



AMERICAN FORK CITY COUNCIL
JUNE 25, 2024
PUBLIC HEARING, REGULAR SESSION AGENDA

Notice of Electronic Meeting

One or more City Council members may be physically absent from this meeting but may participate electronically.

The American Fork City Council will hold a public hearing in conjunction with the regular session on Tuesday, June 25, 2024, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

PUBLIC HEARING

- Receiving public comment on amendments to the fiscal year ending June 30, 2024, city budget.

REGULAR SESSION

1. Pledge of Allegiance; Invocation by Council Member Holley; roll call.
2. Twenty-minute public comment period - limited to two minutes per person.
3. City Administrator's Report
4. Council Reports
5. Mayor's Report

COMMON CONSENT AGENDA

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

1. Approval of the June 4, 2024, work session minutes.
2. Approval of a real estate purchase agreement for property located at approximately 690 North and 200 East with Anita Gibson.
3. Consideration regarding authorization to release the Improvements Durability Retainer of \$7,257.42 for Roderick Catalyst Building 5, located at 268 East 1600 South.
4. Consideration regarding authorization to release the Improvements Durability Retainer of \$11,773.35 for Roderick Catalyst Building 4, located at 346 East 1600 South.
5. Consideration regarding authorization to release the Improvements Durability Retainer of \$45,241.52 for 860 Place Plat C, located at 400 South 826 East.
6. Ratification of city payments (June 5, 2024, to June 18, 2024) and approval of purchase requests over \$50,000.

ACTION ITEMS

1. Review and action on a resolution approving amendments to the fiscal year ending June 30, 2024, city budgets.
2. Review and action on approval of the annual audit risk assessment.
3. Review and action on a resolution approving a Land Use Map Amendment, known as AF City LUMA. This City initiated Land Use Map Amendment is for the purpose of changing the Land Use Map of the General Plan for properties located at approximately

- 5313 West 6800 North (500 East 1100 South), from Design Industrial to Institutional Lands, Schools and Public Facilities. The total area is approximately 1.8 acres.
4. Review and action on approval of a revised annexation agreement, including road dedication plats, for the Skidmore Annexation consisting of 7.552 acres at approximately 100 East 1500 South.
 5. Review and action on a resolution approving a Land Use Map Amendment, located at 694 South 860 East, for approximately 0.97 acres. The property is proposed to change from the Design Commercial land use designation to the Planned Community land use designation.
 6. Review and action on an ordinance approving a Zone Change, located at approximately 694 South 860 East, for approximately 0.97 acres. The property is proposed to be rezoned from the Planned Industrial (PI-1) zoning designation to the Planned Community (PC) zoning designation.
 7. Review and action on an ordinance approving a zone change known as Timpview Logistics Center Zone Change, located at approximately 1 West 1500 South. The Zone Change will be on approximately 21.56 acres and is in the PI-1 and PF zones, and will change to the PI-1 and PF zones to relocate the zoning boundary.
 8. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.
 - a. Review and action on an ordinance approving a Commercial Site Plan, known as Chick-Fil-A Remodel, located at 183 West State Street. The Commercial Site Plan will be on approximately 0.76 acres and will be in the Planned Shopping Center (SC-1) Zone.
 9. Review and action on approval of a memorandum of understanding regarding broadband services.
 10. Adjournment.

Dated this 21st day of June 2024.

/s/Terilyn Lurker
City Recorder

- In accordance with the Americans with Disabilities Act, the City of American Fork will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may be changed to accommodate the needs of the City Council, staff, and the public.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Approval of a real estate purchase agreement for property located at approximately 690 North and 200 East with Anita Gibson.

SUMMARY RECOMMENDATION

Staff would recommend approval of the purchase of this small parcel.

BACKGROUND

This property is located at 690 North 200 East and consists of 6 Square feet for a public utility and slope easement. This is in anticipation of improvements at 700 North and 200 East.

BUDGET IMPACT

\$76.44

SUGGESTED MOTION

Move to approve the real estate purchase agreement with Anita Gibson and authorize the city to sign the agreement.

SUPPORTING DOCUMENTS

Purchase Agreement - Anita Gibson (PDF)

When Recorded Return To:
 American Fork City
 51 East Main Street
 American Fork City, Utah 84003

REAL ESTATE PURCHASE AGREEMENT

This Agreement is made on this 11 day of June, 2024, between the City of American Fork (hereinafter referred to as "Buyer") and Anita D. Gibson (hereinafter referred to as "Seller").

RECITALS

WHEREAS, the Buyer offers to purchase a portion of Seller's property for the purpose of the road widening on 700 North in American Fork, Utah; and

WHEREAS, Seller agrees to sell said property to Buyer.

AGREEMENT

NOW THEREFORE, the parties hereto agree to the following terms and conditions:

1. Property Description. – **Public Utility and Slope Easement Acquisition**

- a. The subject property is **SIX SQUARE FEET (6 sq. ft.)** portion of Public Utility Easement Acquisition from a parcel of real estate owned by Seller located at approximately **690 North 200 East, American Fork, Utah 84003, Parcel ID: ID: 02:070:0004**, in the City of American Fork, Utah, County of Utah, State of Utah as shown on Exhibit "A" attached hereto (hereinafter referred to as the "Property").
- b. Purchase Price and Conditions of Payment.
 - i. Buyer shall pay to Seller a total of **SEVENTY SIX DOLLARS AND FOURTY FOUR CENTS (\$76.44)**, to be paid in its entirety in cash or certified funds at the time of closing the sale.
 - ii. At the option of Buyer, the transaction may be handled through a title and escrow company selected by Buyer and at Buyer's expense, in which event, at closing the title company will disburse funds to lien holders, mortgagees or others having an interest in the Property, with the remainder of the purchase price paid to Seller.

2. Total Purchase Price

- a. Buyer shall pay to Seller a Total Purchase Price for all real property described herein of **SEVENTY SIX DOLLARS AND FOURTY FOUR CENTS (76.44)**, to be paid in its entirety in cash or certified funds at the time of closing the sale.

3. Real Estate Taxes, Assessments, and Adjustments.

- a. Real Estate Taxes accrued against the property shall be prorated through the date of closing the sale and Seller shall pay all taxes allocated to the property through the date of closing. Buyer shall pay all taxes assessed against the Property after the date of closing.

Attachment: Purchase Agreement - Anita Gibson (Purchase Agreement - Anita Gibson)

When Recorded Return To:
American Fork City
51 East Main Street
American Fork City, Utah 84003

4. Possession of the Property.
 - a. Buyer shall be given possession of the property **on or before 30 days from the date of closing the sale.**
5. Title to the Property.
 - a. The Property shall be conveyed to Buyer by way of Warranty Deed, free of all liens and encumbrances.
6. Improvements.
 - a. The Property sale is for real property in an “as is” condition with no further representation of improvement.
7. General Conditions.
 - a. It is expressly agreed that this agreement to purchase real estate includes the entire agreement of Buyer and Seller.
 - b. This agreement shall be binding upon the heirs, personal representatives, successors and assigns of both Buyer and Seller.
 - c. This agreement shall be interpreted and enforced in accordance with the laws of the State of Utah.
 - d. The undersigned represent and warrant that he/she/they have the authority to sign on behalf of Buyer and Seller.
8. Special Conditions.
 - a. Seller understands and agrees that Buyer will not accept delivery of the Warranty Deed and will not take ownership of the Property, unless and until Buyer is satisfied with the status of title to the Property and the physical and environmental condition of the Property.
 - b. Seller understands that this Agreement is not complete until the purchase is approved by the City Council of American Fork City and signed by the City Administrator of American Fork City.
9. Grant of Right of Way; Permit to Enter.
 - a. Upon execution of this agreement, Seller agrees to allow Buyer and/or its representatives to enter the Property in order to conduct any necessary testing, surveying, or other due diligence required for the expansion of **700 North.**
 - b. Seller agrees not to enter into any contract or agreement that will alter or hinder the Buyer’s full use of the Property both prior to and after closing.
10. Confidentiality/Non-Disclosure.
 - a. All parties agree to keep the terms of this Agreement completely confidential. Buyer shall only disclose the terms of this Agreement as required by law.

When Recorded Return To:
American Fork City
51 East Main Street
American Fork City, Utah 84003

The foregoing Real Estate Purchase Agreement is hereby accepted in accordance with the terms and conditions specified above.

Dated this 11 day of June, 2024.

Buyer:
AMERICAN FORK CITY

Seller(s):

Seller(s)

David Bunker

City Administrator, American Fork City



By: Anita D. Gibson
Its: *Owner*

By: _____
Its: *Owner*

Attachment: Purchase Agreement - Anita Gibson (Purchase Agreement - Anita Gibson)

When Recorded Return To:
 American Fork City
 51 East Main Street
 American Fork City, Utah 84003

PUBLIC UTILITY and SLOPE EASEMENT Utah County

Parcel Tax ID: ID: 12:060:0086

Anita D. Gibson

Grantor/s of 690 North 200 East, City of American Fork, County of Utah, State of Utah, hereby grants, conveys and sets over unto AMERICAN FORK CITY, a Utah Municipal Corporation as Grantee, its successors and assigns located at 51 East Main Street, American Fork, Utah 84003, for the sum of \$40.00, and other good and valuable considerations, a perpetual slope easement upon part of an entire tract of land, for the purpose of constructing thereon cut and or fill slopes, and appurtenant parts thereto incident to the construction of 700 North and perpetual utility easement to install, maintain, operate, repair, remove, replace, or relocate public utility facilities and the rights of ingress and egress within the public utility easement for public utility employees, contractors, and agents. Said easement being situated in Utah County, State of Utah, through a parcel of Grantor's land, which easement is more particularly described as follows:

Easement Area

A PORTION OF THE CAROLYN BACCA AND ANITA GIBSON PROPERTY (PARCEL 02-070-0004) FOR THE PURPOSE OF A SLOPE EASEMENT

ALL THAT PIECE OR PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK, UTAH COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 330 FEET S 00°06'39" E, AND 222.14 FEET N 90°00'00" W FROM THE NORTHEAST CORNER OF SAID SECTION 14 AND RUNNING:

SOUTHWESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 46.32 FEET, THROUGH A CENTRAL ANGLE OF 06°09'21", A LENGTH OF 4.98 FEET (CHORD BEARS S 46°31'20" W, 4.97') TO A POINT; THENCE

N 00°00'00" E, A DISTANCE OF 3.42 FEET TO A POINT; THENCE

N 90°00'00" E, A DISTANCE OF 3.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6 SQUARE FEET.

It is agreed hereby, that the Grantor(s), by consent, review and approval of American Fork City,

Attachment: Purchase Agreement - Anita Gibson (Purchase Agreement - Anita Gibson)

When Recorded Return To:
 American Fork City
 51 East Main Street
 American Fork City, Utah 84003

shall have the right to lessen but not increase the vertical distance or grade of said cut and/or fill slopes, after said slopes are constructed on the above described lands at the expense of said American Fork City, thereafter said Grantee, American Fork City, is relieved of any further claim or demand for costs, damages, or maintenance charges which may accrue against said slopes and appurtenant parts thereof.

WITNESS, the hand of said Grantor/s, this 11 day of June, A.D. 2024.

Anita D. Gibson
 Type or print name of grantor

 Type or print name of grantor

Signed in the presence of:

Angela McKee
[Signature]
 Type or print name of witness

STATE OF Utah)
 COUNTY OF Utah)

On the date first above written personally appeared before me Anita Gibson the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:



Attachment: Purchase Agreement - Anita Gibson (Purchase Agreement - Anita Gibson)



A PORTION OF THE CAROLYN BACCA PROPERTY (PARCEL 02-070-0004) FOR THE PURPOSE OF A SLOPE EASEMENT

ALL THAT PIECE OR PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AMERICAN FORK, UTAH COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

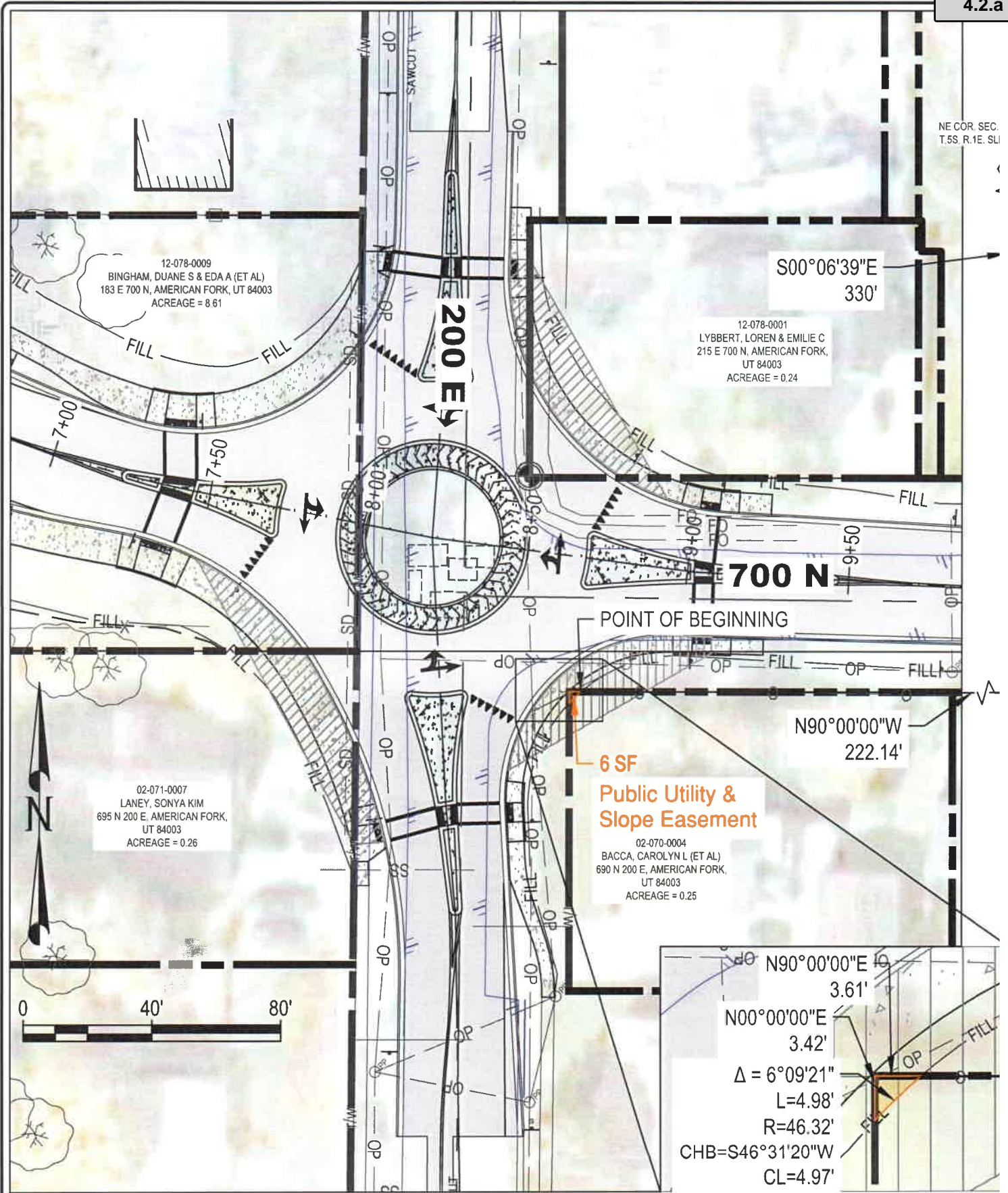
BEGINNING AT A POINT WHICH IS 330 FEET S 00°06'39" E, AND 222.14 FEET N 90°00'00" W FROM THE NORTHEAST CORNER OF SAID SECTION 14 AND RUNNING:

SOUTHWESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 46.32 FEET, THROUGH A CENTRAL ANGLE OF 06°09'21", A LENGTH OF 4.98 FEET (CHORD BEARS S 46°31'20" W, 4.97') TO A POINT; THENCE

N 00°00'00" E, A DISTANCE OF 3.42 FEET TO A POINT; THENCE

N 90°00'00" E, A DISTANCE OF 3.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6 SQUARE FEET.



Attachment: Purchase Agreement - Anita Gibson (Purchase Agreement - Anita Gibson)



CRS ENGINEERS
Answers to Infrastructure®

2 N Main, Ste 8 | Providence, UT 84332 | P: 435 374 4870 | www.crsengineers.com

AMERICAN FORK CITY
700 NORTH EXTENSION
ROUND-A-BOUT
PROPERTY ACQUISITION
BACCA 02-070-0004

PROJECT NUMBER
2019-0323

SHEET
1 OF 1

EXHIBIT A

Packet Pg. 11



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Public Works

Director Approval Sam Kelly

AGENDA ITEM Consideration regarding authorization to release the Improvements Durability Retainer of \$7,257.42 for Roderick Catalyst Building 5, located at 268 East 1600 South.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Durability Retainer be released. The improvements were found in a condition meeting City standards for workmanship and performance after one (1) year of service.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.403 of the City Development Code, the City Council may authorize the release of the Improvements Durability Retainer following the one (1) year durability testing period. The release is based on a finding that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards or need for remedial action.

BUDGET IMPACT Following the release of the Improvements Durability Retainer, the City is responsible for all future maintenance and replacement costs for any publicly-owned property or improvement. In developments with Home-Owners or Unit-Owners Associations, all common area maintenance and replacement responsibilities will then fall to the Association. All privately-owned improvements will be the responsibility of the owner of the given parcel.

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$7,257.42 for Roderick Catalyst Building 5. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Roderick Catalyst Bldg 5 warranty bond release for City City approval 6-25-24 (PDF)



IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Warranty for RODERICK CATALYST BUILDING #5 pursuant to the terms of Section 17.9.100 and 17.9.403 of the City Development Code, and pursuant to the recommendation of staff and the receipt of reports, documents, and other correspondence. The City Council finds that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance to City standards, or need for remedial action.

The City Council hereby authorizes the City Engineer to issue a letter to the financial guarantee institution authorizing release of the Improvement Warranty or to issue an authorized City check as appropriate for the type of guarantee provided.

