Marina (M-1) zone to the Industrial (I-1) zone.
c. Review and action on an application for a Commercial Site Plan, known as 77 W Main St Sign, located at 77 W Main Street, American Fork City, UT 84003. The Commercial Site Plan will be on approximately .32 acres and will be in the Central Commercial (CC-1) zone.
d. Review and action on an application for a Preliminary Plan, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Preliminary Plan will be for approximately 10.24 acres and will be in the Industrial (I-1) zone.
e. Review and recommendation on an application for a Final Plat, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Final Plat will be for approximately 10.24 acres and will be in the Industrial (I-1) zone.
f. Review and recommendation on an application for a Commercial Site Plan, known as Freeman Commercial Site Plan, located at approximately 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.24 acres and will be in the Planned Commercial (GC-2) zone.

5. **Other Business**
   a. Upcoming Projects

6. **Adjournment**

Dated this 30th day of October 2023

Patrick O'Brien

Development Services Director

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

AMERICAN FORK CITY

PLANNING COMMISSION REGULAR SESSION

October 18, 2023

The American Fork City Planning Commission met in a regular session on October 18th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 6:00 p.m.

Commissioners Present: Chris Christiansen, Harold Dudley, Jenny Peay, David Bird, Rodney Martin, Bruce Frandsen

Absent: Christine Anderson

Staff Present:

Cody Opperman	Planner
JJ Hsu	Project Engineer
Angie McKee	Administrative Assistant I

Others Present: Dorian Topham

REGULAR SESSION

Chris Christiansen led the "Pledge of Allegiance"

Roll Call

COMMON CONSENT AGENDA

1. **Minutes of the October 4th, 2023 Planning Commission Regular Session.**

David Bird motioned to approve the Common Consent agenda.

Jenny Peay seconded the motion.

Voting was as follows:

Chris Christiansen AYE

Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Bruce Frandsen	**ABSTAIN**
Rodney Martin	**ABSTAIN**

The motion passed

PUBLIC HEARINGS

a. **Public hearing, review, and recommendation on a proposed Code Text Amendment, known as Hazardous Geographic Mitigation Map, of the American Fork City Municipal Code. Creating Section 17.22, the Code Text Amendment plans to identify sensitive land conditions that are common throughout the City.**

JJ Hsu reviewed the background information for Public Hearing Item letter a: Staff has initiated a Code Text Amendment to create Section 17.22 of the American Fork City Municipal Code. The Sensitive Lands Ordinance identifies nine conditions that are identified as sensitive lands which require more stringent development requirements. This map identifies three of the conditions that are common throughout the city that will require additional efforts from the developers to design and for staff to review. Other sensitive lands conditions are determined by the geotechnical report that is provided for each development by the developer.

Cody Opperman: This is a map that showcases some sensitive land areas, such as high liquefaction areas, some high slopes and you can kind of see it here, such as wetlands, and again slope hazards. If you'd like I can go ahead and click on the map and zoom in so you can see it a little bit clearer. If you have any questions our engineer JJ will be able to answer them for you as our engineering team put this together.

Chris Christiansen: Does engineering want to address?

JJ Hsu: Basically, it combines three maps together into one so it's easier for residents or developers to take a look before they do a development.

Bruce Frandsen: Can you tell me who the AGRC is? Which is apparently one of the maps that you overlaid here. They're the blue hashmarks.

JJ Hsu: I am not 100% sure, but I think that would be defined by that particular agency defined as wetlands.

Rodney: Is that the department of agriculture?

JJ Hsu: Maybe.

Bruce Frandsen: I guess my question here, and I don't pretend at all to understand and know the whole map, but I'm just looking at about 100 acres here that I'm very familiar with. About 10 acres I see that it's considered wetlands in the blue, by whoever that agency was. Right about there, right, stop right there. That's interesting that's wetlands because last month I cut wheat off of it. I've cut wheat off of it for three years, corn off of it for one, alfalfa off of it for probably 20 years. There's no standing water, which is one of the requirements for USDA for wetlands. There's a couple other parcels that I'm thinking 'Geez, this gets farmed there.' It's not wetlands. As soon as we put wetland designation on top of a certain property, it goes from this value here to down here, it's worthless ground. I would recommend we put a provision in our code, which says regardless of this map, if the property in question has been farmed for five years with cash crops, this overlay would not apply or something to that nature, because as soon as we stick that wetland designation on it, which is not coming from the core…Of course designations only last two years anyway, then they gotta redo it. I mean, was there any thought about that?

JJ Hsu: Yeah, currently those maps are not very updated yet, so we tried to put them in one place so next time we update that section of code 17.22, whatever information we have right now is combined together, instead of waiting until everything is updated which will take some time longer. That provision would be okay I think, to my knowledge it would be okay to put that in there. Based on when they do their Geotech report.

Bruce Frandsen: I don't know that it's Geotech. I think Geotech is going to tell you what your liquefaction is, what your water is.

Rodney Martin: It's not going to tell you it's wetlands.

JJ Hsu: Oh, Okay.

Bruce Frandsen: Geotech tells you what's below the ground.

JJ Hsu: Right.

Bruce Frandsen: USDA, and I just read from their website, their definition is 'a piece of ground where standing water is visible for a significant portion of the year', something like that.

JJ Hsu: Okay.

Bruce Frandsen: So, I looked at this and there's quite a bit of ground down there below I-15 and it's got the blue hash marks on it. Now some of it, I can notice yeah, that's wetlands. But there are other places that are farmed and have never been wetlands. So that's why I asked who that agency was that made the blue hash marks. But yeah, I think if we have some kind of mistake clause, I guess is what I'm saying, I think that would be great.

JJ Hsu: Okay.

Bruce Frandsen: Thank you, I appreciate your help.

Chris Christiansen: I was just looking into this real quick, and it says the AGRC stands for the automated geographic reference center. It's the State of Utah's GIS crew that helps to gather all the data that comes from different state agencies. That's what that is representing there.

Bruce Frandsen: So, that can come from any state agency, gotcha.

Cody Opperman: Yeah, and we'd be happy to talk about that with our city engineer and see if we can put in a clause such as that first.

Bruce Frandsen: Yeah, I just think we need to do that. Tonight, just to approve this map as it stands. I think without the clause like that inserted we probably have to do some more research and start looking at really what we're doing.

Chris Christiansen: If I understand correctly, what this is doing is just combining the existing ones, right, these three different areas. So, it's not really changing what we're already referencing, it's just making it easier to not miss one if I understood that scope correctly.

JJ Hsu: Yes, that is correct.

Bruce Frandsen: So, in our code currently, there are three maps?

JJ Hsu: Yes. In different areas.

Bruce Frandsen: This is just putting all 3 maps together, not a new map.

JJ Hsu: That is correct.

Chris Christiansen: That's the way I understand it. We're not creating any new designation or approving any new designation. We're just combining/overlaying them so it's easier for everyone. If I was a landowner, I would be glad to have all the information in one place.

Bruce Frandsen: Yeah, if it's accurate, it's a great thing. Thank you for that clarification.

Chris Christiansen: Okay, any questions for staff for the commission?

Public Hearing Opened

No Comments

Public Hearing Closed

Bruce Frandsen: Can you put the motions up? We're good, but not that good!

Cody Opperman: Yes.

Chris Christiansen: My monotone voice lulled him to sleep there.

Cody Opperman: There we go. I apologize, everybody.

Bruce Frandsen: Do we want to consider an escape clause of some sort, or do we want to just kind of approve this as it stands and hopefully do it at some point?

David Bird: I'm open to it.

Rodney Martin: Yeah, seeing that it has not changed what we've already got, we would have to go in and change things anyway. So, we're just approving the consolidated map of our existing maps. It's a separate discussion because they're already existing and weren't changed. We would have to go in and put something in the actual, like 17.22.

Jenny Peay: So Cody, how often do they update these maps? When was the last time these three maps were updated?

Cody Opperman: Do you know when that was, JJ?

JJ Hsu: A while ago, at least a decade. We are in the process to get funding for this and other updates. So, I think the city engineer will make a final decision and then our administrator will make sure which one goes first. So, I'm not sure.

Jenny Peay: I am wondering if, and this is just a thought process here. We have a provision that we put in here 'as per updated map'. If we put something in 'per current', or 'most updated', I don't know how to word that.

Rodney Martin: Yeah, but if you say updated that means they have changed it, and there hasn't been a change within this consolidation.

JJ Hsu: Yeah, we are consolidating only, we're not updating anything.

Bruce Frandsen: Well, let me try, and I don't care if we don't even get a second, let me try a motion.

Bruce Frandsen moved to recommend approval for the proposed Code Text Amendment, adopting Section 17.22, titled Hazardous Geographic Mitigation Map, relating to identifying sensitive land conditions that are common throughout the City and providing an effective date for the ordinance, with additional instruction to the staff that within 90 days, they come back to the planning commission with recommended verbiage to address areas on the map that may or may not actually be wetlands.

Rodney Martin seconded the motion.

Voting was as follows:

Chris Christiansen AYE

Harold Dudley	**AYE**
Jenny Peay	**AYE**
David Bird	**AYE**
Bruce Frandsen	**AYE**
Rodney Martin	**AYE**

The motion passed

ACTION ITEMS

a. **Review and action on an application for an Accessory Structure, known as Topham Accessory Structure, that is 1000 square feet or greater, located at 185 S 100 W, American Fork City, UT 84003. The Accessory Structure will be on approximately 0.33 acres and will be in the Residential (R2-7500) Zone.**

Cody Opperman reviewed the background information for Action Item letter a: The applicant has applied for a site plan to develop a Residential Accessory Structure. The Accessory Structure exceeds the 1000 square foot threshold, requiring the application to be brought to the Planning Commission for their determination. The project looks to build an accessory building that is approximately 1700 square feet and approximately 20 feet in height in the rear yard. The property is zoned R2-7500.

Cody: So, this is the accessory structure that was previously put onto the October 4 meeting. It's going to be around 1700 square feet, just a little bit under, and the applicant is here today I believe, Dorian, and we have also provided updated elevations for the exterior. Fire has provided an overview as well and they are comfortable with what they have provided. These elevations were previously shown to planning commission on the fourth. They are going to be kind of like PBR sheet metals, but you can see now what the exterior would look like. There's also a little bit of a definition of what the PBR sheet metals are. I’m not sure if you guys have any other questions regarding this?

Chris Christiansen: Do we have anything from engineering?

JJ Hsu: We will review after planning commission approves.

Cody Opperman: Again, just real quick, engineering will do another review after this planning commission meeting. One of those conditions of approval is to create or set up a meeting with our engineering department to understand what is required after planning commission. Also, there is an adequate assurance form that will need to be recorded with Utah County and what we can do after this planning commission meeting, tomorrow morning, I can send out the adequate assurance form for the applicant to fill out and get that recorded with Utah County.

Chris Christiansen: I assume we have the applicant here. Would you like to come forward and address the planning commission to tell us about your project? Please state your name for the record.

Dorian Topham: Dorian Topham, I just want to build a shop I think that is pretty obvious. I'm tired of working out in the gravel and in the elements. I do have a current so-called garage on the property. It's a barn style and the pole are rotting, and it's ready to come down, so I want to bring it down before the fall.

Bruce Frandsen: So, this one will be replacing that?

Dorian Topham: Yeah.

Rodney Martin: And if you're going to replace that you might as well make it a little bigger to fit more stuff.

Dorian Topham: Yeah, you always want to go bigger.

Rodney Martin: And your stuff will fill the void.

Dorian Topham: Yeah.

Chris Christiansen: Any more questions from the commission? Thank you. We can entertain a motion. We are the approval body on this one because it is over the 1000 square feet.

Jenny Peay moved to approve the proposed Residential Accessory Structure that is in excess of 1000 square feet, located at 185 S 100 W, American Fork City, UT 84003, in the

R2-7500 zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

David Bird seconded the motion.

Voting was as follows:

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

The motion passed

Other Business

Cody Opperman updated the commissioners on applications currently coming into the city.

David Bird asked the status of the Harrington Building and also why the applicants from last week's meeting were not on the agenda tonight. Cody Opperman was not sure of the current status of the Harrington building project and referred David Bird to the development services director. He also reminded the commission that the applicants were out of town, so they requested to be on the first agenda in November.

Bruce Frandsen asked why 1000 feet accessory structures even come to planning commission, as he feels the approval could be handled by staff as he can't remember a time that the commission has ever said 'no'.

Cody Opperman informed him that he believes they could make some changes with the code re-write, but for now the planning commission will be the approval body on structures over 1000 square feet.

Adjournment

Harold Dudley motioned to adjourn the meeting.

Rodney Martin seconded the motion.

Meeting adjourned at 6:25 PM

Angie McKee

Administrative Assistant I

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

Planning Commission Staff Report
Meeting Date: November 8, 2023

Agenda Topic

Public hearing and recommendation on a proposed Land Use Map Amendment for approximately 0.98 acres of land located at approximately 9826 N 4800 W from the Institutional Lands, Schools and Public Facilities designation, to the Design Commercial designation.

BACKGROUND INFORMATION		
Location:		9826 North 4800 West
Project Type:		Land Use Map Amendment
Applicants:		Kurt Ostler
Existing Land Use:		Institutional Lands, Schools, and Public Facilities
Proposed Land Use:		Design Commercial
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Institutional Lands, Schools, and Public Facilities
	West	Highland Territory
Existing Zoning:		Unincorporated Territory
Proposed Zoning:		N/A
Surrounding Zoning:	North	GC-2
	South	GC-2
	East	PF
	West	Highland Territory

Background

The applicant is applying for a land use amendment for the property located at 9826 N 4800 W from the Institutional Lands, Schools, and Public Facilities to Design Commercial. The parcel consists of 0.98 acres and the Institutional Lands, Schools, and Public Facilities land use would be replaced by the Design Commercial land use.

The proposed Design Commercial land use is being requested prior to the property's annexation into American Fork City.

The applicant was Tabled at the Planning Commission meeting on December 7, 2022 with instructions from the Planning Commission to Submit a Traffic Study that includes the following information:

- The traffic study ensures all aspects are reviewed regarding zoning that would allow access to Harvey Boulevard.
- A review as to what UDOT will allow for access to North County Boulevard and access to the north to ensure all unknowns are taken into account.
- Real, accurate data on fire and police station traffic.
- Information from the fire station and police department should be obtained regarding their opinion on what their use will be.

The applicant has submitted for staff and 3rd party review several different Traffic Impact Studies which all ended as Revise & Resubmit from staff. The most recent dated September 12, 2023. American Fork City Engineer, Ben Hunter stated on the report ***"Based on the information provided thus far, including the latest iteration of the TIS, the information provided is insufficient to move forward with a positive recommendation for change of General Land Use".***

Additionally, David Rollins from Horrocks Engineering stated in a September 27, 2023, memorandum to American Fork City: ***"Horrocks has reviewed the Traffic Impact Study dated September 12, 2023, by Hales Engineering. The overall evaluation of the TIS is that the number of trips from a fast-food restaurant with a drive-thru is more traffic than the local road 1750 North can accommodate. The only proposed mitigation is adding a westbound left-turn lane on 1750 North, this results in an unacceptable Level of Service."***

There are additional comments from 3rd party review and Engineering staff on the submitted studies stating that 1750 North is insufficient for the proposed use and Level of Service. Since the application was before the Planning Commission on December 7, 2022, staff has had several meetings with the applicant and his team going over issues with the resubmitted reports, after and during each resubmittal.

Chapter 17.11 Amendments

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council. Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

Sec 17.11.102 Planning Commission To Make Recommendations

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:
    1. Published on the Utah Public Notice Website;
    2. Posted in at least three public locations within the city, or on the city's official website; and
    3. Mailed to each affected entity.

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

17.11.200 Intent With Respect To Amendments

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

Land Use and Zoning Maps



Land Use Map



Zoning Map

Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.

5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

Due to the proximity of the proposed new public safety use on an adjacent parcel to the east, and the need for quick and unobstructed access, staff recommends denying the application as a more intense commercial use on the parcel would pose congestion issues at an integral intersection to be used by the public safety facility.

Potential Motions – Land Use Map Amendment

APPROVAL

Madame Chairwoman, I move that we recommend approval of the Land Use Map Amendment to Design Commercial, for the property located in the area of 9826 N 4800 W, subject to any

findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

Madame Chairwoman, I move that we deny the Land Use Map Amendment to Design Commercial, for the property located in the area of 9826 N 4800 W, with a finding that the proposed Land Use is incongruent with adjacent existing development.

TABLE

Madame Chairwoman, I move that we table action on the Land Use Map Amendment to Design Commercial, for the property located in the area of 9826 N 4800 W and instruct the developer/staff to _____.

HALES ENGINEERING
innovative transportation solutions

C&N Taylorsville Property

Traffic Impact Study



American Fork City
Development Review Committee

Planning and Zoning
Reviewed
tvanekelenburg 09/18/2023

Fire Department
Reviewed
M. Sacco 09/27/2023

Engineering Division
Reviewed
bhunter 09/28/2023

American Fork, Utah

Based on the information provided thus far, including this latest iteration of the TIS, the information provided is insufficient to move forward with a positive recommendation for change of general land use.

September 12, 2023

UT23-2443

LICENSED PROFESSIONAL ENGINEER
NO. 12890754
Jordi J. Berrett
09/12/2023
STATE OF UTAH

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed C&N Taylorsville (C&N) development located in American Fork, Utah. The development is located on the northeast corner of the Harvey Boulevard & Canal Boulevard / North County Boulevard intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023) and future (2028) conditions with and without the proposed project and to recommend mitigation measures as needed. The evening peak hour level of service (LOS) results are shown in Table ES-1.

Table ES-1: Evening Peak Hour Level of Service Results

	Intersection	Level of Service							
		Existing (2023)					Future (2028)		
		BG	+P		+P Mit.		BG	+P	
		AS	AS	G	AS	G	AS	AS	G
1	1800 North / North County Blvd	c	d	d	c	c	c	d	d
2	1750 North / North County Blvd	c	d	e	d	e	c	e	f
3	Harvey Blvd & Canal Blvd / North County Blvd	C	D	D	C	D	D	D	D
4	1750 North / North Access	-	a	a	a	a	-	a	b

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), +P = Plus Project (with project traffic), Mit.- Mitigated
AS = Evening Peak Hour of Adjacent Street, G = Evening Peak Hour of Generator

Source: Hales Engineering, September 2023

Per Section 15.01.1930 need to maintain an LOS D or better.

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of a fast-food restaurant.
- The project is anticipated to generate approximately 1,157 new (+947 pass-by) weekday daily trips, including 111 new (+91 pass-by) trips in the morning peak hour of the adjacent street, and 75 new (+75 pass-by) trips in the evening peak hour evening peak hour of adjacent street.
- Based on existing and plus project volumes, northbound right-turn volumes meet the UDOT threshold for deceleration lanes at the 1750 North / North County Boulevard (S.R. 129) and 1800 North / North County Boulevard (S.R. 129) intersections. However, based on discussions with UDOT, it is not anticipated that right-turn deceleration lanes will be required at these intersections unless North County Boulevard is widened at a future date. It is anticipated that southbound left-turning vehicles at these intersections will use the existing two-way left-turn lane.
- Based on request from American Fork City, both evening peak hours of the adjacent street and the generator were studied in plus project scenarios. However, the evening peak hour of the generator scenarios yielded results with more delay and queuing than would typically be anticipated and is not generally used for projects with coinciding peak hours.
- 95th percentile queue lengths of up to 150 feet are anticipated at the 1750 North / North County Boulevard intersection during the evening peak hour. It is not anticipated that a queue of 150 feet will interfere with traffic operations at the project's access as vehicles may reroute to 1800 North if excessive delays on westbound 1750 North are present.

2023	Background	Plus Project
Assumptions	• Anticipated fire and police substation trips from the future American Fork Station 52 project were added to the background traffic	• 4,500 sq. ft. fast-food restaurant with drive-thru • No project access to Harvey Boulevard
Findings	• Acceptable LOS	• Poor LOS at the 1750 North / North County Boulevard intersection during the evening peak hour of the generator
Mitigations	• None	• None
2028	**Background**	**Plus Project**
Assumptions	• Signal timing optimized	• None
Findings	• Acceptable LOS	• Acceptable LOS
Mitigations	• None	• None

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed C&N Taylorsville (C&N) development located in American Fork, Utah. The proposed project is located on the northeast corner of the Harvey Boulevard & Canal Boulevard / North County Boulevard intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2023) and future (2028) conditions, with and without the proposed project, and to recommend mitigation measures as needed.



Figure 1: Vicinity map showing the project location in American Fork, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- 1750 North / North County Boulevard (S.R. 129)
- Harvey Boulevard & Canal Boulevard / North County Boulevard (S.R. 129)
- North Project Access / 1750 North
- 1800 North / North County Boulevard

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 6th Edition, 2016 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with "state-of-the-practice" traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

II. EXISTING (2023) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadway that will provide access to the project site is described below:

1750 North – is a city-maintained roadway identified by the American Fork City Transportation Element of the General Plan (March 2020) as a local road. The roadway has one travel lane in each direction. The assumed speed is 25 mph on this road.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.), afternoon (2:00 to 4:00), and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Harvey Boulevard & Canal Boulevard / North County Boulevard (S.R. 129)
- 1750 North / North County Boulevard (S.R. 129)
- 1800 North / North County Boulevard (S.R. 129)

The morning and evening counts were performed on Tuesday, January 31, 2023. Afternoon counts were performed during a typical school day on Tuesday March 23, 2023. Counts for the 1800 North / North County Boulevard intersection were performed on April 13, 2023. The morning peak hour was determined to be between 7:45 and 8:45 a.m., the afternoon peak hour was determined to be between 2:30 and 3:30 p.m., and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The evening peak hour volumes were approximately 7% higher than the morning peak hour volumes and 15% higher than the afternoon volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions and to best align with peak hour trips of the project land use. Detailed count data are included in Appendix B.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on S.R. 145 (ATR #632). In recent years, traffic volumes in January have been equal to approximately 88% of average traffic volumes. The observed traffic volumes from January were increased accordingly to determine average turning movement counts at the study intersections. However, in recent

years traffic volumes in March and April have been approximately equal to average traffic volumes. Therefore, the observed traffic volumes from March and April were not adjusted.

Anticipated traffic from the American Fork Station 52 project, which is currently under development, was accounted for using data made available by American Fork City staff. Based on call data from the American Fork fire department, it is anticipated that the new station will respond to approximately five calls per day. For the purposes of this study, it was assumed that two of those calls will occur during the evening peak hour, and that each call will generate approximately 6 trips, including some police trips. It was also assumed that shift change for both police and fire station, and a public tour would also occur during the evening peak hour as a conservative measure.

Figure 2 shows the existing evening peak hour volumes as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the evening peak hour, as shown in Table 2. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2023) conditions.

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Canal Blvd & Harvey Blvd / North County Blvd:
  - Southbound: 525 feet
  - Northbound: 400 feet
  - Westbound: 125 feet
  - Eastbound: 250 feet

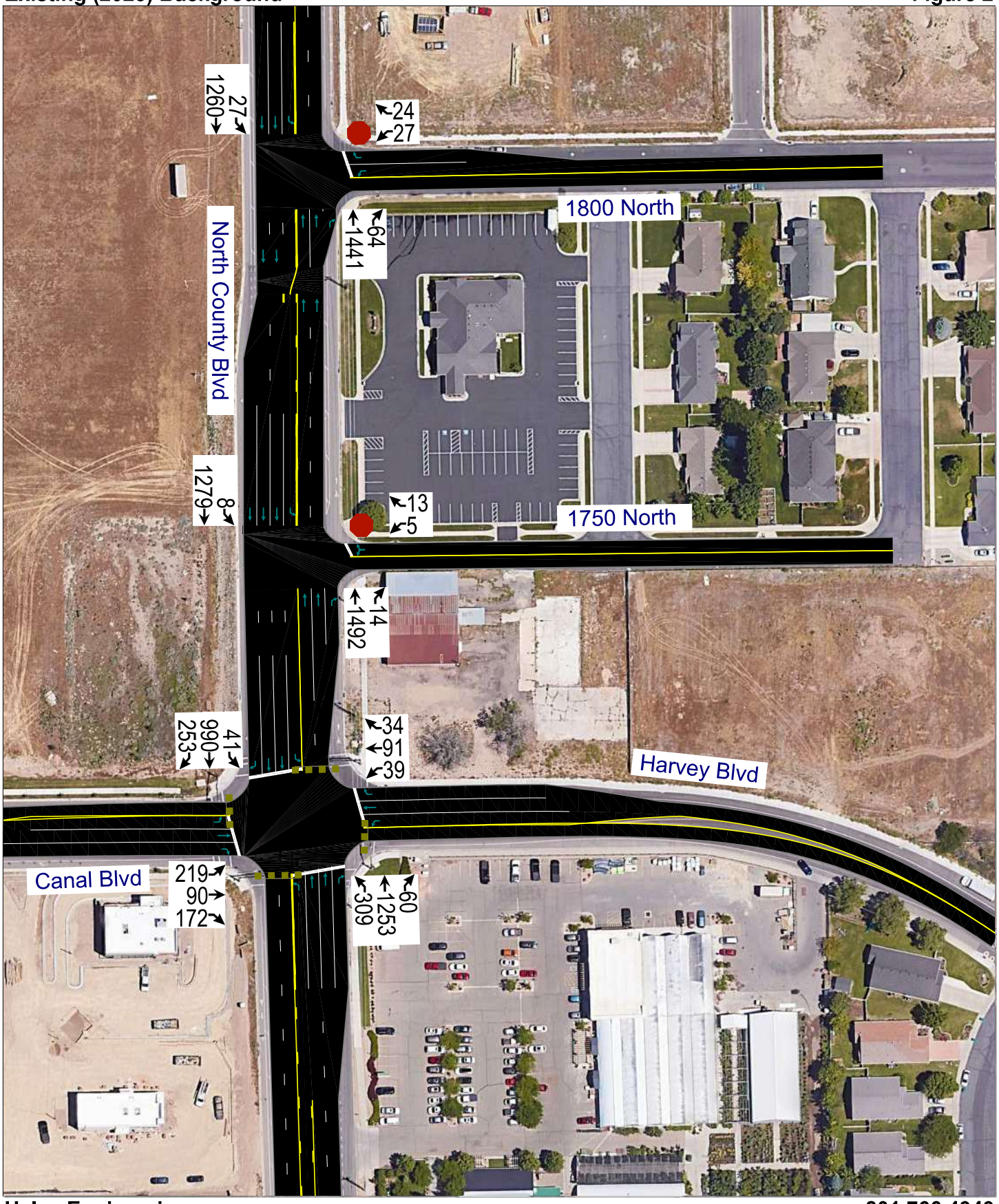
Are these total queue lengths of both lanes since they are existing, or combined between the two lanes? Southbound queue length extends all the way to 1800 North with existing conditions, further exacerbating the challenge of additional vehicles with the proposed use of being able to make WB-SB left turn movements.

F. Mitigation Measures

No mitigation measures are recommended.

American Fork - C&N Taylorsville Property
Existing (2023) Background

Evening Peak Hour
Figure 2



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Table 2: Existing (2023) Background Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
1800 North / North County Blvd	WB Stop	WBL	22.5	c
1750 North / North County Blvd	WB Stop	WBL	15.9	c
Harvey Blvd & Canal Blvd / North County Blvd	Signal	-	33.6	C

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2023

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed C&N development is located on the northeast corner of the Harvey Boulevard & Canal Boulevard / North County Boulevard intersection. Although the final land use is not confirmed as of the time of this report, it is assumed that the development will consist of a fast-food restaurant with a drive-through window. As a conservative measure, a 4,500 square foot fast-food restaurant was assumed. This study will have to be revisited if an increase in the square footage is made on the future site plan. Since no site plan is currently available, the internal queuing was not evaluated as part of this study.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Because fast-food restaurants often serve as an intermediate destination, it is likely many of the trips in and out of the development will already be on the roadway network. Pass-by for this development was set conservatively at 45% and 50% for the morning and evening peak hours peak hour based on ITE average pass-by percentages of 50% and 55%.

As requested by American Fork City staff, both peak hours of the adjacent street and of the generator are provided in Table 3. It should be noted that the peak hours of the generator do not align with the background peak hours of the adjacent street identified in the traffic counts. While the peak hour of the generator numbers are generally higher than the peak hour of the adjacent street, their impact to the overall roadway may be less due to lower background volumes in the roadway network.

The total trip generation for the development is as follows:

- Daily Trips: 1,157 (+947 Pass-by)
- Morning Peak Hour of Adjacent Street Trips: 111 (+91 Pass-by)
- Evening Peak Hour of Adjacent Street Trips: 75 (+75 Pass-by)
- Morning Peak Hour of Generator Trips: 125 (+103 Pass-by)
- Evening Peak Hour of Generator Trips: 115 (+115 Pass-by)

Table 3: Trip Generation

Trip Generation American Fork - C&N Taylorsville Property TIS											
Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions	New Trips		
			Total	% In	% Out	In	Out	Pass-by	In	Out	Total
Weekday Daily											
Fast-Food Restaurant with Drive-Through Window (934)	4.5	KSF	2,104	50%	50%	1,052	1,052	45%	578	579	1,157
AM Peak Hour of Adjacent Street											
Fast-Food Restaurant with Drive-Through Window (934)	4.5	KSF	202	51%	49%	103	99	45%	57	54	111
PM Peak Hour of Adjacent Street											
Fast-Food Restaurant with Drive-Through Window (934)	4.5	KSF	150	52%	48%	78	72	50%	39	36	75
AM Peak Hour of Generator											
Fast-Food Restaurant with Drive-Through Window (934)	4.5	KSF	228	51%	49%	116	112	45%	63	62	125
PM Peak Hour of Generator											
Fast-Food Restaurant with Drive-Through Window (934)	4.5	KSF	230	52%	48%	120	110	50%	60	55	115

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, September 2023

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips during the evening peak hour is shown in Table 4.

Table 4: Trip Distribution

Direction	% To/From Project
North	25%
South	30%
East	30%
West	15%

Where are these cars going? It's only two neighborhood streets, seems like a bad assumption.

A pass-by distribution of 45% north-to-south and 55% south-to-north was assumed for the evening peak hour based on existing traffic volumes. These trip distribution assumptions were used to assign the evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

E. Access

The proposed access for the site will be gained at the following location:

1750 North:

- The north access will be located to the east of the 1750 North / North County Boulevard intersection. It will access the project on the south side of 1750 North. It is anticipated that the access will be stop-controlled.

Based on discussions with American Fork City staff, the established volume threshold for acceptable levels of service for a local road is 2,000 vehicles per day.

With project volumes added to 1750 North, the ADT on 1750 North between the North Access and North County Boulevard is anticipated to reach approximately 1,600 vehicles per day in the existing (2023) plus project conditions, and approximately 1,700 vehicles per day in the future (2028) plus project conditions. Based on these projected volumes, it is not anticipated that project traffic will warrant a change to the roadway classification or pavement width unless intersection levels of service degrade at the 1750 North / North County Boulevard intersection below UDOT's standard LOS D threshold. However, with a pavement width of only 24 feet total, it is recommended that American Fork City widen the road to accommodate a 16-foot ingress lane for fire trucks and other emergency vehicles.

FYI Pavement thickness may be different. When developed, need to base pavement section in geotechnical report on ESAL's of the higher trips per day.

The development would be required to widen the local road to 32' of asphalt. Any additional width due to auxiliary lanes would need to be on top of that. Without this development, a 16 foot half width accommodates the right/left turn movement and a 16 foot ingress lane. Where additional auxiliary lanes are trigger by this development, they will need to add enough width to maintain the 16' ingress existing plus two lanes per the recommendations of this TIS.

American Fork - C&N Taylorsville Property
Trip Assignment

Evening Peak Hour of Adjacent Street
Figure 3a



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American Fork - C&N Taylorsville Property
Trip Assignment

Evening Peak Hour of Generator
Figure 3b



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F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress), or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-t or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways area.

UDOT Administrative Rule R930-6 outlines minimum peak hour turn volumes to wari lanes on UDOT roadways. The following are the minimum requirements for these la 129:

- Left-turn Deceleration (Ingress): 10 left-turn vehicles per hour
- Left-turn Acceleration (Egress): Is there a safety benefit?
- Right-turn Deceleration (Ingress): 25 right-turn vehicles per hour
- Right-turn Acceleration (Egress): 50 right-turn vehicles per hour

These volumes are all exceeded on North County Blvd at 1750 North with project trips during the peak hour of generator. No mitigations are proposed for any of these auxiliary lanes?
Changing existing striping from a TWLTL to a left-turn lane is a mitigation to add an auxiliary lane.

Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended.

Turning volume guidelines used for city roadways would suggest that an eastbound right-turn deceleration (ingress) lane should be installed at the North Access / 1750 North intersection. However, with only four eastbound vehicles traveling past the site on 1750 North during the evening peak hour, a right-turn deceleration lane will have little benefit and therefore, is not recommended.

Northbound right-turn volumes at the North County Boulevard / 1800 North intersection currently meet (existing conditions) UDOT thresholds for a northbound right-turn deceleration lane. With the project traffic added, northbound right-turns at the North County Boulevard / 1750 North intersection are anticipated to meet UDOT thresholds for a northbound right-turn deceleration lane. Though northbound right-turn deceleration lanes warrants are met at these intersections, it is not anticipated that right-turn deceleration lanes will be required unless North County Boulevard is widened, based on conversations with UDOT. Along the corridor, right-turn deceleration lanes have not been required on similar side streets and accesses. Short de facto right-turn lanes were included in the simulation models to account for vehicles using the wide shoulder and bike lane for the right-turn movements. Since these de-facto right-turn lanes were modeled shorter than standard turn pockets, deceleration of turning vehicles in the travel lane was taken into account within the simulations.

It is anticipated that southbound left-turns at 1750 North can be accommodated by the existing two-way left-turn lane on North County Boulevard. Based on the UDOT volume thresholds, it may be required to stripe a southbound left-turn pocket without making any changes to the existing pavement.

Is UDOT open to restriping for a southbound left turn lane?

IV. EXISTING (2023) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2023) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2023) background traffic volumes to predict turning movement volumes for existing (2023) plus project conditions. Existing (2023) plus project evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that the 1750 North / North County Boulevard intersection is anticipated to operate at a poor level of service during the evening peak hour of the generator, as shown in Table 9.

If it already operates at a poor level of service in 2023, we wouldn't want to add any more traffic to it.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Harvey Blvd & Canal Blvd / North County Blvd:
  - Southbound: 475 - 500 feet
- 1750 North / North County Blvd
  - Westbound: 100 - 125 feet

Model future plus conditions of N. County Blvd. to verify. If this is just existing plus project, we anticipate it will worsen for future conditions.