Amount Released: \$7,257.42

PASSED THIS 25 DAY OF JUNE 2024

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder



BOND RELEASE REQUEST

Development Name: Catalyst Building #5
 Development Address: 268 E 1600 S

☐ Partial Release

☐ Final Release

☒ 10% Warranty Release

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only
					Complete? Yes/No
Release the final 10% warranty on bond # 5041			7,257.42	7,257.42	
Total				7,257.42	

Bond Type: ☐ Cash Deposit ☐ Escrow Account ☒ Letter of Credit ☐ Surety Bond

Please send check/bank letter to:

Name: Caitlyn Hightower

Bank (if applicable): Altabank

Address: 2174 W Grove Parkway Ste 150

City: Pleasant Grove State: Utah ZIP: 84062

Phone: _____ Email: lettersofcredit@altabank.com
benw@roderickrealty.com

Signature: [Signature] Date: 5/10/2024

Inspector Use Only	
Inspector Signature: <u>[Signature]</u>	Date: <u>6/5/24</u>

Form Number xxx-xx-xxx

Approved for use by PW Director

Date Apr 3 2018

[Signature] 6-5-24

Page 1 of 2

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Attachment: Roderick Catalyst Bldg 5 warranty bond release for City City approval 6-25-24 (Durability Release)

Name of Development: Catalyst Building #5

[illegible]

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
SITE PREPARATION																		
	Sidewalks 5' on 1600 S, 500E & 1700 S including approaches @ 6"	1209	LF	\$21.22	\$25,654.98	1209	\$25,654.98		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Water main line for Catalyst Building # 5	435	LF	\$89.74	\$39,036.90	435	\$39,036.90		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	1% of water line and testing	1	LS	\$390.37	\$390.37	1	\$390.37											
	Fire Hydrants	2	Each	\$3,746.00	\$7,492.00	2	\$7,492.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00

Improvement Completion Assurance	\$72,574.25	\$72,574.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Improvement Warranty	\$7,257.42							\$7,257.42

\$7,257.42 Durability Period

TOTAL **\$79,831.67**

Recording Fees	10-3470-500		
Plat (Base)	\$50.00	\$	-
Plus Per Lot	\$2.00	\$	-
First Page	\$40.00	\$	-
Each additional description or unit over ten	\$2.00	\$	-
	Subtotal	\$	-

Street Lights	10-4410-276		
Street Lights			\$ -

Total Fees \$0.00

Total Bond & Fees \$79,831.67

Warranty bond release \$7,257.42 to be released by City Council 6-25-24



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Public Works

Director Approval Sam Kelly

AGENDA ITEM Consideration regarding authorization to release the Improvements Durability Retainer of \$11,773.35 for Roderick Catalyst Building 4, located at 346 East 1600 South.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Durability Retainer be released. The improvements were found in a condition meeting City standards for workmanship and performance after one (1) year of service.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.403 of the City Development Code, the City Council may authorize the release of the Improvements Durability Retainer following the one (1) year durability testing period. The release is based on a finding that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards or need for remedial action.

BUDGET IMPACT Following the release of the Improvements Durability Retainer, the City is responsible for all future maintenance and replacement costs for any publicly-owned property or improvement. In developments with Home-Owners or Unit-Owners Associations, all common area maintenance and replacement responsibilities will then fall to the Association. All privately-owned improvements will be the responsibility of the owner of the given parcel.

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$11,773.35 for Roderick Catalyst Building 4. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

Roderick Catalyst Bldg 4 warranty bond release for approval by City Council 6-25-24 (PDF)



IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Warranty for RODERICK CATALYST BUILDING #4 pursuant to the terms of Section 17.9.100 and 17.9.403 of the City Development Code, and pursuant to the recommendation of staff and the receipt of reports, documents, and other correspondence. The City Council finds that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance to City standards, or need for remedial action.

The City Council hereby authorizes the City Engineer to issue a letter to the financial guarantee institution authorizing release of the Improvement Warranty or to issue an authorized City check as appropriate for the type of guarantee provided.

Amount Released: \$11,773.35

PASSED THIS 25 DAY OF JUNE 2024

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder

Development Name: Catalyst Building # 4
Development Address: 346 E 1600 S

☒ 10% Warranty Release

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Name of Development: Catalyst Building #4

					Date		Date		Date		Date		Date		Date		
					11/28/2023	Final	6/25/2024	Warranty									
	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested
SITE PREPARATION																	
	Sidewalks 5' on 1600 S, 500E & 1700 S including approaches @ 6"	1435	LF	\$21.22	\$30,450.70	1435	\$30,450.70		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Water main line for Catalyst Building # 4	839	LF	\$89.74	\$75,291.86	839	\$75,291.86		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	1% of water line and testing	1	LS	\$381.40	\$752.92	1	\$752.92										
	Fire Hydrants	3	Each	\$3,746.00	\$11,238.00	3	\$11,238.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00

Improvement Completion Assurance	\$117,733.48	\$117,733.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117,733.48	Available for Release
Improvement Warranty	\$11,773.35								
TOTAL	\$129,506.83								\$11,773.35 Durability Period

Warranty bond release \$11,773.35 to be released by City Council 6-25-24

Recording Fees	10-3470-500
Plat (Base)	\$50.00 \$ -
Plus Per Lot	\$2.00 \$ -
First Page	\$40.00 \$ -
Each additional description or unit over ten	\$2.00 \$ -
Subtotal	\$ -

Street Lights	10-4410-276
Street Lights	\$ -

Total Fees \$0.00

Total Bond & Fees \$129,506.83

Attachment: Roderick Catalyst Bldg 4 warranty bond release for approval by City Council 6-25-24



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Public Works

Director Approval Sam Kelly

AGENDA ITEM Consideration regarding authorization to release the Improvements Durability Retainer of \$45,241.52 for 860 Place Plat C, located at 400 South 826 East.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Durability Retainer be released. The improvements were found in a condition meeting City standards for workmanship and performance after one (1) year of service.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.403 of the City Development Code, the City Council may authorize the release of the Improvements Durability Retainer following the one (1) year durability testing period. The release is based on a finding that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards or need for remedial action.

BUDGET IMPACT Following the release of the Improvements Durability Retainer, the City is responsible for all future maintenance and replacement costs for any publicly-owned property or improvement. In developments with Home-Owners or Unit-Owners Associations, all common area maintenance and replacement responsibilities will then fall to the Association. All privately-owned improvements will be the responsibility of the owner of the given parcel.

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of \$45,241.52 for 860 Place Plat C. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

860 Place Plat C warranty bond release for City Council to approved 6-25-24 (PDF)



IMPROVEMENT WARRANTY RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvement Warranty for 860 PLACE PLAT C pursuant to the terms of Section 17.9.100 and 17.9.403 of the City Development Code, and pursuant to the recommendation of staff and the receipt of reports, documents, and other correspondence. The City Council finds that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance to City standards, or need for remedial action.

The City Council hereby authorizes the City Engineer to issue a letter to the financial guarantee institution authorizing release of the Improvement Warranty or to issue an authorized City check as appropriate for the type of guarantee provided.

Amount Released: \$45,241.52

PASSED THIS 25 DAY OF JUNE 2024

City Representative, American Fork City

ATTEST:

Terilyn Lurker, City Recorder



BOND RELEASE REQUEST

Development Name: 860 Place Plat C

Development Address: 400 S 826 E

☐ Partial Release

☐ Final Release

☒ 10% Warranty Release

					Inspector Use Only
					Complete?
Description of Item	Quantity	Units	Unit Price	Total	Yes/No
All warranty items				45,241.52	Y
				Total	
				45,241.52	

Bond Type: ☐ Cash Deposit ☐ Escrow Account ☒ Letter of Credit ☐ Surety Bond

Please send check/bank letter to:

Name: Kelly Palmer

Bank (if applicable): Alta Bank

Address: 113 S Main St.

City: Alpine State: Utah ZIP: 84004

Phone: _____ Email: kelly.palmer@altabank.com

Signature: [Signature] Date: 6/04/2024

Inspector Use Only
Inspector Signature: [Signature] Date: 6/11/24

Name of Development: 860 Place Plat C

Date		Date		Date		Date		Date		Date	
1/25/2022	1. Partial	3/28/2023	Final								

	Minimum Standard					Upsize																	
	Description of Item	Quantity	Unit	Unit Price	Total	Quantity	Unit	Unit Price	Total	Reimbursement	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
SITE PREPARATION																							
	Mobilization	1	LS	\$5,000.00	\$5,000.00						1	\$5,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	SWPPP	1	LS	\$5,000.00	\$5,000.00							\$0.00	1	\$5,000.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
SEWER																							
	8" PVC Sewer Line	1064	LF	\$92.00	\$97,888.00						1064	\$97,888.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	4' Sewer Manhole Precast	9	Each	\$2,706.88	\$24,361.92						9	\$24,361.92		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
CULINARY WATER																							
	8" DI Culinary Water	1859	LF	\$41.00	\$76,219.00						1859	\$76,219.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	8" Gate Valve	6	Each	\$1,395.09	\$8,370.54						6	\$8,370.54		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	8" Tee/Bend/Cross	15	Each	\$664.42	\$9,966.30						15	\$9,966.30		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	12" Buterfly Valve	1	Each	\$1,867.54	\$1,867.54						1	\$1,867.54		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	12" Tee/Reducer	2	Each	\$1,055.29	\$2,110.58						2	\$2,110.58		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Fire Hydrant	5	Each	\$4,770.30	\$23,851.50						5	\$23,851.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	1" Water Service Lateral	69	Each	\$968.72	\$66,841.68						69	\$66,841.68		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
PRESSURIZED IRRIGATION																							
	8" PVC Pipe	494	LF	\$31.00	\$15,314.00						494	\$15,314.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Reducer	2	Each	\$1,524.00	\$3,048.00						2	\$3,048.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	2" PI Meter Vault	2	Each	\$2,350.00	\$4,700.00						2	\$4,700.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
STREETS																							
	1" Minus Road Base	16960	SF	\$0.85	\$14,416.00	20951	SF	\$0.85	\$17,808.35	\$3,392.35		\$0.00	16960	\$14,416.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	3" Asphalt	16960	SF	\$1.29	\$21,878.40	20951	SF	\$1.29	\$27,026.79	\$5,148.39		\$0.00	16960	\$21,878.40		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	24" Curb & Gutter	1000	LF	\$17.08	\$17,080.00							\$0.00	1000	\$17,080.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	5' Sidewalk	5000	SF	\$4.00	\$20,000.00							\$0.00	5000	\$20,000.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
CONSTRUCTION MANAGEMENT/MISC.																							
	As Builts	1	Each	\$1,000.00	\$1,000.00							\$0.00	1	\$1,000.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Testing, Cleaning, Inspections	1	LS	\$2,500.00	\$2,500.00							\$0.00	1	\$2,500.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Subdivision Monument	3	Each	\$450.00	\$1,350.00							\$0.00	3	\$1,350.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
					\$0.00							\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
LANDSCAPING 10-2315-000																							
	Street Trees	28	Each	\$300.00	\$8,400.00							\$0.00	28	\$8,400.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
	Park strip	4460	SF	\$2.85	\$12,711.00							\$0.00	4460	\$12,711.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00

Improvement Completion Assurance (1)

\$443,874.46

Reimbursement

\$8,540.74

\$339,539.06

\$104,335.40

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Improvement Warranty (2)

\$44,387.45

Improvement Warranty of Upsize (3)

\$854.07

Total Bond Amount (1-3)

\$489,115.98

Recording Fees	10-3470-500		
Plat (Base)	1	\$50.00	\$ 50.00
Plus Per Lot	77	\$2.00	\$ 154.00
First Page		\$40.00	\$ -
Each Additional Description or lot over 10		\$2.00	\$ -
Subtotal			\$ 204.00

Street Lights	10-4410-276		
Street Lights			\$ -

Total Fees

\$204.00

Total Bond & Fees

\$489,319.98

Warranty of Upsize and the Durability to be released by Council 6-25-24 in the amount of \$45,241.52

\$0.00

Available for Release

\$44,387.45

 Durability Period



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Finance

Director Approval Anna Montoya

AGENDA ITEM Review and action on a resolution approving adjustments to the fiscal year ending June 30, 2024 budget.

SUMMARY RECOMMENDATION

Staff recommends approval.

BACKGROUND

Utah state law allows for periodic amendments to the adopted budget to ensure budgets are not over expended and anticipated revenues cover allowable expenditures. It is in the City's best interest to maintain budgetary compliance.

As part of the annual audit for fiscal year ending June 30, 2024, several proposed amendments are to account for unexpected expenditures and adjust for rising inflationary costs. Other amendments are to adjust for budget impacts of council actions approved throughout the fiscal year or at the requests of certain departments. All adjustments are fully funded.

BUDGET IMPACT

Several funds will be impacted by these amendments. Please see the attached documentation for more detail.

SUGGESTED MOTION

I move to approve the resolution adopting budget adjustments for the fiscal year ending June 30, 2024 budget.

SUPPORTING DOCUMENTS

Budget Amendment Resolution 6.25.24 (DOCX)
June 25 Budget Amendments (PDF)

RESOLUTION NO. _____**A RESOLUTION REVISING THE AMERICAN FORK CITY 2023-2024 BUDGETS.**

WHEREAS, American Fork City is required by Utah State Law to maintain a balanced budget for fiscal year ending June 30, 2024; and

WHEREAS, said budget includes the General Fund, Fitness Center Fund, PARC Tax Fund, Celebration Fund, General Capital Projects Fund, General Capital Equipment Fund, Culinary Water Fund, Sanitation and Recycling Fund, Broadband Fund, and Fleet Maintenance Fund;

WHEREAS, American Fork City has complied with all legal requirements,

NOW THEREFORE, be it resolved that the attached budget amendments are adopted for fiscal year 2023-2024

PASSED AND SIGNED THIS 25th DAY OF June, 2024.

APPROVED:

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Budget Amendment Resolution 6.25.24 (FY 2024 Budget Adjustments)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2024
JUNE 25, 2024

		FY 2024 YEAR- END ESTIMATE	2024 APPROVED BUDGET	PROPOSED AMENDMENT	2024 BUDGET AFTER AMENDMENT	FY2024 Budget Page	EXPLANATION
GL ACCOUNT	GL ACCOUNT DESCRIPTION						
GENERAL FUND							
Revenues							
10-3100-300	Sales Tax	13,472,762	12,783,921	688,841	13,472,762	73	Revised estimates
10-3300-200	Grants-Library	22,000	8,000	14,000	22,000	73	Additional grants received
10-3300-226	Grants-Police-State	120,000	-	120,000	120,000	73	Mental Health Grant/DUI Grant
10-3400-450	Development Inspection	500,000	200,000	300,000	500,000	74	Offsets Development Review Expense
10-3470-600	Plan Check Fees	350,000	300,000	50,000	350,000	74	Offsets Development Review Expense
10-3470-750	Recreation Fees	538,200	500,000	38,200	538,200	74	Offsets Recreation Programming Expense
10-3470-780	Senior Citizen Fees	88,000	70,000	18,000	88,000	74	Offsets a Portion of Senior Center Programming
10-3600-906	Communities that Care	54,000	26,000	28,000	54,000	74	Communities that Care Grant
10-3600-940	Developer Contributions	500,000	-	500,000	500,000	75	Offsets Street Light Capital Improvement Expense
10-3480-810	Cemetery Lot Sales - O&M	70,000	56,000	14,000	70,000	74	Offsets Additional Cemetery Expense
TOTAL RECOMMENDED REVENUE ADJUSTMENTS - GENERAL FUND				\$ 1,771,041			
Expenditures							
Building Maintenance							
10-4160-280	Building Maintenance - Janitorial	130,000	108,000	22,000	130,000	95	New contract
10-4160-710	Building Maintenance - Public Works	102,000	74,000	28,000	102,000	95	Higher utilities and maint/repair costs
10-4160-720	Building Maintenance - Library	102,000	75,000	27,000	102,000	95	Higher utilities and maint/repair costs
10-4160-740	Building Maintenance - Administration	30,000	22,000	8,000	30,000	95	Higher utilities and maint/repair costs
10-4160-780	Building Maintenance - Station 51	68,000	48,000	20,000	68,000	95	Higher utilities and maint/repair costs
10-4160-785	Building Maintenance - Station 55	40,000	24,100	15,900	40,000	95	Higher utilities and maint/repair costs
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Building Maintenance				\$ 120,900			
Police							
10-4210-110	Overtime Wages	300,000	249,728	50,272	300,000	108	Coverage, Special Events, Grant OT (Partially offset by Reimb Revenue)
10-4210-205	Mental Health	20,000	5,700	14,300	20,000	108	Offset by Grant Revenue
10-4210-409	Communities that Care	54,000	26,000	28,000	54,000	108	Offset by Grant Revenue
10-4210-900	Internal Charges-Fleet Fund	200,000	166,400	33,600	200,000	108	Higher Fuel and Vehicle Repair Costs
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Police				\$ 126,172			
Fire							
10-4620-110	Overtime	275,000	225,000	50,000	275,000	114	Coverage
10-4260-205	Mental Health	47,000	7,000	40,000	47,000	114	Offset by Grant Revenue
10-4260-900	Internal Charges-Fleet Fund	250,000	175,000	75,000	250,000	114	Higher Fuel and Vehicle Repair Costs
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Fire				\$ 165,000			
Engineering							
10-4400-322	Development Review	400,000	50,000	350,000	400,000	122	Offset by Development Revenue
10-4400-900	Internal Charges-Fleet Fund	12,000	4,500	7,500	12,000	122	Higher Fuel and Vehicle Repair Costs
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Engineering				\$ 350,000			

Attachment: June 25 Budget Amendments (FY 2024 Budget Adjustments)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2024
JUNE 25, 2024