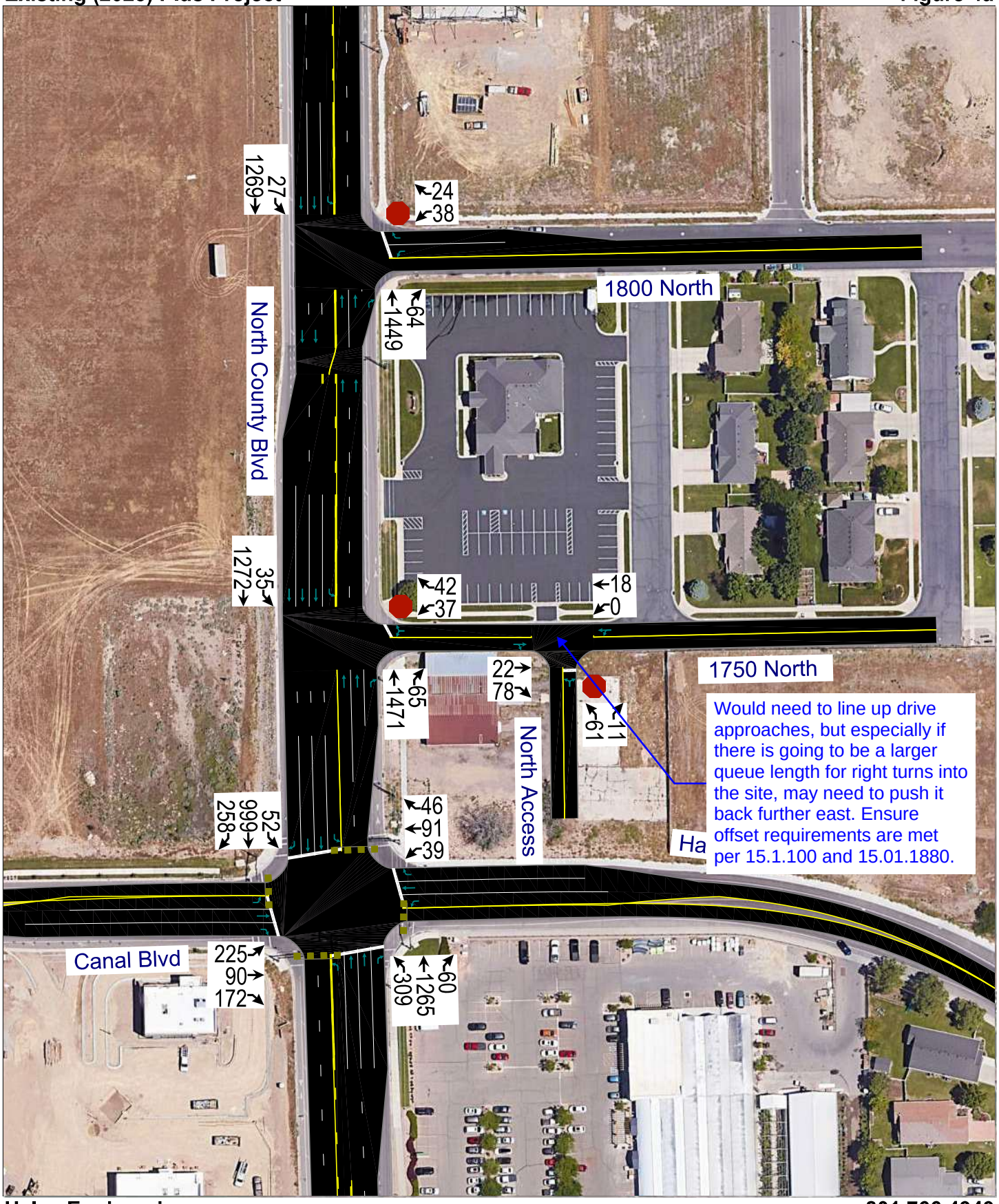
E. Mitigation Measures

To reduce westbound delay and queuing at the 1750 North / North County Boulevard intersection, it is recommended that separate left- and right-turn lanes be paved on the westbound approach.

This right-of-way would be additional above the local road standard right-of-way onto the development parcel. Is there sufficient remaining space to develop the site with a 4500 sf fast-food restaurant with all necessary parking and queue length for the drive thru being contained on-site?

American Fork - C&N Taylorsville Property
Existing (2023) Plus Project

Evening Peak Hour of Adjacent Street
Figure 4a



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1800 North
1750 North
North County Blvd
North Access
Harvey Blvd
Canal Blvd
27
1275
24
44
64
1451
50
1269
56
55
18
0
92
1459
22
120
17
93
58
1005
261
52
91
39
228
90
172
60
1271
309

Table 5: Existing (2023) Plus Project Evening Peak Hour of Adjacent Street LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
1800 North / North County Blvd	WB Stop	WBL	25.9	d
1750 North / North County Blvd	WB Stop	WBL	32.9	d
Harvey Blvd & Canal Blvd / North County Blvd	Signal	-	36.7	D
1750 North / North Access	NB Stop	NBL	4.0	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2023

Table 6: Existing (2023) Plus Project Evening Peak Hour of Generator LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
1800 North / North County Blvd	WB Stop	WBL	27.1	d
1750 North / North County Blvd	WB Stop	WBL	41.8	e
Harvey Blvd & Canal Blvd / North County Blvd	Signal	-	36.5	D
1750 North / North Access	NB Stop	NBL	5.9	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2023

Per Section 15.01.1930 need to maintain an LOS D or better.

F. Mitigated Scenarios

Additional analyses were performed on both evening peak hour of adjacent street and evening peak hour of generator scenarios with the recommended mitigation measure. LOS results are shown in Table 7 and Table 8. While the level of service at the 1750 North / North County Boulevard remains poor during the evening peak hour of the generator, it is anticipated that delay for westbound right-turning vehicles will improve and that left-turning vehicles may reroute to 1800 North if needed.

If they re-route, but the queue length for SB on North County is as stated in this TIS, does it really provide sufficient LOS for the 1800 North intersection? Include in the model the existing traffic out of this intersection as well to confirm the existing plus this added re-routed traffic can handle it.

Table 7: Mitigated Evening Peak Hour of Adjacent Street LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
1800 North / North County Blvd	WB Stop	22.5	c	WBL
1750 North / North County Blvd	WB Stop	34.5	d	WBL
Harvey Blvd & Canal Blvd / North County Blvd	Signal	33.8	C	-
1750 North / North Access	NB Stop	3.9	a	NBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2023

Table 8: Mitigated Evening Peak Hour of Generator LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
1800 North / North County Blvd	WB Stop	WBL	24.4	c
1750 North / North County Blvd	WB Stop	WBL	40.3	e
Harvey Blvd & Canal Blvd / North County Blvd	Signal	-	35.8	D
1750 North / North Access	NB Stop	NBL	4.3	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2023

Per Section 15.01.1930 need to maintain an LOS D or better.

V. FUTURE (2028) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2028) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the American Fork City Transportation Element of the General Plan (March 2020), and the Mountainland Association of Governments (MAG) Transportation Plan and transportation Improvement Program, there are no projects planned before 2028 in the study area. Therefore, no changes were made to the roadway network for the future (2028) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2028) forecasted volumes from the MAG travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2028) evening peak hour turning movement volumes are shown in Figure 5

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the evening peak hour in future (2028) background conditions, as shown in Table 9.

E. Queuing Analysis

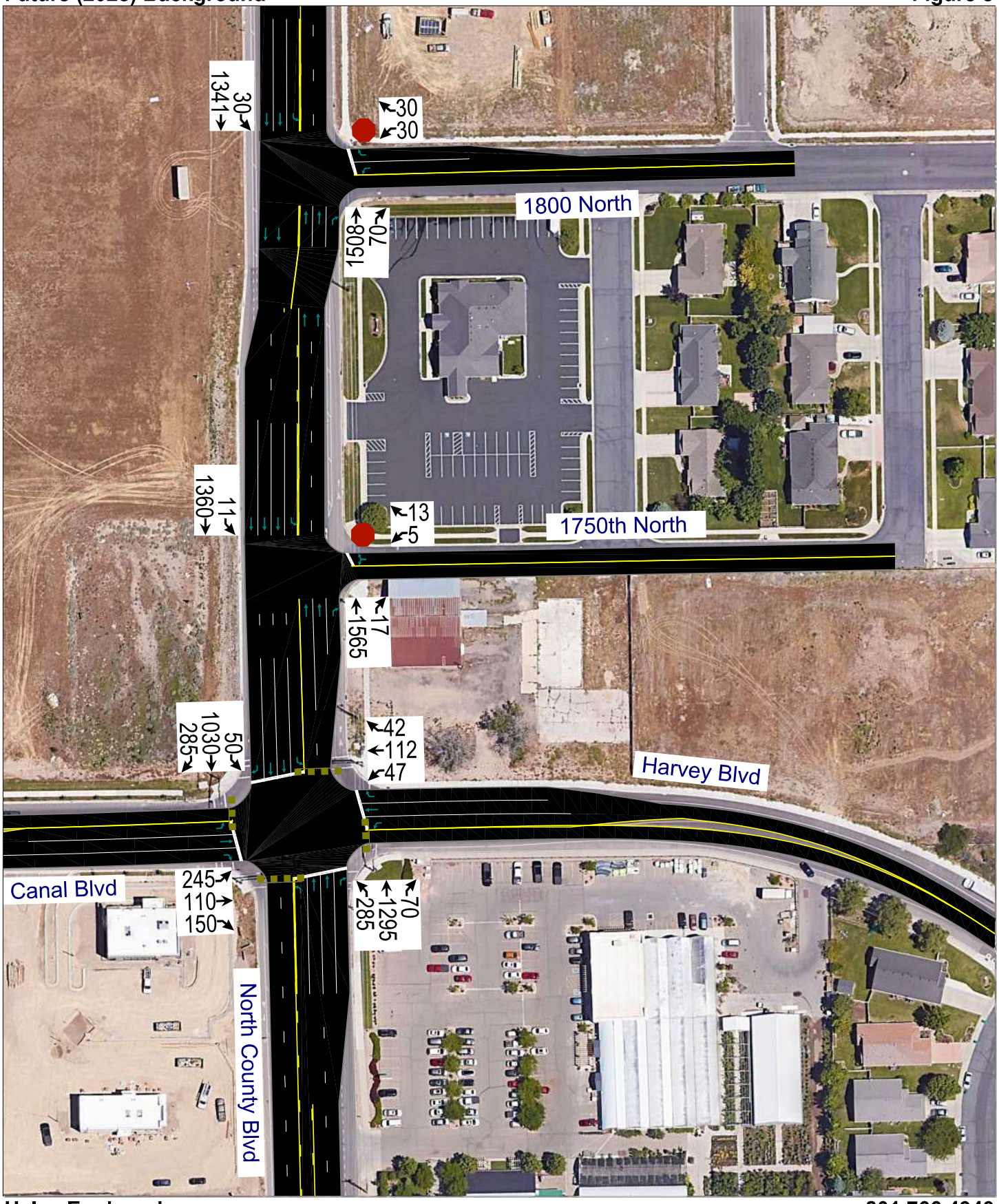
Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Harvey Blvd & Canal Blvd / North County Blvd:
  - Southbound: 475 feet
  - Northbound: 400 feet
  - Eastbound: 425 feet
  - Westbound:150 feet

Did you have queue lengths for the other intersections?

American Fork - C&N Taylorsville Property
Future (2028) Background

Evening Peak Hour
Figure 5



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Table 9: Future (2028) Background Evening Peak Hour LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
1800 North / North County Blvd	WB Stop	WBL	24.6	c
1750 North / North County Blvd	WB Stop	WBL	20.4	c
Harvey Blvd & Canal Blvd / North County Blvd	Signal	-	38.4	D

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2023

F. Mitigation Measures

No mitigation measures are recommended.

VI. FUTURE (2028) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2028) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2028) background traffic volumes to predict turning movement volumes for future (2028) plus project conditions. Future (2028) plus project evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the evening peak hour in future (2028) plus project conditions, as shown in Table 10 and Table 11.

They function below LOS D, which is not acceptable per code.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the evening peak hour are summarized as follows:

- Harvey Blvd & Canal Blvd / North County Blvd:
  - Southbound: 550-575 feet
- 1750 North / North County Blvd
  - Westbound: 150 feet

Based on requests from American Fork City Staff a graphical representation of the future queue lengths at the Harvey Boulevard & Canal Boulevard / North County Boulevard and 1750 North / North County Boulevard intersections is provided in Figure 7.

E. Mitigation Measures

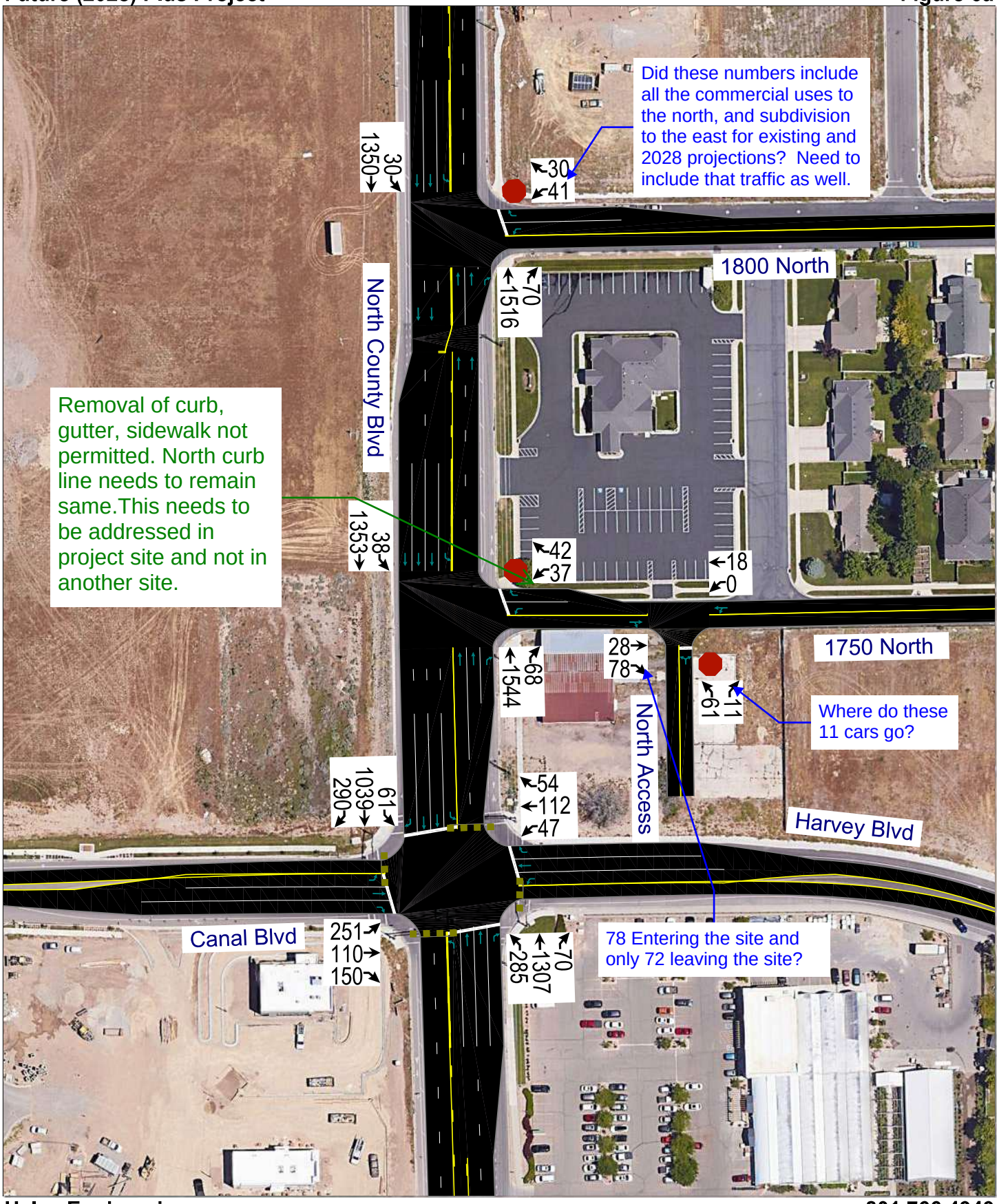
No mitigation measures are recommended. It is anticipated that westbound left-turning vehicles at the 1750 North / North County Boulevard intersection may reroute to 1800 North to avoid excessive delays.

What other impacts does this queueing also have with 1800 North? What about the other directions you included the queue lengths in the other scenarios?

Is that based on having separate right and left turns as you recommend, or based off one lane as shown in the exhibits? The City is concerned about queuing backing up to prevent emergency responders from getting to the fire station, as well as blocking existing drive accesses and potentially roadway intersection.

American Fork - C&N Taylorsville Property
Future (2028) Plus Project

Evening Peak Hour of Adjacent Street
Figure 6a



Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
09/08/2023

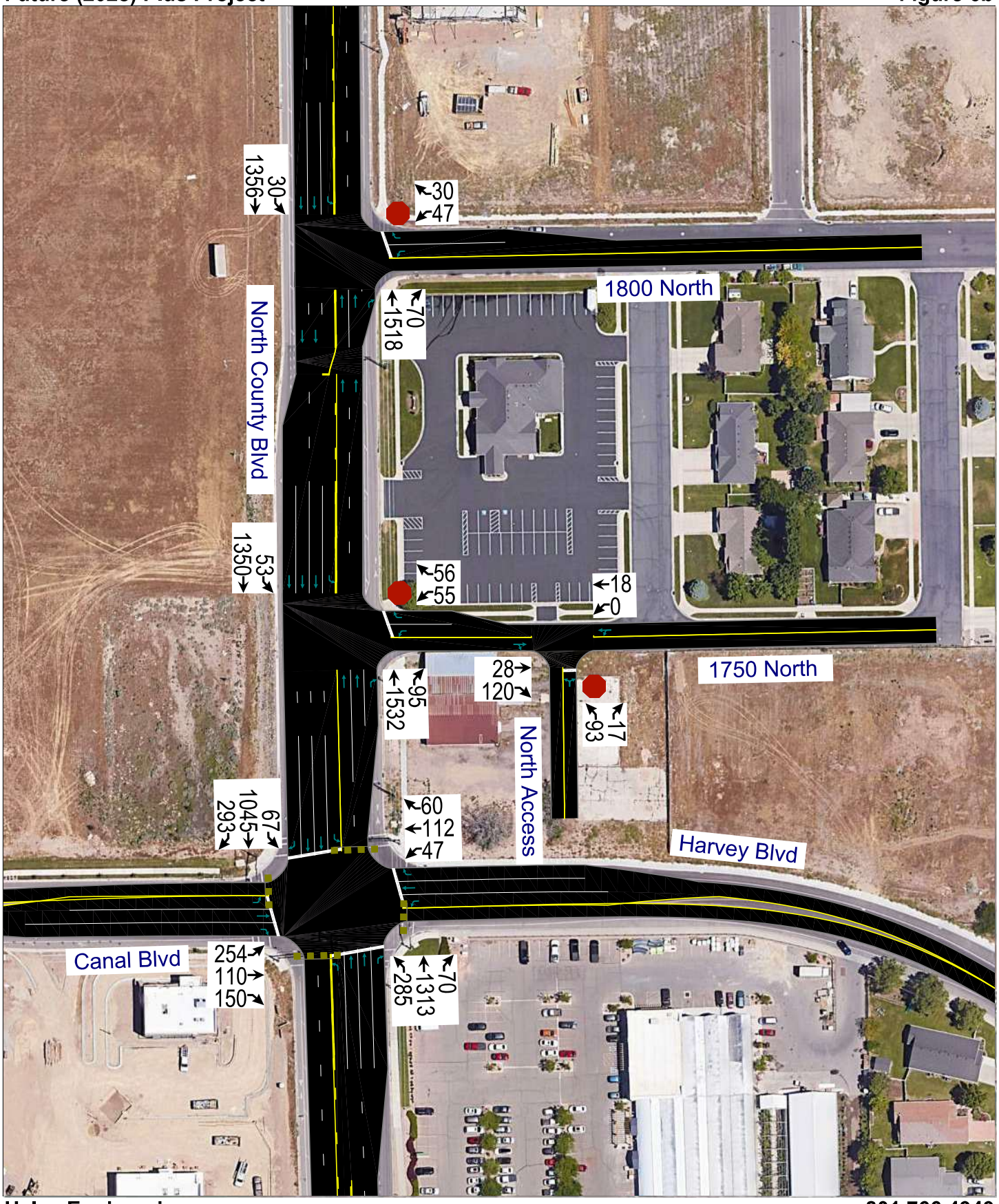

30
47
30
1356
1800 North
70
1518
North County Blvd
53
1350
56
55
18
0
1750 North
28
120
95
1532
17
93
North Access
60
112
47
67
1045
293
Harvey Blvd
Canal Blvd
254
110
150
70
1313
285

Table 10: Future (2028) Plus Project Evening Peak Hour of Adjacent Street LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
1800 North / North County Blvd	WB Stop	WBL	31.5	d
1750 North / North County Blvd	WB Stop	WBL	41.1	e
Harvey Blvd & Canal Blvd / North County Blvd	Signal	-	42.9	D
1750 North / North Access	NB Stop	NBL	4.0	a

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2023

Table 11: Future (2028) Plus Project Evening Peak Hour of Generator LOS

Intersection		Level of Service		
Description	Control	Movement[1]	Aver. Delay (Sec. / Veh.)	LOS[2]
1800 North / North County Blvd	WB Stop	WBL	31.9	d
1750 North / North County Blvd	WB Stop	WBL	>50	f
Harvey Blvd & Canal Blvd / North County Blvd	Signal	-	47.2	D
1750 North / North Access	NB Stop	NBL	10.4	b

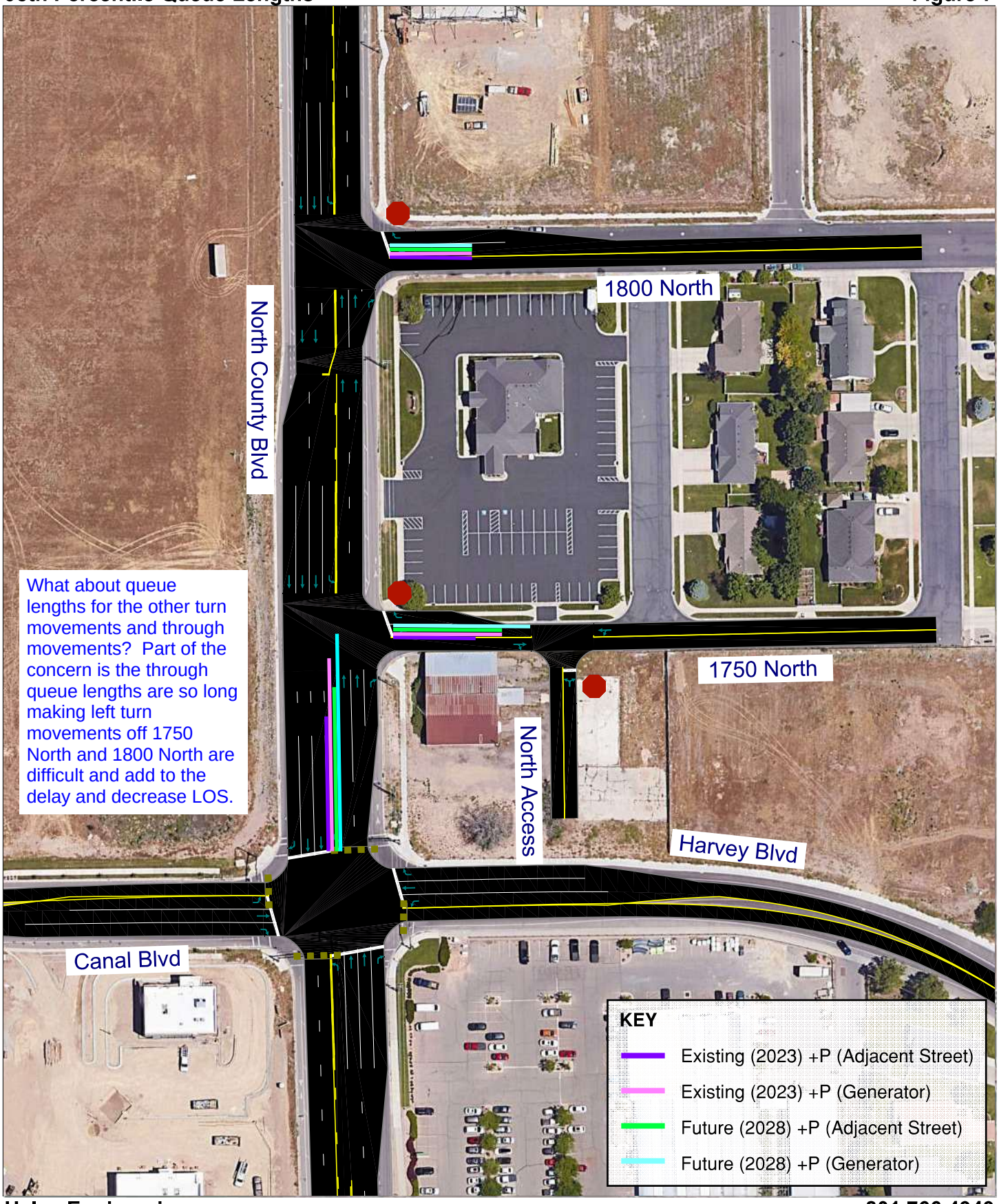
1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, September 2023

Per Section 15.01.1930 need to maintain an LOS D or better.

American Fork - C&N Taylorsville Property
95th Percentile Queue Lengths

Evening Peak Hours
Figure 7



Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
09/08/2023

APPENDIX A

Turning Movement Counts

TrafficCounts
2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

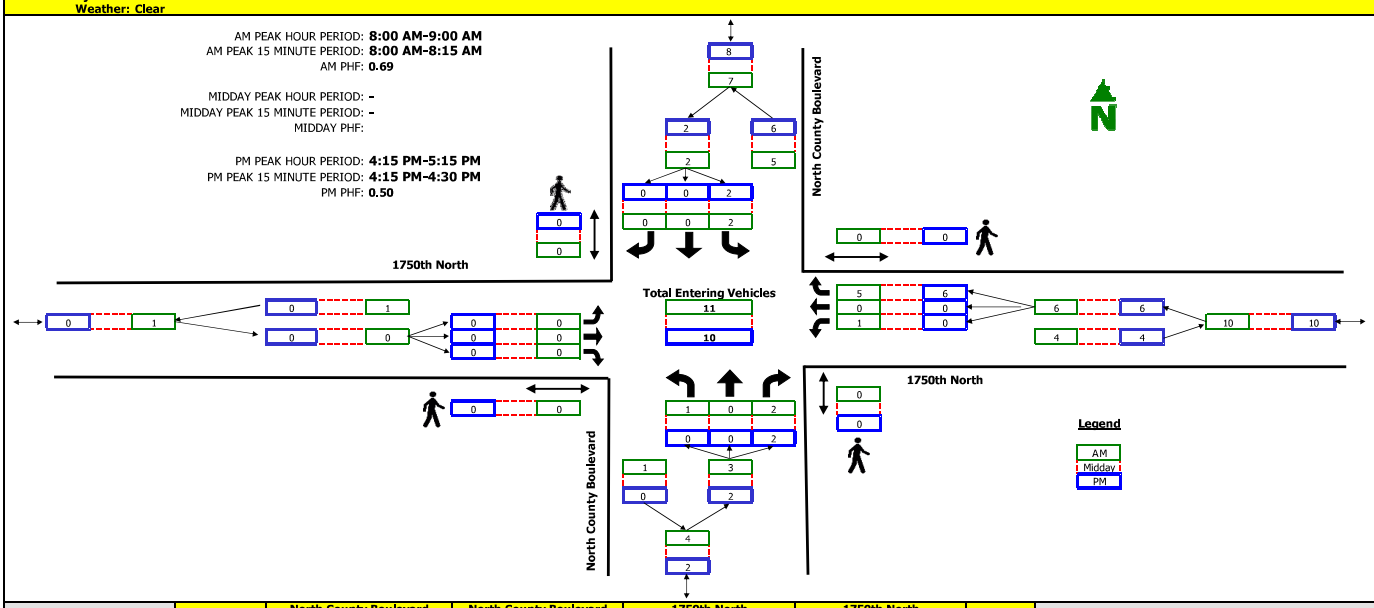
Intersection: North County Boulevard / 1750th North
North/South: North County Boulevard
East/West: 1750th North
Jurisdiction: American Fork
Project Title: American Fork C&N Taylorsville
Project No: UT23-2443
Weather: Clear

Date: 1-31-23, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 88.0%
Adjustment Station #: 632

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **8:00 AM-8:15 AM**
AM PHF: **0.69**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:15 PM-5:15 PM**
PM PEAK 15 MINUTE PERIOD: **4:15 PM-4:30 PM**
PM PHF: **0.50**



RAW COUNT SUMMARIES	North County Boulevard Northbound				North County Boulevard Southbound				1750th North Eastbound				1750th North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	1	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	4
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
8:30 - 8:45	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	2
8:45 - 9:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	0	4

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
17:00 - 17:15	0	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	3
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts
2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

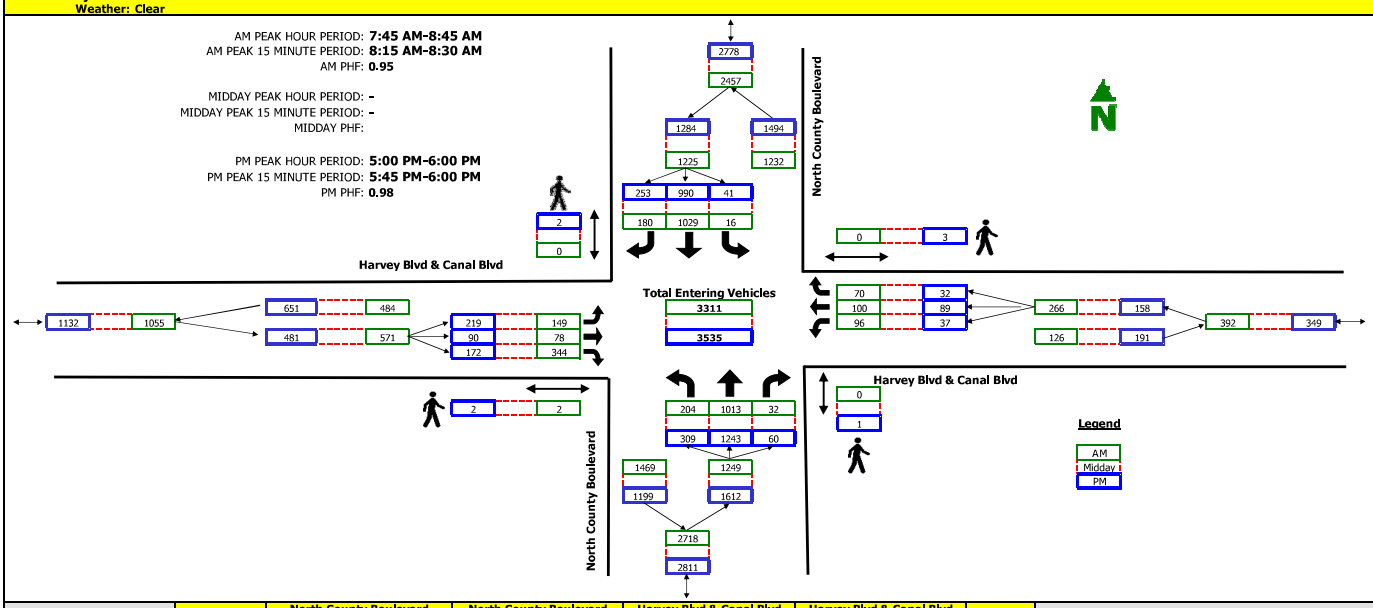
Intersection: North County Boulevard / Harvey Blvd & Canal Blvd
North/South: North County Boulevard
East/West: Harvey Blvd & Canal Blvd
Jurisdiction: American Fork
Project Title: American Fork C&N Taylorsville
Project No: UT23-2443
Weather: Clear

Date: 1-31-23, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 88.0%
Adjustment Station #: 632

AM PEAK HOUR PERIOD: **7:45 AM-8:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:15 AM-8:30 AM**
AM PHF: **0.95**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **5:00 PM-6:00 PM**
PM PEAK 15 MINUTE PERIOD: **5:45 PM-6:00 PM**
PM PHF: **0.98**



RAW COUNT SUMMARIES	North County Boulevard Northbound				North County Boulevard Southbound				Harvey Blvd & Canal Blvd Eastbound				Harvey Blvd & Canal Blvd Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00 - 7:15	20	99	2	0	2	120	16	0	18	5	24	0	9	5	11	0	331
7:15 - 7:30	17	163	8	0	2	148	24	0	34	2	36	0	8	11	15	0	468
7:30 - 7:45	22	191	7	0	8	159	44	0	78	10	65	0	28	18	19	0	649
7:45 - 8:00	61	224	13	0	3	233	77	0	38	24	83	1	28	35	14	0	833
8:00 - 8:15	57	235	6	0	6	227	43	0	61	28	94	1	32	44	33	0	866
8:15 - 8:30	38	272	5	0	6	319	30	0	22	18	117	0	18	13	13	0	871
8:30 - 8:45	48	282	8	0	1	250	30	0	28	8	50	0	18	8	10	0	741
8:45 - 9:00	27	228	6	0	2	257	35	0	40	8	84	0	8	7	11	0	713
MIDDAY PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00 - 16:15	42	314	20	0	13	228	53	0	61	18	51	0	17	15	7	0	839
16:15 - 16:30	78	308	18	0	11	197	38	0	55	16	45	0	11	13	9	0	799
16:30 - 16:45	72	274	19	0	6	225	40	0	72	24	51	1	10	20	6	0	819
16:45 - 17:00	59	291	10	0	2	206	66	0	60	31	41	0	17	14	6	0	803
17:00 - 17:15	59	327	13	0	10	240	58	2	56	32	49	2	10	16	13	0	883
17:15 - 17:30	76	295	17	1	14	259	63	0	42	23	32	0	9	26	5	0	861
17:30 - 17:45	91	319	14	0	8	249	72	0	49	13	38	0	7	24	8	0	892
17:45 - 18:00	83	302	16	0	9	242	60	0	72	22	53	0	11	23	6	3	899

TrafficCounts
2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

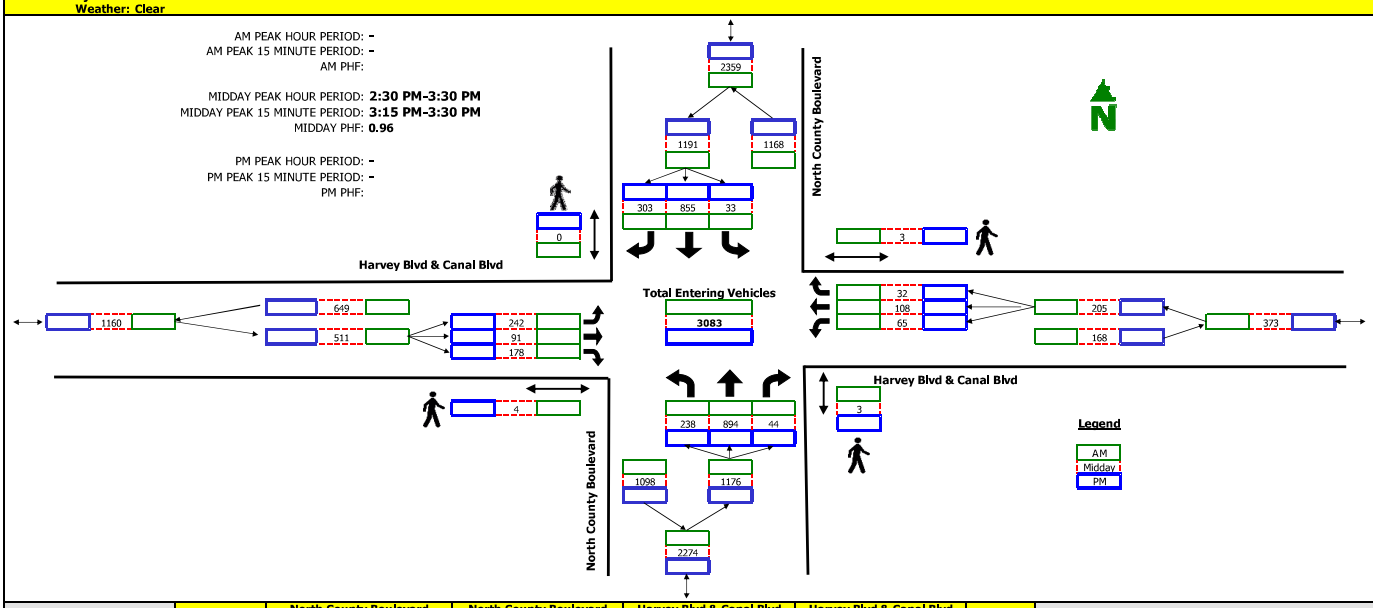
Intersection: North County Boulevard / Harvey Blvd & Canal Blvd
North/South: North County Boulevard
East/West: Harvey Blvd & Canal Blvd
Jurisdiction: American Fork
Project Title: American Fork C&N Taylorsville
Project No: UT23-2443
Weather: Clear

Date: 3-21-23, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 632

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: **2:30 PM-3:30 PM**
MIDDAY PEAK 15 MINUTE PERIOD: **3:15 PM-3:30 PM**
MIDDAY PHF: **0.96**

PM PEAK HOUR PERIOD: -
PM PEAK 15 MINUTE PERIOD: -
PM PHF:



RAW COUNT SUMMARIES	North County Boulevard Northbound				North County Boulevard Southbound				Harvey Blvd & Canal Blvd Eastbound				Harvey Blvd & Canal Blvd Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	40	156	15	1	7	162	46	0	35	23	25	0	10	13	3	0	535
14:15 - 14:30	46	193	16	0	13	162	142	0	52	15	53	0	15	17	8	0	732
14:30 - 14:45	60	195	13	0	9	171	130	0	64	22	34	0	12	38	16	0	764
14:45 - 15:00	65	225	8	0	9	219	67	0	62	26	54	3	20	30	2	0	787
15:00 - 15:15	43	190	14	3	6	222	72	0	64	28	45	1	17	20	5	3	726
15:15 - 15:30	70	284	9	0	9	243	34	0	52	15	45	0	16	20	9	0	806
15:30 - 15:45	73	227	17	0	7	184	60	0	47	16	38	0	22	25	19	0	735
15:45 - 16:00	49	203	8	2	14	205	85	0	59	25	45	1	21	28	4	1	746

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45 - 17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00 - 17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15 - 17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30 - 17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45 - 18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TrafficCounts
2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

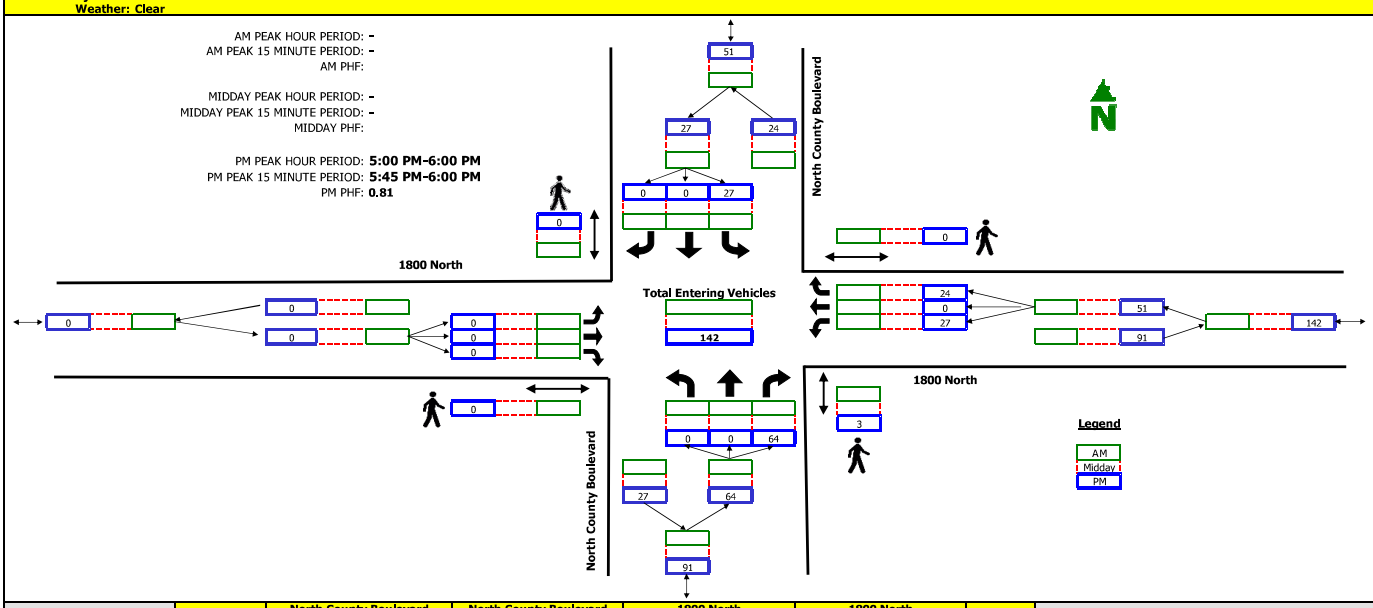
Intersection: North County Boulevard / 1800 North
North/South: North County Boulevard
East/West: 1800 North
Jurisdiction: American Fork
Project Title: American Fork C&N Taylorsville
Project No: UT23-2443
Weather: Clear

Date: 4-13-23, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 632

AM PEAK HOUR PERIOD: -
AM PEAK 15 MINUTE PERIOD: -
AM PHF:

MIDDAY PEAK HOUR PERIOD: -
MIDDAY PEAK 15 MINUTE PERIOD: -
MIDDAY PHF:

PM PEAK HOUR PERIOD: **5:00 PM-6:00 PM**
PM PEAK 15 MINUTE PERIOD: **5:45 PM-6:00 PM**
PM PHF: **0.81**



RAW COUNT SUMMARIES	North County Boulevard Northbound				North County Boulevard Southbound				1800 North Eastbound				1800 North Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 - 8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00 - 16:15	0	0	10	0	6	0	0	1	0	0	0	0	2	0	0	0	18
16:15 - 16:30	0	0	10	1	6	0	0	0	0	0	0	0	9	0	3	0	28
16:30 - 16:45	0	0	9	1	9	0	0	0	0	0	0	0	6	0	7	0	31
16:45 - 17:00	0	0	8	0	5	0	0	0	0	0	0	0	6	0	7	0	26
17:00 - 17:15	0	0	14	0	6	0	0	0	0	0	0	0	7	0	7	0	34
17:15 - 17:30	0	0	21	2	9	0	0	0	0	0	0	0	9	0	3	0	42
17:30 - 17:45	0	0	11	1	5	0	0	0	0	0	0	0	3	0	3	0	22
17:45 - 18:00	0	0	18	0	7	0	0	0	0	0	0	0	8	0	11	0	44

APPENDIX B

LOS Results

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Existing (2023) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT23-2443*

Intersection: North County Blvd & 1750th North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,493	1,502	101	2.5	*A*
	R	2	2	100	0.9	*A*
	Subtotal	1,495	1,504	101	2.5	*A*
SB	L	2	2	100	11.1	*B*
	T	1,284	1,271	99	7.3	*A*
	Subtotal	1,286	1,273	99	7.3	*A*
WB	***R***	***6***	***5***	***83***	***12.9***	***B***
	Subtotal	6	5	83	12.9	*B*
Total		2,786	2,782	100	4.7	*A*

Intersection: North County Blvd & Canal Blvd/Harvey Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	309	318	103	35.2	*D*
	T	1,243	1,253	101	18.3	*B*
	R	60	59	98	6.1	*A*
	Subtotal	1,612	1,630	101	21.2	*C*
SB	L	41	39	95	20.3	*C*
	T	990	994	100	27.5	*C*
	R	253	243	96	7.0	*A*
	Subtotal	1,284	1,276	99	23.4	*C*
EB	L	219	215	98	52.4	*D*
	T	90	82	91	33.6	*C*
	R	172	174	101	11.6	*B*
	Subtotal	481	471	98	34.1	*C*
WB	L	37	41	110	31.3	*C*
	T	89	86	97	39.8	*D*
	R	32	33	102	14.6	*B*
	Subtotal	158	160	101	32.4	*C*
Total		3,536	3,537	100	34.6	*C*

SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Existing (2023) Plus Project*
Time Period: *Evening Peak Hour of Adjacent Street* **Project #:** *UT23-2443*

Intersection: North County Blvd & 1800 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,451	1,442	99	0.2	*A*
	R	64	66	103	0.4	*A*
	Subtotal	1,515	1,508	100	0.2	*A*
SB	L	27	26	95	15.9	*C*
	T	1,269	1,286	101	1.2	*A*
	Subtotal	1,296	1,312	101	1.5	*A*
WB	***L***	***38***	***37***	***97***	***25.9***	***D***
	R	24	25	104	10.4	*B*
	Subtotal	62	62	100	19.7	*C*
Total		2,874	2,882	100	1.2	*A*

Intersection: North County Blvd & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,471	1,463	99	2.8	*A*
	R	65	66	101	1.2	*A*
	Subtotal	1,536	1,529	100	2.7	*A*
SB	L	35	34	96	15.1	*C*
	T	1,273	1,289	101	4.3	*A*
	Subtotal	1,308	1,323	101	4.6	*A*
WB	***L***	***37***	***35***	***94***	***32.9***	***D***
	R	42	45	107	17.3	*C*
	Subtotal	79	80	101	24.1	*C*
Total		2,924	2,932	100	4.2	*A*

SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Existing (2023) Plus Project*
Time Period: *Evening Peak Hour of Adjacent Street* **Project #:** *UT23-2443*

Intersection: North County Blvd & Canal Blvd/Harvey Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	309	313	101	41.2	*D*
	T	1,265	1,257	99	21.5	*C*
	R	60	62	103	7.8	*A*
	Subtotal	1,634	1,632	100	24.8	*C*
SB	L	52	58	111	23.2	*C*
	T	1,000	1,003	100	27.0	*C*
	R	258	263	102	7.9	*A*
	Subtotal	1,310	1,324	101	23.0	*C*
EB	L	225	222	99	76.0	*E*
	T	90	87	97	42.4	*D*
	R	172	174	101	16.7	*B*
	Subtotal	487	483	99	48.6	*D*
WB	L	39	40	102	31.6	*C*
	T	91	90	99	40.3	*D*
	R	46	46	99	14.2	*B*
	Subtotal	176	176	100	31.5	*C*
Total		3,607	3,615	100	36.7	*D*

Intersection: North Access & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***61***	***62***	***101***	***4.0***	***A***
	R	11	12	109	3.0	*A*
	Subtotal	72	74	103	3.8	*A*
EB	T	23	23	101	0.4	*A*
	R	78	77	99	0.4	*A*
	Subtotal	101	100	99	0.4	*A*
WB	T	18	18	100	0.1	*A*
	Subtotal	18	18	100	0.1	*A*
Total		191	192	101	1.7	*A*

SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Existing (2023) Plus Project*
Time Period: *Evening Peak Hour of Generator* **Project #:** *UT23-2443*

Intersection: North County Blvd & 1800 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,453	1,464	101	0.2	*A*
	R	64	64	100	0.3	*A*
	Subtotal	1,517	1,528	101	0.2	*A*
SB	L	27	26	95	15.4	*C*
	T	1,275	1,265	99	1.4	*A*
	Subtotal	1,302	1,291	99	1.7	*A*
WB	***L***	***44***	***42***	***95***	***27.1***	***D***
	R	24	25	104	9.8	*A*
	Subtotal	68	67	99	20.6	*C*
Total		2,888	2,886	100	1.4	*A*

Intersection: North County Blvd & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,459	1,467	101	2.9	*A*
	R	92	93	101	1.3	*A*
	Subtotal	1,551	1,560	101	2.8	*A*
SB	L	50	47	94	16.5	*C*
	T	1,271	1,261	99	6.0	*A*
	Subtotal	1,321	1,308	99	6.4	*A*
WB	***L***	***55***	***53***	***96***	***41.8***	***E***
	R	56	60	107	26.5	*D*
	Subtotal	111	113	102	33.7	*D*
Total		2,984	2,981	100	5.6	*A*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Existing (2023) Plus Project*
Time Period: *Evening Peak Hour of Generator* **Project #:** *UT23-2443*

Intersection: North County Blvd & Canal Blvd/Harvey Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	309	317	103	35.8	*D*
	T	1,271	1,272	100	21.2	*C*
	R	60	62	103	7.7	*A*
	Subtotal	1,640	1,651	101	23.5	*C*
SB	L	58	56	96	24.8	*C*
	T	1,005	1,009	100	29.8	*C*
	R	261	250	96	8.3	*A*
	Subtotal	1,324	1,315	99	25.5	*C*
EB	L	228	229	101	54.1	*D*
	T	90	88	98	33.0	*C*
	R	172	172	100	12.4	*B*
	Subtotal	490	489	100	35.6	*D*
WB	L	39	36	92	26.7	*C*
	T	91	91	100	39.9	*D*
	R	52	56	107	14.7	*B*
	Subtotal	182	183	101	29.6	*C*
Total		3,636	3,638	100	36.5	*D*

Intersection: North Access & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***93***	***92***	***99***	***5.9***	***A***
	R	17	20	118	4.8	*A*
	Subtotal	110	112	102	5.7	*A*
EB	T	23	24	104	0.6	*A*
	R	120	117	98	0.4	*A*
	Subtotal	143	141	99	0.4	*A*
WB	T	18	21	117	0.9	*A*
	Subtotal	18	21	117	0.9	*A*
Total		270	274	101	2.6	*A*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Existing (2023) Plus Project - Mitigated*
Time Period: *Evening Peak Hour of Adjacent Street* **Project #:** *UT23-2443*

Intersection: North County Blvd & 1800 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,451	1,425	98	0.2	*A*
	R	64	62	96	0.3	*A*
	Subtotal	1,515	1,487	98	0.2	*A*
SB	L	27	26	95	14.3	*B*
	T	1,269	1,280	101	1.2	*A*
	Subtotal	1,296	1,306	101	1.5	*A*
WB	***L***	***38***	***34***	***89***	***22.5***	***C***
	R	24	24	100	10.0	*A*
	Subtotal	62	58	94	17.3	*C*
Total		2,874	2,851	99	1.2	*A*

Intersection: North County Blvd & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,471	1,446	98	2.8	*A*
	R	65	63	97	1.2	*A*
	Subtotal	1,536	1,509	98	2.7	*A*
SB	L	35	34	96	16.4	*C*
	T	1,273	1,282	101	4.0	*A*
	Subtotal	1,308	1,316	101	4.3	*A*
WB	***L***	***37***	***39***	***105***	***34.5***	***D***
	R	42	41	97	11.3	*B*
	Subtotal	79	80	101	22.6	*C*
Total		2,924	2,905	99	4.0	*A*

SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Existing (2023) Plus Project - Mitigated*
Time Period: *Evening Peak Hour of Adjacent Street* **Project #:** *UT23-2443*

Intersection: North County Blvd & Canal Blvd/Harvey Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	309	306	99	37.5	*D*
	T	1,265	1,246	99	20.1	*C*
	R	60	64	106	7.5	*A*
	Subtotal	1,634	1,616	99	22.9	*C*
SB	L	52	54	103	21.7	*C*
	T	1,000	1,009	101	27.1	*C*
	R	258	259	100	8.1	*A*
	Subtotal	1,310	1,322	101	23.2	*C*
EB	L	225	214	95	53.1	*D*
	T	90	90	100	33.7	*C*
	R	172	174	101	12.2	*B*
	Subtotal	487	478	98	34.6	*C*
WB	L	39	39	99	27.2	*C*
	T	91	88	97	39.5	*D*
	R	46	46	99	14.6	*B*
	Subtotal	176	173	98	30.1	*C*
Total		3,607	3,589	100	33.8	*C*

Intersection: North Access & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***61***	***60***	***98***	***3.9***	***A***
	R	11	12	109	3.0	*A*
	Subtotal	72	72	100	3.8	*A*
EB	T	23	23	101	0.5	*A*
	R	78	74	95	0.3	*A*
	Subtotal	101	97	96	0.3	*A*
WB	T	18	19	106	0.1	*A*
	Subtotal	18	19	106	0.1	*A*
Total		191	188	99	1.7	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Existing (2023) Plus Project - Mitigated*
Time Period: *Evening Peak Hour of Generator* **Project #:** *UT23-2443*

Intersection: North County Blvd & 1800 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,453	1,430	98	0.2	*A*
	R	64	56	87	0.4	*A*
	Subtotal	1,517	1,486	98	0.2	*A*
SB	L	27	26	95	14.8	*B*
	T	1,275	1,268	99	1.4	*A*
	Subtotal	1,302	1,294	99	1.7	*A*
WB	***L***	***44***	***43***	***97***	***24.4***	***C***
	R	24	24	100	10.8	*B*
	Subtotal	68	67	99	19.5	*C*
Total		2,888	2,847	99	1.3	*A*

Intersection: North County Blvd & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,459	1,428	98	2.8	*A*
	R	92	93	101	1.2	*A*
	Subtotal	1,551	1,521	98	2.7	*A*
SB	L	50	45	90	16.9	*C*
	T	1,271	1,267	100	4.9	*A*
	Subtotal	1,321	1,312	99	5.3	*A*
WB	***L***	***55***	***50***	***90***	***40.3***	***E***
	R	56	58	103	12.1	*B*
	Subtotal	111	108	97	25.2	*D*
Total		2,984	2,941	99	4.7	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Existing (2023) Plus Project - Mitigated*
Time Period: *Evening Peak Hour of Generator* **Project #:** *UT23-2443*

Intersection: North County Blvd & Canal Blvd/Harvey Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	309	316	102	35.3	*D*
	T	1,271	1,250	98	19.9	*B*
	R	60	58	96	7.1	*A*
	Subtotal	1,640	1,624	99	22.4	*C*
SB	L	58	52	89	24.0	*C*
	T	1,005	1,005	100	30.0	*C*
	R	261	262	100	8.9	*A*
	Subtotal	1,324	1,319	100	25.6	*C*
EB	L	228	217	95	55.6	*E*
	T	90	81	90	33.2	*C*
	R	172	179	104	12.3	*B*
	Subtotal	490	477	97	35.5	*D*
WB	L	39	39	99	26.2	*C*
	T	91	90	99	40.0	*D*
	R	52	51	98	14.8	*B*
	Subtotal	182	180	99	29.9	*C*
Total		3,636	3,600	99	35.8	*D*

Intersection: North Access & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***93***	***90***	***97***	***4.3***	***A***
	R	17	19	112	3.1	*A*
	Subtotal	110	109	99	4.1	*A*
EB	T	23	23	100	0.6	*A*
	R	120	117	98	0.4	*A*
	Subtotal	143	140	98	0.4	*A*
WB	T	18	19	106	0.1	*A*
	Subtotal	18	19	106	0.1	*A*
Total		270	268	99	1.9	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Future (2028) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT23-2443*

Intersection: North County Blvd & 1750th North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,565	1,557	99	2.8	*A*
	R	5	7	140	1.1	*A*
	Subtotal	1,570	1,564	100	2.8	*A*
SB	***L***	***5***	***3***	***60***	***17.0***	***C***
	T	1,360	1,372	101	7.8	*A*
	Subtotal	1,365	1,375	101	7.8	*A*
WB	R	10	9	90	11.8	*B*
	Subtotal	10	9	90	11.8	*B*
Total		2,945	2,948	100	5.1	*A*

Intersection: North County Blvd & Canal Blvd/Harvey Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	285	284	100	39.9	*D*
	T	1,285	1,277	99	23.5	*C*
	R	70	76	108	9.8	*A*
	Subtotal	1,640	1,637	100	25.7	*C*
SB	L	50	47	94	23.4	*C*
	T	1,025	1,030	100	28.6	*C*
	R	285	298	105	8.1	*A*
	Subtotal	1,360	1,375	101	24.0	*C*
EB	L	245	241	98	79.1	*E*
	T	110	113	103	41.2	*D*
	R	150	158	105	19.5	*B*
	Subtotal	505	512	101	52.3	*D*
WB	L	45	43	95	27.2	*C*
	T	110	112	102	38.2	*D*
	R	40	42	104	13.9	*B*
	Subtotal	195	197	101	30.6	*C*
Total		3,700	3,721	101	39.9	*D*

HALES ENGINEERING
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SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Future (2028) Plus Project*
Time Period: *Evening Peak Hour of Adjacent Street* **Project #:** *UT23-2443*

Intersection: North County Blvd & 1800 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,519	1,506	99	0.3	*A*
	R	70	70	100	0.4	*A*
	Subtotal	1,589	1,576	99	0.3	*A*
SB	L	30	30	99	16.4	*C*
	T	1,350	1,378	102	1.9	*A*
	Subtotal	1,380	1,408	102	2.2	*A*
WB	***L***	***41***	***40***	***97***	***31.5***	***D***
	R	30	30	99	10.7	*B*
	Subtotal	71	70	99	22.6	*C*
Total		3,042	3,054	100	1.7	*A*

Intersection: North County Blvd & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,544	1,527	99	3.1	*A*
	R	68	66	97	1.3	*A*
	Subtotal	1,612	1,593	99	3.0	*A*
SB	L	38	37	97	19.5	*C*
	T	1,354	1,382	102	7.1	*A*
	Subtotal	1,392	1,419	102	7.4	*A*
WB	***L***	***37***	***34***	***91***	***41.1***	***E***
	R	42	47	111	12.8	*B*
	Subtotal	79	81	103	24.7	*C*
Total		3,084	3,093	100	5.6	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Future (2028) Plus Project*
Time Period: *Evening Peak Hour of Adjacent Street* **Project #:** *UT23-2443*

Intersection: North County Blvd & Canal Blvd/Harvey Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	285	289	101	42.5	*D*
	T	1,307	1,293	99	26.2	*C*
	R	70	69	98	10.3	*B*
	Subtotal	1,662	1,651	99	28.4	*C*
SB	L	61	65	106	25.9	*C*
	T	1,039	1,064	102	32.6	*C*
	R	290	290	100	8.7	*A*
	Subtotal	1,390	1,419	102	27.4	*C*
EB	L	251	239	95	79.0	*E*
	T	110	103	94	42.7	*D*
	R	150	145	97	16.4	*B*
	Subtotal	511	487	95	52.7	*D*
WB	L	47	47	99	29.8	*C*
	T	112	114	102	38.8	*D*
	R	54	58	107	14.6	*B*
	Subtotal	213	219	103	30.5	*C*
Total		3,776	3,776	100	42.9	*D*

Intersection: North Access & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***61***	***63***	***103***	***4.0***	***A***
	R	11	13	118	3.0	*A*
	Subtotal	72	76	106	3.8	*A*
EB	T	29	26	90	0.5	*A*
	R	78	77	99	0.4	*A*
	Subtotal	107	103	96	0.4	*A*
WB	T	18	18	100	0.1	*A*
	Subtotal	18	18	100	0.1	*A*
Total		197	197	100	1.7	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Future (2028) Plus Project*
Time Period: *Evening Peak Hour of Generator* **Project #:** *UT23-2443*

Intersection: North County Blvd & 1800 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,521	1,532	101	0.3	*A*
	R	70	71	101	0.4	*A*
	Subtotal	1,591	1,603	101	0.3	*A*
SB	L	30	30	99	20.2	*C*
	T	1,356	1,376	101	2.4	*A*
	Subtotal	1,386	1,406	101	2.8	*A*
WB	***L***	***47***	***48***	***102***	***31.9***	***D***
	R	30	29	96	11.1	*B*
	Subtotal	77	77	100	24.1	*C*
Total		3,056	3,086	101	2.0	*A*

Intersection: North County Blvd & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,532	1,547	101	3.2	*A*
	R	95	94	99	1.4	*A*
	Subtotal	1,627	1,641	101	3.1	*A*
SB	L	53	52	98	19.5	*C*
	T	1,352	1,370	101	8.6	*A*
	Subtotal	1,405	1,422	101	9.0	*A*
WB	***L***	***55***	***54***	***98***	***72.4***	***F***
	R	56	57	101	15.4	*C*
	Subtotal	111	111	100	43.1	*E*
Total		3,144	3,174	101	7.2	*A*

SimTraffic LOS Report

Project: American Fork - C&N Taylorsville Property TIS
Analysis Period: *Future (2028) Plus Project*
Time Period: *Evening Peak Hour of Generator* **Project #:** *UT23-2443*

Intersection: North County Blvd & Canal Blvd/Harvey Blvd
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	285	293	103	40.8	*D*
	T	1,313	1,331	101	28.8	*C*
	R	70	70	100	13.3	*B*
	Subtotal	1,668	1,694	102	30.2	*C*
SB	L	67	68	101	26.1	*C*
	T	1,045	1,063	102	35.1	*D*
	R	293	292	100	10.2	*B*
	Subtotal	1,405	1,423	101	29.6	*C*
EB	L	254	248	98	94.6	*F*
	T	110	110	100	51.2	*D*
	R	150	152	101	22.2	*C*
	Subtotal	514	510	99	63.7	*E*
WB	L	47	47	99	27.5	*C*
	T	112	114	102	38.1	*D*
	R	60	59	98	16.2	*B*
	Subtotal	219	220	100	30.0	*C*
Total		3,806	3,847	101	47.2	*D*

Intersection: North Access & 1750 North
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***93***	***93***	***100***	***10.4***	***B***
	R	17	18	106	7.4	*A*
	Subtotal	110	111	101	9.9	*A*
EB	T	29	29	99	0.7	*A*
	R	120	118	99	0.4	*A*
	Subtotal	149	147	99	0.5	*A*
WB	T	18	18	100	3.1	*A*
	Subtotal	18	18	100	3.1	*A*
Total		277	276	100	4.5	*A*

APPENDIX C

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: American Fork - C&N Taylorsville Property TIS

Analysis: Existing (2023) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
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Project #: UT23-2443

Intersection	NB			SB			EB			WB			
	L	R	T	L	R	T	L	R	T	L	LR	R	T
01: North County Blvd & 1750th North						225							
02: North County Blvd & Canal Blvd/Harvey Blvd	250	100	375	75	125	275	250	150	175	75		50	125

SimTraffic Queueing Report

Project: American Fork - C&N Taylorsville Property TIS

Analysis: Existing (2023) Plus Project

Time Period: Evening Peak Hour of Adjacent Street

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT23-2443

Intersection	NB				SB			EB			WB				
	L	LR	R	T	L	R	T	L	R	T	L	LR	LT	R	T
01: North County Blvd & 1800 North			50		50						75			50	
02: North County Blvd & 1750 North					75		200					100			
03: North County Blvd & Canal Blvd/Harvey Blvd	250		150	450	125	125	275	300	250	425	75			50	125
04: North Access & 1750 North		75													

SimTraffic Queueing Report

Project: American Fork - C&N Taylorsville Property TIS

Analysis: Existing (2023) Plus Project

Time Period: Evening Peak Hour of Generator

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT23-2443

Intersection	NB				SB			EB			WB				
	L	LR	R	T	L	R	T	L	R	T	L	LR	LT	R	T
01: North County Blvd & 1800 North			50		50		50				75			50	
02: North County Blvd & 1750 North					100		225					125			
03: North County Blvd & Canal Blvd/Harvey Blvd	250		125	450	175	125	275	250	150	225	75			75	125
04: North Access & 1750 North		75													

SimTraffic Queueing Report

HALES ENGINEERING
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Project: American Fork - C&N Taylorsville Property TIS

Analysis: Existing (2023) Plus Project - Mitigated

Time Period: Evening Peak Hour of Adjacent Street

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT23-2443

Intersection	NB				SB			EB			WB		
	L	LR	R	T	L	R	T	L	R	T	L	R	T
01: North County Blvd & 1800 North			50		50						75	50	
02: North County Blvd & 1750 North					75		175				75	75	
03: North County Blvd & Canal Blvd/Harvey Blvd	250		150	400	125	125	300	250	150	225	75	75	125
04: North Access & 1750 North		75											

SimTraffic Queueing Report

HALES ENGINEERING
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Project: American Fork - C&N Taylorsville Property TIS

Analysis: Existing (2023) Plus Project - Mitigated

Time Period: Evening Peak Hour of Generator

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT23-2443

Intersection	NB				SB			EB			WB		
	L	LR	R	T	L	R	T	L	R	T	L	R	T
01: North County Blvd & 1800 North			50		50						75	50	
02: North County Blvd & 1750 North					100		200				100	75	
03: North County Blvd & Canal Blvd/Harvey Blvd	250		150	400	175	150	300	275	175	225	75	75	125
04: North Access & 1750 North		75											

SimTraffic Queueing Report

HALES ENGINEERING
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Project: American Fork - C&N Taylorsville Property TIS

Analysis: Future (2028) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

Project #: UT23-2443

Intersection	NB			SB			EB			WB			
	L	R	T	L	R	T	L	R	T	L	LR	R	T
01: North County Blvd & 1750th North						200							
02: North County Blvd & Canal Blvd/Harvey Blvd	250	150	400	75	150	275	300	275	525	75		50	150

SimTraffic Queueing Report

Project: American Fork - C&N Taylorsville Property TIS

Analysis: Future (2028) Plus Project

Time Period: Evening Peak Hour of Adjacent Street

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
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Project #: UT23-2443

Intersection	NB				SB			EB			WB		
	L	LR	R	T	L	R	T	L	R	T	L	R	T
01: North County Blvd & 1800 North			50		75		75				75	50	
02: North County Blvd & 1750 North					100		250				75	75	
03: North County Blvd & Canal Blvd/Harvey Blvd	250		175	475	150	150	300	300	275	450	75	75	150
04: North Access & 1750 North		75											

SimTraffic Queueing Report

Project: American Fork - C&N Taylorsville Property TIS

Analysis: Future (2028) Plus Project

Time Period: Evening Peak Hour of Generator

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT23-2443

Intersection	NB				SB			EB			WB			
	L	LR	R	T	L	R	T	L	R	T	L	LT	R	T
01: North County Blvd & 1800 North			50		75		100				75		50	
02: North County Blvd & 1750 North					150		275				125		100	
03: North County Blvd & Canal Blvd/Harvey Blvd	250		200	525	200	150	300	325	350	600	75		75	150
04: North Access & 1750 North		100												

MEMORANDUM

TO: American Fork City

FROM: David Rollins

DATE: September 27, 2023

SUBJECT: **C&N Taylorsville TIS Review**

Horrocks has reviewed the Traffic Impact Study dated September 12, 2023, by Hales Engineering. The overall evaluation of the TIS is that the number of trips from a fast-food restaurant with drive-thru is more traffic than the local road 1750 North can accommodate. The only proposed mitigation is adding a westbound left-turn lane on 1750 North, this results in an unacceptable Level of Service.

The queue lengths are also an issue for the ingress and egress from the project site on 1750 North. The Existing (2023) Plus Project on page 14, shows a 95th percentile westbound queue length of 125 feet on 1750 North. The existing access of the church parking lot is located approximately 125 feet from where a stop bar would be on 1750 North. Typically, a new property access is located aligned with an access of the adjacent existing property. This would indicate that vehicles would enter the traffic queue as soon as departing onto 1750 North from the project. The addition of a dedicated left-turn lane on 1750 North for westbound vehicles would require widening of the roadway. This widening would also likely include widening of the eastbound traffic lane to meet city standards for a collector. These impacts to the project property may reduce the ability for traffic to circulate on the property and increase the internal queue lengths within the project site.

Planning Commission Staff Report
Meeting Date: November 8, 2023

Agenda Topic

Public hearing and recommendation on a proposed code text amendment of the American Fork Municipal Code amending Section 17.5.105 titled Area of Accessory Building, to amend language related to structure size, and to clarify language related to the approval procedure to be followed.

Background

The code text amendment looks to amend the language of Section 17.5.105 of the American Fork Municipal Code related to accessory structures. Staff has met with Councilmembers Shelton and Barnes who a proposing the amendments to the Code.

Legal Counsel has prepared a draft ordinance with some suggested changes, which outlines the proposed removal of Planning Commissions role in the decision-making process for accessory strucutres, at the request of the applicant.

Potential Motions – Code Text Amendment

Approval

Madame Chairwoman, I move to recommend approval for the proposed code text amendment of the American Fork Municipal Code, amending Section 17.5.105, relating to the area of accessory buildings.

Denial

Madame Chairwoman, I move to recommend denial for the proposed code text amendment of the American Fork Municipal Code, amending Section 17.5.105, relating to the area of accessory buildings.

Table

Madame Chairwoman, I move to table action on the proposed code text amendment of the American Fork Municipal Code, amending Section 17.5.105, relating to the area of accessory buildings, and instruct staff/developer to……

AN ORDINANCE AMENDING SECTION 17.5.105 OF THE AMERICAN FORK MUNICIPAL CODE, AREA OF ACCESSORY BUILDING, AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

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; and

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

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

PART I
TEXT OF ORDINANCE

SECTION 1. Section 17.5.105 of the Municipal Code of American Fork City, is hereby amended to read as as follows:

Section 17.5.105 ~~Area of~~ Accessory Building~~s is hereby amended to read as follows~~:

1. Size. Accessory buildings shall not be larger than an area two times the size of the footprint (foundation) of the primary structure; or cover more than twenty-five percent of the total rear yard area of a lot, whichever is less. ~~All accessory buildings shall be of a character which is consistent and compatible with the bulk, height, style and construction materials of existing dwellings in the immediate vicinity. There shall be no signage on any portion of the accessory building and the area surrounding the accessory building shall be landscaped.~~

2. Criteria for Approval. Accessory structures shall comply with federal, state and local laws, as applicable, and meet the following criteria:

    a. ~~All accessory buildings~~The structure shall be of a character which is consistent and compatible with the bulk, height, style and construction materials of existing dwellings in the immediate vicinity;
    b. ~~.~~ There shall be no signage on any portion of the accessory building;
    c. ~~and t~~The area surrounding the accessory building shall be landscaped;~~.~~ ~~An accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission, subject to the following findings: (1)~~
    d. ~~t~~The accessory building ~~will~~ shall be incidental to the primary use of the parcel;
    e. ~~, (2) t~~The applicant ~~has provided~~shall provide adequate assurance, as determined by the building authority, that neither the accessory building nor any portion

thereof will be used or converted for use as living or sleeping quarters (see Section 17.5.106) or for the conduct of a business (except when located in a commercial zone permitting such activity)~~, and (3) t~~

f. The bulk, height, style and construction material of the accessory structure are~~is~~ compatible with dwellings in the immediate vicinity; and

g. The structure ~~and~~ will not result in an undue negative impact upon adjacent properties.