		FY 2024 YEAR- END ESTIMATE	2024 APPROVED BUDGET	PROPOSED AMENDMENT	2024 BUDGET AFTER AMENDMENT	FY2024 Budget Page	EXPLANATION
GL ACCOUNT	GL ACCOUNT DESCRIPTION						
Streets							
10-4410-322	Street Light Capital Improvements	500,000	-	500,000	500,000	119	Offset by Development Contributions
10-4410-900	Internal Charges-Fleet Fund	100,000	75,000	25,000	100,000	119	Higher Fuel and Vehicle Repair Costs
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Streets				\$ 525,000			
Parks							
10-4520-270	Utilities	60,000	25,000	35,000	60,000	88	Trending correctly, budgeted too low
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Parks				\$ 35,000			
Senior Center							
10-4530-110	Part time Wages	62,000	32,425	29,575	62,000	102	More Programming Oversight
10-4530-620	Meal Program	55,000	27,000	28,000	55,000	102	Added Meals
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Senior Center				\$ 57,575			
Recreation							
10-4560-610	Department Programs	210,000	171,800	38,200	210,000	100	Offset by Program Revenue
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Recreation				\$ 38,200			
Library							
10-4580-120	Part time Wages	250,000	223,006	26,994	250,000	97	Library Wage Adjustments
10-4580-400	Grant Expenditures	22,000	8,000	14,000	22,000	97	Offset by grant revenue
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Library				\$ 40,994			
Cemetery							
10-4590-110	Overtime Wages	15,000	8,000	7,000	15,000	93	Memorial Day OT
10-4590-900	Internal Charges-Fleet Fund	23,000	16,000	7,000	23,000	93	Higher Fuel and Vehicle Repair Costs
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - Cemetery				\$ 14,000			
Transfers							
10-4900-928	Transfer to Celebration Fund	12,000	-	12,000	12,000	72	
10-4900-943	Transfer to General Capital Projects	582,850	382,650	200,200	582,850	72	
10-4900-944	Transfer to General Cap Equipment	540,618	495,618	45,000	540,618	72	
10-4900-969	Transfer to Broadband Fund	297,378	256,378	41,000	297,378	72	
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - TRANSFERS				\$ 298,200			
TOTAL RECOMMENDED EXPENDITURE ADJUSTMENTS - GENERAL FUND				\$ 1,771,041			

Attachment: June 25 Budget Amendments (FY 2024 Budget Adjustments)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2024
JUNE 25, 2024

		FY 2024 YEAR- END ESTIMATE	2024 APPROVED BUDGET	PROPOSED AMENDMENT	2024 BUDGET AFTER AMENDMENT	FY2024 Budget Page	EXPLANATION
GL ACCOUNT	GL ACCOUNT DESCRIPTION						
FITNESS CENTER FUND							
Revenues							
24-3700-200	Passes	720,000	655,000	65,000	720,000	134	Additional usage
24-3700-320	Swim Team Revenue	400,000	352,000	48,000	400,000	134	Additional Programming
24-3700-350	Personal Training	52,000	25,200	26,800	52,000	134	Additional Programming
24-3700-560	Child Care	37,000	32,000	5,000	37,000	134	Additional Programming
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	144,800		
Expenditures							
24-5510-110	Part time Wages	1,001,167	931,867	69,300	1,001,167	134	Higher wages
24-5510-260	Building Supplies & Maintenance	95,000	80,000	15,000	95,000	134	Higher maint/repair costs
24-5510-290	Janitorial Services	146,000	125,500	20,500	146,000	134	Higher utilities cost
24-5510-615	Credit Card Processing Fees	90,000	50,000	40,000	90,000	135	More programming & online payments
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS				\$	144,800		
PARC TAX FUND							
Expenditures							
26-5610-400	Fox Hollow Golf Course	16,250	-	16,250	16,250	137	As approved by City Council on 6/11/24
26-5610-420	American Fork Library	18,000	-	18,000	18,000	137	As approved by City Council on 6/11/24
26-5610-411	Friends of American Fork Library	29,097	-	29,097	29,097	137	As approved by City Council on 6/11/24
26-5610-412	Wasatch Music Alliance	45,000	-	45,000	45,000	137	As approved by City Council on 6/11/24
26-5610-413	Live AF	28,060	-	28,060	28,060	137	As approved by City Council on 6/11/24
26-5610-450	Timpanogos Arts Foundation	245,000	-	245,000	245,000	137	As approved by City Council on 6/11/24
26-5610-460	Harrington Center for the Arts	149,507	-	149,507	149,507	137	As approved by City Council on 6/11/24
26-5610-490	Timpanogos Chamber Music	7,000	-	7,000	7,000	137	As approved by City Council on 6/11/24
26-5610-230	American Fork Parks and Recreation	697,000	350,000	347,000	697,000	137	As approved by City Council on 6/11/24
26-5610-600	Other Charges		884,914	(884,914)	-	137	
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS				\$	-		
CELEBRATION FUND							
Revenues							
28-3900-250	Ticket Sales	15,000	-	15,000	15,000	138	Ticket Sales passed through to Chamber
28-3900-980	Transfer from General Fund	12,000	-	12,000	12,000	138	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	27,000		
Expenditures							
28-5610-150	Carnival	15,000	-	15,000	15,000	138	Offset by revenues
28-5610-480	Steel Days Supplies/Expense	12,000	-	12,000	12,000	138	In Kind Costs
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS				\$	27,000		

Attachment: June 25 Budget Amendments (FY 2024 Budget Adjustments)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2024
JUNE 25, 2024

		2024		2024 BUDGET		FY2024	
GL ACCOUNT	GL ACCOUNT DESCRIPTION	FY 2024 YEAR- END ESTIMATE	APPROVED BUDGET	PROPOSED AMENDMENT	AFTER AMENDMENT	Budget Page	EXPLANATION
GENERAL CAPITAL PROJECTS							
Revenues							
43-3900-910	Transfer from General Fund			200,200		148	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$ 200,200			
Expenses							
43-5610-427	Fitness Center-Flooring	12,000	-	12,000	12,000	149	Update Carpet
43-5610-655	Station 51-Water Heater	35,000		35,000	35,000	150	Replace Water Heaters
43-5610-656	City Hall-Tech Upgrade	50,000		50,000	50,000	150	Council Chambers A/V upgrade
43-5610-657	Senior Center-Security Upgrade	9,700	-	9,700	9,700	150	Install Camera System
43-5610-713	Parks-Irrigation Filters	72,000		72,000	72,000	149	Remove Unsafe Irrigation Vaults
43-5610-725	Parks-Skate Park Repairs	21,500	-	21,500	21,500	149	Concrete Repair and Landscape Improvements
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$ 200,200			

GENERAL CAPITAL EQUIPMENT							
Revenues							
44-3900-300	Sale of Capital Assets	240,000	-	240,000	240,000	152	Trade in of Streets Loader and Tilt Deck Trailer
44-3900-910	Transfer from General Fund	540,618	495,618	45,000	540,618	152	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	285,000		
Expenses							
44-5610-258	Streets - Loader	225,000	-	225,000	225,000	153	Trade In - offset by Revenue
44-5610-267	Streets - Tilt Deck Trailer	55,000	40,000	15,000	55,000	153	Trade In - offset by Trade In Revenue
44-5610-465	Recreation - Field Paint Robot	20,000	-	20,000	20,000	153	Future Cost Savings in lieu of 3rd Party Contractor
44-5610-466	Fitness Center - Tab Chlorine System	25,000	-	25,000	25,000	153	Future Cost savings for pool chemicals
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$	285,000		

CULINARY WATER FUND							
Revenues							
	Use of Fund Balance			4,230,912		163	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	4,230,912		
Expenses							
60-5110-710	Water Line Projects - Streets	1,020,000	250,000	770,000	1,020,000	164	2023 Segment III Reconstruction Project - 300 N
60-5110-720	Water Line Replacement	365,000	250,000	115,000	365,000	164	Non-Eligible CDBG Projects
60-5110-723	36" Water Line Project	7,000,000	5,680,088	1,319,912	7,000,000	164	Segment 4 - 18" Water Line 200 E & 620 S
60-5110-725	State Street Betterments	3,515,000	1,500,000	2,015,000	3,515,000	164	8" Pipe Replacement State St, 200 E to 500 E
60-5110-900	Internal Charges-Fleet Fund	31,500	20,500	11,000	31,500	164	Higher Fuel and Vehicle Repair Costs
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$	4,230,912		

Attachment: June 25 Budget Amendments (FY 2024 Budget Adjustments)

AMERICAN FORK CITY
RECOMMENDED BUDGET AMENDMENTS FY2024
JUNE 25, 2024

		FY 2024 YEAR- END ESTIMATE	2024 APPROVED BUDGET	PROPOSED AMENDMENT	2024 BUDGET AFTER AMENDMENT	FY2024 Budget Page	EXPLANATION
GL ACCOUNT	GL ACCOUNT DESCRIPTION						
SANITATION FUND							
Revenues							
	Use of Fund Balance			95,899	95,899	177	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	95,899		
Expenses							
68-5510-100	Recycling	555,000	536,604	18,396	555,000	177	Higher contract fees-Republic Services
68-5510-301	Waste Disposal-First Can	865,000	851,837	13,163	865,000	177	Higher contract fees-Republic Services
68-5510-302	Waste Disposal-Additional Cans	155,000	137,922	17,078	155,000	177	Higher contract fees-Republic Services
68-5510-400	Solid Waste Tipping Fees	465,000	430,855	34,145	465,000	177	Higher contract fees-North Pointe
68-5510-402	Solid Waste Tipping Fees-Coupons	50,000	36,883	13,117	50,000	177	Higher contract fees/use-North Pointe
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$	95,899		
BROADBAND FUND							
Revenues							
69-3710-910	Transfer from General Fund	297,378	256,378	41,000	297,378	179	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	41,000		
Expenses							
69-5110-225	Bad Debt Expense	41,000	-	41,000	41,000	179	Cleared aging accounts
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$	41,000		
FLEET MAINTENANCE FUND							
Revenues							
75-3400-310	Charges from General Fund	656,100	508,000	148,100	656,100	181	
75-3400-360	Charges from Culinary Water	31,500	20,500	11,000	31,500	181	
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS				\$	159,100		
Expenses							
75-4210-200	Gas, Oil, Maint-Police	200,000	166,400	33,600	200,000	181	Higher gas prices/repair costs
75-4260-200	Gas, Oil, Maint-Fire	250,000	175,000	75,000	250,000	181	Higher gas prices/repair costs
75-4410-200	Gas, Oil, Maint-Streets	100,000	75,000	25,000	100,000	181	Higher gas prices/repair costs
75-4400-200	Gas, Oil, Maint-Engineering	12,000	4,500	7,500	12,000	181	Higher gas prices/repair costs
75-4590-200	Gas, Oil, Maint-Cemetery	23,000	16,000	7,000	23,000	181	Higher gas prices/repair costs
75-5110-200	Gas, Oil, Maint-Culinary Water	31,500	20,500	11,000	31,500	181	Higher gas prices/repair costs
TOTAL RECOMMENDED EXPENSE BUDGET ADJUSTMENTS				\$	159,100		

Revenues/Use of Fund Balance 6,954,952
Expenditures 6,954,952

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Attachment: June 25 Budget Amendments (FY 2024 Budget Adjustments)



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Finance

Director Approval Anna Montoya

AGENDA ITEM Utah State Auditor's Office Fraud Risk Assessment

SUMMARY RECOMMENDATION

Staff recommends acceptance of the 2024 Risk Assessment

BACKGROUND

Beginning in 2020, all local governments are required to complete a Fraud Risk Assessment/Questionnaire and present it to the governing body. The Assessment assigns an overall risk level of undetected fraud based upon points earned for the implementation of identified best practices. This assessment/questionnaire will also be certified by the Finance Director and City Administrator. For fiscal year ending June 30, 2024 American Fork City received a very low risk rating with 375 points.

This assessment was designed by the State Auditor's Office to identify best practices in fraud detection and prevention. It is important to note the following:

- Best practices identified in the Assessment are not required, but highly recommended.
- All of the best practices in the Assessment may be implemented at a low or no cost.
- The Assessment is not a replacement or duplication of an internal control assessment performed by an independent auditor as part of a financial statement audit.

BUDGET IMPACT

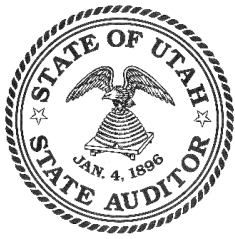
No budget impact.

SUGGESTED MOTION

I move to accept the Fraud Risk Assessment for fiscal year 2024.

SUPPORTING DOCUMENTS

Fraud Risk Assessment Questionnaire FY 2024 (PDF)



Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking “Yes” on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked “Yes” and enter the total on the “Total Points Earned” line.
- Based on the points earned, circle/highlight the risk level on the “Risk Level” line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

Attachment: Fraud Risk Assessment Questionnaire FY 2024 (Fraud Risk Assessment)

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered “Yes” or “No” with mitigating controls (“MC”) in place, or “N/A,” the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered “Yes.” 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☹ If any of the questions were answered “No,” and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity’s governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity’s place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on a resolution approving a Land Use Map Amendment, known as AF City LUMA. This City initiated Land Use Map Amendment is for the purpose of changing the Land Use Map of the General Plan for properties located at approximately 5313 West 6800 North, from Design Industrial to Institutional Lands, Schools and Public Facilities. The total area is approximately 1.8 acres.

SUMMARY RECOMMENDATION The Planning Commission recommended approval at the June 05, 2024 meeting.

BACKGROUND Staff has initiated a proposed Land Use Map Amendment for two properties. The land use map amendment looks to change the properties from Design Industrial to Institutional Lands, Schools and Public Facilities. After discussion with administration and public works, this Land Use Map Amendment is to plan for future land use within the City.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to adopt the resolution for the Land Use Map Amendment, located at approximately 5313 West 6800 North, from the Design Industrial land use to Institutional Lands, Schools and Public Facilities land use, subject to any conditions found in the staff report.

SUPPORTING DOCUMENTS

AF City LUMA_Resolution (DOCX)

COMMENTS AF City - LUMA - MAP (PDF)

LUMA - AF City LUMA_UNAPPROVED PC MINUTES (PDF)

RESOLUTION NO.

A RESOLUTION APPROVING A LAND USE MAP AMENDMENT LOCATED IN THE VICINITY OF 5313 W 6800 N FROM THE DESIGN INDUSTRIAL TO INSTITUTIONAL LANDS, SCHOOLS AND PUBLIC FACILITIES.

WHEREAS, Section 10-9a-401(1), Utah Code Annotated, 1953, as amended, requires each municipality in the State of Utah to prepare and adopt a comprehensive, long range general plan for: (1) present and future needs of the municipality; and (2) growth and development of the land within the municipality; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, recommends and describes the general content of each of the major elements typically included within a general plan including, but not limited to, a Land Use Element that designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, anticipated that the Land Use Element will, from time to time, be amended and updated to reflect changes in condition or policy within the City; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the Land Use Element, advertised and held a public hearing thereon, duly considered the comments received at the hearing, and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

SECTION 1. That certain map entitled AMERICAN FORK CITY - LAND USE PLAN is hereby amended to show that the parcels located in the vicinity of 5313 W 6800 N be amended from the Design Industrial to Institutional Lands, Schools and Public Facilities as shown in Exhibit A below. Said change in designation is hereby adopted as an amendment to the Land Use Element of the General Plan of American Fork, Utah.

SECTION 2. The City Council hereby directs that the American Fork Land Use Plan Map be modified to incorporate the changes approved by this Resolution.

Exhibit A

Land Use Map



SECTION 3. It is the express intent of the City Council that said plan be followed, complied with, and otherwise adhered to.

SECTION 4. The Planning Commission and City Staff are hereby directed to recommend such ordinances and policies as recommended under the plan and deemed essential for its implementation.