3. Undue Negative Impact. For the purpose of this section, consideration of undue negative impact shall include the following:
   a. Materials that would detract from the character of the neighborhood;
   b. Building Height;
   c. Building Location/Setbacks
   d. Use of Building (for habitation or business use)
   e. Inability to retain runoff onsite
   f. Any other negative impact articulated by the building official that would not have occurred without the proposed structure.

4. Review of Application. The building authority shall be the review authority for accessory building applications. In the event the building authority deems that any of the above criteria are not met or that verification of compliance for the above criteria requires additional review from other departments, the Applicant shall be timely notified as such.

5. Appeal. The appeal authority for the determination of compliance related to the criteria listed in subsection 2(a)-(g) is the planning commission.

PART II
CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

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 AND ADOPTED BY THE CITY COUNCIL OF AMERICAN FORK CITY, STATE OF UTAH, ON THIS THE _____ DAY OF _____, 2023.

AMERICAN FORK CITY

_____

BRADLEY J. FROST, MAYOR

ATTEST:

_____

CITY RECORDER

Planning Commission Staff Report
Meeting Date: November 8th, 2023

Agenda Topic

Review and recommendation on a proposed Land Use Map Amendment, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Shoreline Protection designation to the Design Industrial land use designation.

BACKGROUND INFORMATION		
Location:		300 E 1700 S
Project Type:		Land Use Map Amendment
Applicants:		McKay Winkel
Existing Land Use:		Shoreline Protection
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Shoreline Protection
Existing Zoning:		M-1
Proposed Zoning:		I-1
Surrounding Zoning:	North	PI-1
	South	N/A
	East	I-1
	West	M-1

Background

The applicant has applied for a proposed Land Use Map Amendment. The project looks to change the Land Use Map of the General Plan from Shoreline Protection to Design Industrial.

The proposed Land Use Map Amendment was on the regularly scheduled Planning Commission meeting on October 4, 2023, and the application was tabled by the Planning Commission in

order to have more Planning Commissioners weigh in on the proposed Land Use Map Amendment.

Chapter 17.11 Amendments

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council. Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

Sec 17.11.102 Planning Commission To Make Recommendations

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:

1. Published on the Utah Public Notice Website;
2. Posted in at least three public locations within the city, or on the city's official website; and
3. Mailed to each affected entity.

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

17.11.200 Intent With Respect To Amendments

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Land Use Map Amendment, does not meet the requirements of Section 17.11.200.

Project Map



Standards Conditions of Approval

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

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

Potential Motions – LUMA

Approval

Madame Chair, I move to recommend approval for the proposed Land Use Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the Shoreline Protection Land Use designation to the Design Industrial Land Use designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to recommend denial for the proposed Land Use Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the Shoreline Protection Land Use designation to the Design Industrial Land Use designation.

Table

Madame Chair, I move to table action for the proposed Land Use Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the Shoreline Protection Land Use designation to the Design Industrial Land Use designation, and instruct staff/developer to……..

Planning Commission Staff Report
Meeting Date: November 8th, 2023

Agenda Topic

Review and recommendation on a proposed Zone Change, known as Southam Industrial, located at approximately 300 E 1700 S, American Fork City, UT 84003. On approximately 4.99 acres, the property proposes to change from the Marina (M-1) zone to the Industrial (I-1) zone.

BACKGROUND INFORMATION		
Location:		300 E 1700 S
Project Type:		Land Use Map Amendment
Applicants:		McKay Winkel
Existing Land Use:		Shoreline Protection
Proposed Land Use:		Design Industrial
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Shoreline Protection
Existing Zoning:		M-1
Proposed Zoning:		I-1
Surrounding Zoning:	North	PI-1
	South	N/A
	East	I-1
	West	M-1

Background

The applicant has applied for a proposed Zone Change. The project looks to change the Land Use Map in order to change the zoning designation on the property from M-1 to the I-1 zoning designation.

The proposed Zone Change was on the regularly scheduled Planning Commission meeting on October 4, 2023, and the application was tabled by the Planning Commission in order to have

more Planning Commissioners weigh in on the proposed Land Use Map Amendment and zone change.

Chapter 17.11 Amendments

This development code, and the zoning map adopted as a part thereof, may be amended from time to time by the city council, but all proposed amendments must first be submitted to the planning commission for its recommendation. The procedure to be followed in amending the code and map shall be as set forth below.

Sec 17.11.101 Written Petition Required - City Initiated Amendments Permitted

Any person seeking an amendment of the development code or zoning map shall submit to the planning commission a written petition designating the change desired and the reasons therefor, and shall pay a nonrefundable filing fee in an amount established by resolution of the city council.

Amendments to the code and map may also be initiated by action of the planning commission or upon request of the city council.

Sec 17.11.102 Planning Commission To Make Recommendations

Upon receipt of the petition the planning commission shall consider the request and, subject to completion of a public hearing on the matter before the planning commission with public notice given in accordance with the provisions of Section 17.11.103, shall submit its recommendations with respect thereto to the city council.

Sec 17.11.103 Planning Commission To Conduct Public Hearing Before Recommending Amendments - Notice Of Hearing To Be Provided

1. No ordinance approving an amendment to the official zone map or text of the development code, or approving a large scale development project may be enacted by the city council unless and until a public hearing relating to the proposed ordinance shall have been conducted by the planning commission.
2. Notice of the date, time and place of the first public hearing regarding a proposed amendment to the official zone map, text of the development code or ordinance of approval of a large scale development project shall be given at least 10 calendar days before the public hearing as follows:

1. Published on the Utah Public Notice Website;
2. Posted in at least three public locations within the city, or on the city's official website; and
3. Mailed to each affected entity.

Sec 17.11.104 Amendments To Be Adopted By Council - Notice Required

1. The city council, at a public meeting called for the purpose, shall consider each proposed amendment to the official zone map, text of the development code, or ordinance of approval for a large scale development recommended to it by the planning commission and may act to adopt or reject the amendment or ordinance of approval as recommended by the planning commission or adopt the amendment after making any revision the city council considers appropriate.
2. Notice of the public meeting at which the city council will consider a proposed amendment or ordinance of approval shall be given at least twenty-four hours before the meeting, which notice shall, as a minimum, be posted in at least three public places within the city; or on the city's official website.

Sec 17.11.105 Amendments To Be Adopted By Ordinance - Public Notice Of Adoption

All amendments to the code and map shall be adopted, published and recorded in accordance with the applicable provisions of UCA 10-3-701 et seq.

17.11.200 Intent With Respect To Amendments

All amendments to this code and zone map shall be made in accordance with the general plan of land use. It is hereby declared to be public policy that this code shall not be amended unless it can be shown that changed or changing conditions make the proposed amendment reasonably necessary to the promotion of the purposes of this code.

Project Conditions of Approval

1. N/A

Findings of Fact

1. The Zone Change does not meet the requirements of Section 17.11.200.

Project Map



Standards Conditions of Approval

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

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

2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Potential Motions – Zone Change

Approval

Madame Chair, I move to recommend approval for the proposed Zoning Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the M-1 (Marina Zone) to the I-1 (Industrial) zoning designation, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to recommend denial for the proposed Zoning Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the M-1 (Marina Zone) to the I-1 (Industrial) zoning designation.

Table

Madame Chair, I move to table action for the proposed Zoning Map Amendment, located at approximately 300 E 1700 S, American Fork City, UT 84003, from the M-1 (Marina Zone) to the I-1 (Industrial) zoning designation, and instruct staff/developer to……..

Planning Commission Staff Report
Meeting Date: November 8, 2023

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as 77 W Main St Sign, located at 77 W Main Street, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 0.32 acres and will be in the Central Commercial (CC-1) zone.

BACKGROUND INFORMATION		
Location:		77 W Main Street
Project Type:		Site Plan
Applicants:		Breeze Stringham
Existing Land Use:		General Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	General Commercial
	South	General Commercial
	East	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 has applied for a Commercial Site Plan for an existing Billboard Sign to be relocated to the adjacent property to the west. Per Utah State Code 10-9a-513, Outdoor Advertising Structures are allowed to be relocated on the existing property or relocated to within 5,280 feet of the existing sign. The site plan meets these requirements.

A site plan is required so the City is able to review the new site for any issues that may arise in the proposed new location.

Section 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:
    a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    e. The 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.
5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date

of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. Address comments in Geotechnical report
2. - Eng. Checklist - Dedication of PUE, no structure on PUE.

Findings of Fact

1. The Commercial Site Plan meets the requirements of Section 17.6.101.

Project Map



Standards Conditions of Approval

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

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

Staff Recommendation

The Commercial Site Plan meets the requirements of Section 17.6.101. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to APPROVE the proposed Commercial Site Plan, located at 77 W Main Street, American Fork City, UT 84003, in the CC-1 (Central Commercial) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at 77 W Main Street, American Fork City, UT 84003, in the CC-1 (Central Commercial) zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at 77 W Main Street, American Fork City, UT 84003, in the CC-1 (Central Commercial and instruct staff/developer to…….

Proposed Off-Premise Sign:
12'x24' Back-to-Back Bi-pole
35' Overall Height

Parcel: 020230017
Rosa Properties LC 77 W Series
77 West Main Street

Breeze Stringham
801.870.6493
breeze@reaganusa.com

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
tvanekelenburg 10/11/2023

Engineering Division
Reviewed
rburkhill 10/18/2023

Communication
Reviewed
MHunsaker 10/19/23

Existing Sign to be relocated:
Leola Hatch
61 W Main
Parcel: 020230018

Next Step

Approved with Conditions

Proceed to Planning Commission on 11/08/2023

Pending geotech review.

Also provide PUE to the City per 15.01.110, 10 ft front of the property line and 5 ft around.

No structure can be in PUE/ The sign can not be on the PUE.

Identify Results

Parcel | Tax District

Found 1 Parcel(s)

Serial:	02:023:0017 (Show) Land Info
Subdivision:	Not Applicable. (This is Not a Subdivision Parcel)
Owner:	ROSA PROPERTIES LC 77 W SERIES
Address:	77 W MAIN, AMERICAN FORK, UT 84003
Value:	$332,000
Acreage:	0.32

33 S 100 WEST - AMERICAN FORK
Value: $684,600 – 0.52 acres
Entry# 6049-2014

Reagan Outdoor Site Plan
Proposed Off-Premise Sign Relocation:
Rosa Properties LC 77 W Series
77 West Main Street
Parcel 020230017
Existing Sign Location:
61 West Main
Parcel 020230018
12'x24' Bi-pole
35' Overall Height

Breeze Stringham
801.870.6493
breeze@reaganusa.com

Open Deed Points Page

Utah County GIS Division | Utah County Government | Utah County 2021 Image

Date: 04/10/2023

NOTICE OF INTENT TO RELOCATE OUTDOOR ADVERTISING STRUCTURE

To American Fork City:

Section 10-9a-513 of state law that address non-conforming uses and structures have been amended to allow outdoor advertising structures ("signs") to be relocated to a new location and to a height clearly visible after the owner provides written notice to the city or county within which the sign is located. Once notice has been provided, the city or county has an opportunity to work with the owner to relocate to a different but mutually agreeable location. If they cannot agree on a different location, then the owner has the right to relocate the sign to the initial proposed location (so long as it is within 5,280 feet of the existing sign, more than 300 feet from another off-premise sign on the same side of the street, and in a commercial, industrial or manufacturing zone) within the municipality's boundaries.

Please be advised that pursuant to these provisions of state law, Reagan Outdoor Advertising hereby requests a permit to relocate its outdoor advertising structure that is: currently located on parcel number 020230018 (61 West Main) to a new site located at parcel number 020230017 (77 West Main).

Enclosed for your more complete review is a copy of the new state law should you have any questions. Also enclosed is a building permit application with associated structural plans. Your prompt attention to this matter is greatly appreciated.

Sincerely,

Guy Larson
Real Estate Manager
Reagan Outdoor Advertising

Effective 5/8/2018

10-9a-513 Municipality's acquisition of billboard by eminent domain -- Removal without providing compensation -- Limit on allowing nonconforming billboards to be rebuilt or replaced -- Validity of municipal permit after issuance of state permit.

(1) As used in this section:

(a) "Clearly visible" means capable of being read without obstruction by an occupant of a vehicle traveling on a street or highway within the visibility area.

(b) "Highest allowable height" means:

(i) if the height allowed by the municipality, by ordinance or consent, is higher than the height under Subsection (1)(b)(ii), the height allowed by the municipality; or

(ii)

(A) for a noninterstate billboard:

(I) if the height of the previous use or structure is 45 feet or higher, the height of the previous use or structure; or

(II) if the height of the previous use or structure is less than 45 feet, the height of the previous use or structure or the height to make the entire advertising content of the billboard clearly visible, whichever is higher, but no higher than 45 feet; and

(B) for an interstate billboard:

(I) if the height of the previous use or structure is at or above the interstate height, the height of the previous use or structure; or

(II) if the height of the previous use or structure is less than the interstate height, the height of the previous use or structure or the height to make the entire advertising content of the billboard clearly visible, whichever is higher, but no higher than the interstate height.

(c) "Interstate billboard" means a billboard that is intended to be viewed from a highway that is an interstate.

(d) "Interstate height" means a height that is the higher of:

(i) 65 feet above the ground; and

(ii) 25 feet above the grade of the interstate.

(e) "Noninterstate billboard" means a billboard that is intended to be viewed from a street or highway that is not an interstate.

(f) "Visibility area" means the area on a street or highway that is:

(i) defined at one end by a line extending from the base of the billboard across all lanes of traffic of the street or highway in a plane that is perpendicular to the street or highway; and

(ii) defined on the other end by a line extending across all lanes of traffic of the street or highway in a plane that is:

(A) perpendicular to the street or highway; and

(B)

(I) for an interstate billboard, 500 feet from the base of the billboard; or

(II) for a noninterstate billboard, 300 feet from the base of the billboard.

(2)

(a) If a billboard owner makes a written request to the municipality with jurisdiction over the billboard to take an action described in Subsection (2)(b), the billboard owner may take the requested action, without further municipal land use approval, 180 days after the day on which the billboard owner makes the written request, unless within the 180-day period the municipality:

(i) in an attempt to acquire the billboard and associated rights through eminent domain under Section 10-9a-512 for the purpose of terminating the billboard and associated rights:

(A) completes the procedural steps required under Title 78B, Chapter 6, Part 5, Eminent Domain, before the filing of an eminent domain action; and

(B) files an eminent domain action in accordance with Title 78B, Chapter 6, Part 5, Eminent Domain;

(ii) denies the request in accordance with Subsection (2)(d); or

(iii) requires the billboard owner to remove the billboard in accordance with Subsection (3).

(b) Subject to Subsection (2)(a), a billboard owner may:

(i) rebuild, maintain, repair, or restore a billboard structure that is damaged by casualty, an act of God, or vandalism;

(ii) relocate or rebuild a billboard structure, or take another measure, to correct a mistake in the placement or erection of a billboard for which the municipality issued a permit, if the proposed relocation, rebuilding, or other measure is consistent with the intent of that permit;

(iii) structurally modify or upgrade a billboard;

(iv) relocate a billboard into any commercial, industrial, or manufacturing zone within the municipality's boundaries, if the relocated billboard is:

(A) within 5,280 feet of the billboard's previous location; and

(B) no closer than 300 feet from an off-premise sign existing on the same side of the street or highway, or if the street or highway is an interstate or limited access highway that is subject to Title 72, Chapter 7, Part 5, Utah Outdoor Advertising Act, the distance allowed under that act between the relocated billboard and an off-premise sign existing on the same side of the interstate or limited access highway; or

(v) make one or more of the following modifications, as the billboard owner determines, to a billboard that is structurally altered by modification or upgrade under Subsection (2)(b)(iii), by relocation under Subsection (2)(b)(iv), or by any combination of these alterations:

(A) erect the billboard:

(I) to the highest allowable height; and

(II) as the owner determines, to an angle that makes the entire advertising content of the billboard clearly visible; or

(B) install a sign face on the billboard that is at least the same size as, but no larger than, the sign face on the billboard before the billboard's relocation.

(c) A modification under Subsection (2)(b)(v) shall comply with Title 72, Chapter 7, Part 5, Utah Outdoor Advertising Act, to the extent applicable.

(d) A municipality may deny a billboard owner's request to relocate or rebuild a billboard structure, or to take other measures, in order to correct a mistake in the placement or erection of a billboard without acquiring the billboard and associated rights through eminent domain under Section 10-9a-512, if the mistake in placement or erection of the billboard is determined by clear and convincing evidence, in a proceeding that protects the billboard owner's due process rights, to have resulted from an intentionally false or misleading statement:

(i) by the billboard applicant in the application; and

(ii) regarding the placement or erection of the billboard.

(e) A municipality that acquires a billboard and associated rights through eminent domain under Section 10-9a-512 shall pay just compensation to the billboard owner in an amount that is:

(i) the value of the existing billboard at a fair market capitalization rate, based on actual annual revenue, less any annual rent expense;

(ii) the value of any other right associated with the billboard;

(iii) the cost of the sign structure; and

(iv) damage to the economic unit described in Subsection 72-7-510(3)(b), of which the billboard owner's interest is a part.

(f) If a municipality commences an eminent domain action under Subsection (2)(a)(i):
(i) the provisions of Section 78B-6-510 do not apply; and
(ii) the municipality may not take possession of the billboard or the billboard's associated rights until:
(A) completion of all appeals of a judgment allowing the municipality to acquire the billboard and associated rights; and
(B) the billboard owner receives payment of just compensation, described in Subsection (2)(e).
(g) Unless the eminent domain action is dismissed under Subsection (2)(h)(ii), a billboard owner may proceed, without further municipal land use approval, to take an action requested under Subsection (2)(a), if the municipality's eminent domain action commenced under Subsection (2)(a)(i) is dismissed without an order allowing the municipality to acquire the billboard and associated rights.
(h)
(i) A billboard owner may withdraw a request made under Subsection (2)(a) at any time before the municipality takes possession of the billboard or the billboard's associated rights in accordance with Subsection (2)(f)(ii).
(ii) If a billboard owner withdraws a request in accordance with Subsection (2)(h)(i), the court shall dismiss the municipality's eminent domain action to acquire the billboard or associated rights.
(3) Notwithstanding Section 10-9a-512, a municipality may require the owner of a billboard to remove the billboard without acquiring the billboard and associated rights through eminent domain if:
(a) the municipality determines:
(i) by clear and convincing evidence that the applicant for a permit intentionally made a false or misleading statement in the applicant's application regarding the placement or erection of the billboard; or
(ii) by substantial evidence that the billboard:
(A) is structurally unsafe;
(B) is in an unreasonable state of repair; or
(C) has been abandoned for at least 12 months;
(b) the municipality notifies the billboard owner in writing that the billboard owner's billboard meets one or more of the conditions listed in Subsections (3)(a)(i) and (ii);
(c) the billboard owner fails to remedy the condition or conditions within:
(i) 180 days after the day on which the billboard owner receives written notice under Subsection (3)(b); or
(ii) if the condition forming the basis of the municipality's intention to remove the billboard is that it is structurally unsafe, 10 business days, or a longer period if necessary because of a natural disaster, after the day on which the billboard owner receives written notice under Subsection (3)(b); and
(d) following the expiration of the applicable period under Subsection (3)(c) and after providing the billboard owner with reasonable notice of proceedings and an opportunity for a hearing, the municipality finds:
(i) by clear and convincing evidence, that the applicant for a permit intentionally made a false or misleading statement in the application regarding the placement or erection of the billboard; or
(ii) by substantial evidence that the billboard is structurally unsafe, is in an unreasonable state of repair, or has been abandoned for at least 12 months.

(4) A municipality may not allow a nonconforming billboard to be rebuilt or replaced by anyone other than the billboard's owner, or the billboard's owner acting through a contractor, within 500 feet of the nonconforming location.

(5) A permit that a municipality issues, extends, or renews for a billboard remains valid beginning on the day on which the municipality issues, extends, or renews the permit and ending 180 days after the day on which a required state permit is issued for the billboard if:

(a) the billboard requires a state permit; and

(b) an application for the state permit is filed within 30 days after the day on which the municipality issues, extends, or renews a permit for the billboard.

Amended by Chapter 239, 2018 General Session

Planning Commission Staff Report
Meeting Date: November 8, 2023

Agenda Topic

Review and action on an application for a Preliminary Plan, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Preliminary Plan will be for approximately 4.34 acres and will be in the Industrial (I-1) zone.

BACKGROUND INFORMATION		
Location:		1700 S 400 E
Project Type:		Site Plan
Applicants:		Chad Spencer
Existing Land Use:		Shoreline Protection
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Shoreline Protection
Existing Zoning:		I-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1
	South	Shoreline Protection
	East	I-1
	West	M-1

Background

The applicant has applied for a Preliminary Plan to develop a company known as Sunline Landscape. The subject property is currently part of the proposed Final Plat - Lakeland Industrial Park – Plat B. The applicant submitted their application for process in conjunction with the proposed subdivision final plat, and upon recordation of the plat and potential approval from the City of the Preliminary Plan the applicant is looking to develop the site for a 21,019 square foot building that will be approximately 38 feet in height.

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

1. Upon completion of the technical review conference by the staff and other review agencies, and a determination that the materials are in a form suitable for consideration, the preliminary plan and supporting materials shall be placed on the agenda of the planning commission.
2. Public notice of any pending action by the planning commission regarding a proposed project shall be provided in the manner required for an amendment to the development code, as set forth under state law and Title 17.11 of this code.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Sec 17.7.206 Planning Commission Reviews And Takes Action On Preliminary Plans And Supporting Materials

1. The planning commission shall review the preliminary plans and supporting materials together with the findings of the staff review process and comments received at the public hearing, and shall act to approve the proposal, disapprove the proposal, or table action subject to receipt of additional materials or required changes, as applicable.
2. Approval by the planning commission shall not constitute final approval of the project but shall be deemed as approval to proceed with preparation of detailed engineering plans, landscaping plan, building elevation, project documentation (CC&Rs, cross-easement agreements, etc,) final plat (where the proposed project includes the subdivision of the property), water rights conveyance, and other supporting materials.

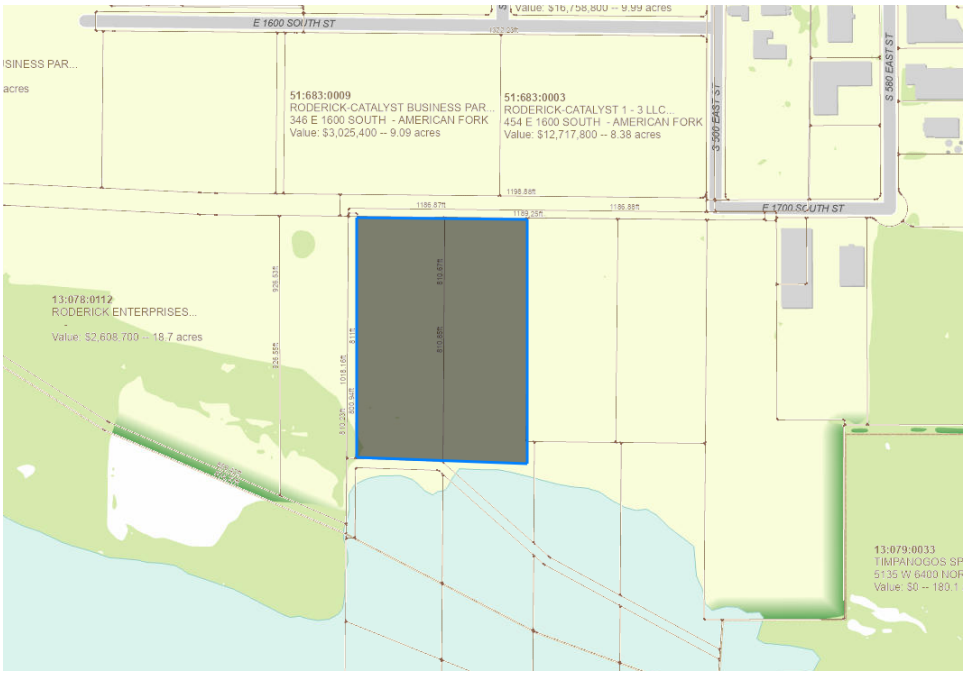
Project Conditions of Approval

1. The applicant submits a current title report in addition to addressing all comments from staff.

Findings of Fact

1. The Preliminary Plan does meet the requirements of Section 17.7.205.

Project Map



Standards Conditions of Approval

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.

5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Preliminary Plan meets the requirements of Section 17.7.205 and Section 17.7.206. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Preliminary Plan

Approval

Madame Chair, I move to approve the proposed Preliminary Plan, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the Industrial (I-1) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Preliminary Plan, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the Industrial (I-1) zone.

Table

Madame Chair, I move to table action for the proposed Preliminary Plan, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the Industrial (I-1) zone and instruct staff/developer to……..

Planning Commission Staff Report
Meeting Date: November 8, 2023

Agenda Topic

Review and recommendation on an application for a Final Plat, known as Lakeland Industrial Park Plat B, located at approximately 1700 S 400 E, American Fork City, UT 84003. The Final Plat will be for approximately 10.48 acres and will be in the Industrial (I-1) zone.

BACKGROUND INFORMATION		
Location:		1700 S 400 E
Project Type:		Final Plat
Applicants:		Stephen Phelon
Existing Land Use:		Shoreline Protection
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Shoreline Protection
	East	Shoreline Protection
	West	Shoreline Protection
Existing Zoning:		I-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1
	South	Shoreline Protection
	East	I-1
	West	M-1

Background

The applicant has applied for a Final Plat for the creation of two (2) lots in the I-1 zone:

Lot 1 – Area = 6.14 acres (267,359 sq ft)

Lot 2 – Area = 4.34 acres (189,054 sq ft)

The applicant owns the subject properties and additional parcels that lead into the Shoreline Protection area of Utah Lake. These parcels we part of a larger piece of land that was sectioned

off to private owners via Warranty Deeds and Special Warranty Deeds used as land contracts that were recorded with Utah County starting in the mid 1950's.

Code Section 17.4.604 Shoreline Preservation Zone states the following:

Sec 17.4.604 SP Shoreline Preservation Zone

Legislative intent. The SP shoreline preservation zone covers the riparian area adjacent to Utah Lake. This area is subject to periodic flooding and a very high water table (when not actually inundated). Experience has shown this area to be generally unsuited for general development and environmentally fragile; its preservation is of importance to the city. Uses which tend to produce a hazardous condition or otherwise degrade or militate against the preservation of the shoreline are not permitted. Accordingly, uses within the zone are limited to uses which will not significantly degrade the environment of the lake shore area or require a significant commitment of public resources for protection during times when the area is inundated with flood waters.

Typical uses within the zone are a combination of natural areas, public and private open space areas, golf courses, camping and similar open recreation areas, boat launch ramps and harbor facilities. Also, the zone is designated as a TDR-S zone (transfer of development rights sending zone). The specific regulations necessary for the accomplishment of the intent of the zone are hereinafter set forth.

- Permitted uses. The following buildings, structures, and uses of land shall be permitted upon compliance with the applicable requirements of this code:
    - The production of crops in the field and similar agricultural activities and grazing of livestock, but not including feed yards.
- Conditional uses. The following buildings, structures, and uses of land shall be permitted upon compliance with the applicable requirements of this code and after approval has been given by the designated review agency.
    - Golf courses, and appurtenant facilities (parking lots, etc.), but not including club houses or other appurtenant facilities used for human occupancy., subject to approval of a development plan in accordance with the provisions of Section 17.6.101.
    - Camping and picnic areas, and appurtenant facilities (parking areas, etc.) but not including recreation vehicle courts or structures used for human occupancy, subject to approval of a development plan in accordance with the provisions of Section 17.6.101.

- Open space areas appurtenant to a PUD or similar large scale development project.
- A transfer of development right - sending area (TDR-S), subject to the provisions of Section 17.4.605.

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

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

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

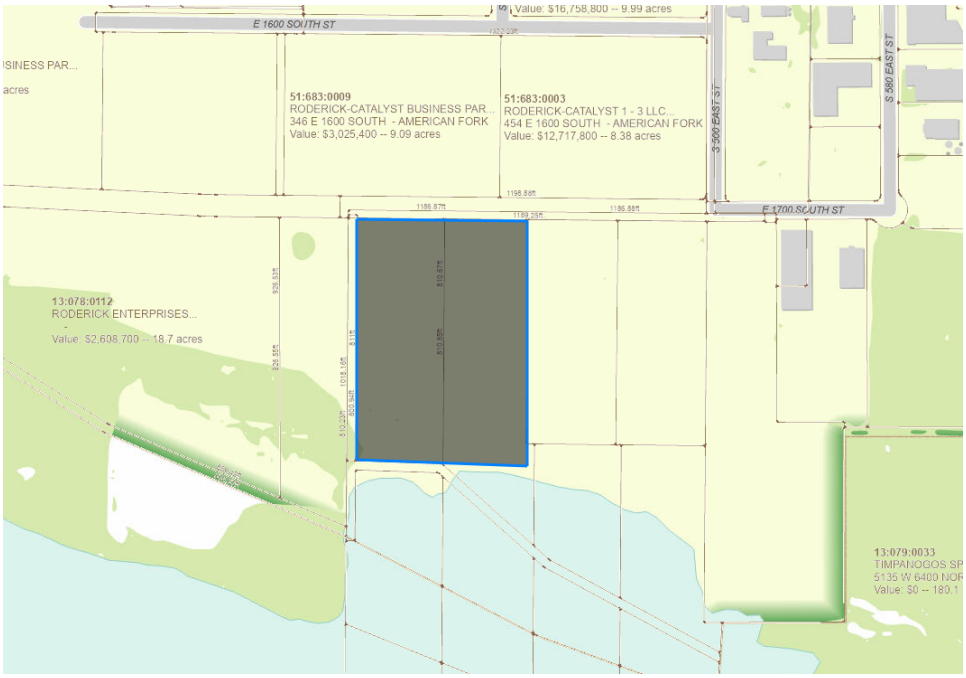
A. The final plan/plat and supporting materials conform with terms of the preliminary approval.
B. The final plan/plat complies with all city requirements and standards relating to large scale developments.
C. The detailed engineering plans and materials comply with the city standards and policies.
D. The estimates of cost of constructing the required improvements are realistic.
E. The water rights conveyance documents have been provided.

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

Findings of Fact

1. The Final Plat meets the requirements of Section 17.4.503 I-1 Industrial zone, 17.7.210 and Section 17.7.211.

Project Map



Standards Conditions of Approval

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

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

Potential Motions – Final Plat

Approval

Madame Chair, I move to recommend approval for the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the I-1 Industrial zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the I-1 Industrial zone.

Table

Madame Chair, I move to table action for the proposed Final Plat, located at approximately 1700 S 400 E, American Fork City, UT 84003, in the I-1 Industrial zone and instruct staff/developer to……..

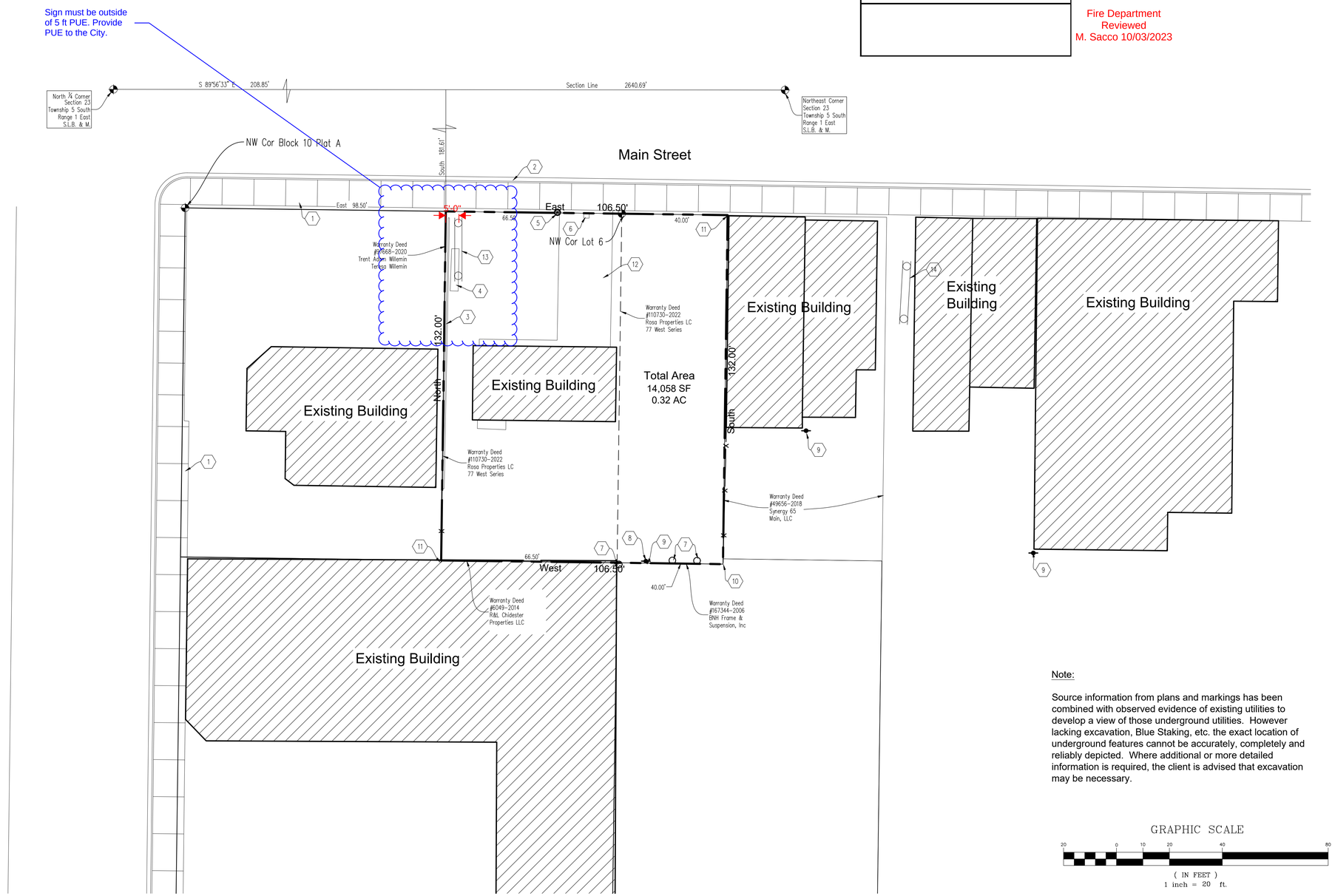
NORTH
1" = 20

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
tvanekelenburg 10/11/2023

Engineering Division
Reviewed
rburkhill 10/18/2023

Fire Department
Reviewed
M. Sacco 10/03/2023



Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REAGAN OUTDOOR ADVERTISING
PROPERTY DESCRIPTIONS
AMERICAN FORK, UTAH
JUNE 5, 2023

PARCEL 1

Commencing 98.50 feet East from the Northwest corner of Block 10, Plat "A" of American Fork City Survey of Building Lots; thence East 66.50 feet; thence South 132.00 feet; thence West 66.50 feet; thence North 132.00 feet to place of beginning.