PASSED AND ADOPTED THIS 25th DAY OF JUNE 2024.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Next Step:

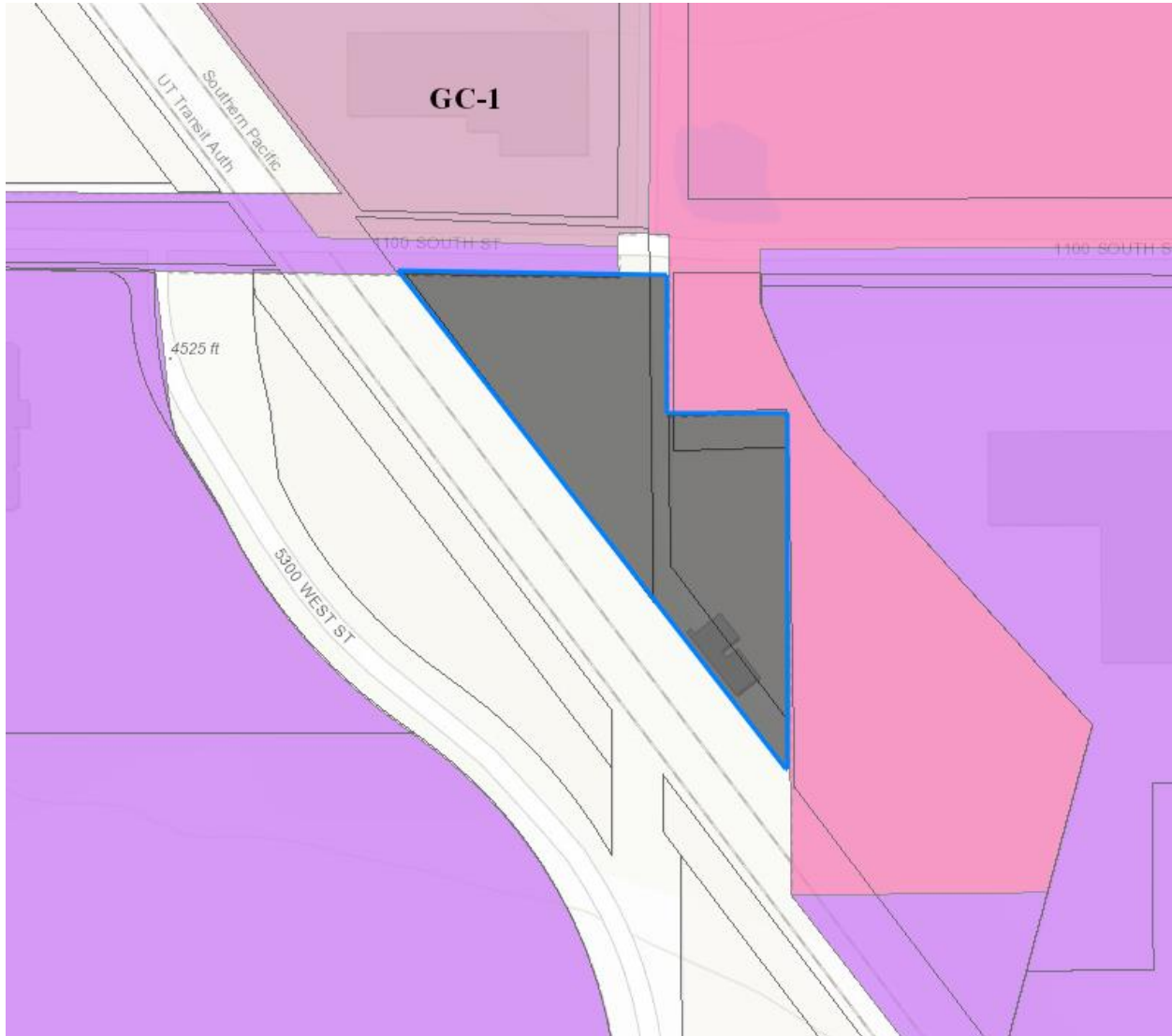
AF City – Land Use Map Amendment

13:060:0008

13:060:0007

**Proceed to
Planning
Commission
06/05/2024**

 <div>American Fork Development Review</div>	5.3.b
Planning and Zoning Reviewed tvanekeleburg 05/15/2024	



Attachment: COMMENTS AF City - LUMA - MAP (AF City LUMA - Land Use Map Amendment)

UNAPPROVED MINUTES

06.05.2024

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed**PUBLIC HEARINGS**

- a. Public hearing, and recommendation on a City initiated Land Use Map Amendment, known as AF City LUMA. This City initiated Land Use Map Amendment is for the purpose of changing the Land Use Map of the General Plan for properties located at approximately 5313 W 6800 N, from Design Industrial to Institutional Lands, Schools and Public Facilities. The total area is approximately 1.8 acres.**

Patrick O'Brien reviewed the background information for public hearing item letter a: Staff has initiated a proposed Land Use Map Amendment for two properties. The land use map amendment looks to change the properties from Design Industrial to Institutional Lands, Schools and Public Facilities. After discussion with administration and public works, this Land Use Map Amendment is to plan for future land use within the City. No zone change will be required as these properties are not part of American Fork Territory. This location here where the city owns some property is a good candidate for having some decentralized storage areas for Public Works teams and other potential public facility uses when or if necessary. David Bird inquired if there is a specific purpose that the city has in mind, and Mr. O'Brien mentioned potential storage for materials like the salt that is needed in the wintertime. Mr. Bird asked if that type of storage could happen under the current zoning. Mr. O'Brien explained that the Public Facilities zoning would make more sense for the city. Geoff Dupaix asked about access to the site and Mr.

UNAPPROVED MINUTES

06.05.2024

O'Brien told him they would not know that information until the site design stage, and for right now we are just looking at future potential.

Public Hearing Opened

No Comments

Public Hearing Closed

Geoff Dupaix moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 5313 W 6800 N, American Fork City, from the Design Industrial land use to Institutional Lands, Schools and Public Facilities land use, subject to any conditions found in the staff report.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- b. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, located at 694 South 860 East, for approximately 0.97 acres. The property is proposed to change from the Design Commercial land use designation to the Planned Community land use designation.**



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on a revised annexation agreement, including road dedication plats, for the Skidmore Annexation consisting of 7.552 acres at approximately 100 East 1500 South.

SUMMARY RECOMMENDATION

Staff would recommend approval.

BACKGROUND

The Skidmore Annexation with accompanying annexation agreement and road dedication plats were previously approved by the council. After the approval, there were minor modifications that needed to be made to the road dedication plats. The agreement before the council includes the new road dedication plats.

BUDGET IMPACT

NA

SUGGESTED MOTION

Move to approve the Skidmore Annexation agreement and accompanying road dedication plats and authorize the city to sign necessary documents.

SUPPORTING DOCUMENTS

Annexation Agreement - FINAL 06.13.24 (PDF)

ANNEXATION AGREEMENT (Skidmore Annexation)

This Agreement, made and entered into this ____ day of _____, 2024, by and between City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and Brent Skidmore, (hereafter collectively referred to as "Applicant"), is based on the following:

RECITALS

WHEREAS, Applicant is the owner of certain parcels of privately-owned real property constituting the entirety of the Skidmore Annexation Area, which annexation is located within the unincorporated territory of Utah County, contiguous to the corporate boundary of the City, and is within the City's proposed expansion area;

WHEREAS, the annexation will create an unincorporated island;

WHEREAS, Utah County approved a Resolution on May 23, 2023, agreeing to the annexation;

WHEREAS, a "Petition for Annexation" (Attachment 1), together with a plat (Attachment 2) have been prepared by the Applicant and show the real property proposed for annexation (hereafter referred to as "Annexation Area");

WHEREAS, in accordance with the provisions of UCA 10-2-402, the American Fork City Council has heretofore adopted Resolution No. 2023-05-24R, accepting the Petition for Annexation;

WHEREAS, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held;

WHEREAS, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) enact an ordinance of annexation relating thereto, subject to the prior execution of this Agreement, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to the terms and conditions of this Agreement.

TERMS AND CONDITIONS

NOW THEREFORE, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

SECTION 1 - Applicability of Agreement: The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified on (Attachment 3). Attachment 3 is hereby made part of this Agreement.

SECTION 2 - Annexation a benefit to Applicant: Applicant and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of

annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicant hereby acknowledges and agrees that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth herein and under the terms of the City's Development Code and Impact Fee Ordinance does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

SECTION 3 - Authority of Applicant: Applicant hereby affirms that it is the current owner of the total private land area within the Annexation Area and has complete authority to enter into this Agreement and bind the property hereto.

SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification: The Land Use Element of the General Plan shows the Annexation Area classified as Design Industrial. Therefore, the zone classification attached to the parcel shall be Planned Industrial, for areas designated as such under the Land Use Plan. A map illustrating the zone classification has been prepared by the City and is made part of this agreement (Attachment 4).

SECTION 5 - Right-of-way to be Conveyed: The City's Transportation Element of the General Plan (the "Transportation Master Plan") provides for the development of two major collectors, 1500 South and 100 East, which traverse the Annexation Area. Additionally, a local road alignment is shown on the Transportation Master Plan which traverses the Annexation Area. As a condition of annexation, Applicant hereby agrees to convey to the City the rights-of-way ("ROWs") necessary for the major collectors and local road alignment in the location shown on the dedication maps prepared by the Applicant and approved by the City (Attachments 5).

Applicant shall have no obligation to construct any improvements to the ROWs unless and until any improvement or development occurs within the Annexation Area, subject to the provisions as outlined in the American Fork City Development Code Section 17.5.126 (Minimum Level of Improvements Required). At the time of development of the public infrastructure within the right-of-way as shown in Attachment 5, the existing well will need to be relocated or abandoned so that it is not within the public right-of-way. At the time of any improvement or development, it shall be the Applicant's responsibility to bring any existing roadways currently constructed within or adjacent to the Annexation Area into compliance with Section 15.01.1250 (General Description) and shall meet the structural pavement number requirements as set forth in said section.

SECTION 6 - Conveyance of Water Right: American Fork City Code 17.1.400, Conveyance of Water, requires conveyance of water shares/rights at the time of annexation unless the City determines that there is good and sufficient reason to delay the time of the conveyance. City and Applicant acknowledge and agree that the parties are unable to determine the quantity of shares/rights required for the Annexation Area at the present time and therefore, the City authorizes a delay in the time of conveyance of water shares/rights until the time of development. A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as (Attachment 6).

SECTION 7 - Open Ditches to be Piped: Applicant acknowledges that it is its

burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders as part of any forthcoming development project.

SECTION 8 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way Dedicated to City: Applicant agrees to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as ROW to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

SECTION 9 - Impact Fees: No impact fees are required to be paid at this time as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicant or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicant acknowledges that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

SECTION 10 - Default: In the event either party seeks to enforce the terms hereof in a lawsuit or other proceeding, the prevailing party shall be entitled to an award of the costs incurred, including reasonable attorney fees.

SECTION 11 - Notice: Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

- a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003.
- b. If to Applicant, to 164 W 510 S, American Fork Utah, 84003

SECTION 12 - Entire Agreement: This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties.

SECTION 13 — Severability: The provisions of this Agreement shall be deemed to be severable, and if any provision of this Agreement is determined to be invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect or limit the validity or enforceability of the remaining provisions hereof.

SECTION 14 - Binding Effect: This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

IN WITNESS WHEREOF, the parties signed this agreement on the date first mentioned above.

Brent Skidmore
Brent Skidmore

Bradley J. Frost, Mayor

Attest:

Marsha Skidmore 6-13-24
Marsha Skidmore

Terilyn Lurker, City Recorder



Melissa White
6/13/2024



ATTACHMENT #1

Petition for Annexation

We, the undersigned owners of private real property, hereby petition the area shown on the attached accurate and recordable map prepared by a licensed surveyor to be annexed into American Fork City. Each of the undersigned affirms that (a) each has personally signed this petition, (b) each is an owner of real property that is located within the area, and (c) each desire to be annexed into American Fork City. The petitioners hereby request this petition be considered by the American Fork City Council and that a resolution be adopted as required by law accepting this petition for further consideration.

Name of Annexation: Skidmore

Approximate Location: 100 E. 1500 S. AF

Name: Brent L Skidmore Address: 164 W. 510 S. AF

Phone Number: _____ Email: _____

Signature: Brent L Skidmore Tax ID #: _____

Name: Marsha Skidmore Address: 164 W. 510 S. AF

Phone Number: _____ Email: _____

Signature: Marsha Skidmore Tax ID #: _____

Name: _____ Address: _____

Phone Number: _____ Email: _____

Signature: _____ Tax ID #: _____

NOTICE:

- There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.
- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of American Fork City. If you choose to withdraw your signature, you must do so no later than 30 days after American Fork City receives notice that the petition has been certified.

(Attached additional sheets if needed)

****Please note: a copy of this petition must be delivered to the Utah County Clerk the day this is submitted to the American Fork City Recorder****

CERTIFICATE OF AUTHORITY TRUST

The undersigned hereby represents, warrants and certifies for the benefit of American Fork City and Utah County, and their respective elected officials (including, without limitation, the American Fork City Recorder and the Utah County Clerk), employees, agents and attorneys that the undersigned (a) is (and at all pertinent times has been) a trustee of the trust (the "**Trust**") described below; (b) is duly authorized to execute and deliver on behalf of the Trust the attached "Petition for Annexation" (the "**Petition**"); and (c) has duly executed and delivered the Petition on behalf of, and as a trustee of, the Trust.

Dated this _____ day of _____, 202~~3~~.

Marsha Skidmore, Trustee
(Trustee's Signature)

Marsha Skidmore
(Print Trustee's Signature)

~~The~~ Brent L. Skidmore and

Marsha Skidmore Berocable Trust
(Print Name of Trust)

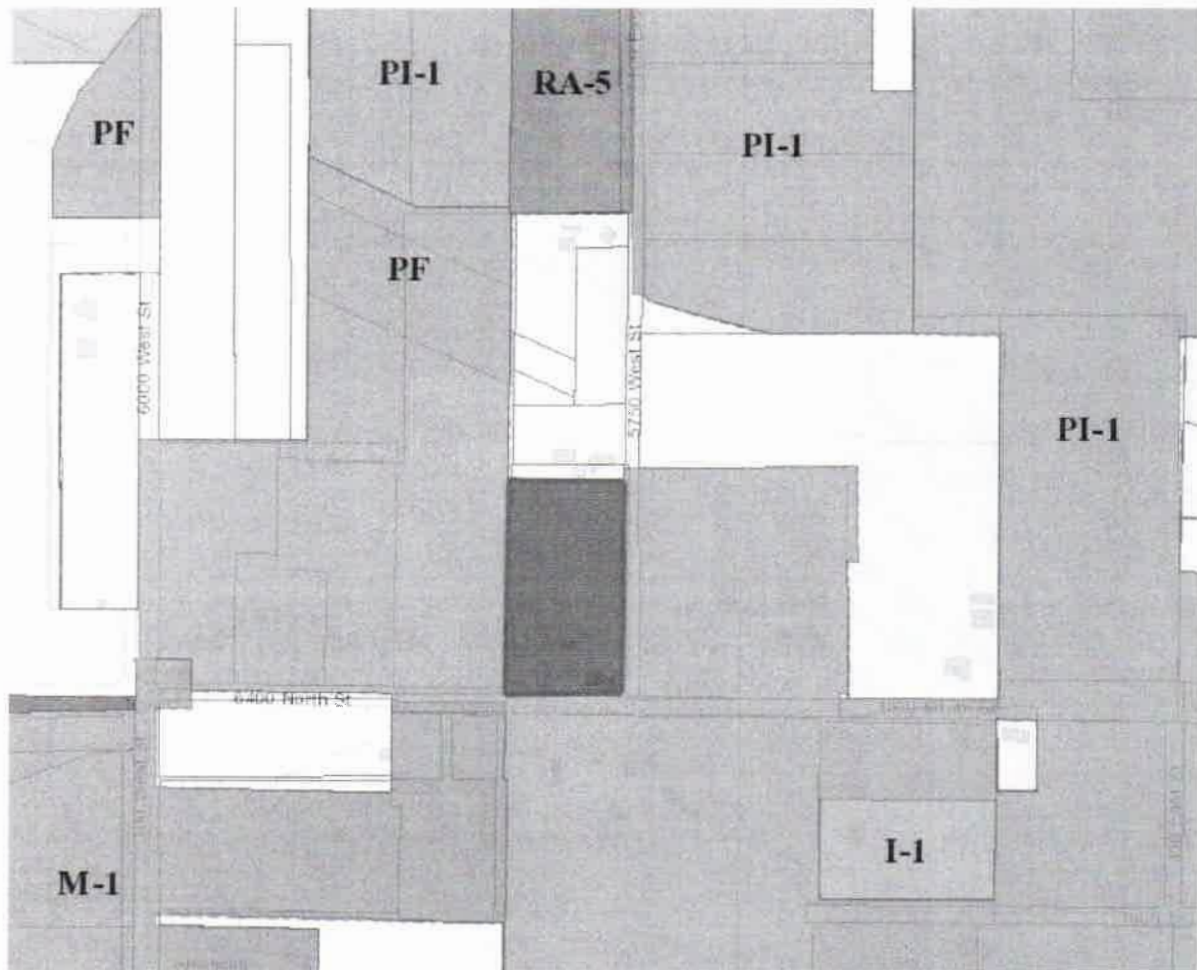
NOTICE:

- There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.
- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder of American Fork City. If you choose to withdraw your signature, you must do so no later than 30 days after American Fork City receives notice that the petition has been certified.

ATTACHMENT #2 and #3

[illegible]

ATTACHMENT #4



Note: Area shown in grey is the proposed area of the property considered for annexation. This property is to be designated as Design Industrial on the Land Use Map, and as PI-1 on the Zoning Map.



ATTACHMENT #6

WATER DELAY AGREEMENT FOR ANNEXATION

This Water Delay Agreement for Annexation ("Agreement") is entered into as of the _____ day of _____, 20____ ("Effective Date"), by and between FRANK & MARLENE SKIDMORE ("Owner"), and AMERICAN FORK CITY, a municipal corporation and political subdivision of the State of Utah ("City").

RECITALS

WHEREAS Owner is the owner of Parcel Nos. 13-087-0048 ("Property"), which are located outside of the City's current municipal boundaries; and

WHEREAS Owner has filed with the City a request to have the Property annexed into the City ("Annexation Request"); and

WHEREAS Section 17.1.400(C) of the City Code requires the conveyance of title to water rights concurrently with final action by the City Council on an annexation, except under pursuant to certain findings, terms, and conditions; and

WHEREAS City and Owner desire to enter into this Agreement as part of the findings, terms, and conditions required under Section 17.1.400(C) of the City Code.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants hereafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and City, incorporating the recitals set forth above, agree as follows:

AGREEMENT

1. Determination of City Council. The City Council, with the recommendation of the City Planning Commission, has determined that there is good and sufficient reason to delay the time of conveyance of water rights and/or water shares beyond the time of the City Council's final action on the Annexation Request. This determination was made in the City Council meeting held on _____, 20____. The basis and reasoning for the City Council's determination are included within the recording, minutes, and other documentation from said City Council meeting.

2. Water Rights/Shares. The specific water rights and/or water shares that may be conveyed to the City, and that pursuant to the terms and conditions of this Agreement are hereby committed to the City, which commitment is irrevocable by Owner and may be released by the City only as provided in this Agreement ("Committed Water"), are identified in Exhibit A of this Agreement.

3. Conveyance of Committed Water. Prior to the City's approval of any development on the Property that will require the delivery of water, the City will determine the amount of water rights/shares required for dedication and conveyance to the City in order to meet the water requirements of the development. Owner will convey clear title to the required amount of the Committed Water to the City. If the amount of water necessary for the development is less than the

total amount of the Committed Water, the City will release the commitment (provided in paragraph 2 above) as to the unnecessary portion of the Committed Water. If the amount of water necessary for the development is more than the total amount of the Committed Water, Owner shall convey additional acceptable water rights/shares to the City to meet the dedication requirements. If the Committed Water consists of any water rights, the conveyance shall be by Warranty Deed and an accompanying Water Rights Deed Addendum. If the Committed Water consists of any water shares, the conveyance shall be by assignment, endorsement, and delivery of the appropriate share certificates. Owner acknowledges that under the Article XI, Section 6 of the Utah Constitution, City is prohibited from returning to Owner any portion of the Committed Water once it has been conveyed to the City.