PARCEL 2

Also beginning at a point at the Northwest corner of Lot 6, Block 10, Plat "A", American Fork City Survey of Building Lots, and running thence South 132.00 feet; thence East 40.00 feet; thence North 132.00 feet; thence West 40.00 feet to the point of beginning.

COMBINED PARCEL 1 & 2
Commencing 98.50 feet East from the Northwest corner of Block 10, Plat "A" of American Fork City Survey of Building Lots; thence East 106.50 feet; thence South 132.00 feet; thence West 106.50 feet; thence North 132.00 feet to the point of beginning.

AREA=14,058 sq. ft. or 0.32 acre

Surveyor's Certificate

We, Dudley and Associates of Orem Utah, do hereby certify that we are Professional Land Surveyors and hold Utah State Certificates as prescribed by the Laws of the State of Utah and that we have made a survey of the following described property.

We further certify that the attached Plat correctly shows the true dimensions of the property surveyed.

Date _____ Roger D. Dudley, PLS. No. 147089

Surveyor:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Client: Name

Location of Survey:

Regan Signs

Located in the Northeast Corner Section 23, Township 5 South Range 1 East , Salt Lake Base and Meridian.

Basis of Bearing:

Utah State Plane Coordinate System, Utah Central Zone. See Drawing

Purpose of Survey:

To identify physical boundaries and deed lines in relationship to adjacent owners.

Control Monuments:

Northwest Corner Block 10 Plat "A" American Fork City Survey of Building Lots

Notes:
Property corners are set with ½" rebar with plastic cap stamped RLS 147089 unless otherwise noted.
Deed lines shown, if given a basis of bearing, have been rotated to basis of bearing as stated hereon. If no basis of bearing was given, none was assumed.

Date filed with
County_____

Keyed Notes:

1 Existing concrete sidewalk.
2 Existing concrete curb and gutter.
3 Existing Wall
4 Existing Concrete Pad
5 Existing Water Meter
6 Existing Sign Pole
7 Existing Post
8 Existing Power Pole
9 Existing 0.5x0.5 Phone Box
10 Existing Nail and Shiner
11 Existing Rebar & Cap
12 Existing Driveway
13 Proposed Off-Premise Sign 12'24' Back to Back Pole 35' Overall Height
14 Existing Sign to be relocated

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

REAGAN SIGN OUTDOOR ADVERTISING
77 WEST MAIN STREET

RECORD OF SURVEY

AMERICAN FORK CITY Utah

Revisions

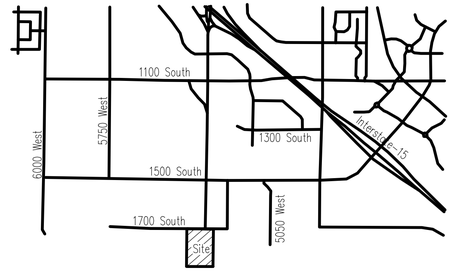
Date	6-5-2023
Scale	1"=20'
By	BHT
Tracing No.	L-14812

Sheet No.
S - 1

A Subdivision in American Fork City

Lakeland Industrial Park "B"

A Subdivision located in the Northwest 1/4 of Section 36,
Township 5 South Range 1 East SLB&M
American Fork City, Utah County, Utah,
Zone I-1 (Industrial) & SP (Shoreline Protection)



Vicinity Map

NORTH
1" = 100

Northwest Corner
Section 36, Township 5 South
Range 1 East SLB&M
Elev 4502.10 (NAD 27)

S 89°29'06" E 1144.49'

Section Line

North ¼ Corner
Section 36, Township 5 South
Range 1 East SLB&M
Elev 4503.54 (NAD 27)

500 East Street

Roderick Enterprises
13-078-0069

South 1487.91

S 89°13'05" E
564.76'

Existing Survey Monument

Existing Fire Hydrant

Existing Street Light

Install Survey Monument

1700 South Street (Public Street)

N 89°13'05" W 609.42'

AF City 13:078:0079

75.00

235.00'

329.75'

20.00' P.U.E.

Point of Beginning

10.00' P.U.E.

Lot 2
4.34 AC
189,054 sq.ft.
360 East

Lot 1
6.14 AC
267,359 sq.ft.
390 East

801.86'

N 00°34'56" E

N 0°34'56" E 800.71'

814.48'

S 00°34'58" W

Lakeland Industrial Park
45 749 0001
Lot 1

Lakeland Industrial Park
45 749 0002
Lot 2

FM Winkel Family LLC

Utah Lake Shore Line Trail

American Fork City
13:078:0084

10.00' P.U.E.

10.00' P.U.E.

40.00' Access Easement
(Entry #10716:2021)

235.08'

329.85'

N 87°56'15" W
564.93'

40.00 Storm Drain,
Pl, PUE & Access Easement
in favor of Lot 1, Lot 2
and future Plat "B"
(As per Plat "A")

Phelon Lakeland LLC
13:078:0095

Phelon Lakeland LLC
13:078:0097

Phelon Lakeland LLC
13:078:0106

Phelon Lakeland LLC
13:078:0107

SP

Area to be Deeded to American Fork City
from Lakeland LLC

Note:

All sewer connections are to be a private system and to be part of the Lakeland Industrial Park HOA and they will be responsible for maintenance of system

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

Off-set pins to be placed in the back of the curb and 5/8" by 24" rebar with numbered survey cap to be placed at all lots rear corners prior to occupancy.

Building permits will not be issued for any home until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshall and charged with culinary water.

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

Legend

Name	Symbol
SECTION CORNER	
STREET MONUMENT	
PROPERTY CORNER	
STREET LIGHT	
FIRE HYDRANT	
SECTION LINE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
TRAIL PARCEL	
SP ZONE	
AREA TO BE DEEDED TO AMERICAN FORK CITY FROM PHELON LAKELAND LLC	

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Engineering Division
Reviewed
rburkhill 10/18/2023

Zone
I-1 Industrial

Fema Flood Plane Info
Zone X
Panel # 4955170120 B
November 1980

Sewer & Water Authority
AF Public Works

Approved Date

Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

C - 7

Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

Boundary Description

Commencing at a point located South 89°29'06" East along the Section line 1144.49 feet and South 1487.91 feet from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°34'58" West along Plat "A", Lakeland Industrial Park Subdivision 814.48 feet; thence North 87°56'15" West 564.93 feet; thence North 00°34'56" East 801.86 feet; thence South 89°13'05" East along 1700 South Street 564.76 feet to the point of beginning.

AREA=456,413 sq. ft. or 10.478 acres

Basis of Bearing = South 89°29'06" East along the Section line (NAD 27)
Lots created =2 Lots

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all 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 perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20___.

by:

Phelon Lakeland LLC Steve Phelon (Manager)

Acknowledgement

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

On the _____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires _____

NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of American Fork

Approved this _____ day of _____, A.D. 20____, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____day of _____, A.D. 20____.

APPROVED _____ Mayor

City Council Member

City Council Member

City Council Member

City Council Member

City Council Member

City Council Member

APPROVED _____ CITY ENGINEER

ATTEST_____ AMERICAN FORK CITY RECORDER

APPROVED _____ PUBLIC WORKS DIRECTOR

Planning Commission Approval

Approved this _____ day of _____ , 20____, by the American Fork City Planning Commission.

Planner

Chairman, Planning Commission

Plat " B "

Lakeland Industrial Park

American Fork City, Subdivision Utah County, Utah

Scale: 1" = 100 Feet

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No. 147089
Roger D.
Dudley
3-17-2023
STATE OF UTAH

CITY-ENGINEER SEAL

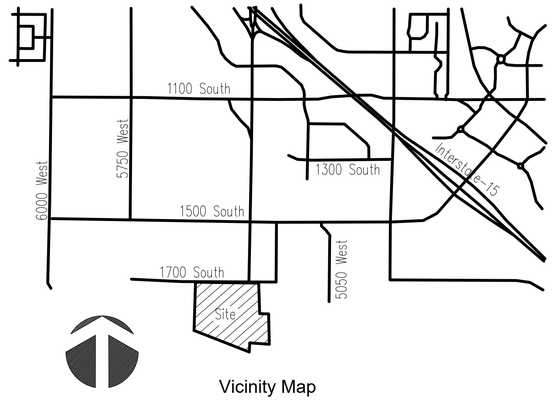
CLERK-RECORDER SEAL

Lakeland Industrial Park "B"

American Fork City — 360 East 1700 South — Utah

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
CTV	Cable TV utility lines
P	Existing Power lines
P	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culindary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



Vicinity Map

American Fork City Development Review Committee

Planning and Zoning
Reviewed
tvanekelenburg 10/11/2023

Fire Department
Reviewed
M. Sacco 10/16/2023

Engineering Division
Reviewed
rburkhill 10/18/2023

Next Step:

Approved
Proceed to Planning Commission
11/8/23

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Street Improvement Plan 1700 South/Utility Plan
3.0	Detail Sheet
4.0	Detail Sheet
5.0	Erosion Control Plan
5.1	BMP'S
6.0	ALTA Survey
7.0	Final Plat
8.0	Trail Relocation Plan

American Fork City Contacts

Company	Contact	Phone	Address
AF City Culinary Water	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Pressurized Irrigation	Jay Brems	801-763-3060	275 East 200 North American Fork, UT 84003
AF Sanitary Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF Storm Drain Sewer	Ashton Hardy	801-763-3060	275 East 200 North American Fork, UT 84003
AF City Inspector	Dee Howard	801-763-3060	275 East 200 North American Fork, UT 84003
AF Fire Marshall	Mat Sacco	801-763-3040	96 North Center American Fork, UT 84003
AF Connect	Kyle Petersen	801-400-2933	714 East 50 South American Fork, UT 84003
AF Flood Irrigation Company	Ernie John	801-471-6576	475 West 700 North American Fork, UT 84003
Rocky Mountain Power	Teria Walker	801-756-1310	70 North 200 East American Fork, UT 84003
COMCAST	Elysia Valdez	801-401-3017	9602 South 300 West Sandy, Utah 84070
Timpanogos Special Service District	David Barlow	801-756-5231	6400 North 5050 West Utah County, UT 84003
Century Link	Bill Westfall	435-623-4252	1485 West 3100 South West Valley City, UT 84119
Dominion Energy	Trent Johnson	801-853-6548	1140 West 200 South Salt Lake City, UT 84119
AF SWPPP Inspector	Harlan Nielson	801-763-3060	275 East 200 North American Fork Utah 84003
Mitchell Hollow Irrigation	Dale Jones	801-768-8150	

Developer:

Phelon Lakeland LLC
PO BOX 1090
American Fork Utah 84003
(801) 756-7709
Cell (801) 592-8687

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = Industrial
Total Area = 23.91 Acres
Total number of Lots = 3

Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49049C0306F, dated June 19, 2020, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated. Base flood Elevation is 4498.00

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Sheet No.
C - 1.0

GENERAL NOTES

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

UTILITIES

1. The following utilities are known to be located within the limits of this project:

COMPANY		CONTACT	PHONE
CENTURY LINK	– TELEPHONE	Ryan Allred	(801) 223-0084
PACIFIC CORP	– POWER	Teria Walker	(801) 756 1310
COMCAST	– CABLE	Elysia Valdez	(801) 401-3017
QUESTAR GAS	– GAS	Trent Johnson	(801) 853-6548
AMERICAN FORK CITY	– WATER	Jay Brems	(801) 763-3060
AMERICAN FORK CITY	– SEWER	Ashton Hardy	(801) 763-3060
AMERICAN FORK CITY	– STORM	Ashton Hardy	(801) 763-3060
AMERICAN FORK CITY	– SWPPP	Harlan Nielson	(801) 763-3060
AMERICAN FORK CITY	– P.I.	Jay Brems	(801) 763-3060

2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800_662-4111) at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Standard Notes

American Fork City Utah

REVISIONS

DATE	12-14-2018
SCALE	1"=30'
BY	BHT
TRACING NO.	L - 14436

SHEET No.
C - 1.1

NORTH
1" = 40'

Roderick Enterprises

Sta 13+41.23 All Construction West of this line to be by others. (See Roderick-Catalyst plans)

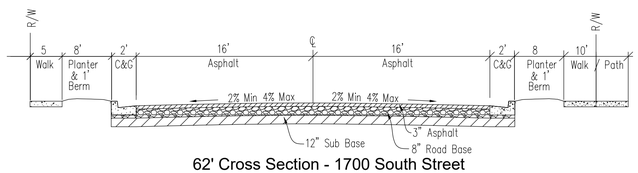
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4.34 AC
189,054 SF

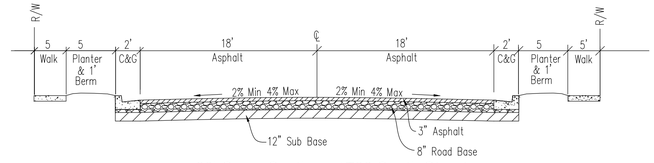
Lot 2
6.14 AC
267,359 SF

Note:
Sidewalks at drive approaches shall be 6" thick

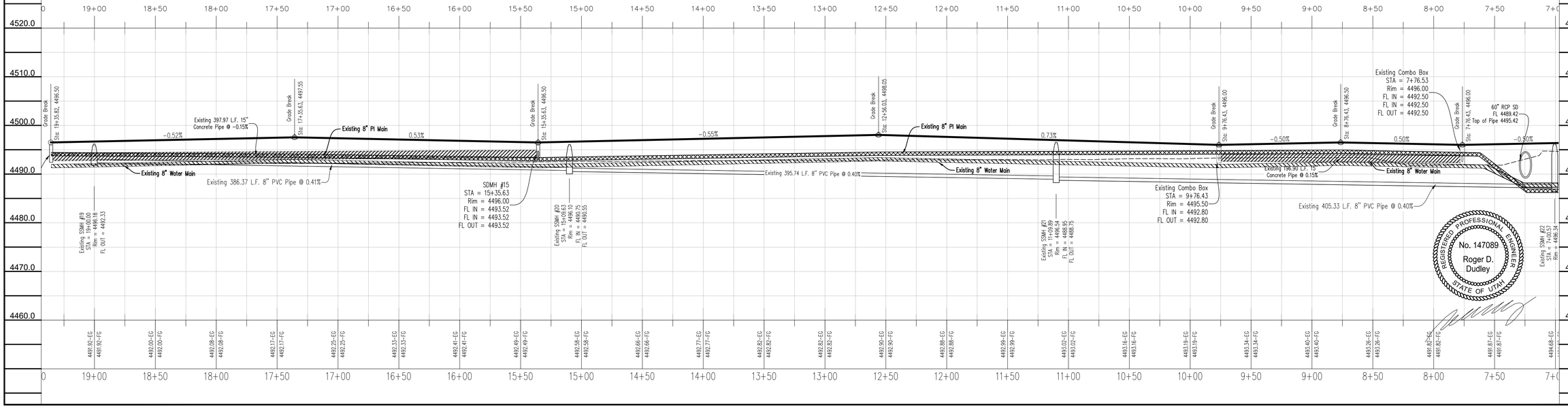
Note:
No thrust blocks will be allowed in this location. Mechanical restraint joints are required at all joint/fittings where a thrust block would normally be installed for culinary and PI systems.



62' Cross Section - 1700 South Street
(West of 500 East Street)



60' Cross Section - 1700 South Street
(East of 500 East Street)



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Lakeland Industrial Plat "B"

Street Improvement/Utility Plan

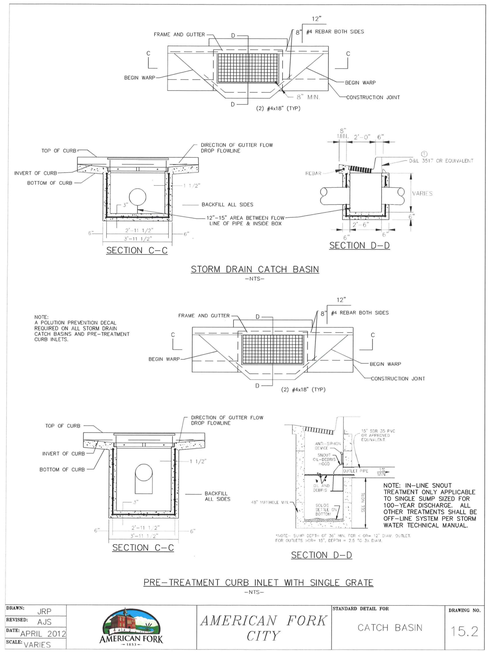
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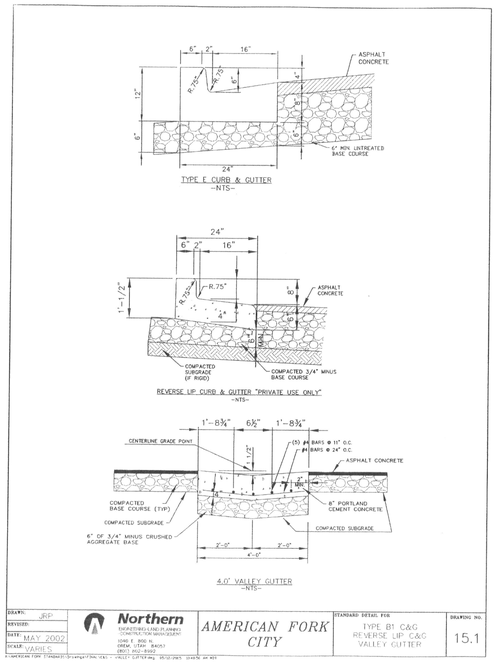
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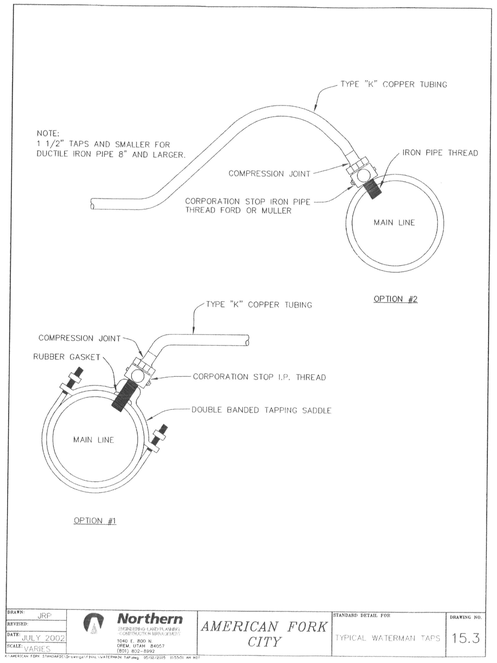
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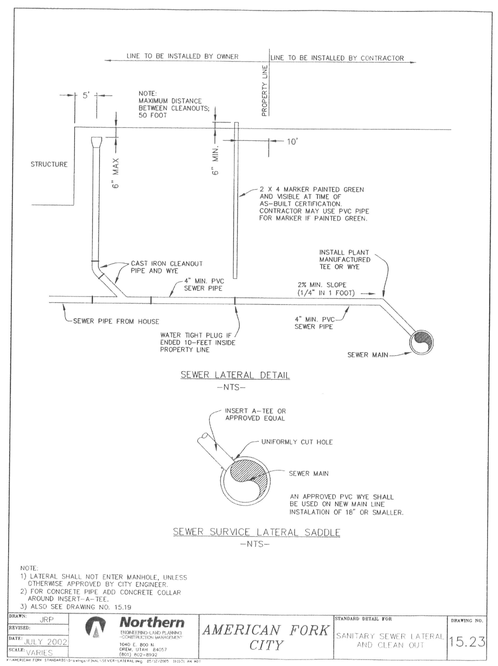
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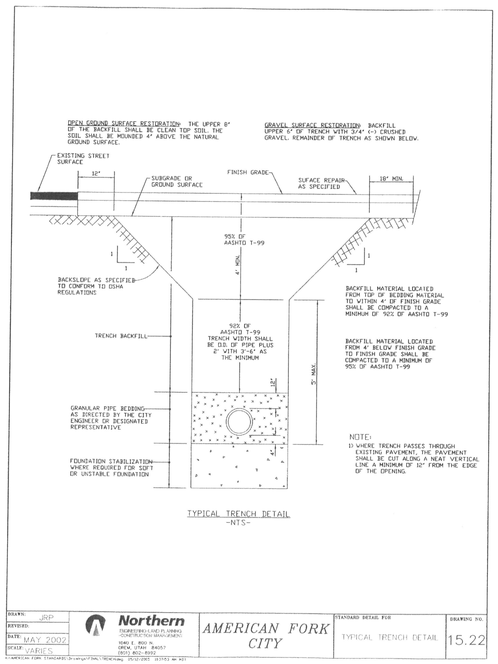
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

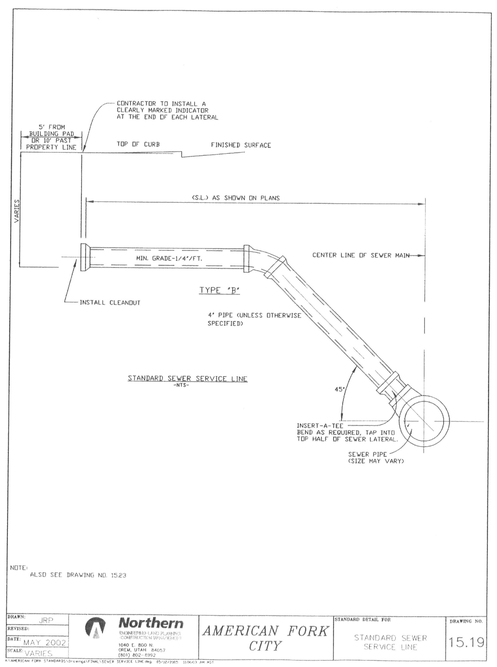


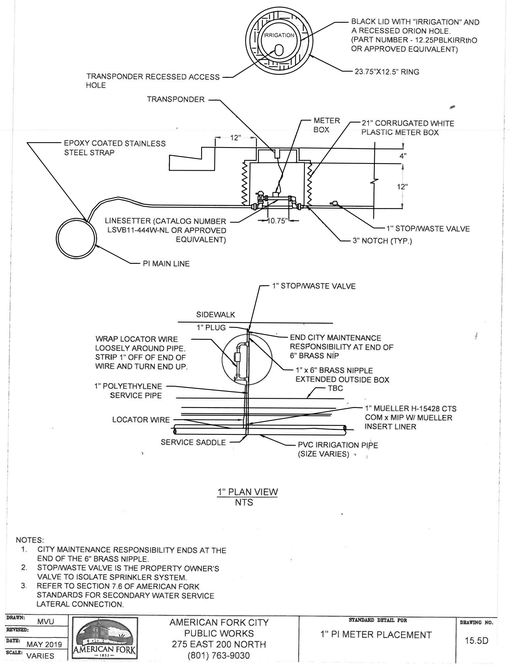


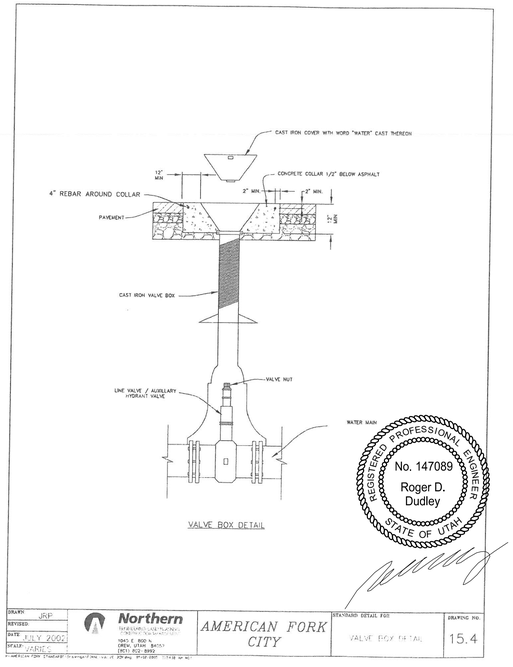












Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Detail Sheet

American Fork City, Utah

REVISIONS

DATE
2-7-2023

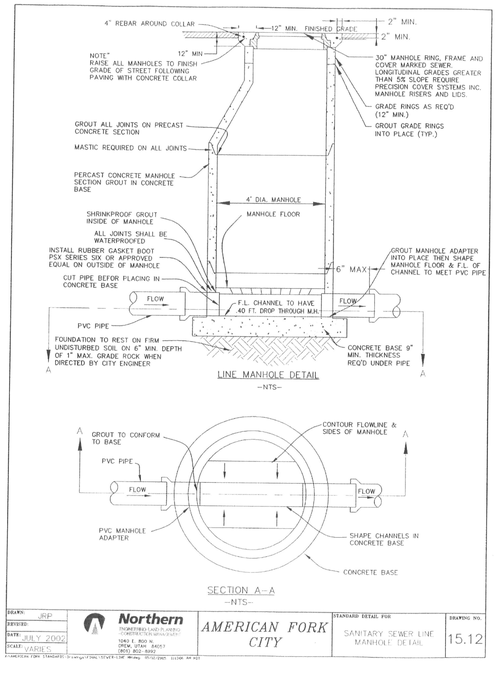
SCALE
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BY
BHT

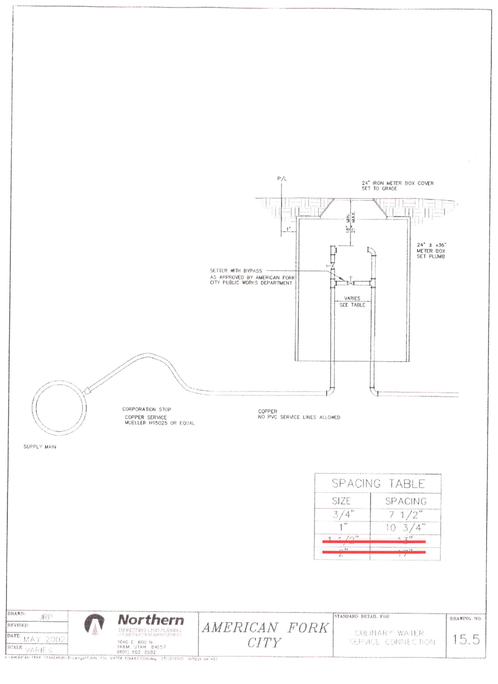
TRACING NO.
L - 14371

SHEET No.
C - 3

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

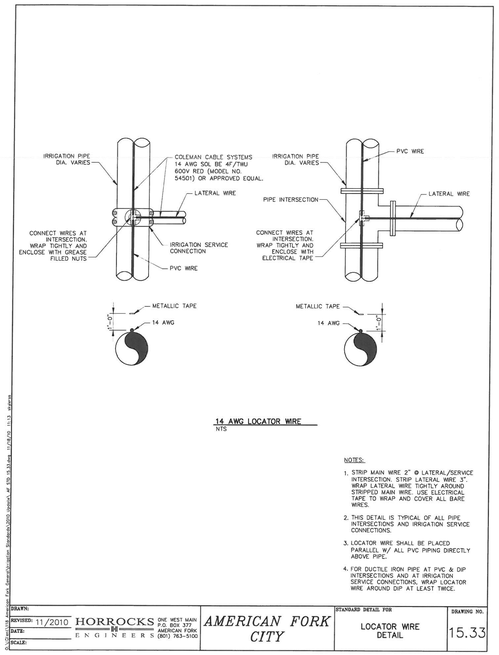


DRAWN: JRP	Northern ENGINEERING AND SURVEYING, INC. 1040 E. 800 N. OREM, UTAH 84057 (801) 802-6992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



SPACING TABLE	
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	14"
2"	19"

DRAWN: JRP	Northern ENGINEERING AND SURVEYING, INC. 1040 E. 800 N. OREM, UTAH 84057 (801) 802-6992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

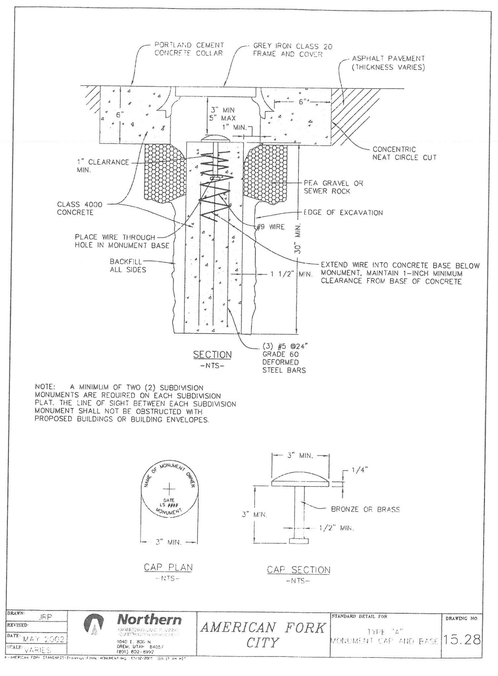


14 AWG LOCATOR WIRE
NTS

NOTES:

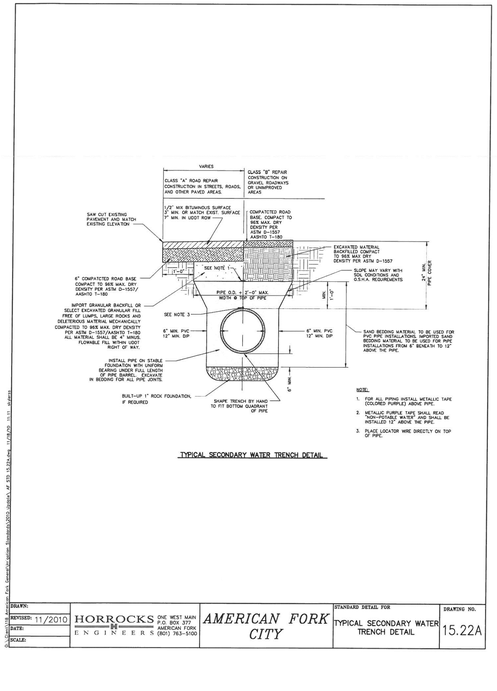
1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED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

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



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

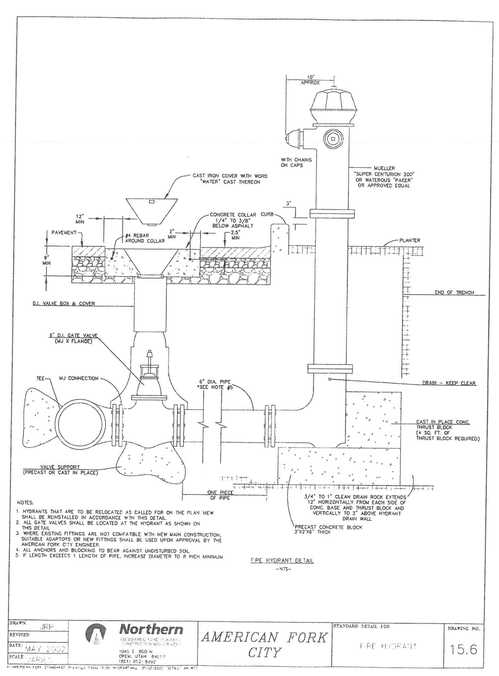
DRAWN: JRP	Northern ENGINEERING AND SURVEYING, INC. 1040 E. 800 N. OREM, UTAH 84057 (801) 802-6992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



NOTE:
1. FOR ALL PIPING INSTALL METALLIC TAPE (COLORED PURPLE) ABOVE PIPE.
2. METALLIC PURPLE TAPE SHALL READ "NON-POTABLE WATER" AND SHALL BE INSTALLED 12" ABOVE THE PIPE.
3. PLACE LOCATOR WIRE DIRECTLY ON TOP OF PIPES.

TYPICAL SECONDARY WATER TRENCH DETAIL

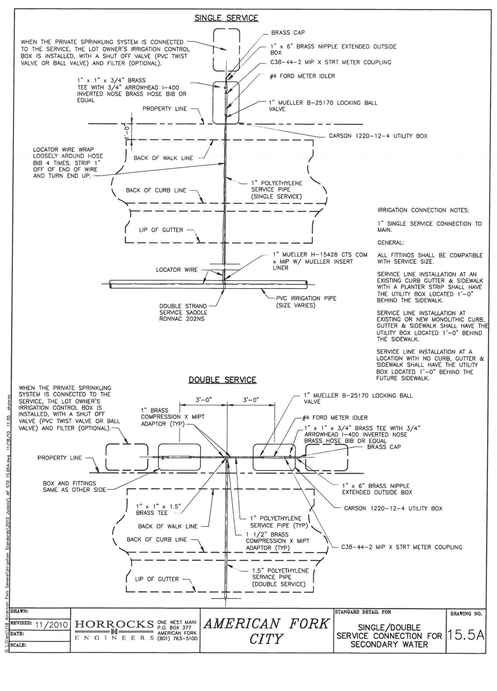
DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER TRENCH DETAIL	DRAWING NO. 15.22A
REVISED: 11/2010				
DATE:				
SCALE:				



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

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING AND SURVEYING, INC. 1040 E. 800 N. OREM, UTAH 84057 (801) 802-6992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



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

Dudley and Associates, Inc.
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353 East 1200 South
Orem, Utah 84058
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REGISTERED PROFESSIONAL ENGINEER
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Roger D. Dudley
STATE OF UTAH

Detail Sheet

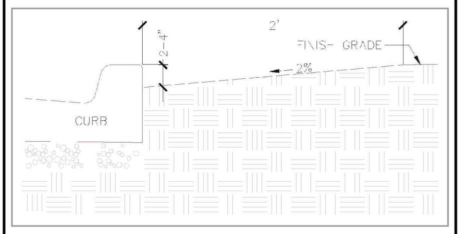
American Fork City Utah

REVISIONS

DATE	2-7-2023
SCALE	not to scale
BY	BHT
TRACING NO.	L - 14371

SHEET No.
C - 4

BMP: Curb Sedimentation Trap — CST



Description:
A temporary sediment trap formed by excavation behind the curb

Application:
- Interception of runoff containing sediment from the lot during construction
- Retain sediment on the lot during construction

Installation/Application Criteria:
- Excavate soil behind curb to a depth of 2-4 inches
- Create slope of 2% from finished grade to curb for a distance of approximately 2 feet

Limitations:
No limitations

Maintenance:
- Inspect after each rainfall event
- Remove accumulated sediment as it reaches 2/3 height of available storage

Objectives:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☑ Control Internal Erosion

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353 East 1200 South
Orem, Utah

Targeted Pollutants
■ Sediment
☐ Nutrients
◪ Toxic Materials
☐ Oil & Grease
◪ Floatable Materials
☐ Other Waste

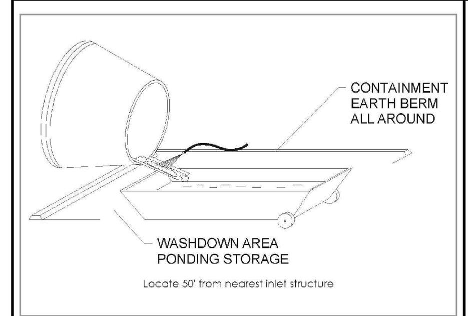
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual and Paradigm Engineering BMP Fact Sheet (Cut Back Curb)
Stormwater Discharge management from Construction Activities 2005

BMP: Concrete Waste Management — CWM



Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Application:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

Limitations:
- Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Objectives:
☐ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Targeted Pollutants
☐ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
■ Other Waste

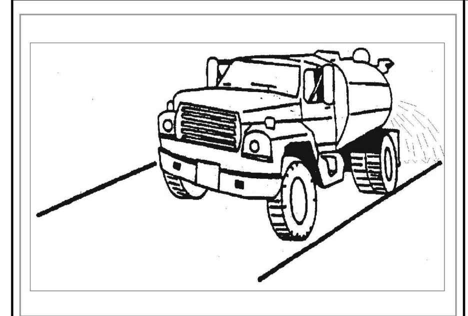
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Dust Controls — DC



Description:
Dust control measures are used to stabilize soil from wind erosion and reduce dust by construction activities.