4. Change Application. If any of the Committed Water consists of water rights, an express prerequisite for conveyance shall be the filing and approval of an Application for Permanent Change of Water ("Change Application") with the Utah Division of Water Rights ("Division") to convert the water rights to municipal use to be diverted from the City's wells. Prior to the filing of the Change Application, the water rights shall be reviewed by the City's water attorneys to ensure that the water rights are suitable for dedication. The City's water attorneys shall also prepare and prosecute the Change Application, with the full assistance and support of Owner. The water rights will be deemed acceptable for conveyance to the City under this paragraph upon the issuance of an Order approving the Change Application that is acceptable to the City and upon expiration of all applicable deadlines for requests for reconsideration and/or appeal of the Order. Owner shall be responsible for all costs associated with the Change Application, including but not limited to the City's attorney fees, application filing fees, and document fees.

5. Title to Committed Water. Owner shall convey unencumbered title to the Committed Water to the City. If the Committed Water consists of water rights, the City will obtain a water rights title insurance policy for the water rights. Owner shall be responsible for all costs associated with the water rights title insurance, including but not limited to the policy premium and recording fees. Owner shall be responsible for satisfying the requirements and conditions of the Title Commitment in order for the title company to issue a title insurance policy that is acceptable to the City. A water rights title insurance policy that is agreeable to the City is an express condition to the acceptability of the water rights for dedication and conveyance to the City. If the Committed Water consists of water shares, the City will obtain written confirmation of share ownership and current payment of all assessments from the respective water company/companies. Owner shall be responsible for all costs associated with obtaining the written confirmation. From the date of this Agreement until the Committed Water is conveyed to the City, Owner shall not sell or otherwise dispose of the Committed Water, nor shall Owner allow any liens or encumbrances upon the Committed Water that would prevent Owner from conveying unencumbered title to the Committed Water to the City.

6. Cessation of Owner's Use. Upon conveyance of the Committed Water to the City, Owner shall immediately cease any and all use of the Committed Water.

7. Successors and Assigns. Pursuant to the terms of this Agreement, Owner shall have the right to assign its rights, duties, and obligations. The parties acknowledge that the rights, duties, and obligations of Owner will also apply to any successor or assign of Owner, and that the use of the term "Owner" in this contract includes Owner's successors or assigns.

8. Ownership of Water Facilities. Nothing in this Agreement shall alter the ownership of any wells or other water facilities of Owner or City.

9. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior agreements and understandings concerning the commitment and conveyance of water rights for the Property. This Agreement shall not be amended, modified, or terminated except by written instrument signed by all parties.

10. Construction and Enforcement. This Agreement shall be construed in accordance with and governed by the laws of the State of Utah. This Agreement may be specifically enforced.

11. Third Party Beneficiaries. This Agreement is not intended to and shall not create any rights in any person or entity not a party to this Agreement.

12. Attorney Fees. In any action arising out of this Agreement, the prevailing party shall be entitled to costs and reasonable attorney fees.

13. Further Assurances. After the execution of this Agreement, the parties agree to execute and deliver such documents, and to take or cause to be taken all such other actions, as either party may reasonably deem necessary or appropriate in order to carry out the intents and purposes of this Agreement.

14. Severability. If any term, covenant, or condition of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and the remainder of the Agreement shall remain in full force and effect.

15. Authority of Parties. The persons signing this Agreement represent and warrant that they have full authority to do so and that their corporation or entity has undertaken and obtained whatever formalities and approvals are necessary to enter into this Agreement.

16. Counterparts. This Agreement may be executed in multiple counterparts, all of which taken together shall comprise one agreement.

EXHIBIT A**Description of Water Rights and/or Water Shares Committed to the City**

WR 55-12682	Underground water well	1.506 ac-ft
WR 55-546	Underground water well	26.16 ac-ft



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on a resolution approving a Land Use Map Amendment, located at 694 South 860 East, for approximately 0.97 acres. The property is proposed to change from the Design Commercial land use designation to the Planned Community land use designation.

SUMMARY RECOMMENDATION The Planning Commission recommended approval at the June 05, 2024 meeting.

BACKGROUND This property is being proposed to change from Design Commercial land use to Planned Community land use. Staff are looking to change the land use to better provide a retail-oriented environment for the residents living in that area. The current land use and overlying zoning designation (PI-1) does not provide a retail-oriented environment where people can go into the building to look at what is for sale and to purchase those products. The Design Industrial land use provides the PI-1 zoning designation which allows office/warehouse use, where the sale of products on site is not the primary function of the zone.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to adopt the resolution for the Land Use Map Amendment, located at approximately 694 South 860 East, from the Design Commercial land use to Planned Community land use, subject to any conditions found in the staff report.

SUPPORTING DOCUMENTS

694 S 860 E - Land Use Map Amendment and Zone Change Narrative (PDF)
694 S 860 E - LUMA Resolution (DOCX)
LUMA - 694 South 860 East_UNAPPROVED PC MINUTES (PDF)

Land Use Map Amendment and Zone Change Narrative

Address: 694 South 860 East, American Fork City

Parcel ID: 13:062:0018

Current land use classification: Design Commercial

What land use classification are you proposing for the area to be considered: Planned Community

Current zone classification: PI-1

What zone classification are you proposing for the area to be considered: PC

Narrative

This property is being proposed to change from Design Commercial land use to Planned Community land use. Staff are looking to change the land use to better provide a retail-oriented environment for the residents living in that area. The current land use and overlying zoning designation (PI-1) does not provide a retail-oriented environment where people can go into the building to look at what is for sale and to purchase those products. The Design Industrial land use provides the PI-1 zoning designation which allows office/warehouse use, where the sale of products on site is not the primary function of the zone.

This property has undergone discussion in the past year, where a Development Agreement in place with the City showed the property being a commercial phase of the agreement. Over the year, there has been a zone change proposed to allow townhomes at this location, that was denied by the City Council as they see the need to provide commercial services to the residents in that area.

The property was included in the Lake City Row Development Agreement that was revised in March of 2021, and listed the subject property as commercial phase 5 for development in the Master Plan Map, but the property owner at the time did not sign the agreement. This Land Use Map Amendment is trying to preserve that commercial element with the little available land left for the Planned Community Land Use area.

Map

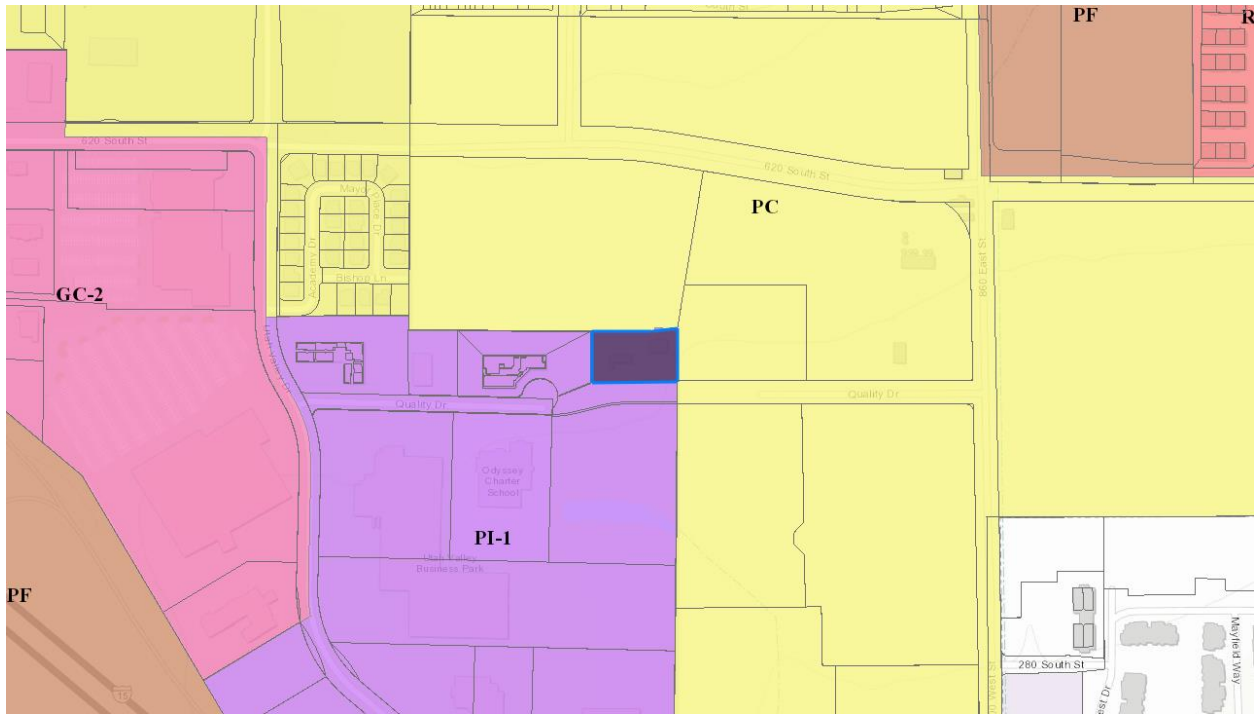


Figure 1. Property in the PI-1 Zoning Designation.

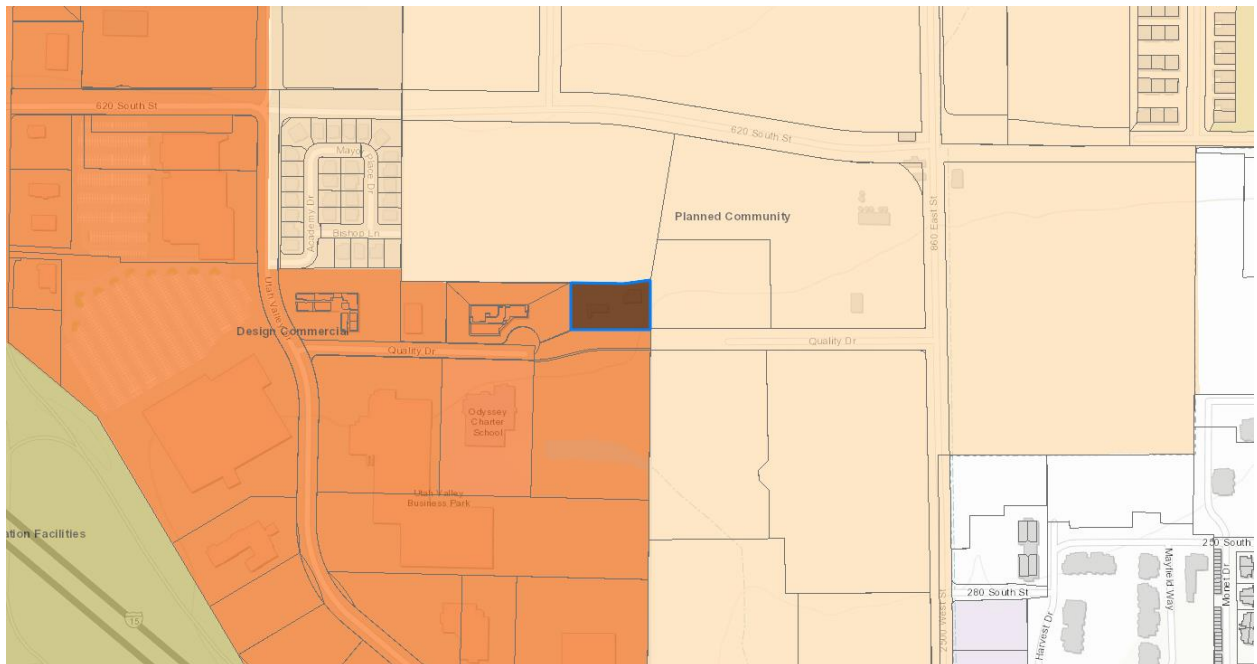


Figure 2. Property in the Design Commercial Land Use Designation.



Figure 3. Aerial Photo of Property.

RESOLUTION NO.

A RESOLUTION APPROVING A LAND USE MAP AMENDMENT LOCATED IN THE VICINITY OF 694 SOUTH 860 EAST FROM THE DESIGN COMMERCIAL TO THE PLANNED COMMUNITY DESIGNATION.

WHEREAS, Section 10-9a-401(1), Utah Code Annotated, 1953, as amended, requires each municipality in the State of Utah to prepare and adopt a comprehensive, long range general plan for: (1) present and future needs of the municipality; and (2) growth and development of the land within the municipality; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, recommends and describes the general content of each of the major elements typically included within a general plan including, but not limited to, a Land Use Element that designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land; and

WHEREAS, Section 10-9a-403, Utah Code Annotated, 1953, as amended, anticipated that the Land Use Element will, from time to time, be amended and updated to reflect changes in condition or policy within the City; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the Land Use Element, advertised and held a public hearing thereon, duly considered the comments received at the hearing, and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

SECTION 1. That certain map entitled AMERICAN FORK CITY - LAND USE PLAN is hereby amended to show that the parcels located in the vicinity of 694 South 860 East be amended from the Design Commercial land use designation to the Planned Community designation as shown in Exhibit A below. Said change in designation is hereby adopted as an amendment to the Land Use Element of the General Plan of American Fork, Utah.

SECTION 2. The City Council hereby directs that the American Fork Land Use Plan Map be modified to incorporate the changes approved by this Resolution.

Exhibit A

Land Use Map



Figure 2. Property in the Design Commercial Land Use Designation.

SECTION 3. It is the express intent of the City Council that said plan be followed, complied with, and otherwise adhered to.

SECTION 4. The Planning Commission and City Staff are hereby directed to recommend such ordinances and policies as recommended under the plan and deemed essential for its implementation.

PASSED AND ADOPTED THIS ____ DAY OF ____ 2024.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

UNAPPROVED MINUTES

06.05.2024

O'Brien told him they would not know that information until the site design stage, and for right now we are just looking at future potential.

Public Hearing Opened

No Comments

Public Hearing Closed

Geoff Dupaix moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 5313 W 6800 N, American Fork City, from the Design Industrial land use to Institutional Lands, Schools and Public Facilities land use, subject to any conditions found in the staff report.

Harold Dudley seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- b. Public hearing, review, and recommendation on a proposed Land Use Map Amendment, located at 694 South 860 East, for approximately 0.97 acres. The property is proposed to change from the Design Commercial land use designation to the Planned Community land use designation.**

UNAPPROVED MINUTES

06.05.2024

Patrick O'Brien reviewed the background information for public hearing item letter b: This property is being proposed to change from Design Commercial land use to Planned Community land use. Staff are looking to change the land use to better provide a retail-oriented environment for the residents living in that area. The current land use and overlying zoning designation (PI-1) does not provide a retail-oriented environment where people can go into the building to look at what is for sale and to purchase those products. The Design Industrial land use provides the PI-1 zoning designation which allows office/warehouse use, where the sale of products on site is not the primary function of the zone.

This property has undergone discussion in the past year, where a Development Agreement in place with the City showed the property being a commercial phase of the agreement. Over the year, there has been a zone change proposed to allow townhomes at this location, that was denied by the City Council as they see the need to provide commercial services to the residents in that area. The property was included in the Lake City Row Development Agreement that was revised in March of 2021, and listed the subject property as commercial phase 5 for development in the Master Plan Map, but the property owner at the time did not sign the agreement. This Land Use Map Amendment is trying to preserve that commercial element with the little available land left for the Planned Community Land Use area. Geoff Dupaix asked about the property owner as it looks like he wanted to do something different previously. Mr. O'Brien informed the commissioners that the property owner wanted to put a residential mixed use there, with very minor retail service, and the zoning would not allow that. The overall discussions with City Council is that there is significant planned industrial in that area, but the overall intent of that land from concept is every commercial use that goes in there is not to be a hard industrial or non-industrial use, but it's to be served as commercial or a service retail base, that would support the residents living around there and help generate that walkability within the community.

Public Hearing Opened

No Comments

Public Hearing Closed

David Bird moved to recommend approval for the proposed Land Use Map Amendment, located at approximately 5313 W 6800 N, American Fork City, from the Design Industrial land use to Institutional Lands, Schools and Public Facilities land use, subject to any conditions found in the staff report.

UNAPPROVED MINUTES

06.05.2024

Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- c. Public hearing, review, and recommendation on a proposed Zone Change, known as JLG Zone Change, located at approximately 200 South Millpond Road, American Fork City, UT 84003. On approximately 24.4 acres, the property proposes to change from the RA-1, RA-5, and R1-20000 zone to the TOD zone.**

Patrick O'Brien reviewed the background information for public hearing item letter c: This property is being proposed to change from PI-1 zone to the PC zone. Because of the Land Use Map Amendment discussion from the previous item, there were not any questions from the commissioners about the Zone Change.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved to recommend approval for the proposed Zone Change, located at 694 South 860 East, American Fork City, from the PI-1 zone to the PC zone, subject to any conditions found in the staff report.



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Planning **Director Approval** Patrick O'Brien

AGENDA ITEM Review and action on an ordinance approving a Zone Change, located at approximately 694 South 860 East, for approximately 0.97 acres. The property is proposed to be rezoned from the Planned Industrial (PI-1) zoning designation to the Planned Community (PC) zoning designation.

SUMMARY RECOMMENDATION The Planning Commission recommended approval at the June 05, 2024 meeting.

BACKGROUND This property is being proposed to change from Design Commercial land use to Planned Community land use. Staff are looking to change the land use to better provide a retail-oriented environment for the residents living in that area. The current land use and overlying zoning designation (PI-1) does not provide a retail-oriented environment where people can go into the building to look at what is for sale and to purchase those products. The Design Industrial land use provides the PI-1 zoning designation which allows office/warehouse use, where the sale of products on site is not the primary function of the zone.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to adopt the ordinance for the Zone Change, located at approximately 694 South 860 East, from Planned Industrial zoning designation to Planned Community zoning designation, subject to any conditions found in the staff report.