Application:
Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.

Maintenance:
- If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☑ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Targeted Pollutants
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

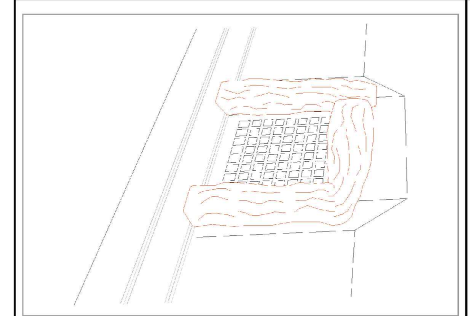
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Pleasant Grove City Stormwater Technical Manual and Best Management Practices
Stormwater Discharge management from Construction Activities 2005

BMP: Inlet Protection – Wattle — IP-W



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

Installation/Application Criteria:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled or straw wattles around perimeter of inlet

Limitations:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or realign as needed

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control site Perimeter
☑ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Targeted Pollutants
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
■ Floatable Materials
☐ Other Waste

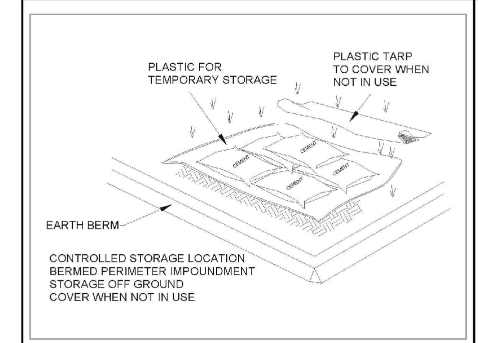
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Material Storage — MS



Description:
Controlled storage of on-site materials.

Application:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

Installation/Application Criteria:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

Limitations:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

Maintenance:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

Objectives:
☑ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Targeted Pollutants
☐ Sediment
☐ Nutrients
■ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
◪ Other Waste

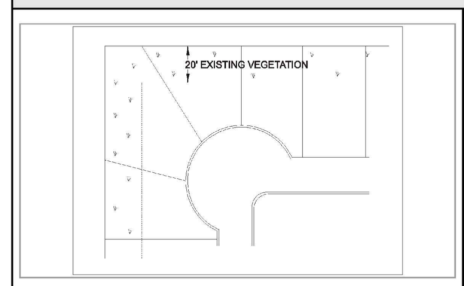
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Preservation of Existing Vegetation — PEV



Description:
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

Application:
This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

Installation/Application Criteria:
- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

Limitations:
- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development.
- May not be cost effective with high land costs.

Maintenance:
- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

Objectives:
☐ Housekeeping Practices
☐ Contain Waste
☑ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☑ Control Site Perimeter
☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Targeted Pollutants
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

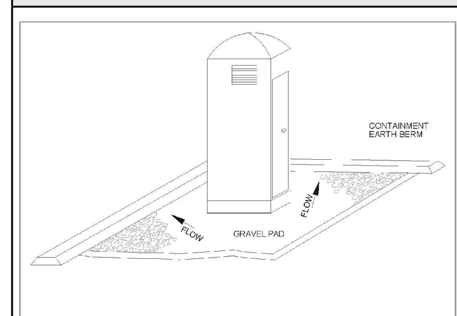
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$ Capital Costs
$ O & M Costs
$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Portable Toilets — PT



Description:
Temporary on-site sanitary facilities for construction personnel.

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

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

Limitations:
- No limitations.

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

Objectives:
☑ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

Dudley & Associates, Inc.
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Orem, Utah

Targeted Pollutants
☐ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
■ Other Waste

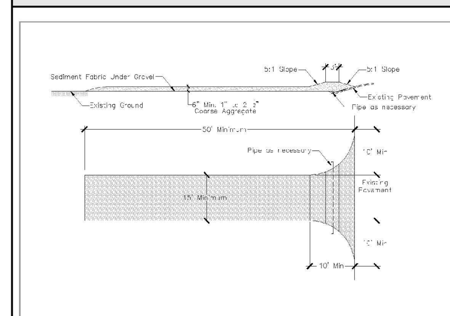
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Stabilized Construction Entrance — SCE



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Application:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control Site Perimeter
☐ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

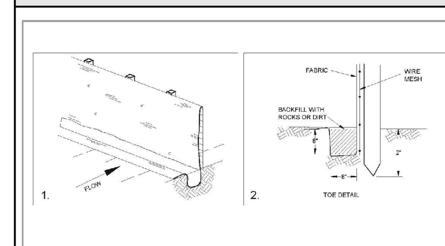
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☑ Control Site Perimeter
☑ Control Internal Erosion

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Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Targeted Pollutants
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

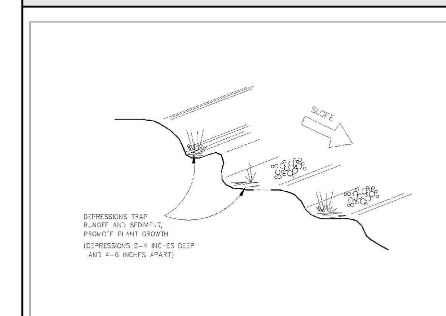
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Surface Roughening — SR



Description:
Rough preparation of working areas leaving depressions and uneven surface. Depressions should be done parallel to contours

Application:
Surface roughening is appropriate for all construction that will not be receiving impervious cover within 14 days and that will be exposed less than 60 days (seed areas to be open in excess of 60 days).

Installation/Application Criteria:
- Surface should be left in rough condition during initial earthwork activity.
- Surfaces that have become smoothed or compacted due to equipment traffic should be roughened by use of disks, spring harrows, teeth on front end loader, or similar, operating along the contours of the slope. Tracking (by crawler tractor driving up and down slope) may also be used to provide depressions parallel to contours.
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil.
- Seed or mulch areas to be exposed in excess of 60 days.
- Employ dust controls. (See Dust Control Detail Sheet).

Limitations:
- Will not withstand heavy rainfall.
- Slopes steeper than 2:1 (50%) should be benched (see Benching Detail Sheet).

Maintenance:
- Inspect following any storm event and at a minimum of weekly.
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area.
- For vegetated slopes reseed areas that are bare or have been reworked.

Objectives:
☐ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☑ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☐ Control site Perimeter
☑ Control Internal Erosion

Dudley & Associates, Inc.
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Orem, Utah

Targeted Pollutants
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

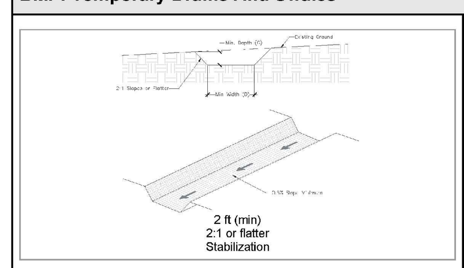
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$$ O & M Costs
$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapeted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Temporary Drains And Swales — TDS



Description:
Temporary drains and swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas around disturbed areas, and direct runoff into sediment.

Application:
Temporary drains and swales are appropriate for diverting any upslope runoff around unstabilized or disturbed areas of the construction site.
Prevent slope failures. Prevent damage to adjacent property. Prevents erosion and transport of sediments into water ways. Increases the potential for infiltration. Diverts sediment-laden runoff into sediment basins or traps.

Installation/Application Criteria:
- Temporary drainage swales will effectively convey runoff and avoid erosion if built properly:
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see the local drainage design criteria for proper design).
- At a minimum, the drain/swale should conform to pre-development drainage patterns and capacities.
- Construct the drain/swale with an uninterrupted, positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow out of the drain or swale can reach an erosive velocity.

Limitations:
- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties.
- Temporary drains and swales must conform to local floodplain management requirements.

Maintenance:
- Inspect weekly and after each rain.
- Repair any erosion immediately.
- Remove sediment which builds up in the swale and restricts its flow capacity.

Objectives:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☑ Protect Slopes/Channels
☑ Control Site Perimeter
☑ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

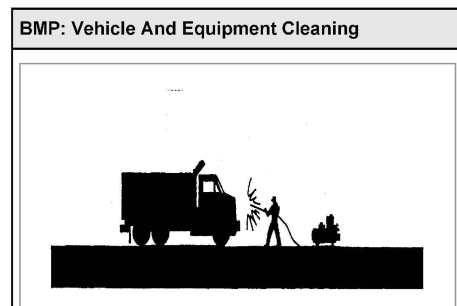
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$$ Capital Costs
$ O & M Costs
$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Cleaning — VEC



Description:
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

Application:
<text here>

Installation/Application Criteria:
- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
- If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

Limitations:
- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Minimal, some berm repair may be necessary.

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☑ Control Site Perimeter
☑ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
☐ Sediment
☐ Nutrients
■ Toxic Materials
■ Oil & Grease
☐ Floatable Materials
☐ Other Waste

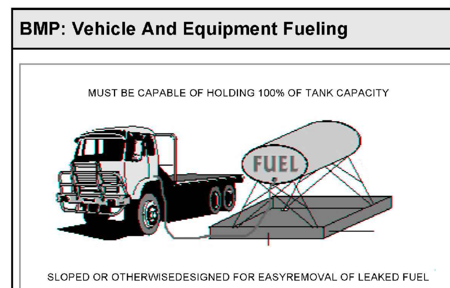
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$$ Maintenance
$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Fueling — VEF



Description:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

Installation/Application Criteria:
- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage"topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks.(40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

Limitations:
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

Objectives:
☑ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
☐ Sediment
☐ Nutrients
◪ Toxic Materials
◪ Oil & Grease
☐ Floatable Materials
☐ Other Waste

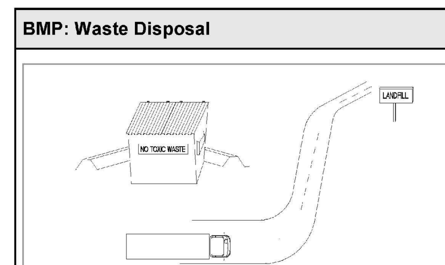
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$ Capital Costs
$ O & M Costs
$$ Maintenance
$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Waste Disposal — WD



Description:
Controlled storage and disposal of solid waste generated by construction activities.

Application:
All construction sites.

Installation/Application Criteria:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

Limitations:
- On-site personnel are responsible for correct disposal of waste.

Maintenance:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).erosion at driveways.

Objectives:
☑ Housekeeping Practices
☑ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
☐ Sediment
☐ Nutrients
■ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

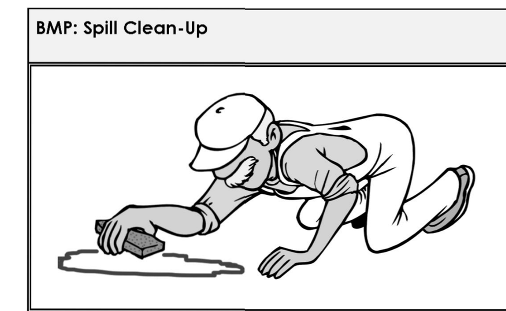
Pollutant Impact
■ High Impact
◪ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
$$$ Capital Costs
$$$ O & M Costs
$$ Maintenance
$$$ Training

Relative Costs
$$$ High
$$ Medium
$ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Spill Clean-Up — SCU



Description:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:
All sites

General:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

Methods:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

Objectives
⊠ Housekeeping Practices
⊠ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

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Orem, Utah

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
☐ Sediment
☐ Nutrients
■ Toxic Materials
⊠ Oil & Grease
☐ Floatable Materials
☐ Other Waste

■ High Impact
⊠ Medium Impact
☐ Low or Unknown Impact

Implementation Requirements
⊠ Capital Costs
☐ O&M Costs
☐ Maintenance
■ Training

■ High ⊠ Medium ☐ Low

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCH INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

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Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

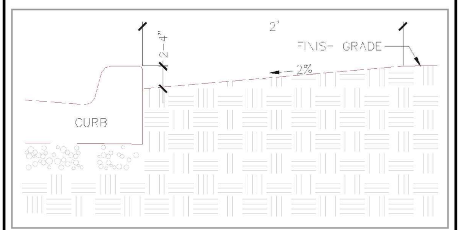
BMPS
American Fork City
Utah

REVISIONS

DATE	2-7-2023
SCALE	None
BY	BHT
TRACING NO.	L - 14371

SHEET No.
C - 5.1

BMP: Curb Sedimentation Trap — CST



Description:
A temporary sediment trap formed by excavation behind the curb

Application:
- Interception of runoff containing sediment from the lot during construction
- Retain sediment on the lot during construction

Installation/Application Criteria:
- Excavate soil behind curb to a depth of 2-4 inches
- Create slope of 2% from finished grade to curb for a distance of approximately 2 feet

Limitations:
No limitations

Maintenance:
- Inspect after each rainfall event
- Remove accumulated sediment as it reaches 2/3 height of available storage

Objectives:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☑ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ◪ Toxic Materials
- ☐ Oil & Grease
- ◪ Floatable Materials
- ☐ Other Waste

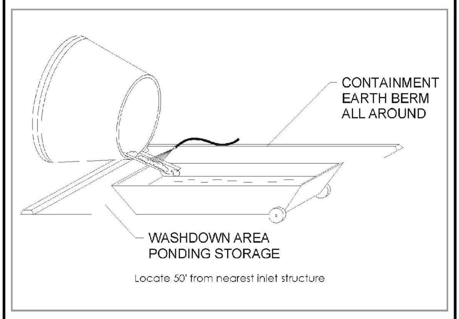
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual and Paradigm Engineering BMP Fact Sheet (Cut Back Curb)
Stormwater Discharge management from Construction Activities 2005

BMP: Concrete Waste Management — CWM



Description:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

Application:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

Limitations:
- Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Objectives:
- ☐ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ▣ Other Waste

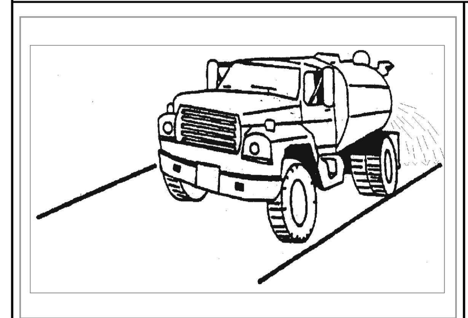
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Dust Controls — DC



Description:
Dust control measures are used to stabilize soil from wind erosion and reduce dust by construction activities.

Application:
Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

Limitations:
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.

Maintenance:
- If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☑ Minimize Disturbed Areas
- ☑ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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Orem, Utah

Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

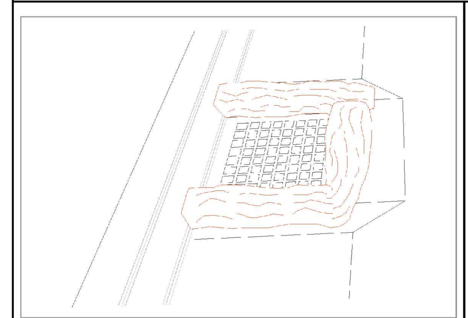
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Pleasant Grove City Stormwater Technical Manual and Best Management Practices
Stormwater Discharge management from Construction Activities 2005

BMP: Inlet Protection – Wattle — IP-W



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

Installation/Application Criteria:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled or straw wattles around perimeter of inlet

Limitations:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or realign as needed

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☑ Control site Perimeter
- ☑ Control Internal Erosion

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Targeted Pollutants
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- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ▣ Floatable Materials
- ☐ Other Waste

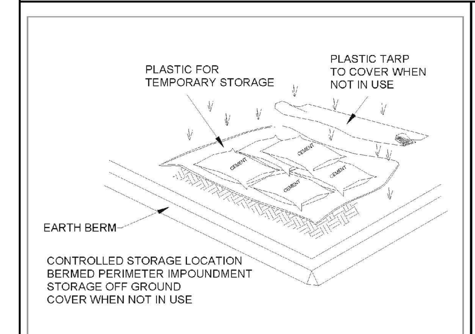
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Material Storage — MS



Description:
Controlled storage of on-site materials.

Application:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

Installation/Application Criteria:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

Limitations:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

Maintenance:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

Objectives:
- ☑ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ▣ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ◪ Other Waste

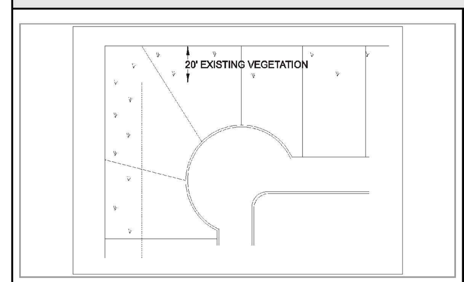
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $$$ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Preservation of Existing Vegetation — PEV



Description:
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

Application:
This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

Installation/Application Criteria:
- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

Limitations:
- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development.
- May not be cost effective with high land costs.

Maintenance:
- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

Objectives:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☑ Minimize Disturbed Areas
- ☑ Stabilize Disturbed Areas
- ☑ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☐ Control Internal Erosion

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Targeted Pollutants
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- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

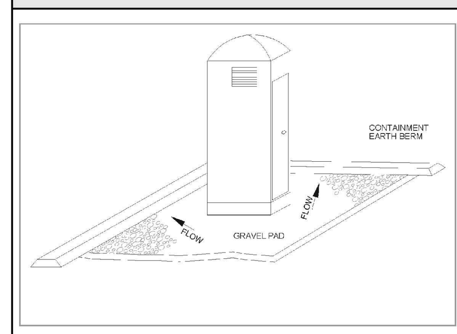
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Portable Toilets — PT



Description:
Temporary on-site sanitary facilities for construction personnel.

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

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

Limitations:
- No limitations.

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

Objectives:
- ☑ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ▣ Other Waste

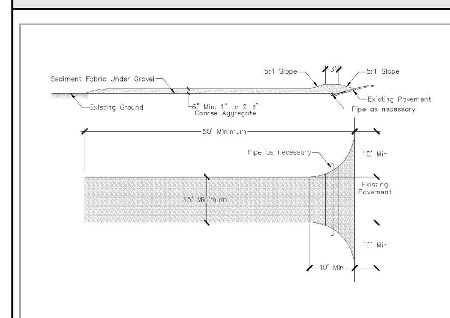
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Stabilized Construction Entrance — SCE



Description:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

Application:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

Limitations:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

Maintenance:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☐ Control Internal Erosion

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Targeted Pollutants
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- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

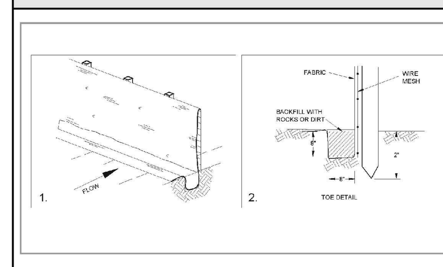
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Silt Fence — SF



Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

Maintenance:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

Objectives:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☑ Stabilize Disturbed Areas
- ☑ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☑ Control Internal Erosion

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- ▣ Sediment
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- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

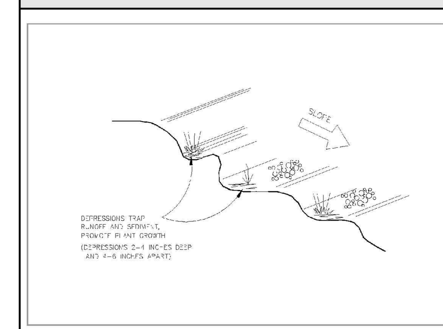
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Surface Roughening — SR



Description:
Rough preparation of working areas leaving depressions and uneven surface. Depressions should be done parallel to contours

Application:
Surface roughening is appropriate for all construction that will not be receiving impervious cover within 14 days and that will be exposed less than 60 days (seed areas to be open in excess of 60 days).

Installation/Application Criteria:
- Surface should be left in rough condition during initial earthwork activity.
- Surfaces that have become smoothed or compacted due to equipment traffic should be roughened by use of disks, spring harrows, teeth on front end loader, or similar, operating along the contours of the slope. Tracking (by crawler tractor driving up and down slope) may also be used to provide depressions parallel to contours.
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil.
- Seed or mulch areas to be exposed in excess of 60 days.
- Employ dust controls. (See Dust Control Detail Sheet).

Limitations:
- Will not withstand heavy rainfall.
- Slopes steeper than 2:1 (50%) should be benched (see Benching Detail Sheet).

Maintenance:
- Inspect following any storm event and at a minimum of weekly.
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area.
- For vegetated slopes reseed areas that are bare or have been reworked.

Objectives:
- ☐ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☑ Stabilize Disturbed Areas
- ☑ Protect Slopes/Channels
- ☐ Control site Perimeter
- ☑ Control Internal Erosion

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Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

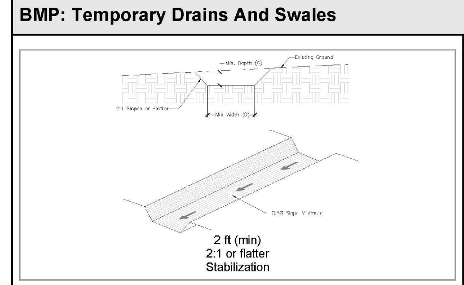
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapeted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Temporary Drains And Swales — TDS



Description:
Temporary drains and swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas around disturbed areas, and direct runoff into sediment.

Application:
Temporary drains and swales are appropriate for diverting any upslope runoff around unstabilized or disturbed areas of the construction site.
Prevent slope failures. Prevent damage to adjacent property. Prevents erosion and transport of sediments into water ways. Increases the potential for infiltration. Diverts sediment-laden runoff into sediment basins or traps.

Installation/Application Criteria:
- Temporary drainage swales will effectively convey runoff and avoid erosion if built properly:
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see the local drainage design criteria for proper design).
- At a minimum, the drain/swale should conform to pre-development drainage patterns and capacities.
- Construct the drain/swale with an uninterrupted, positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow out of the drain or swale can reach an erosive velocity.

Limitations:
- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties.
- Temporary drains and swales must conform to local floodplain management requirements.

Maintenance:
- Inspect weekly and after each rain.
- Repair any erosion immediately.
- Remove sediment which builds up in the swale and restricts its flow capacity.

Objectives:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☑ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☑ Control Internal Erosion

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Targeted Pollutants
- ▣ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

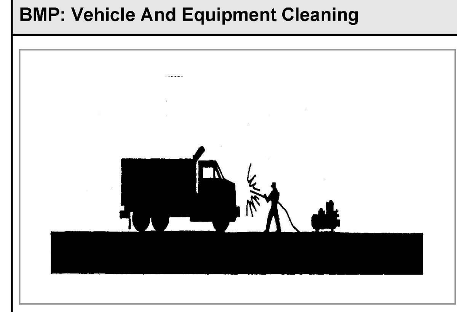
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$$ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Cleaning — VEC



Description:
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

Application:
<text here>

Installation/Application Criteria:
- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flows onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
- If washing must occur on-site, use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

Limitations:
- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Minimal, some berm repair may be necessary.

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☑ Control Site Perimeter
- ☑ Control Internal Erosion

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Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ▣ Toxic Materials
- ▣ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

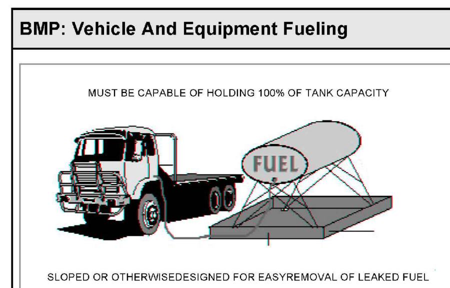
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$$ Maintenance
- $ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Vehicle And Equipment Fueling — VEF



Description:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

Installation/Application Criteria:
- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage"topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks.(40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

Limitations:
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

Objectives:
- ☑ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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Targeted Pollutants
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- ☐ Nutrients
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- ◪ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

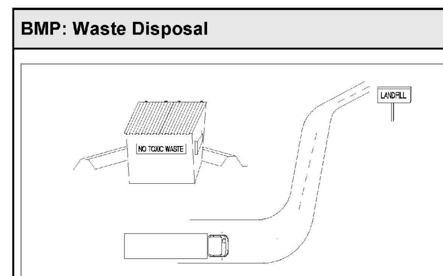
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Waste Disposal — WD



Description:
Controlled storage and disposal of solid waste generated by construction activities.

Application:
All construction sites.

Installation/Application Criteria:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

Limitations:
- On-site personnel are responsible for correct disposal of waste.

Maintenance:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).erosion at driveways.

Objectives:
- ☑ Housekeeping Practices
- ☑ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ▣ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

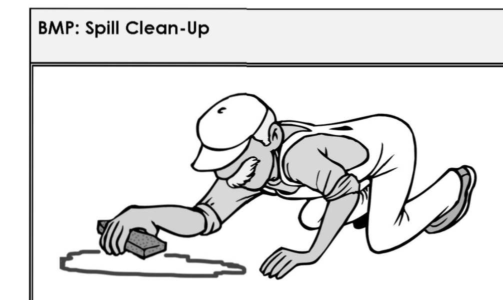
Pollutant Impact
- ▣ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- $$$ Capital Costs
- $$$ O & M Costs
- $$ Maintenance
- $$$ Training

Relative Costs
- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge management from Construction Activities 2005

BMP: Spill Clean-Up — SCU



Description:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:
All sites

General:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

Methods:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

Objectives
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Dudley & Associates, Inc.
Engineers Planners Surveyors
353 East 1200 South
Orem, Utah

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED, TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PROCEEDING DITCH INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.

9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES

10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.

17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

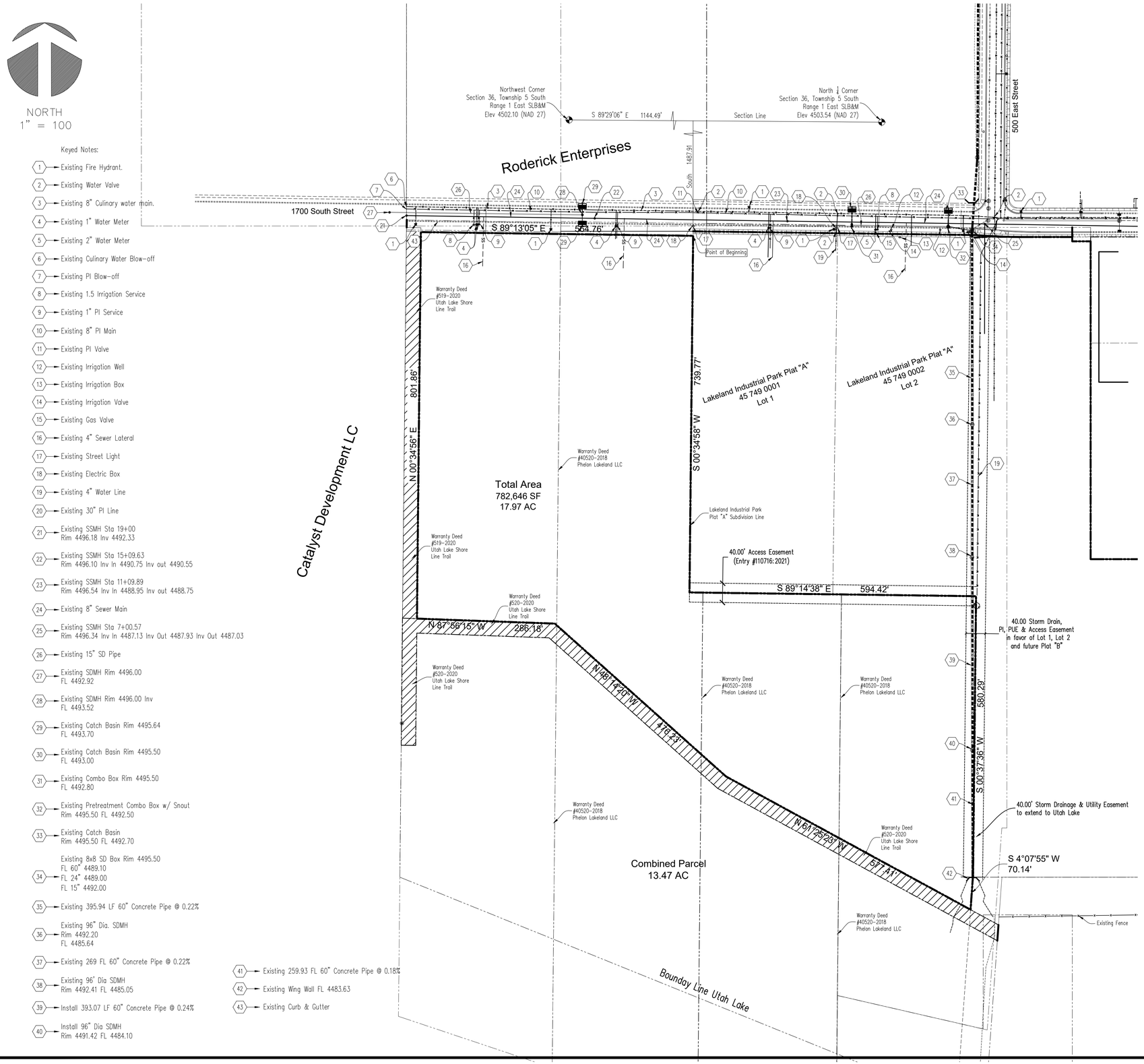
Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

BMPS
American Fork City
Utah

REVISIONS

DATE	2-7-2023
SCALE	None
BY	BHT
TRACING NO.	L - 14371

SHEET No.
C - 5.1



Keyed Notes:

1. Existing Fire Hydrant.
2. Existing Water Valve
3. Existing 8" Culinary water main.
4. Existing 1" Water Meter
5. Existing 2" Water Meter
6. Existing Culinary Water Blow-off
7. Existing PI Blow-off
8. Existing 1.5 Irrigation Service
9. Existing 1" PI Service
10. Existing 8" PI Main
11. Existing PI Valve
12. Existing Irrigation Well
13. Existing Irrigation Box
14. Existing Irrigation Valve
15. Existing Gas Valve
16. Existing 4" Sewer Lateral
17. Existing Street Light
18. Existing Electric Box
19. Existing 4" Water Line
20. Existing 30" PI Line
21. Existing SSMH Sta 19+00
Rim 4496.18 Inv 4492.33
22. Existing SSMH Sta 15+09.63
Rim 4496.10 Inv In 4490.75 Inv out 4490.55
23. Existing SSMH Sta 11+09.89
Rim 4496.54 Inv In 4488.95 Inv out 4488.75
24. Existing 8" Sewer Main
25. Existing SSMH Sta 7+00.57
Rim 4496.34 Inv In 4487.13 Inv Out 4487.93 Inv Out 4487.03
26. Existing 15" SD Pipe
27. Existing SDMH Rim 4496.00
FL 4492.92
28. Existing SDMH Rim 4496.00 Inv
FL 4493.52
29. Existing Catch Basin Rim 4495.64
FL 4493.70
30. Existing Catch Basin Rim 4495.50
FL 4493.00
31. Existing Combo Box Rim 4495.50
FL 4492.80
32. Existing Pretreatment Combo Box w/ Snout
Rim 4495.50 FL 4492.50
33. Existing Catch Basin
Rim 4495.50 FL 4492.70
34. Existing 8x8 SD Box Rim 4495.50
FL 60" 4489.10
FL 24" 4489.00
FL 15" 4492.00
35. Existing 395.94 LF 60" Concrete Pipe @ 0.22%
36. Existing 96" Dia. SDMH
Rim 4492.20
FL 4485.64
37. Existing 269 FL 60" Concrete Pipe @ 0.22%
38. Existing 96' Dia SDMH
Rim 4492.41 FL 4485.05
39. Install 393.07 LF 60" Concrete Pipe @ 0.24%
40. Install 96" Dia SDMH
Rim 4491.42 FL 4484.10
41. Existing 259.93 FL 60" Concrete Pipe @ 0.18%
42. Existing Wing Wall FL 4483.63
43. Existing Curb & Gutter

Note:
Project Benchmark: North ¼ Corner
Section 36 =4503.54 (Nad 27)
Northwest Corner Section 36= 4502.10

DEED DESCRIPTION

PARCEL 1

Commencing at a point located South 89°29'06" East along the Section line 1144.49 feet and South 1487.91 feet from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°34'58" West 739.77 feet; thence South 89°14'38" East 594.42 feet; thence South 00°37'36" West 580.29 feet; thence South 04°07'55" West 70.14 feet; thence North 61°25'23" West 577.41 feet; thence North 48°14'20" West 476.23 feet; thence North 87°56'15" West 286.18 feet; thence North 00°34'56" East 801.86 feet; thence South 89°13'05" East 564.76 feet to the point of beginning.

AREA=17.97 acres

PARCEL 1A

Together with an Access Easement as disclosed by that certain Declaration of Access Easements recorded June 18, 2021 and Entry NO. 110716:2021

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: PHELON LAKELAND LLC, and FIDELITY NATIONAL TITLE INSURANCE COMPANY, together with its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 11(a), 13, 14, 16, 18, and 19 of Table A thereof.

Date of Plat or Map: February 7, 2023

_____

Roger D. Dudley, PLS #147089

SURVEYORS NOTES

1. This survey is referenced to a title commitment by Fidelity National Title Insurance Company, Commitment No. 95399 dated February 2, 2022.

2. The boundary is marked with an iron pin with a yellow plastic cap – Identification No. PLS 147089, or PK nail in asphalt.

3. The address of the property is approximately 350 East 1700 South – American Fork, Utah, 84003.

4. Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 49049C0306F, dated June 19, 2020, for Community Number 490152, in Utah County, State of Utah which is the current Flood Insurance Rate Map for the community in which said property is situated.

5. The gross land area is 17.97 acres.

6. The current zoning classification is I1.

7. There is observed evidence that the site is presently being filled with granular material to raise the existing elevation of the subject property.

8. There are no observed wetland areas on the subject site. (No delineation provided)

EXCEPTIONS

Exceptions 1 – 7. Not survey related and not shown.

Exceptions 8 – 29. Not survey related and not shown.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Phelon Lakeland LLC

ALTA / NSPS Land Title Survey

American Fork City Utah

Revisions

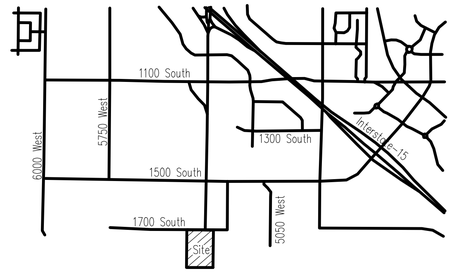
Date
2-7-2023
Scale
1"=100'
By
BHT
Tracing No.
L - 14371

Sheet No.
C - 6

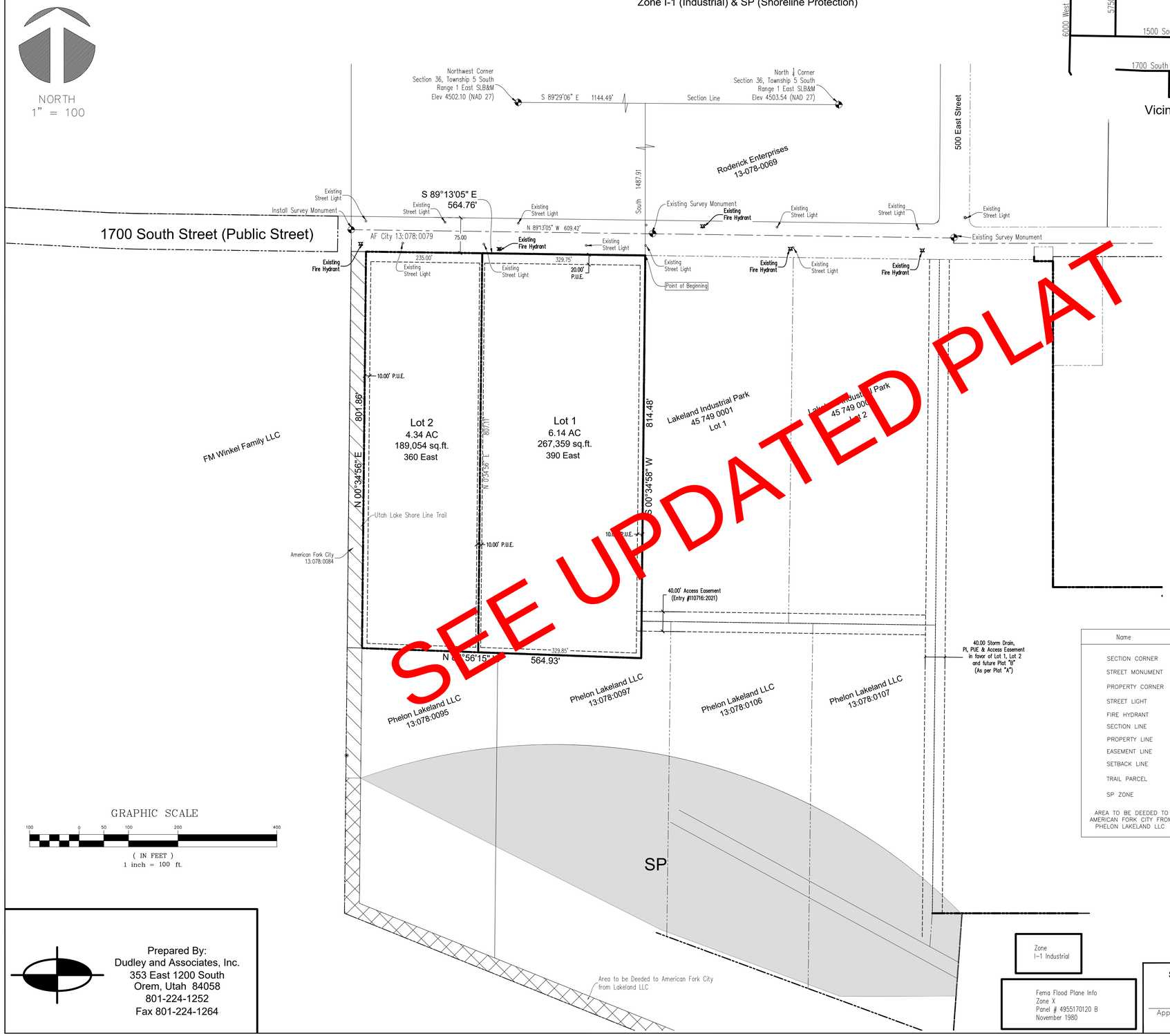
A Subdivision in American Fork City

Lakeland Industrial Park "B"

A Subdivision located in the Northwest 1/4 of Section 36,
Township 5 South Range 1 East SLB&M
American Fork City, Utah County, Utah,
Zone I-1 (Industrial) & SP (Shoreline Protection)



Vicinity Map



SEE UPDATED PLAT

Note:

All sewer connections are to be a private system and to be part of the Lakeland Industrial Park HOA and they will be responsible for maintenance of system

Notes:
Lowest floor slab elevation must be a minimum of 3 feet above water level measured during Spring Season.

Off-set pins to be placed in the back of the curb and 5/8" by 24" rebar with numbered survey cap to be placed at all lots rear corners prior to occupancy.

Building permits will not be issued for any home until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshall and charged with culinary water.

No footing, eaves, window wells or other improvements connected to structures are allowed to be placed within Public Utility Easement.

The construction of the project shall conform to the recommendations from the geotechnical report submitted for review and approval.

The contractor is responsible for the removal of collapsible soils within the buildable area, road improvements and underground utilities.

Legend

Name	Symbol
SECTION CORNER	
STREET MONUMENT	
PROPERTY CORNER	
STREET LIGHT	
FIRE HYDRANT	
SECTION LINE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
TRAIL PARCEL	
SP ZONE	
AREA TO BE DEEDED TO AMERICAN FORK CITY FROM PHELON LAKELAND LLC	

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Zone
I-1 Industrial

Fema Flood Plane Info
Zone X
Panel # 4955170120 B
November 1980

Sewer & Water Authority
AF Public Works

Approved Date

Prepared By:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Fax 801-224-1264

C - 7

Surveyor's Certificate

I, Roger D. Dudley do hereby certify that I am a Professional Land Surveyor and I hold License #147089 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated 1953 Amended. I further certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and have placed monuments as represented hereon.

Boundary Description

Commencing at a point located South 89°29'06" East along the Section line 1144.49 feet and South 1487.91 feet from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°34'58" West along Plat "A", Lakeland Industrial Park Subdivision 814.48 feet; thence North 87°56'15" West 564.93 feet; thence North 00°34'56" East 801.86 feet; thence South 89°13'05" East along 1700 South Street 564.76 feet to the point of beginning.

AREA=456,413 sq. ft. or 10.478 acres

Basis of Bearing = South 89°29'06" East along the Section line (NAD 27)
Lots created =2 Lots

Date

Surveyor
(See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all 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 perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20___.

by:

Phelon Lakeland LLC Steve Phelon (Manager)

Acknowledgement

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

On the _____ day of _____, A.D. 20____, personally appeared before me the signers of the foregoing Owner's Dedication who duly acknowledged to me that they did execute the same.

My Commission Expires _____

NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of American Fork

Approved this _____ day of _____, A.D. 20____, by American Fork City, approves this subdivision and hereby accepts the dedication of streets, easements and other parcels of land intended for public purposes for the perpetual use of the public. The city recognizes that this plat clarifies ownership of property with the dedication shown hereon this_____day of _____, A.D. 20____.

APPROVED _____ Mayor

City Council Member

City Council Member

City Council Member

City Council Member

City Council Member

City Council Member

APPROVED _____ CITY ENGINEER

ATTEST_____ AMERICAN FORK CITY RECORDER

APPROVED _____ PUBLIC WORKS DIRECTOR

Planning Commission Approval

Approved this _____ day of _____ , 20____, by the American Fork City Planning Commission.

Planner

Chairman, Planning Commission

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
No. 147089
Roger D.
Dudley
3-17-2023
STATE OF UTAH

CITY-ENGINEER SEAL

CLERK-RECORDER SEAL

Plat " B "

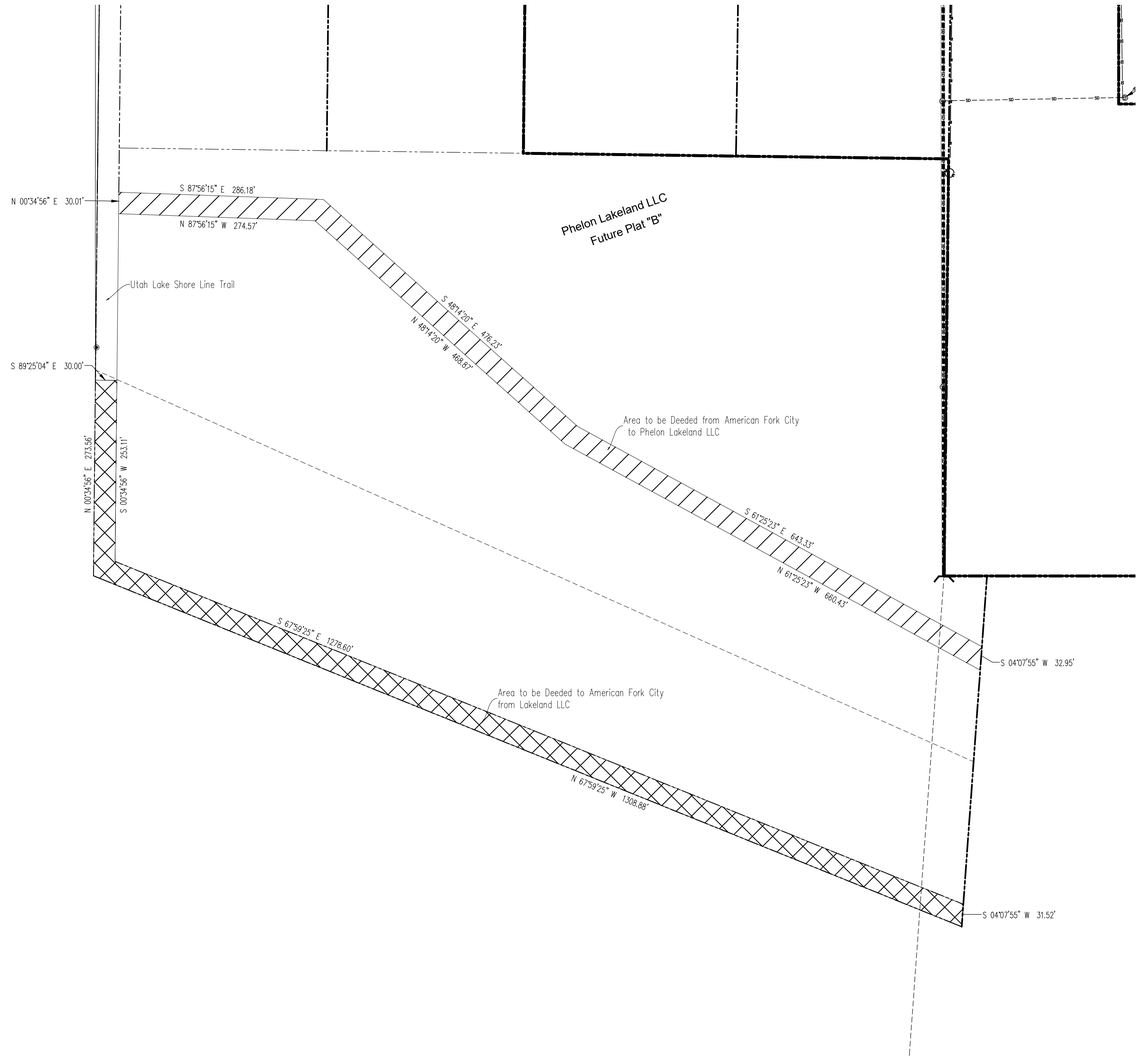
Lakeland Industrial Park

American Fork City, Subdivision Utah County, Utah

Scale: 1" = 100 Feet

NORTH
1" = 100

Catalyst Development LC



PHELON LAKELAND, LLC
EASEMENT DESCRIPTIONS
AMERICAN FORK, UTAH
SEPTEMBER 1, 2023

PARCEL TO BE DEEDED TO PHELON LAKELAND, LLC FROM AMERICAN FORK CITY

Commencing at a point located South 89°29'06" East along the Section line 571.63 feet and South 2286.48 from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 87°56'15" East 286.18 feet; thence South 48°14'20" East 476.23 feet; thence South 61°25'23" East 643.33 feet; thence South 04°07'55" West 32.95 feet; thence North 61°25'23" West 660.43 feet; thence North 48°14'20" West 468.87 feet; thence North 87°56'15" West 274.57 feet; thence North 00°34'56" East 30.01 feet to the point of beginning.

PARCEL TO BE DEEDED TO AMERICAN FORK CITY FROM PHELON LAKELAND, LLC

Commencing at a point located South 89°29'06" East along the Section line 538.96 feet and South 2549.48 from the Northwest corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°25'04" East 30.00 feet; thence South 00°34'56" West 253.11 feet; thence South 67°59'25" East 1278.60 feet; thence South 04°07'55" West 31.52 feet; thence North 67°59'25" West 1308.88 feet; thence North 00°34'56" East 273.56 feet to the point of beginning.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Lakeland Industrial Park

Trail Relocation Plan

American Fork City Utah

Revisions
1-31-2020
10-27-2020

Date 9-25-2023
Scale 1"=100'
By BHT
Tracing No. L - 14371

Sheet No.
C - 8

Planning Commission Staff Report
Meeting Date: November 8, 2023

Agenda Topic

Review and action on an application for a Commercial Site Plan, known as Freeman Site Plan, located at 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.23 acres and will be in the Planned Commercial (GC-2) zone.

BACKGROUND INFORMATION		
Location:		19 N 900 W
Project Type:		Commercial Site Plan
Applicants:		Tom Freeman
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial
	South	Transit Oriented Development
	East	Design Commercial
	West	Design Commercial
Existing Zoning:		GC-2
Proposed Zoning:		N/A
Surrounding Zoning:	North	GC-2
	South	Unincorporated/PF
	East	GC-2
	West	Unincorporated/GC-2

Background

The applicant has applied for a Commercial Site Plan to develop a Recreational Vehicle Sales establishment, that will provide sales of various recreation vehicles such as boats, UTV/ATV's, etc. The site is on approximately 1.23 acres and is located in the GC-2 zoning designation.

The subject property has an irregular shape and will be accessed off of 900 West, and due to traffic issues in the area a Traffic Impact Study was required for the applicant to submit for staff and 3rd party review.

Section 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:
    a. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
    b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
    c. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
    d. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
    e. The 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.
5. Expiration of Site plan approval. A site plan approval issued pursuant to this section shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the approval is not commenced within two (2) years of the date

of the approval. Up to a twelve (12) month extension may be approved by the land use authority subject to payment of an extension fee equal to one-half of the current filing fee.

Project Conditions of Approval

1. Comply with storm drain review comments
2. For Planning and Engineering: need to make a motion on the RCA for Variance request for 900W existing roadway per 15.01.100.D

Findings of Fact

1. The Commercial Site Plan meets the requirements of Section 17.6.101.

Project Map



Standards Conditions of Approval

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

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

Staff Recommendation

The Commercial Site Plan meets the requirements of Section 17.6.101. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to approve the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, UT 84003, in the Design Commercial (GC-2) zone, subject to any conditions found in the staff report and recommended by the Fire Marshall.

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, UT 84003, in the Design Commercial (GC-2) zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, UT 84003, in the Design Commercial (GC-2) zone and instruct staff/developer to……..

FREEMAN SITE PLAN

19 NORTH 900 WEST
A COMMERCIAL SITE PLAN
AMERICAN FORK, UTAH
FINAL PLAN SET
OCTOBER 2023

American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
tvanekelenburg 10/11/2023

Fire Department
Reviewed
M. Sacco 10/12/2023

No new comment

Engineering Division
Reviewed
jhsu 10/17/2023

address TIS review comments and comply with storm drain review 3

For Planning and Engineering : need to make a motion on the RCA for Variance request for 900W existing roadway per 15.01.100.D

Next Step

Approved with Conditions

Proceed to Planning Commission on 11/08/2023

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER/GENERAL NOTES
2	OVERALL LAYOUT
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	TBC PLAN
7	EROSION/CONTROL PLAN
8	FIRE ACCESS PLAN
9	CLEAR SIGHT TRIANGLE
10	DETAIL SHEET
11	DETAIL SHEET
12	DETAIL SHEET
13	ALTA SURVEY

AMERICAN FORK CITY CONTACTS:
CULINARY WATER/P.I. – JAY BREMS (801)763–3060
SEWER/STORM DRAIN – ASHTON HARDY (801)763–3060
CITY INSPECTOR – DEE HOWARD (801)763–3060
SWPPP INSPECTOR – HARLAN NIELSON (801)763–3060
AF FIBER – WILL DAVIS (801)897–9826
AF FIRE MARSHALL – MAT SACCO (801)763–3045
AF IRRIGATION COMPANY – ERNIE JOHN (801)471–6576
BLUE STAKE UT 811 – (800)662–4111
COMCAST – ELYSIA VALDEZ (801)401–3017
CENTURY LINK – BILL WESTFALL (435)623–4252
DOMINION ENERGY – TRENT JOHNSON (801)853–6548
T.S.S.D. – DAVID BARLOW (801)756–5231
MITCHELL HOLLOW IRRIGATION CO. – DALE JONES (801)768–8150
ROCKY MOUNTAIN POWER – TERIA WALKER (801)756–1310

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
10/06/2023
STATE OF UTAH

LEGEND
(APPLIES TO ALL SHEETS)

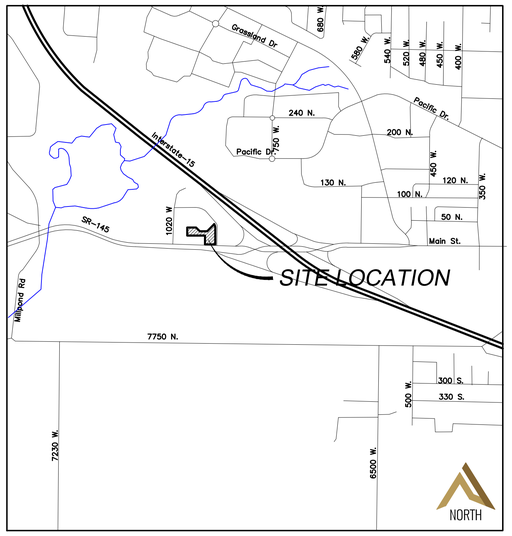
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
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- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655–0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER
TOM FREEMAN
(801) 875–3898
frmntm@yahoo.com

DEVELOPER
HOME SWEET HOME BY MITCH
223 W 520 N Orem, UT 84057
(801) 607–1086
mitch@homesweethomebymitch.com



VICINITY MAP
–NTS–

DATA TABLE:
TOTAL ACREAGE: 53,799 SF/1.24 ACRES
IMPERVIOUS AREA: 26,576 SF/0.61 ACRES/49.40%
PERVIOUS AREA: 27,223 SF/0.62 ACRES/50.60%
BUILDING AREA: 10,050 SF/0.23 ACRES
CURRENT ZONE: GC–2
VERTICAL DATUM: NAVD 88

THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS MAPPED ON FEMA FIRM 49049C0164F EFFECTIVE JUNE 19, 2020.

FEMA 100–YR FLOODPLAIN ELEVATION: 513 FT
INFILTRATION RATE: 110 MINUTES/INCH

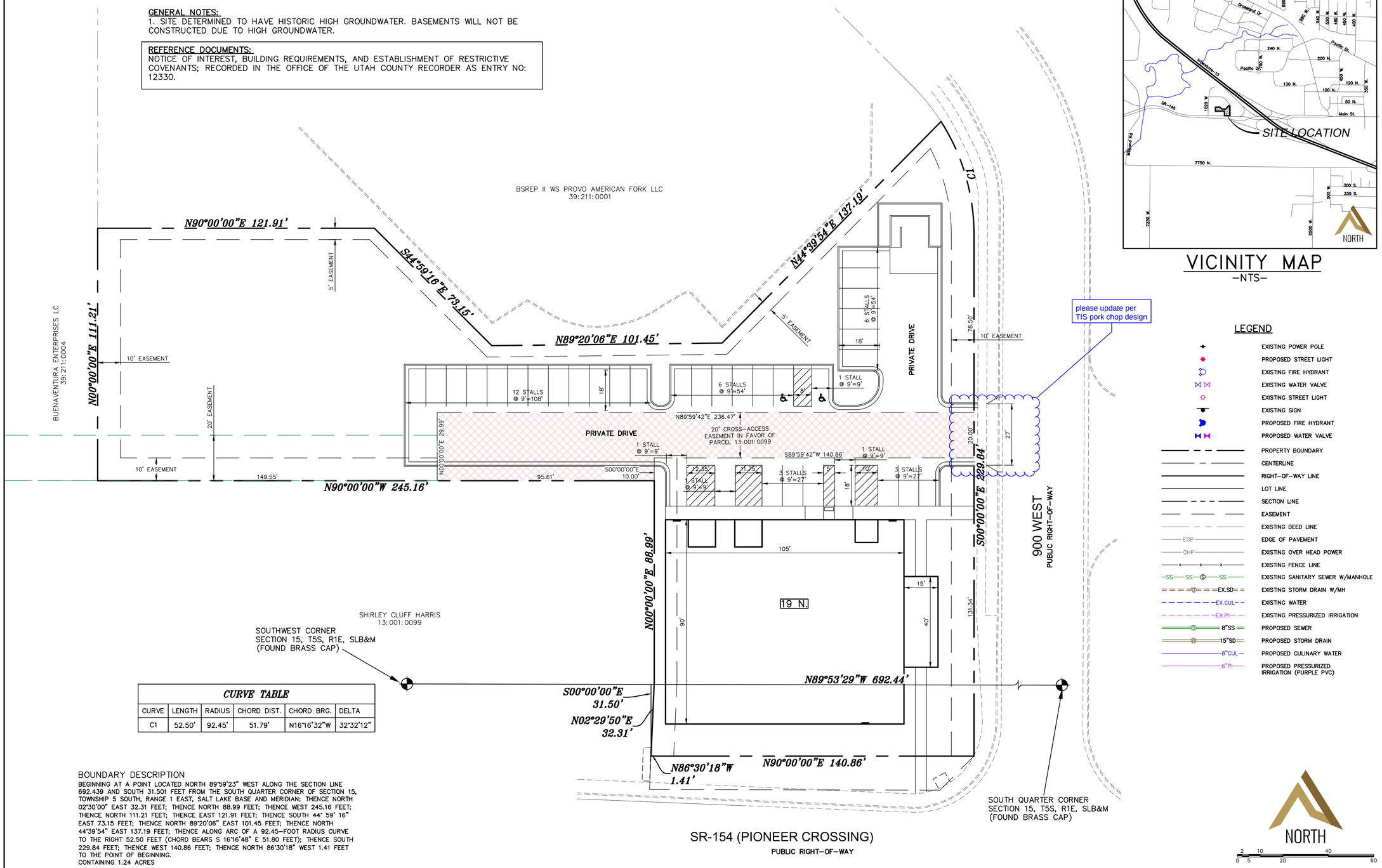
FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\01-COVER.DWG

GENERAL NOTES:
1. SITE DETERMINED TO HAVE HISTORIC HIGH GROUNDWATER. BASEMENTS WILL NOT BE CONSTRUCTED DUE TO HIGH GROUNDWATER.

REFERENCE DOCUMENTS:
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO: 12330.



please update per TIS pork chop design

VICINITY MAP
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- CENTERLINE
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- 8"SS — PROPOSED SEWER
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- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	52.50'	92.45'	51.79'	N16°16'32"W	32°32'12"

BOUNDARY DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 89°59'23" WEST ALONG THE SECTION LINE 692.439 AND SOUTH 31.501 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02°30'00" EAST 32.31 FEET; THENCE NORTH 88.99 FEET; THENCE WEST 245.16 FEET; THENCE NORTH 111.21 FEET; THENCE EAST 121.91 FEET; THENCE SOUTH 44° 59' 16" EAST 73.15 FEET; THENCE NORTH 89°20'06" EAST 101.45 FEET; THENCE NORTH 44°39'54" EAST 137.19 FEET; THENCE ALONG ARC OF A 92.45–FOOT RADIUS CURVE TO THE RIGHT 52.50 FEET (CHORD BEARS S 16°16'48" E 51.80 FEET); THENCE SOUTH 229.84 FEET; THENCE WEST 140.86 FEET; THENCE NORTH 86°30'18" WEST 1.41 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.24 ACRES

NORTH
0 2 5 10 20 40 60
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 2

NO.	REVISIONS	BY	DATE
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OVERALL LAYOUT

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801.655.0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\02-OVERALL BOUNDARY.DWG

CONSTRUCTION NOTES:

1. LOCATE & TIE TO EXISTING AMERICAN FORK CITY SEWER MAIN (SDR PVC).
2. LOCATE & TIE TO EXISTING CULINARY WATERLINE (DUCTILE IRON).
3. CONST. DRIVE APPROACH PER AMERICAN FORK CITY STANDARDS.
4. EXISTING FENCE TO REMAIN.
5. INSTALL DUMPSTER ENCLOSURE PER AMERICAN FORK CITY STANDARDS (SEE SHEET 10).
6. POND TO HAVE 3:1 SIDE SLOPE ON ALL SIDES.
7. INSTALL 1.6" DIAMETER ORIFICE PLATE.
8. INSTALL 6' FENCE.
9. INSTALL 20' WIDE GATE.
10. EXISTING STORM DRAIN TO REMAIN.
11. EXISTING SEWER LATERAL TO REMAIN.
12. INSTALL STREET LIGHT PER AMERICAN FORK CITY STANDARDS.
13. INSTALL "NO FIRE ACCESS BEYOND THIS POINT" SIGN PER AMERICAN FORK CITY.
14. INSTALL BAYSEPARATOR MODEL 1K.
15. INSTALL GROUNDWATER MONITORING WELL. SEE SHEET 10 FOR DETAIL.

REVERSE LIP CURB
PROPOSED ASPHALT (DRIVE AREAS CROSS SECTION, SHEET 9)
PROPOSED ASPHALT (PARKING AREAS CROSS SECTION, SHEET 9)
PROPOSED CONCRETE/CURB & GUTTER

BUENAVENTURA ENTERPRISES LC
39:211:0004

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

SHIRLEY CLUFF HARRIS
13:001:0099

POND 2
6,205 CF

POND 1
730 CF

EX.ELEC BOX
EX.ELEC BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX

SD BOX#3
SD BOX#2
SD BOX#1
SD BOX#4
SD BOX#5
SD BOX#6

CB#5
CB#4
CB#3
CB#2
CB#1

15"RCP
8"PVC
4" SEWER LATERAL TYP.
1" CULINARY LATERAL TYP.
LANDSCAPE DRAIN#1

EX.SSMH#1
EX.SSMH#2
RIM 4531.95
INV(N) 4519.65
INV(W) 4522.48
INV(S) 4519.65
EX.SSMH#3
SDMH#1
SDMH#2

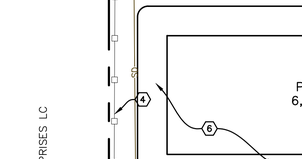
EX.6"PI
EX.12"CUL
EX.42"SS
EX.18"SD
EX.36"SD
EX.8"SS
EX.CB#1
EX.CB#2
EX.HYDRANT
EX.ELEC BOX
EX.ELEC BOX

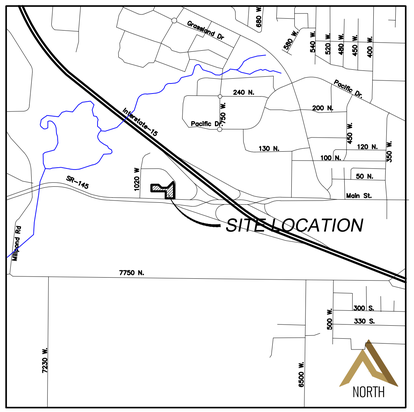
900 WEST

SR-154 (PIONEER CROSSING)

GENERAL NOTES:

1. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
2. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
3. CONTRACTOR TO CONTACT BLUESTAKES TO HAVE LOCATION OF ALL UTILITIES VERIFIED WITHIN PROJECT SITE.





VICINITY MAP
-NTS-

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
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- EXISTING OVER HEAD POWER
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- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH
0 5 10 20 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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SHEET NO. 3

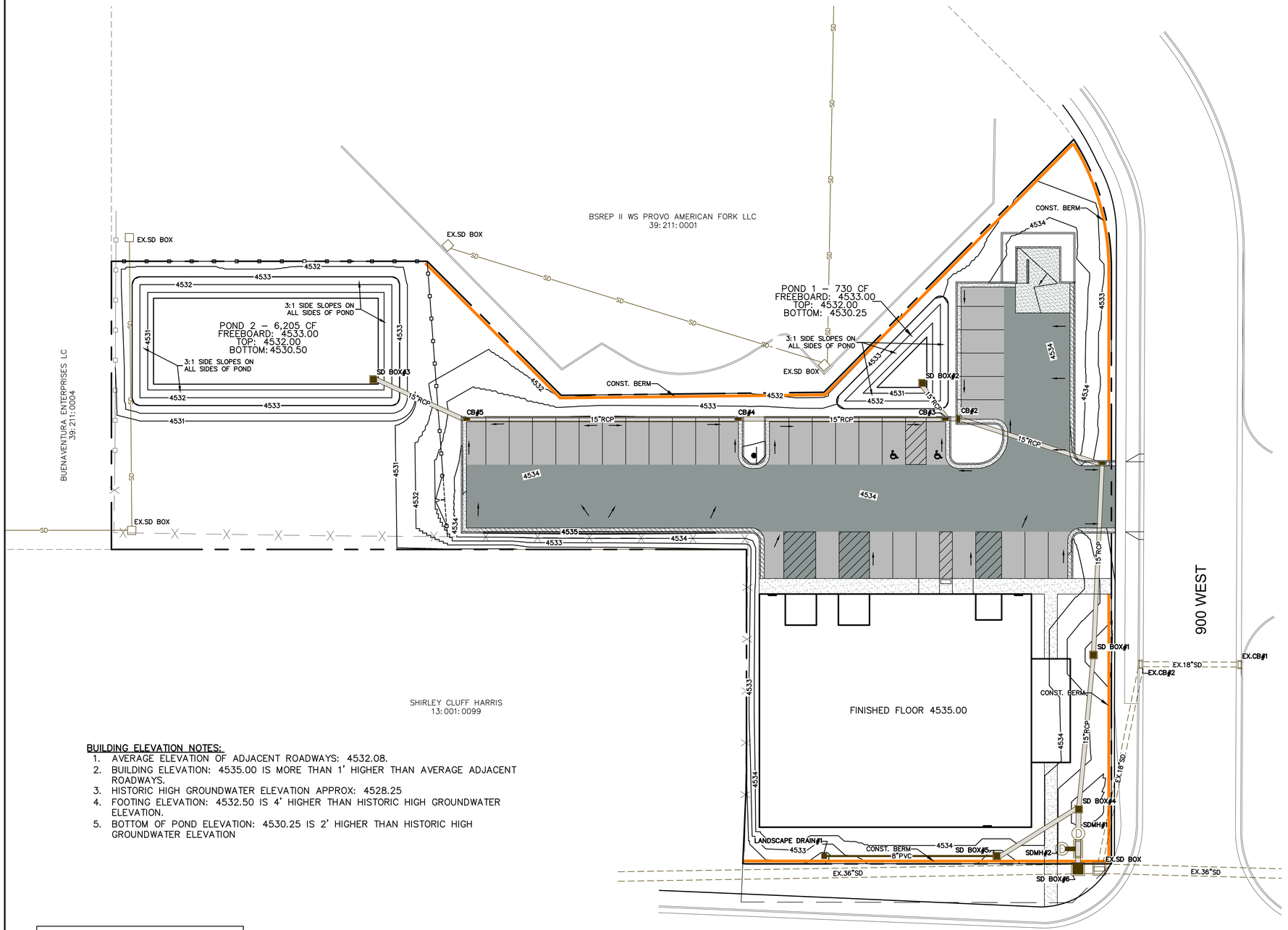
UTILITY PLAN

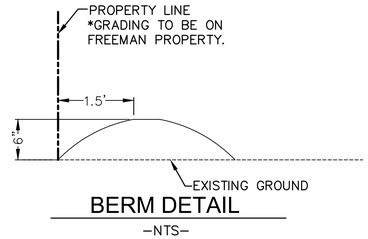
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N SUITE A
SPANISH FORK UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\03-UTILITY PLAN.DWG





BERM DETAIL

–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
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- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

BUILDING ELEVATION NOTES:

1. AVERAGE ELEVATION OF ADJACENT ROADWAYS: 4532.08.
2. BUILDING ELEVATION: 4535.00 IS MORE THAN 1' HIGHER THAN AVERAGE ADJACENT ROADWAYS.
3. HISTORIC HIGH GROUNDWATER ELEVATION APPROX: 4528.25
4. FOOTING ELEVATION: 4532.50 IS 4' HIGHER THAN HISTORIC HIGH GROUNDWATER ELEVATION.
5. BOTTOM OF POND ELEVATION: 4530.25 IS 2' HIGHER THAN HISTORIC HIGH GROUNDWATER ELEVATION

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NORTH

2 10 40
0 5 20 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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SHEET NO. 4

GRADING PLAN

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\04-GRADING PLAN.DWG

CONSTRUCTION NOTES:

1. EXISTING FENCE TO REMAIN.
2. EXISTING STORM DRAIN TO REMAIN.

EX.ELEC BOX
EX.ELEC BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX
EX.SD BOX

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

BUENAVENTURA ENTERPRISES LC
39:211:0004

SHIRLEY CLUFF HARRIS
13:001:0099

EX.SEWER LATERAL
EX.SSMH#1
EX.SSMH#2
EX.SSMH#3
EX.CB#2
EX.CB#1
EX.18"RCP
EX.ELEC BOX
EX. 8" SEWER MAIN
EX. 2" PI LATERAL
EX.SD BOX
EX.36"RCP
EX.HYDRAN
EX.ELEC BOX

900 WEST

SR-154 (PIONEER CROSSING)

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

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www.bluestakes.org
1-800-662-4111

NORTH
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(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 5