SUPPORTING DOCUMENTS

694 S 860 E - ZC Ordinance (DOCX)

694 S 860 E - Land Use Map Amendment and Zone Change Narrative (PDF)

ZC - 694 South 860 East_UNAPPROVED MINUTES (PDF)

ORDINANCE NO. _____**AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH AT 694 SOUTH 860 EAST FROM THE (PI-1) PLANNED INDUSTRIAL ZONE TO THE (PC) PLANNED COMMUNITY ZONE.**

WHEREAS, pursuant to Section 10-9a-503, Utah Code Annotated, 1953, as amended, the City is authorized to make and amend the official zoning map which designates property within the city limits into zones that regulate the use of buildings and structures and uses of land (the “Zone Map”); and

WHEREAS, Section 10-9a-503, Utah Code Annotated, 1953, as amended, anticipated that the Zone Map will, from time to time, be amended and updated; and

WHEREAS, the City has initiated a zone change at approximately 694 South 860 East (the “Property”) to amend the Zone Map changing the Property from the Planned Industrial (PI-1) zoning designation to the Planned Community (PC) zone; and

WHEREAS, on June 05, 2024, the Planning Commission reviewed the proposed amendment to the Zone Map, after required advertising and public hearing thereon, and duly considered the comments received at the hearing; and

WHEREAS, the Planning Commission has recommended approval of the Zone Map amendment; and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

Section 1. That the Official Zone Map of American Fork, Utah, is hereby amended to show the property located in the area of 694 South 860 East be amended from the Planned Industrial (PI-1) zoning designation to the Planned Community (PC) zone at 694 South 860 East as shows in Exhibit “A”. Said change in zoning is hereby adopted as an amendment to the official Zone Map of American Fork, Utah.

Section 2. That said territory shall hereafter be subject to all requirements and conditions applicable with said zone.

Section 3. That this Ordinance shall be in force and effect upon its passage and first posting as required by law.

Attachment: 694 S 860 E - ZC Ordinance (694 S 860 E - Zone Change)

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH THIS ____ DAY OF _____ 2024.**

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

EXHIBIT "A"

ZONE MAP

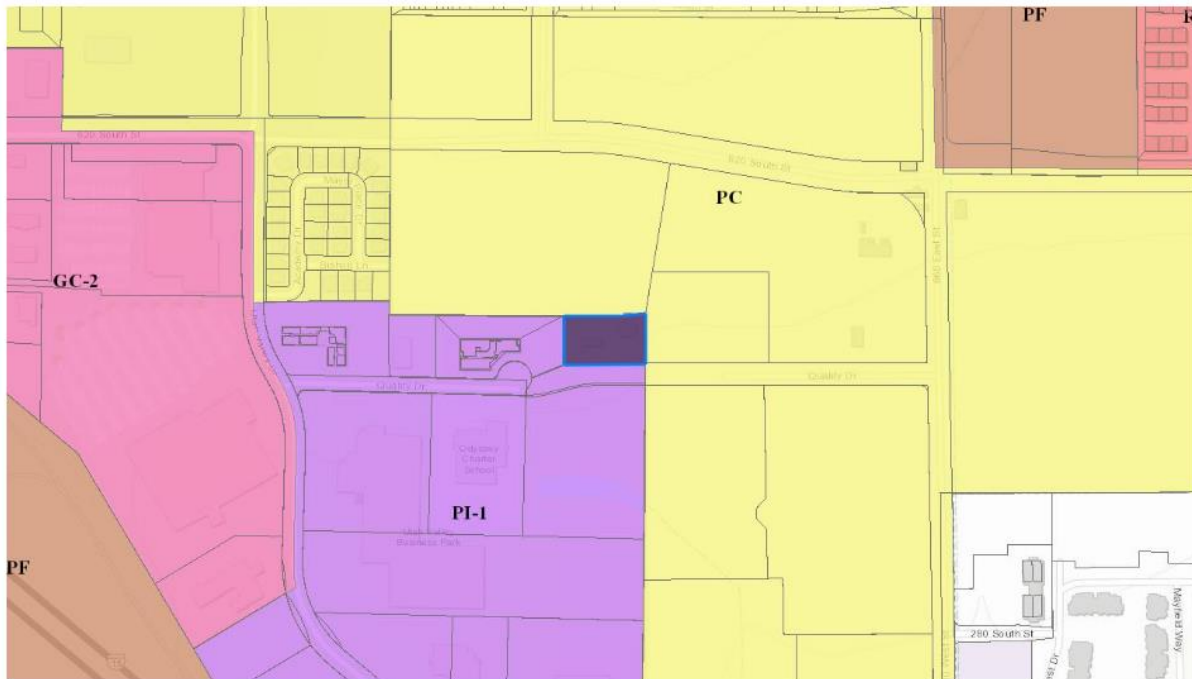


Figure 1. Property in the PI-1 Zoning Designation.

Attachment: 694 S 860 E - ZC Ordinance (694 S 860 E - Zone Change)

Land Use Map Amendment and Zone Change Narrative

Address: 694 South 860 East, American Fork City

Parcel ID: 13:062:0018

Current land use classification: Design Commercial

What land use classification are you proposing for the area to be considered: Planned Community

Current zone classification: PI-1

What zone classification are you proposing for the area to be considered: PC

Narrative

This property is being proposed to change from Design Commercial land use to Planned Community land use. Staff are looking to change the land use to better provide a retail-oriented environment for the residents living in that area. The current land use and overlying zoning designation (PI-1) does not provide a retail-oriented environment where people can go into the building to look at what is for sale and to purchase those products. The Design Industrial land use provides the PI-1 zoning designation which allows office/warehouse use, where the sale of products on site is not the primary function of the zone.

This property has undergone discussion in the past year, where a Development Agreement in place with the City showed the property being a commercial phase of the agreement. Over the year, there has been a zone change proposed to allow townhomes at this location, that was denied by the City Council as they see the need to provide commercial services to the residents in that area.

The property was included in the Lake City Row Development Agreement that was revised in March of 2021, and listed the subject property as commercial phase 5 for development in the Master Plan Map, but the property owner at the time did not sign the agreement. This Land Use Map Amendment is trying to preserve that commercial element with the little available land left for the Planned Community Land Use area.

Map

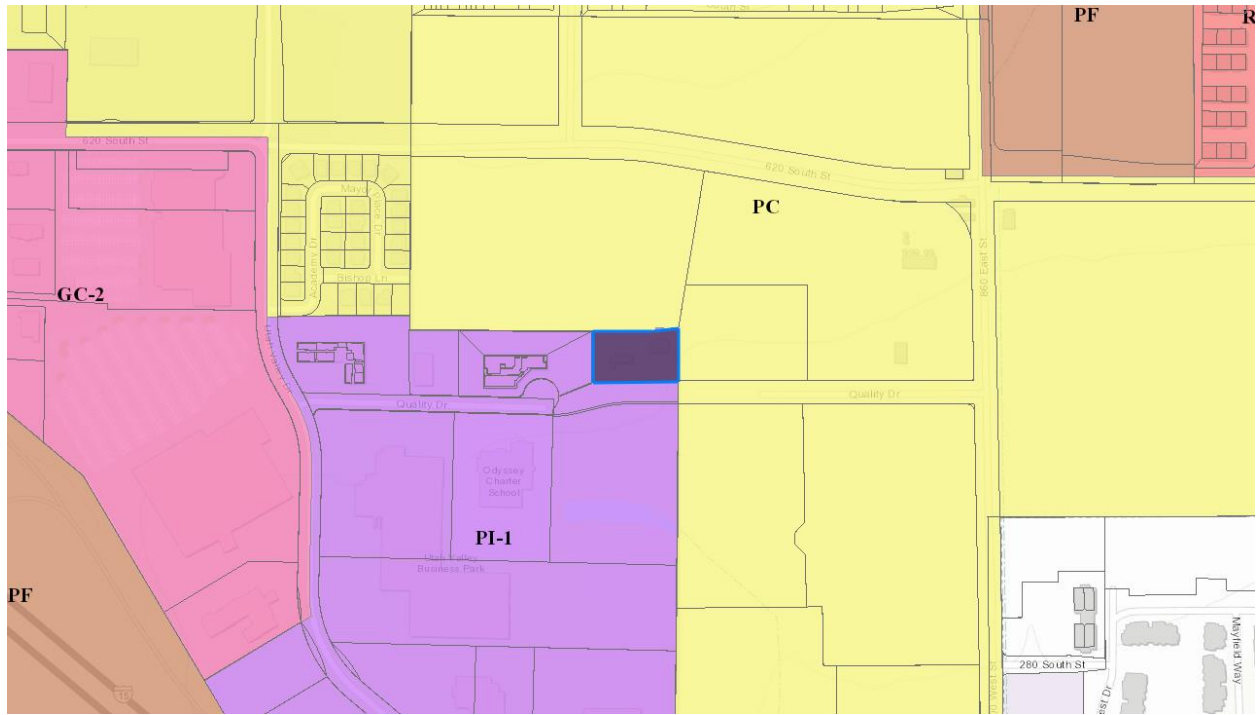


Figure 1. Property in the PI-1 Zoning Designation.

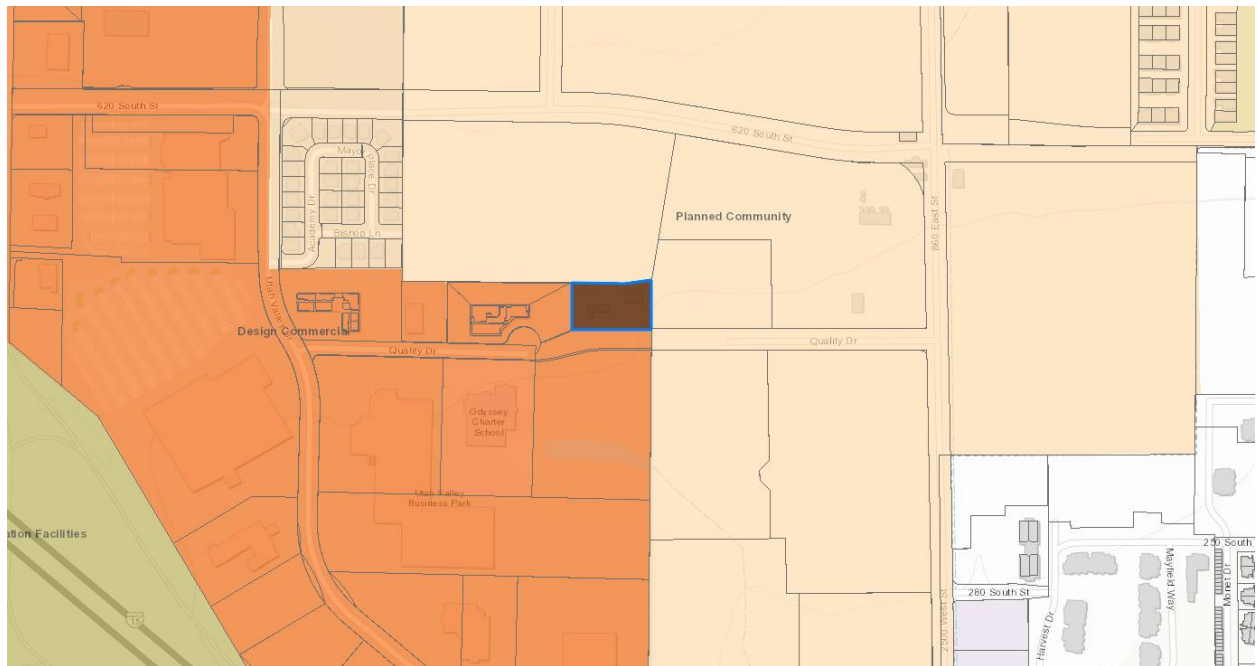


Figure 2. Property in the Design Commercial Land Use Designation.



Figure 3. Aerial Photo of Property.

UNAPPROVED MINUTES

06.05.2024

Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- c. Public hearing, review, and recommendation on a proposed Zone Change, located at approximately 694 S 860 E, American Fork City, UT 84003, for approximately 0.97 acres. The property is proposed to be rezoned from the Planned Industrial (PI-1) zoning designation to the Planned Community (PC) zoning designation.**

Patrick O'Brien reviewed the background information for public hearing item letter c: This property is being proposed to change from PI-1 zone to the PC zone. Because of the Land Use Map Amendment discussion from the previous item, there were not any questions from the commissioners about the Zone Change.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved to recommend approval for the proposed Zone Change, located at 694 South 860 East, American Fork City, from the PI-1 zone to the PC zone, subject to any conditions found in the staff report.

UNAPPROVED MINUTES

06.05.2024

Bruce Frandsen seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- d. Public hearing, review, and recommendation on a proposed Code Text Amendment, Amending Section 17.8.110 Lots Must Abut on Public Streets of the American Fork City municipal code. The Code Text Amendment modifies the street width as referenced in this section.**

This Item was Pulled from the agenda

- e. Public hearing, review, and recommendation on an application for a Zone Change, known as Timpview Logistics Center Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003. The Zone Change will be on approximately 21.56 acres and is in the PI-1 and PF zones, and will change to the PI-1 and PF zones to relocate the zoning boundary.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter e: The applicant has applied for a proposed Zone Change. This application seeks to relocate the boundary between the PF zone and PI-1 zone so that the border aligns with the southern boundary of the proposed right of way for Deer Park Dr. The applicant has previously been through the Planning Commission and City Council process for this zone change, but the conditions found in this staff report were not completed within the time frame of the approval, resulting in going through the process again. The previous timeline for completing the conditions found in this staff report was 60 days. Staff has now provided the applicant with 90 days to



**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Planning Director Approval Patrick O'Brien

AGENDA ITEM Review and action on an ordinance approving a zone change known as Timpview Logistics Center Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003. The Zone Change will be on approximately 21.56 acres and is in the PI-1 and PF zones, and will change to the PI-1 and PF zones to relocate the zoning boundary.

SUMMARY RECOMMENDATION

The Planning Commission recommended approval at the June 5, 2024 meeting.

BACKGROUND

The applicant has applied for a proposed Zone Change. This application seeks to relocate the boundary between the PF zone and PI-1 zone so that the border aligns with the southern boundary of the proposed right of way for Deer Park Dr. The applicant has previously been through the Planning Commission and City Council process for this zone change, but the conditions found in this staff report were not completed within the time frame of the approval, resulting in going through the process again. The previous timeline for completing the conditions found in this staff report was 60 days. Staff has now provided the applicant with 90 days to achieve those conditions.

BUDGET IMPACT

N/A

SUGGESTED MOTION

I move to approve the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, adjusting the PF and PI-1 zone boundary

SUPPORTING DOCUMENTS

5. Timpview Logistics Center Zone Change - Staff Report (PDF)
COMMENTS (2024.05.23) SLC105 - TVLC - Zoning Narrative - 2023.05.13 (PDF)
COMMENTS (2024.05.23) SLC105 - TLC - Zoning Map - 2024.05.13 (PDF)
ZC - Timpview Logistics Center_UNAPPROVED PC MINUTES (PDF)

Zone Map Amendment - 1500 South Center (PDF)

Planning Commission Staff Report
Meeting Date: June 5th, 2024



Agenda Topic

Public hearing, review, and recommendation on an application for a Zone Change, known as Timpview Logistics Center Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003. The Zone Change will be on approximately 21.56 acres and is in the PI-1 and PF zones, and will change to the PI-1 and PF zones to relocate the zoning boundary.

BACKGROUND INFORMATION		
Location:		1 W 1500 S
Project Type:		Zone Change
Applicants:		Jed Butikofer/Jessica Escobar/Reed Hart
Existing Land Use:		Design Industrial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Design Industrial
	East	Design Industrial
	West	Design Industrial
Existing Zoning:		PI-1 and PF
Proposed Zoning:		PI-1 and PF
Surrounding Zoning:	North	PI-1 and PF
	South	PI-1 and PF
	East	Not Annexed
	West	Not Annexed and PI-1

Background

The applicant has applied for a proposed Zone Change. This application seeks to relocate the boundary between the PF zone and PI-1 zone so that the border aligns with the southern boundary of the proposed right of way for Deer Park Dr. The applicant has previously been through the Planning Commission and City Council process for this zone change, but the conditions found in this staff report were not completed within the timeframe of the approval, resulting in going through the process again. The previous timeline for completing the conditions

Planning Commission Staff Report
Meeting Date: June 5th, 2024



found in this staff report was 60 days. Staff has now provided the applicant with 90 days to achieve those conditions.

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:



Planning Commission Staff Report
Meeting Date: June 5th, 2024

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. If the zone change is approved, the necessary right-of-way for the local road between the power line corridors will need to be dedicated to the city by deed or my plat submittal within 90 days of zone change approval.

Planning Commission Staff Report
Meeting Date: June 5th, 2024



Findings of Fact

1. The Zone Change meets the requirements of Section 17.11.

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.



Planning Commission Staff Report
Meeting Date: June 5th, 2024

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 Zone Change meets the requirements of Section 17.11. Staff recommends APPROVING the application WITH CONDITIONS.



Planning Commission Staff Report
Meeting Date: June 5th, 2024



Planning Commission Staff Report
Meeting Date: June 5th, 2024

Potential Motions – Commercial Site Plan

Approval

Madame Chair, I move to recommend approval for the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, from the PI-1 & PF zones, to the PI-1 & PF zones, subject to any conditions found in the staff report.

Denial

Madame Chair, I move to recommend denial for the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, from the PI-1 & PF zones, to the PI-1 & PF zones.

Table

Madame Chair, I move to table action for the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, from the PI-1 & PF zones, to the PI-1 & PF zones, and instruct staff/developer to.....

Next Step:

Proceed to Planning Commission
06/05/2024



 <div>American Fork City Development Review Committee</div>
Engineering Division Reviewed tjepson 05/23/2024
Planning and Zoning Reviewed copperman 05/23/2024

5.7.b

Thursday, May 13, 2024

Attn: American Fork City
275 East 200 North, American Fork, UT 84003

Subject: Timpview Logistics Center – Zone Change Narrative

To all whom it may concern,

This document is intended to address the changed or changing conditions which make the proposed (zoning) amendment reasonably necessary to promote the purposes of the American Fork City Development Code.