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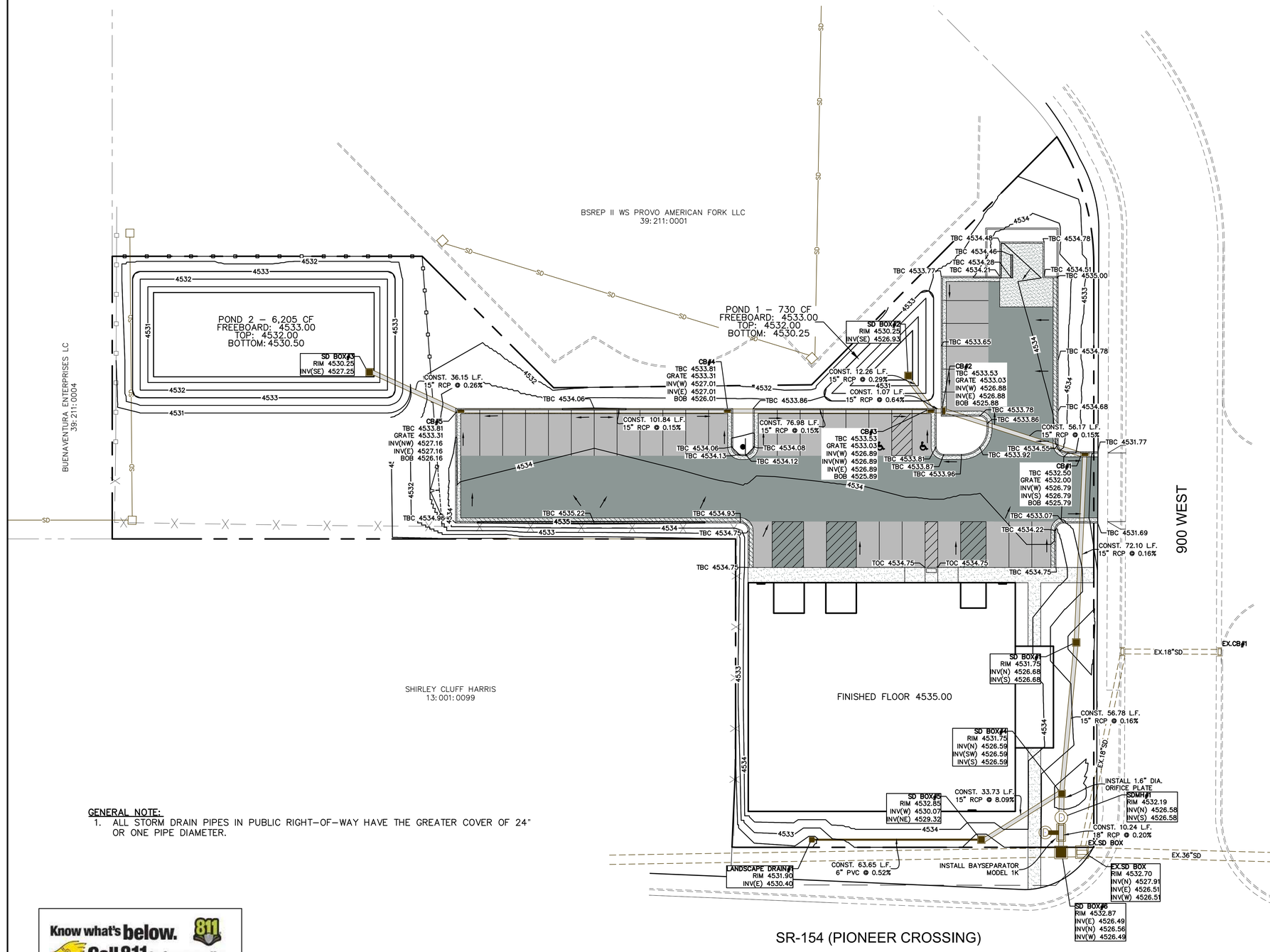
EXISTING TOPOGRAPHY

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CAD\SVINAL\05-EXISTING TOPO.DWG



GENERAL NOTE:

1. ALL STORM DRAIN PIPES IN PUBLIC RIGHT-OF-WAY HAVE THE GREATER COVER OF 24" OR ONE PIPE DIAMETER.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
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- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

0 5 20 40 60

(24"x36")
SCALE 1" = 20'
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SCALE 1" = 40'

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SHEET NO. 6

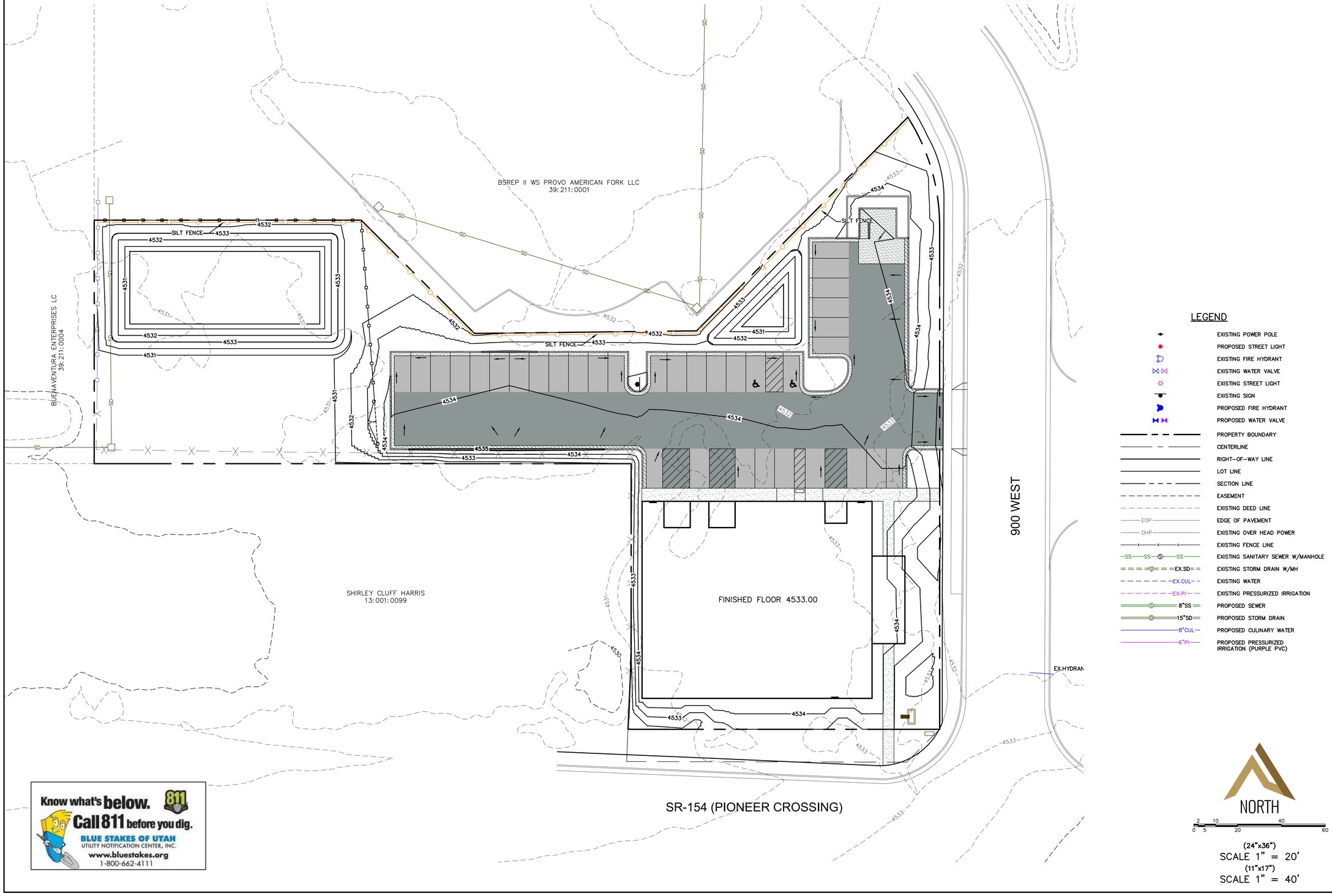
TBC PLAN

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-057 FREEMAN AMERICAN FORK SITE PLAN\CADD\FINAL\06-TBC PLAN.DWG



LEGEND

- EXISTING POWER POLE
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- EXISTING WATER VALVE
- EXISTING STREET LIGHT
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(24"x36")
SCALE 1" = 20'
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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SHEET NO. 7

EROSION/CONTROL PLAN

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES:

1. INSTALL "NO FIRE ACCESS BEYOND THIS POINT" SIGN PER AMERICAN FORK CITY.

PROPOSED ASPHALT

PROPOSED CONCRETE/CURB & GUTTER

BUENAVENTURA ENTERPRISES LC
39:211:0004

BSREP II WS PROVO AMERICAN FORK LLC
39:211:0001

SHIRLEY CLUFF HARRIS
13:001:0099

DRIVE APPROACH SITE TRIANGLE

26' FIRE ACCESS

24'

10'

290'

900 WEST

EX.12"CUL

EX.HYDRANT

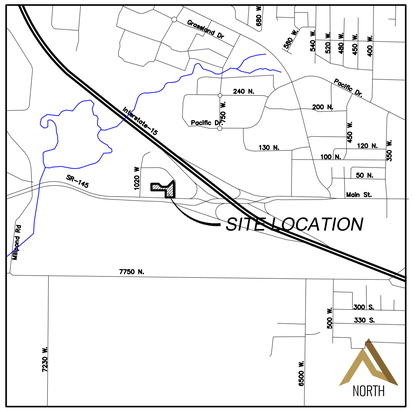
1" CULINARY LATERAL TYP.

160.22'

SR-154 (PIONEER CROSSING)

F-ONE HP95 Mid Mount

Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.397ft
Track Width	8.333ft
Lock-to-lock time	6.000s
Max Wheel Angle	45.00°



VICINITY MAP
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



SHEET NO. 8

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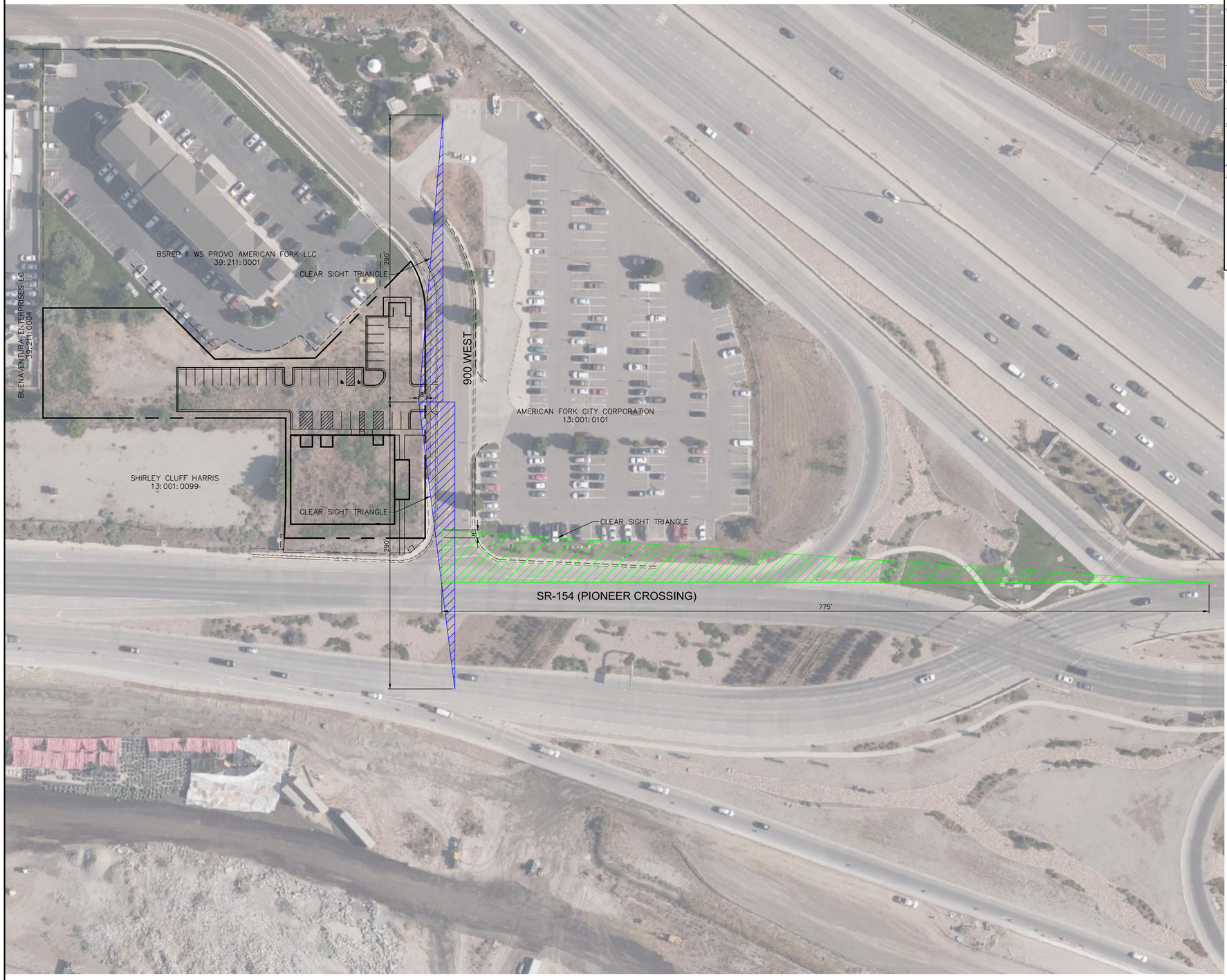
FIRE ACCESS PLAN

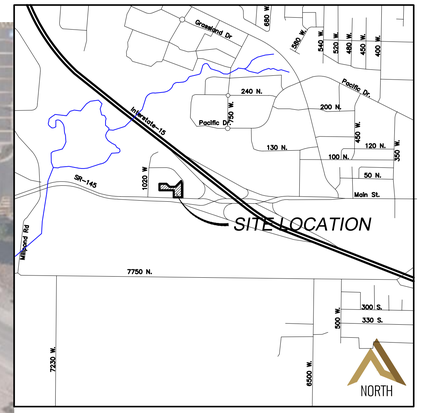
AMERICAN FORK, UTAH

FREEMAN SITE PLAN

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VICINITY MAP
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- X — EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH
0 5 20 2 10 40 60

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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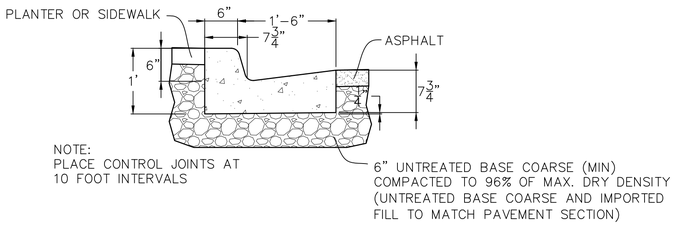
CLEAR SIGHT TRIANGLE

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

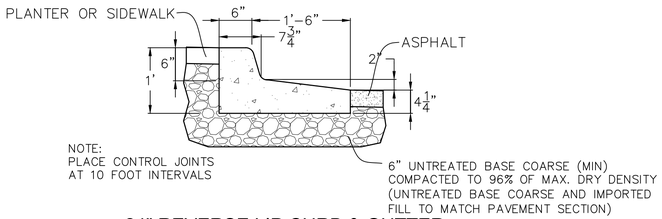
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SPANISH FORK, UT 84660

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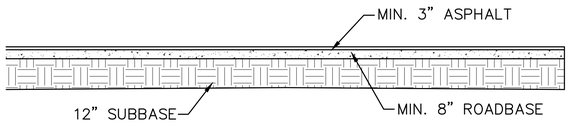
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



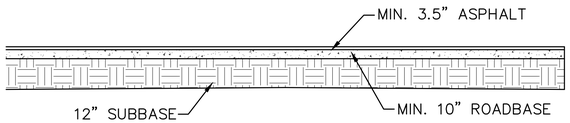
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



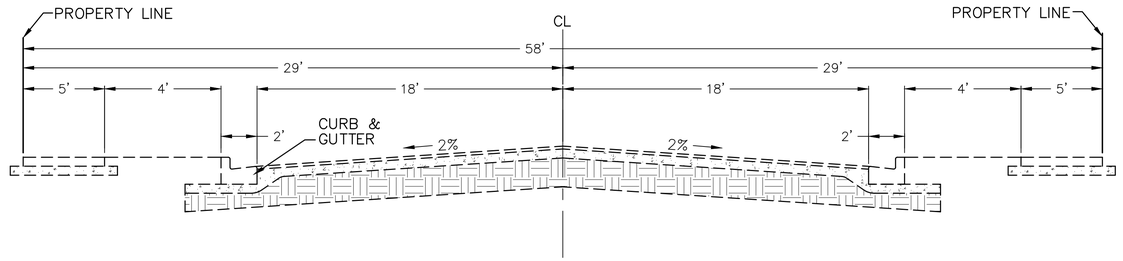
PARKING AREAS CROSS SECTION

–NTS–



DRIVE AREAS CROSS SECTION

–NTS–



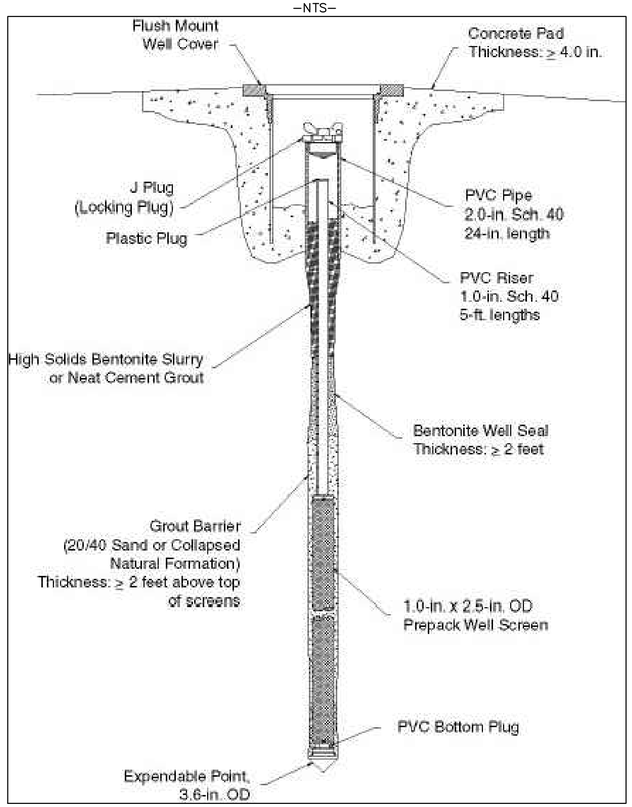
58' ROW-TYPICAL

900 WEST–EXISTING ROAD
–NTS–

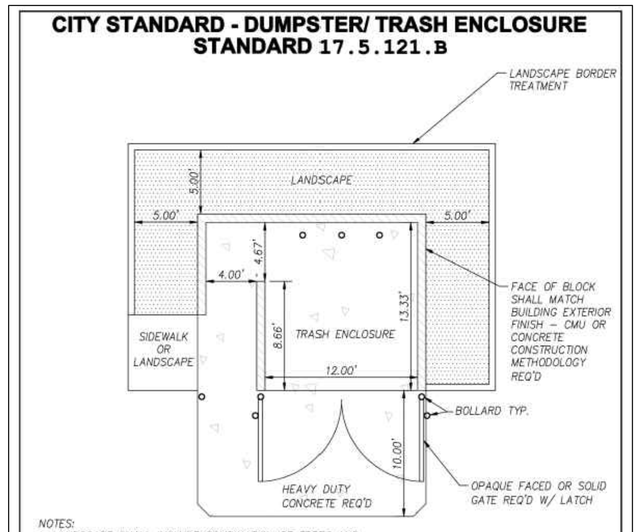
NOTE:
900 WEST IS AN EXISTING ROADWAY. VARIANCE IS REQUESTED PER 15.01.100D OF THE AMERICAN FORK MUNICIPAL CODE.

GROUNDWATER MONITORING WELL DETAIL

–NTS–



CITY STANDARD - DUMPSTER/ TRASH ENCLOSURE STANDARD 17.5.121.B



NOTES:
1. LANDSCAPE SHALL INCLUDE COMBINATION OF TREES AND SHRUBBERY TO CREATE A LANDSCAPE SCREEN FOR THE ENCLOSURE
2. ENCLOSURE SHALL BE 6' TALL MIN.
3. ENCLOSURE EXTERIOR FINISH SHALL MATCH THE EXTERIOR OF THE BUILDING FOR WHICH IT SUPPORTS.
3. LANDSCAPE DIMENSIONS SHOWN ARE MINIMUMS.
4. ENCLOSURE DIMENSIONS MAY VARY DEPENDING UPON INTENDED USE, AS SUCH, CITY ENGINEER/CITY PLANNER SHALL HAVE THE ABILITY TO REVIEW AND RECOMMEND APPROPRIATE SIZE OF A GIVEN ENCLOSURE FOR A SPECIFIC USE.
5. A VARIANCE FROM THE REQUIREMENT OF AN ENCLOSURE CAN BE GRANTED BY THE LAND USE AUTHORITY FOR A GIVEN ZONE IF IT CAN BE DEMONSTRATED THAT THE USE FOR THE SITE DOES NOT REQUIRE MORE THAN A TRADITIONAL CURB SIDE PICK UP CONTAINER. CURB SIDE CONTAINER MUST BE AVAILABLE IN THAT AREA TO QUALIFY FOR THIS EXCEPTION.

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DATE: NOV 16, 2010

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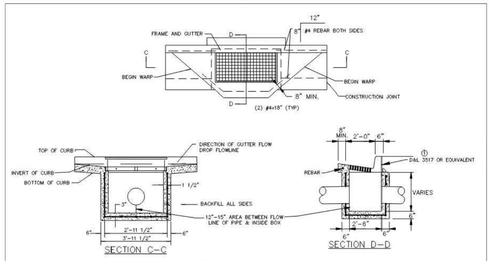
DETAIL SHEET

AMERICAN FORK, UTAH

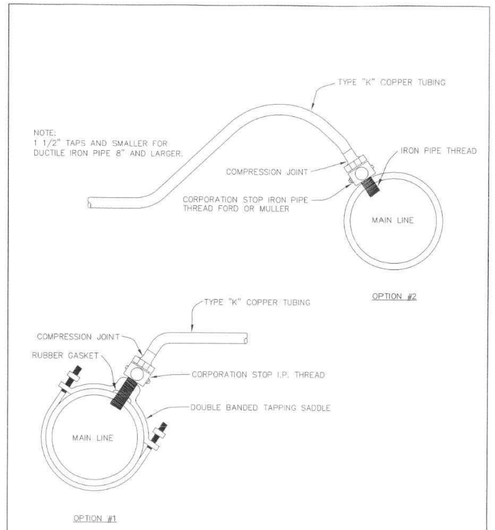
FREEMAN SITE PLAN

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PHONE 801-655-0566
946 E 800 N SUITE A
SPANISH FORK, UT 84660

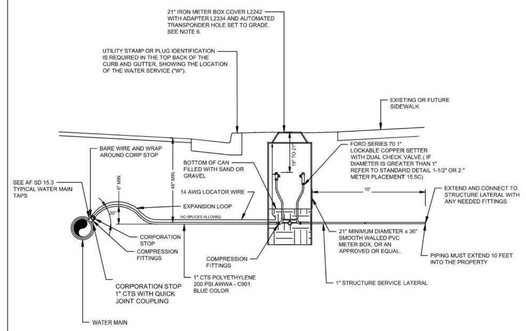
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DRAWN: JRP REVISED: DATE: APRIL 2012 SCALE: VARIES	AMERICAN FORK	AMERICAN FORK CITY	STANDARD DETAIL FOR: CATCH BASIN	DRAWING NO. 15.2



DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern Engineering & Surveying, Inc.	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3

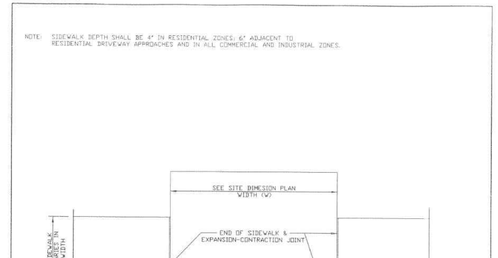


1" CULINARY WATER SERVICE CONNECTION

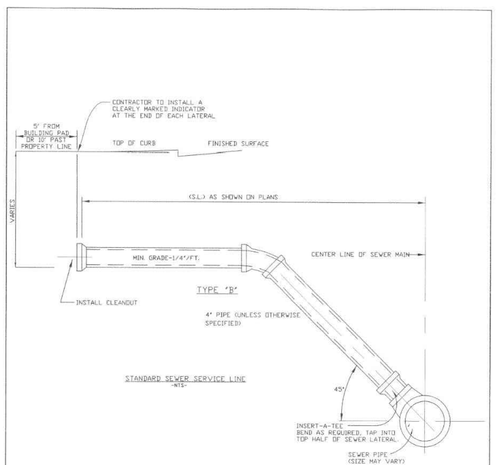
NOTES:

1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR.7. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
2. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
3. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10'
4. (EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
5. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
6. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-5321 (LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
8. ALL FITTINGS SHALL BE CTS.
9. SPLICING /REPAIR OF EXISTING POLY PIPE ; MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED.MUST BE APPROVED BY AMERICAN FORK CITY
10. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
11. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

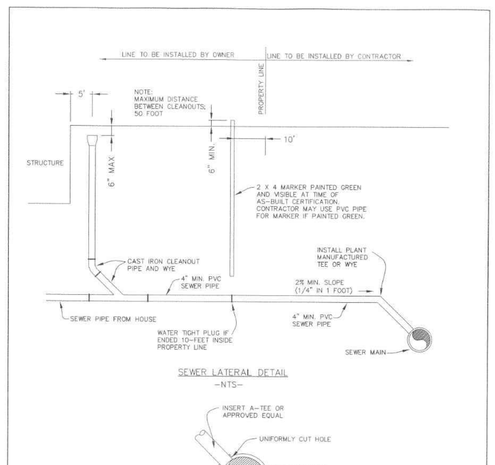
DRAWN BY: NLP REVISED: ABM DATE: 9/18/2019. SCALE: VARIES	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION	DRAWING NO 15.5



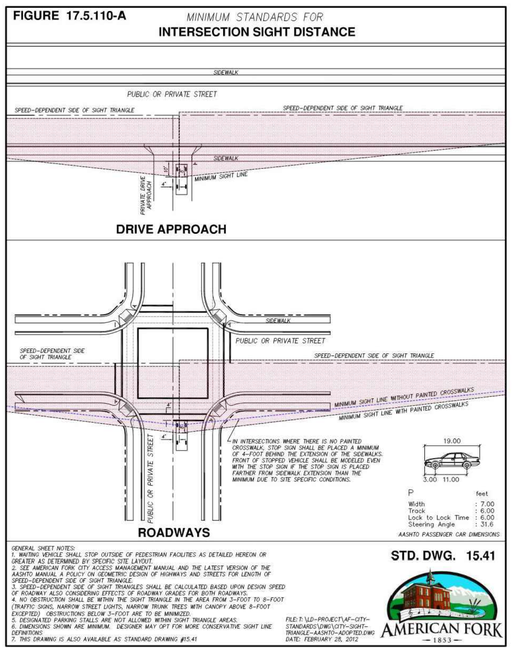
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern Engineering & Surveying, Inc.	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9



DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern Engineering & Surveying, Inc.	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19



DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern Engineering & Surveying, Inc.	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23



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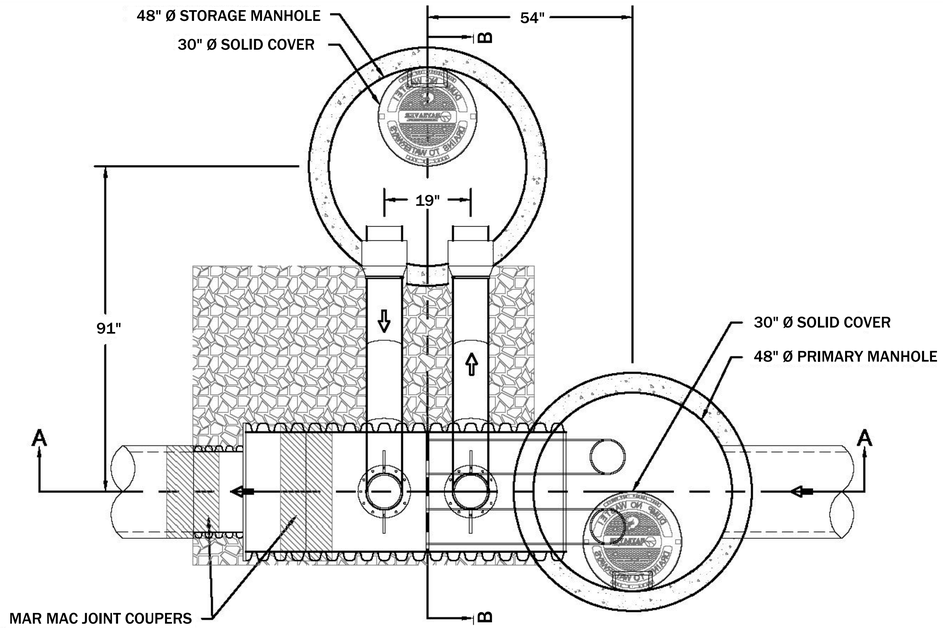
DETAIL SHEET

AMERICAN FORK, UTAH

FREEMAN SITE PLAN

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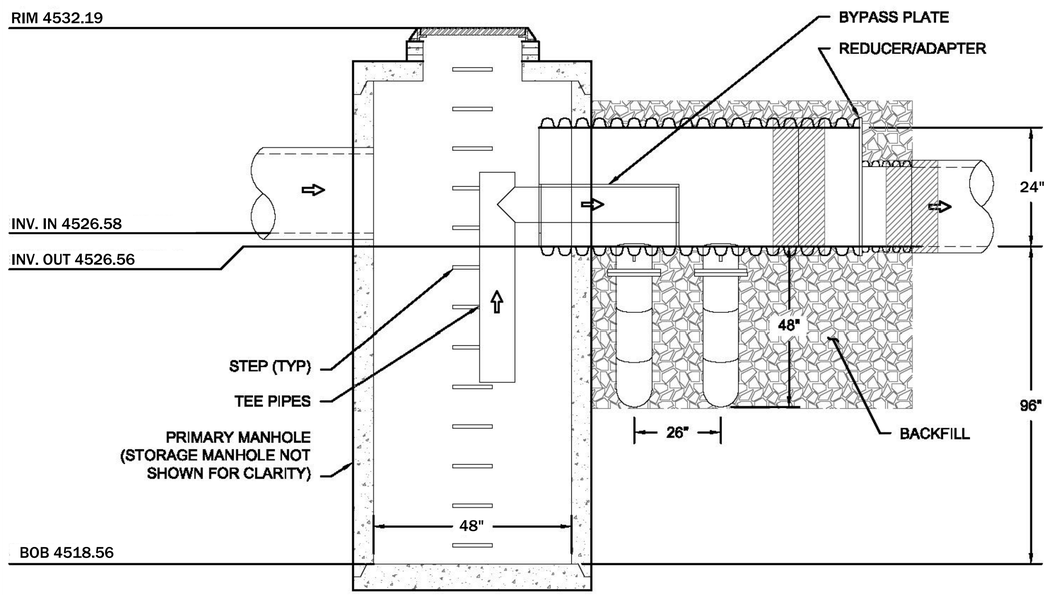
BAYSAVER BAYSEPARATOR 1K RIGHT HAND UNIT

NTS

THIS STORM WATER TREATMENT SYSTEM WILL REMOVE POLLUTANTS (SEDIMENTS AND OILS) PRIOR TO DISCHARGING INTO THE AMERICAN FORK CITY STORM DRAIN SYSTEM. THE RECOMMENDED HYDRODYNAMIC SEPARATOR WILL RETAIN ALL POLLUTANTS IN AN OFF-LINE STRUCTURE TO PREVENT RESUSPENSION. THE TREATMENT DEVICE WILL SEPARATE BOTH SUSPENDED SOLIDS AND OILS FROM STORMWATER AT A RATE NO LESS THAN 80 PERCENT REMOVAL EFFICIENCY AND SETTLE OUT 100 PERCENT OF SAND PARTICLES GREATER THAN THE NO. 200 SIEVE SIZE AT THE MAXIMUM TREATMENT FLOW RATE.

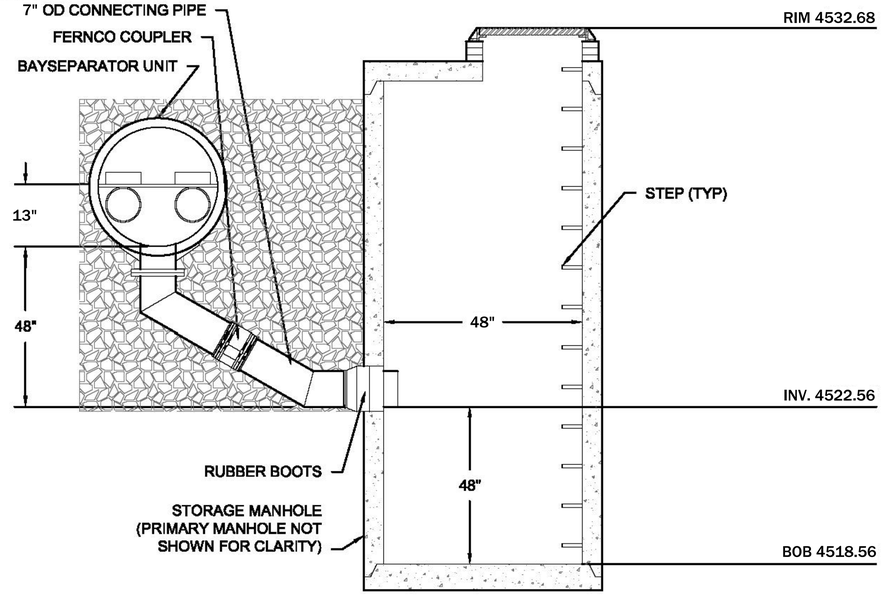
GENERAL NOTES:

1. MANHOLES SHOWN REPRESENT STANDARD PRECAST STRUCTURES PROVIDED BY OTHERS.
2. SEAL THE CONNECTING PIPES INTO THE STORAGE MANHOLE USING RUBBER BOOTS/GASKETS.
3. THE BAYSAVER SEPARATION SYSTEM INCLUDES THE SEPARATOR UNIT, (2) CONNECTING PIPES, (2) FERNCO COUPLERS,(1)
4. SEE BAYSAVER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR FURTHER DETAIL.
5. USE NON-SHRINK GROUT TO SEAL BAYSEPARATOR INTO THE PRIMARY MANHOLE.
6. BACKFILL: CLASS I, II OR III BACKFILL SHOULD BE USED TO AN ELEVATION OF AT LEAST 6" OVER THE CROWN OF THE SEPARATOR UNIT.
7. 12" COVER REQUIRED FOR TRAFFIC RATED SURFACE.
8. BAYSEPARATOR IS PROTECTED BY US PATENT NO. 5,746,911



PROFILE A-A

NTS



PROFILE B-B

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DETAIL SHEET

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FREEMAN SITE PLAN

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