We propose a zone change that would affect the following parcels; 13:067:0075 and 13:067:0097. The current zoning of these parcels includes Public Facilities (PF) zone on the northern portion of the property and a Planned Industrial (PI-1) zone on the remaining property to the south. This application seeks to relocate the boundary between the PF zone and PI-1 zone such that the border is in alignment with the southern boundary of the proposed right of way for Deer Park Dr. (1230 S). The land for the proposed Deer Park Dr. will be dedicated to American Fork City via a forthcoming plat process following the approval of this application. We have been advised by the American Fork Engineering Department the proposed Deer Park Dr. right of way will be 50' wide and is to be located directly south of the existing power easements along the north property boundary. (Entry no. 5290:1988, book 2494, page 504 and entry no. 5289:1988, book 2491, page 502)

This proposed zoning boundary adjustment will effectively increase the area zoned PI-1 and proportionately decrease the area zoned PF. The City's Master Land Use Plan identifies the entirety of both parcels as Design Industrial, therefore the PI-1 zoning's increased area is consistent with the Master Land Use Plan.

At the time this land was annexed into American Fork City (2016), the area currently designated as PF zoning was intended to be conveyed to the City as a public park. The City's Parks & Trails Master Plan has since been revised and does not include a public park at this location.

We request to be allowed to dedicate the necessary right-of-way to the City by way of plat submittal within 90 days of the zone change approval.

The need for a public road and omission of a public park at this location make this amendment reasonably necessary to promote the purposes of American Fork City. We appreciate your attention to the review of this application and look forward to building in American Fork City.

Please contact me at any time with questions or comments on this application.

Sincerely,

Jed Butikofer
Design/Build Manager
(385)335-4012
jbutikofer@arcodb.com

Project Conditions of Approval

If the zone change is approved, the necessary right-of-way for the local road between the power line corridors will need to be dedicated to the city by deed or my plat submittal within 90 days of zone change approval.

ARCO Design/Build Salt Lake City
155 North 400 West, Suite 310, Salt Lake City, UT 84103
O: 385.479.9753 | arcodb.com

Attachment: COMMENTS (2024.05.23) SLC105 - TVLC - Zoning Narrative - 2023.05.13 (Timpview Logistics Center Zone Change)

DESIGNER / BUILDER:



American Fork City
Development Review Committee

Engineering Division
Reviewed
tjepson 05/23/2024

Planning and Zoning
Reviewed
copperman 05/23/2024

Project Conditions of Approval
If the zone change is approved, the necessary right-of-way for the local road between the power line corridors will need to be dedicated to the city by deed or my plat submittal within 90 days of zone change approval.

Next Step:

Proceed to Planning Commission
06/05/2024

PROJECT TITLE:

TIMPVVIEW
LOGISTICS
CENTER

SEAL:

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
0	XXXX/202X	INITIAL ISSUE

PROJECT NO.:
SLCE###

DRAWN BY:
RDH

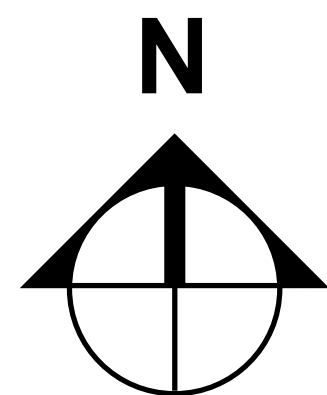
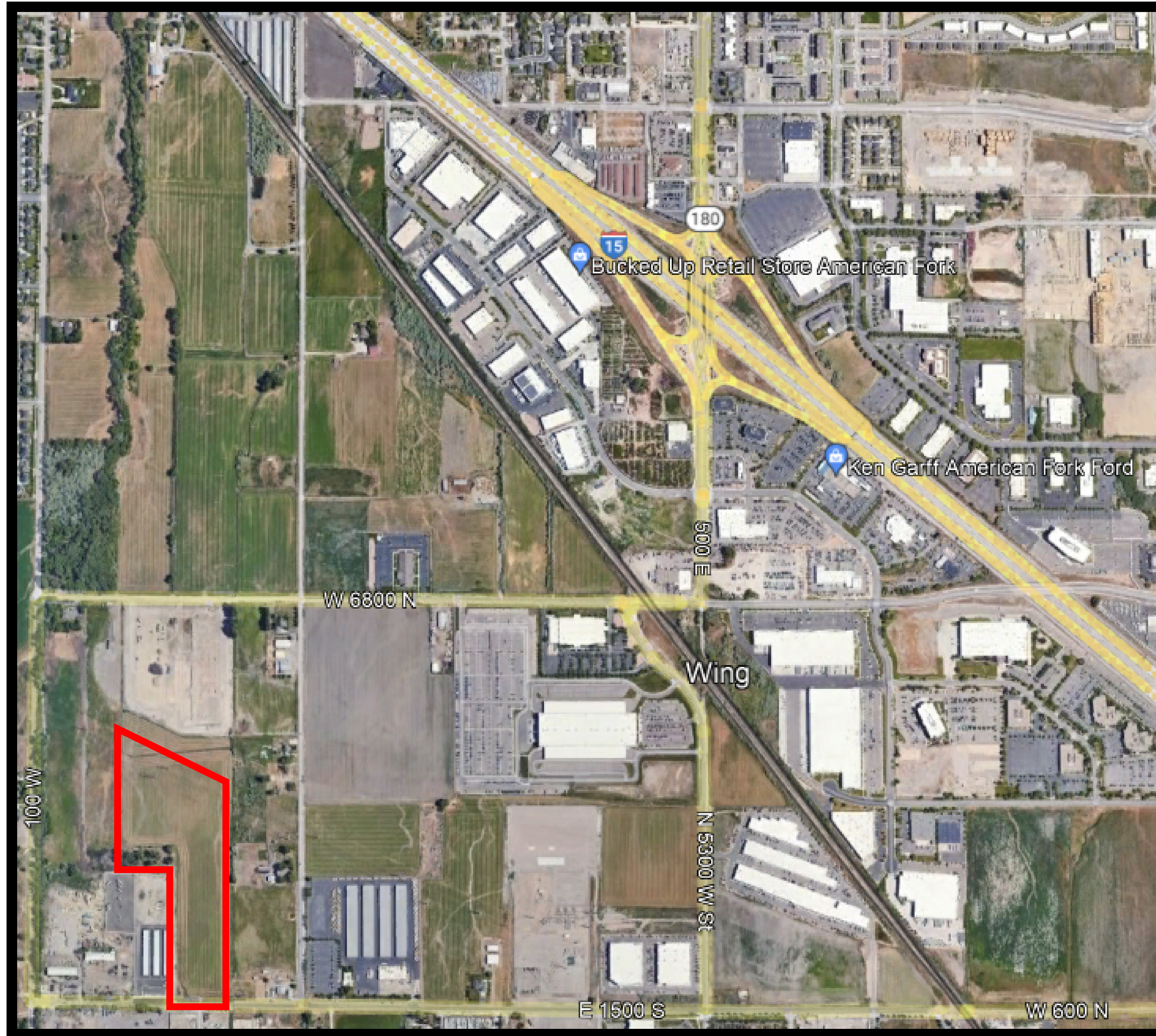
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AREA MAP

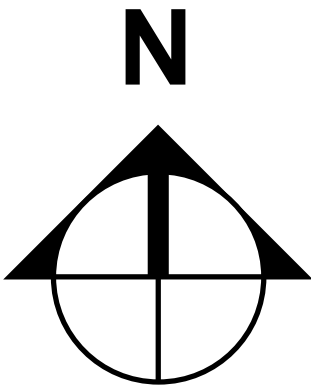
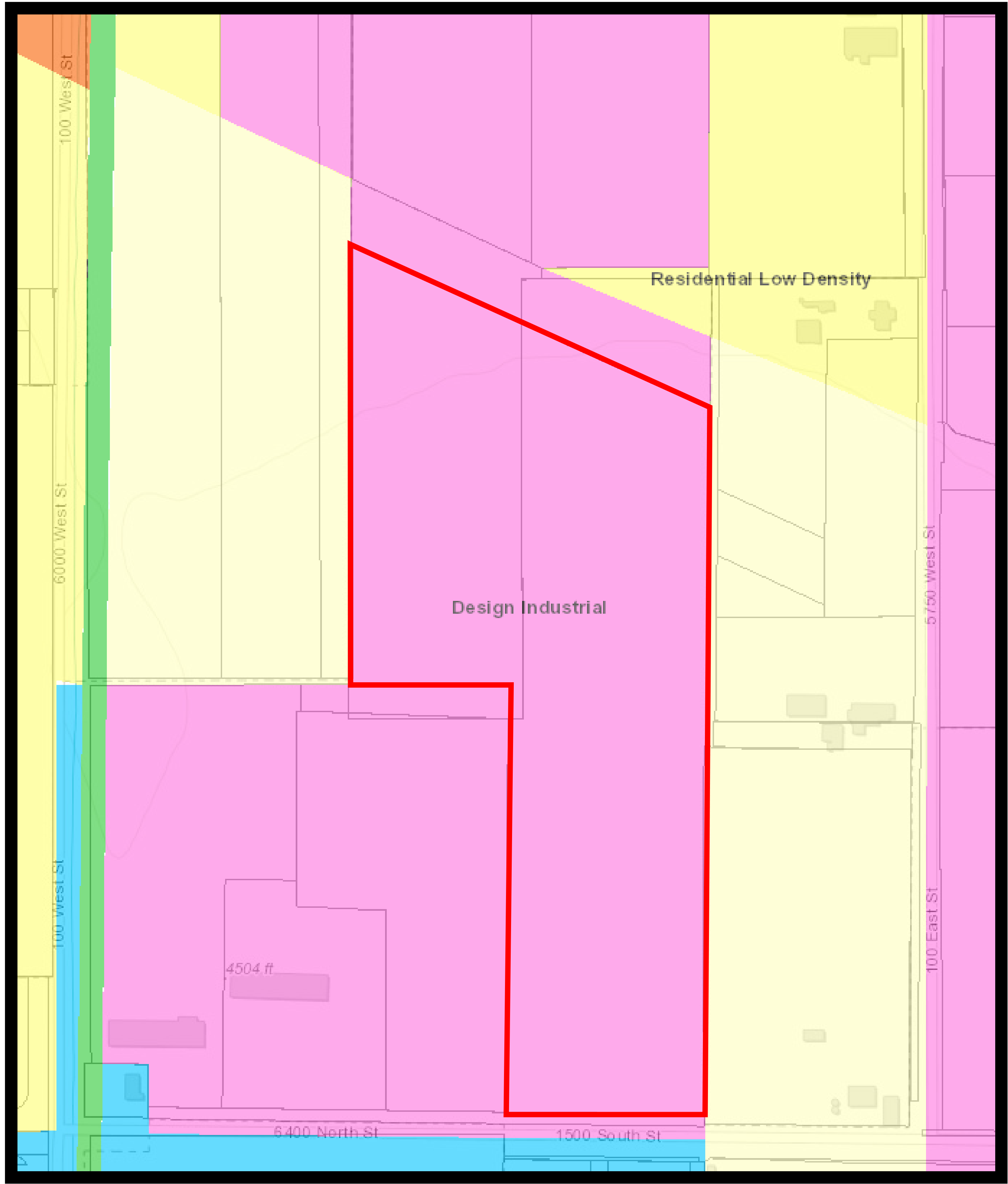
SHEET NO.:

1

Attachment: COMMENTS (2024.05.23) SLCT105 - T.L.C. - Zoning Map - 2024.05.13 (Timpview Logistics Center Zone Change)



LAND USE MAP



C

PROJECT TITLE:
**TIMPVUE
LOGISTICS
CENTER**

B

SEAL:

SUBMITTALS / REVISIONS:		
NO.	DATE	DESCRIPTION
0	XXXX/202X	INITIAL ISSUE

PROJECT NO.:
SLCE##

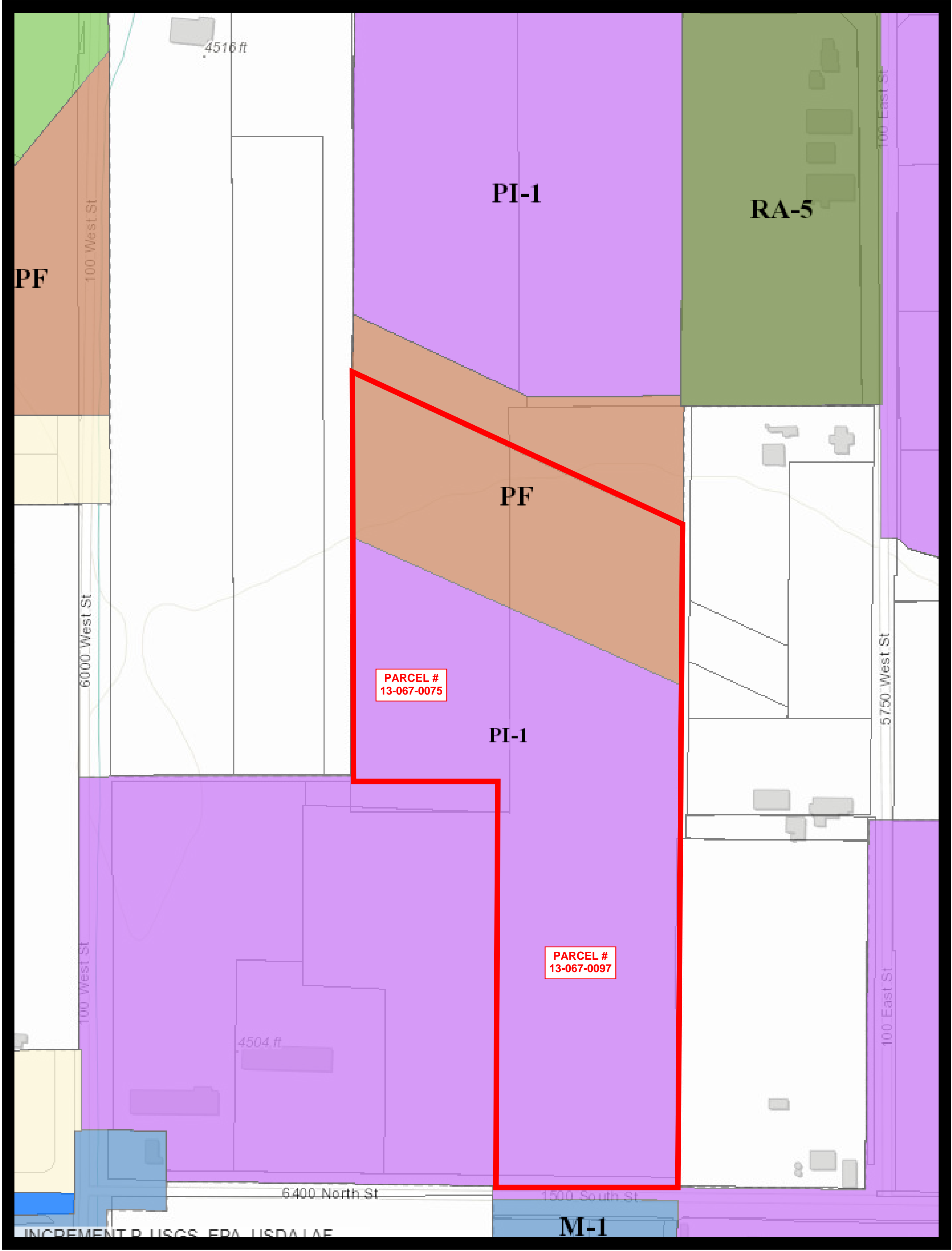
DRAWN BY:
RDH

SHEET TITLE:
LAND USE MAP

SHEET NO.:

2

EXISTING ZONING MAP



C

PROJECT TITLE:
**TIMPVVIEW
LOGISTICS
CENTER**

B

SEAL:

SUBMITTALS / REVISIONS:		
NO.	DATE	DESCRIPTION
0	XXXX/202X	INITIAL ISSUE

PROJECT NO.:
SLCE##

DRAWN BY:
RDH

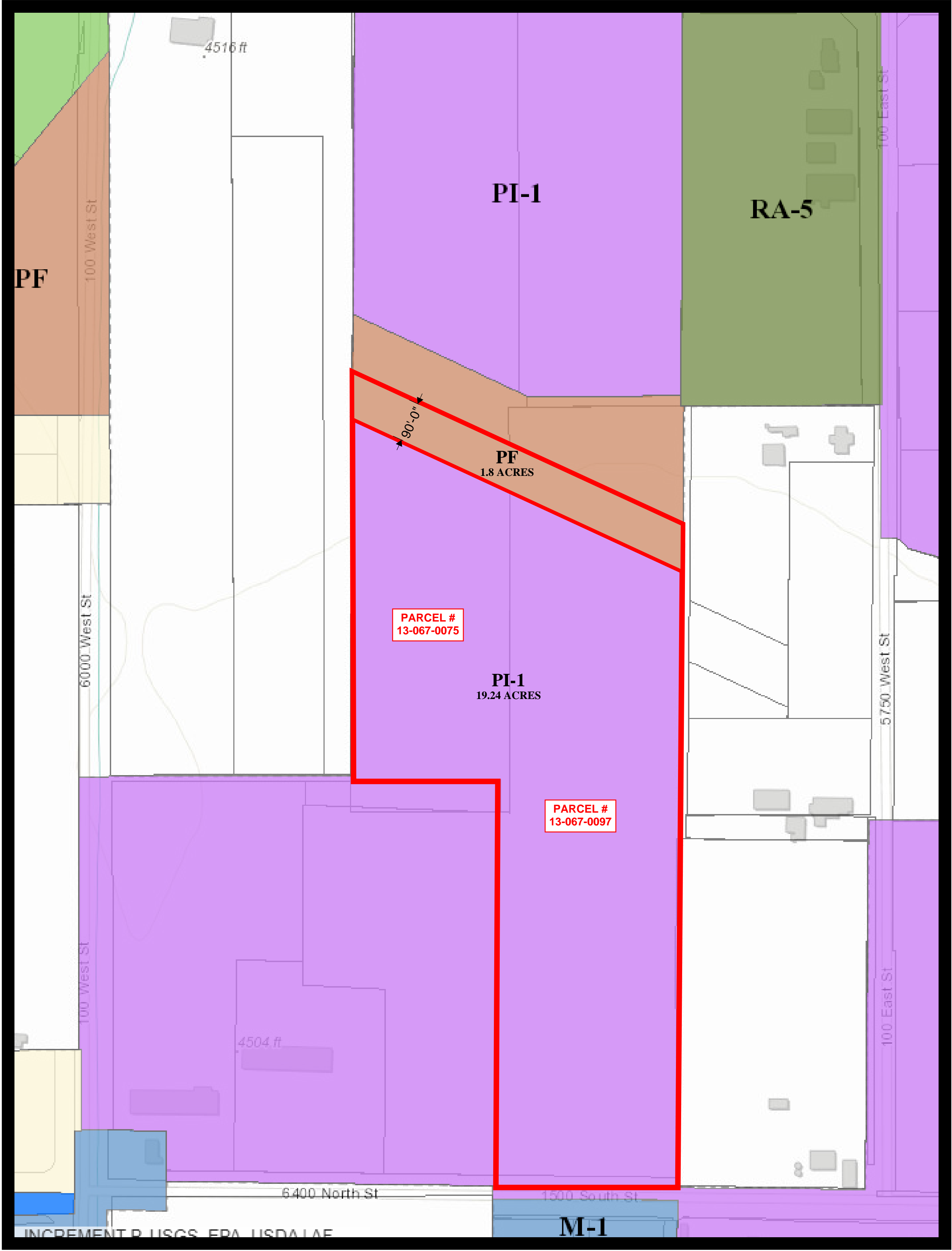
SHEET TITLE:

**EXISTING
ZONING MAP**

SHEET NO.:

3

PROPOSED ZONING MAP



C

PROJECT TITLE:
**TIMPVUE
LOGISTICS
CENTER**

B

SEAL:

SUBMITTALS / REVISIONS:		
NO.	DATE	DESCRIPTION
0	XXXX/202X	INITIAL ISSUE

PROJECT NO.:
SLCE##

DRAWN BY:
RDH

SHEET TITLE:
**PROPOSED
ZONING MAP**

SHEET NO.:

4

Attachment: COMMENTS (2024.05.23) SLC105 - TLC - Zoning Map - 2024.05.13 (Timpvue Logistics Center Zone Change)

UNAPPROVED MINUTES

06.05.2024

Bruce Frandsen seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- d. Public hearing, review, and recommendation on a proposed Code Text Amendment, Amending Section 17.8.110 Lots Must Abut on Public Streets of the American Fork City municipal code. The Code Text Amendment modifies the street width as referenced in this section.**

This Item was Pulled from the agenda

- e. Public hearing, review, and recommendation on an application for a Zone Change, known as Timpview Logistics Center Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003. The Zone Change will be on approximately 21.56 acres and is in the PI-1 and PF zones, and will change to the PI-1 and PF zones to relocate the zoning boundary.**

Travis Van Ekelenburg reviewed the background information for public hearing item letter e: The applicant has applied for a proposed Zone Change. This application seeks to relocate the boundary between the PF zone and PI-1 zone so that the border aligns with the southern boundary of the proposed right of way for Deer Park Dr. The applicant has previously been through the Planning Commission and City Council process for this zone change, but the conditions found in this staff report were not completed within the time frame of the approval, resulting in going through the process again. The previous timeline for completing the conditions found in this staff report was 60 days. Staff has now provided the applicant with 90 days to achieve those conditions. David Bird asked if they have met the conditions, and they have not.

UNAPPROVED MINUTES

06.05.2024

Patrick O'Brien explained that because the time frame lapsed on the last approval, they had to come back through to get a new approval for the extended time frame. Geoff Dupaix asked where Deer Park Drive is going to be located. Mr. O'Brien informed him that it is essentially a frontage road that will be just to the south boundary of the Vineyard Connector. Because the Deer Park South Annexation would have been an island with no access due to an unincorporated piece of land, Deer Park Drive will allow the access required for developability of that site.

Public Hearing Opened

No Comments

Public Hearing Closed

Harold Dudley moved to recommend approval for the proposed Zone Change, located at approximately 1 W 1500 S, American Fork City, UT 84003, from the PI-1 & PF zones, to the PI-1 & PF zones, subject to any conditions found in the staff report.

Geoff Dupaix seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

ACTION ITEMS

ORDINANCE NO.

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH AT APPROXIMATELY 1500 SOUTH CENTER STREET FROM THE PF PUBLIC FACILITIES ZONE TO THE PI-1 PLANNED INDUSTRIAL ZONE.

WHEREAS, pursuant to Section 10-9a-503, Utah Code Annotated, 1953, as amended, the City is authorized to make and amend the official zoning map which designates property within the city limits into zones that regulate the use of buildings and structures and uses of land (the “Zone Map”); and

WHEREAS, Section 10-9a-503, Utah Code Annotated, 1953, as amended, anticipated that the Zone Map will, from time to time, be amended and updated; and

WHEREAS, the City has received a request from the property owner at approximately 1500 South Center Street (the “Property”) to amend the Zone Map changing the Property from the PF Public Facilities zone to the PI-1 Planned Industrial zone; and

WHEREAS, on January 3rd, 2024, the Planning Commission reviewed the proposed amendment to the Zone Map, after required advertising and public hearing thereon, and duly considered the comments received at the hearing; and

WHEREAS, the Planning Commission has recommended approval of the Zone Map amendment; and

WHEREAS, the City Council has reviewed the request further, all in accordance with Utah State law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

Section 1. That the Official Zone Map of American Fork, Utah, is hereby amended to show the property located in the area of 1500 South Center Street be amended from the PF Public Facilities zone to the PI-1 Planned Industrial zone at approximately 1500 South Center Street as shows in Exhibit “A”. Said change in zoning is hereby adopted as an amendment to the official Zone Map of American Fork, Utah.

Section 2. That said territory shall hereafter be subject to all requirements and conditions applicable with said zone.

Section 3. That this Ordinance shall be in force and effect upon its passage and first posting as required by law.

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF AMERICAN FORK,
UTAH THIS 23rd DAY OF JANUARY 2024.**

Bradley J. Frost, Mayor

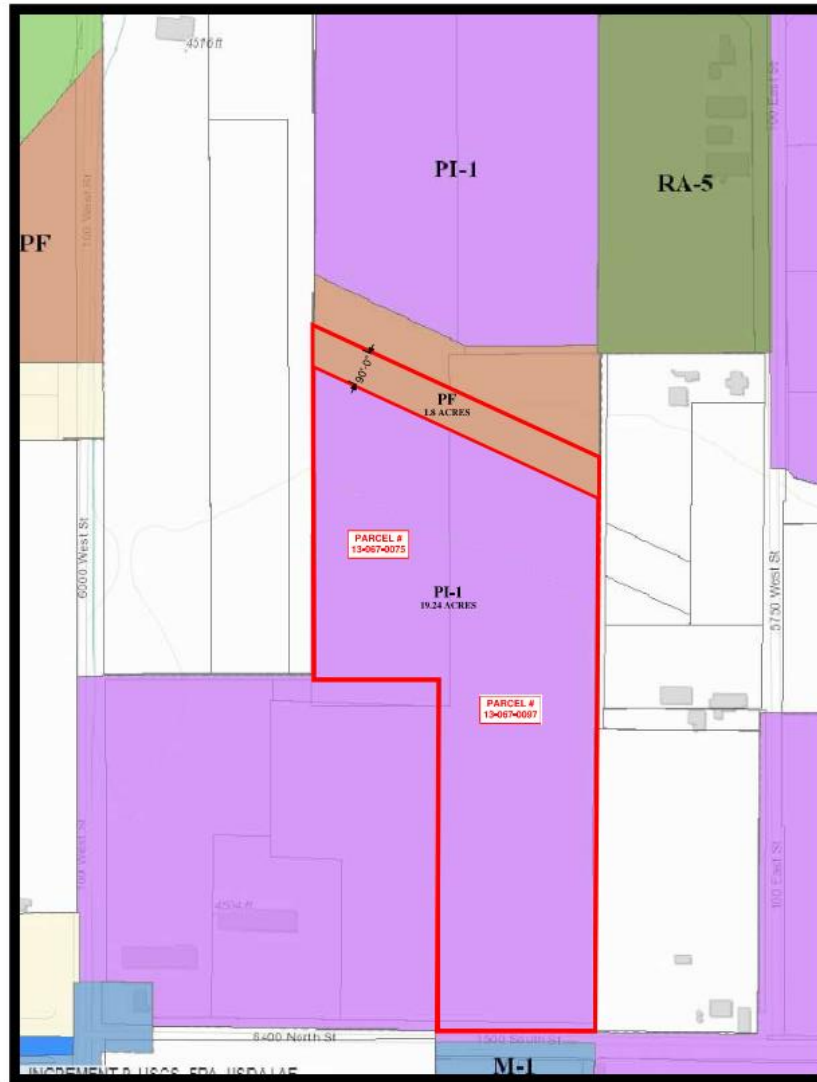
ATTEST:

Terilyn Lurker, City Recorder

Attachment: Zone Map Amendment - 1500 South Center (Timpview Logistics Center Zone Change)

EXHIBIT "A"

ZONE MAP





**REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
JUNE 25, 2024**

Department Recorder

Director Approval Terilyn Lurker

AGENDA ITEM Review and action on an ordinance approving a Commercial Site Plan, known as Chick-Fil-A Remodel, located at 183 West State Street, American Fork City. The Commercial Site Plan will be on approximately 0.76 acres and will be in the Planned Shopping Center (SC-1) Zone.

SUMMARY RECOMMENDATION

The Planning Commission recommended approval at the June 5, 2024 meeting.

BACKGROUND

The applicant has applied for a Commercial Site Plan for the remodel of the current Chick-Fil-A in the City. The project increases the footprint of the building, reconfigures the drive-thru lane, updates the landscaping, and provides for a right turn only exit on the west side of their lot. In the past, Chick-Fil-A has gotten approval for the remodel of their location, but they could not acquire the land to increase their lot for what was previously approved with the City. As the land could not be acquired, they had to come back for a Commercial Site Plan approval for the land that they currently own and reconfigure it as such. There are no comments or stamps provided by the Fire Marshall, but with previous discussions and reviews he has provided for the plan set we are moving forward to Planning Commission assuming he doesn't have any comments for this recent review. There may be outstanding fire comments.

BUDGET IMPACT

N/A

SUGGESTED MOTION

I move to adopt the ordinance approving the Commercial Site Plan, located at 183 West State Street in the Planned Shopping Center (SC-1) Zone.

SUPPORTING DOCUMENTS

Ordinance - Chick-Fil-A (DOCX)

COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (PDF)

Chik-Fil-A Remodel - Commercial Site Plan - Staff Report (PDF)
CSP - Chick-Fil-A_UNAPPROVED PC MINUTES (PDF)

ORDINANCE NO. _____**AN ORDINANCE APPROVING A SITE PLAN FOR CHICK-FIL-A REMODEL LOCATED AT 183 WEST STATE STREET IN THE PLANNED SHOPPING CENTER (SC-1) ZONE.**

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

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

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

PART I**DEVELOPMENT APPROVED – ZONE MAP AMENDED**

- A. The site plan for the Chick-Fil-A remodel, located at 183 West State Road, American Fork, Utah, as set forth in Attachment A, is hereby approved.
- B. Said plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone _____.
- C. Said plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II**ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE**

- A. Hereafter, these amendments shall be construed as part of the Zoning Ordinance of American Fork, Utah, to the same effect as if originally a part thereof, and all provisions of said Ordinance shall be applicable thereto including, but not limited to, the enforcement, violation, and penalty provision thereof.
- B. All ordinances, or resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.
- C. This ordinance shall take effect upon its passage and posting as required by state law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 25th DAY OF JUNE 2024.

Bradley J. Frost, Mayor

ATTEST:

Terilyn Lurker, City Recorder

Attachment: Ordinance - Chick-Fil-A (Chik-Fil-A Remodel - Commercial Site Plan1)

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By: JAW\RYPKEMA
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GENERAL NOTES:

- ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- THE OWNER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.
- THE PROJECT PLANS AND SPECIFICATIONS AS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, FOR AND ON BEHALF OF MERRICK & COMPANY, REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE USE OF ANY ELECTRONIC OR OTHER MEDIA PURPORTING TO REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL NOT BE RELIED UPON AS FINAL CONSTRUCTION DOCUMENTS. SHOULD THERE BE A CONFLICT BETWEEN SEALED DRAWINGS AND ELECTRONIC OR OTHER MEDIA FILES, THE SEALED DRAWINGS SHALL GOVERN. EACH USER OF ANY ELECTRONIC OR OTHER MEDIA WAIVES AND RELEASES MERRICK FROM ALL ACTIONS, CLAIMS, DAMAGES, ACTIONS, OBLIGATIONS AND LIABILITIES OF ANY KIND OR NATURE WITH RESPECT TO THE ELECTRONIC OR OTHER MEDIA FILES.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE PROJECT PLANS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE COMPLETED PROJECT IN A COMPLETE AND OPERABLE CONDITION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND PROVIDE ALL LABOR NECESSARY TO COMPLETE THE PROJECT IN A NEAT AND WORKMANLIKE MANNER, INCLUDING ALL INCIDENTALS NECESSARY TO COMPLETE THE WORK, WITHOUT ADDITIONAL COST TO THE OWNER.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE OWNER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE MAY CAUSE THE WORK TO BE DEEMED UNACCEPTABLE.
- MERRICK & COMPANY IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. MERRICK WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- WHEN APPLICABLE, THE OWNER SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:
 - THE NOTICE OF INTENT (NOI)
 - BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
 - UP TO DATE STORMWATER MANGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
 - ONE (1) SIGNED COPY OF THE APPROVED PLANS
 - ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
 - A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF AMERICAN FORK STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
- DO NOT SCALE DRAWINGS. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY DIAMOND LAND SURVEYING, DATED JUNE 6, 2021. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. A COPY OF ALL PERMITS SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR SAFETY OF ALL PERSONNEL AND EQUIPMENT ON THE PROJECT SITE AT ALL TIMES, AND IS NOT LIMITED TO NORMAL WORKING HOURS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE OWNER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- MAINTAIN EMERGENCY VEHICLE ACCESS TO AND THROUGH THE PROJECT SITE AT ALL TIMES.
- ACCESS TO PRIVATE PROPERTY AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR TO PROVIDE ALTERNATIVE MEANS OF INGRESS AND EGRESS TO PRIVATE PROPERTY AND BUSINESS LOCATIONS AS NECESSARY TO PROVIDE FOR THE TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL CALL THE NATIONWIDE UTILITY CONTACT NUMBER (811) OR LOCAL UTILITY LOCATE SERVICE, TO REQUEST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES, INCLUDING DEPTH, THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. THE UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST AVAILABLE INFORMATION AND MAY NOT INCLUDE ALL UTILITIES THAT EXIST ON THE PROJECT SITE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
- THE OWNER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE OWNER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, EXISTING TOPOGRAPHIC DATA, AND LOCATIONS OF ALL UTILITIES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES ON THE PROJECT SITE. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES, WHETHER SHOWN OR NOT ON THE PROJECT PLANS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES FOUND PRIOR TO INITIATING ANY WORK.
- ANY DISRUPTION IN UTILITIES SHALL BE COORDINATED AT LEAST 48 HOURS IN ADVANCE WITH THE UTILITY OWNER, PROJECT OWNER, EMERGENCY PROVIDERS, ALL IMPACTED LOCAL RESIDENTS, AND IMPACTED BUSINESS OWNERS. METHOD OF NOTIFICATION SHALL BE SUBJECT TO APPROVAL OF THE PROJECT OWNER AND AFFECTED UTILITY.
- THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
- TRAFFIC CONTROL STANDARDS FOR THIS PROJECT SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. A TRAFFIC CONTROL PLAN APPROVED BY THE LOCAL ENTITY EXERCISING JURISDICTION SHALL BE OBTAINED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- SAW CUT ALL JOINTS IN EXISTING PAVEMENTS. SAW CUT JOINTS IN CURB AND GUTTER SECTIONS SHALL BE CONTINUOUS THROUGH THE CURB HEAD.
- INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO INITIATING ANY WORK ON THE PROJECT SITE. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
- ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE OWNER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
- ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF IN AN APPROVED LANDFILL PERMITTED TO ACCEPT THAT PARTICULAR TYPE OF WASTE.
- WHERE CONFLICTS EXIST BETWEEN GENERAL NOTES AND THE NOTES OF SPECIFIC GOVERNING JURISDICTIONS, THE GREATER STANDARD OR REQUIREMENT SHALL PREVAIL. WHERE CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND THE NOTES OR REQUIREMENTS OF SPECIFIC GOVERNING JURISDICTIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER IMMEDIATELY AND REQUEST CLARIFICATION.
- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL. PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PROJECT CONTACTS

OWNER
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
(404) 765-8000
CONTACT: MR. RANDY KIMOTO

CIVIL ENGINEER
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
(303) 353-3695
CONTACT: MR. KRISTOFER K. WUEST, PE

SITE ARCHITECT
MAYSE & ASSOCIATES, INC.
14850 QUORUM DRIVE, SUITE 201
DALLAS, TX 75254
(972) 386-0338 x250
CONTACT: MR. BENNY YU

WATER & SANITATION DEPARTMENT
AMERICAN FORK PUBLIC WORKS DEPT
275 E 200 N
AMERICAN FORK, UTAH 84003
GENERAL: (801) 763-3060
CULINARY WATER/PRESSURIZED IRRIGATION: JAY BREMS
SEWER/STORM WATER: ASHTON HARDY
TIMPANOGOS SPECIAL SERVICE DISTRICT
6400 N 9050 W
AMERICAN FORK, UT 84003
DAVID BARLOW: (801) 756-5231

ELECTRIC COMPANY
ROCKY MOUNTAIN POWER
GENERAL: (888) 221-7070
TERIA WALKER: (801) 756-1310

TELEPHONE COMPANY
COMCAST
GENERAL: 1 (800) 934-6489
ELYSIA VALDEZ: (801) 401-3017

GAS COMPANY
DOMINION ENERGY
GENERAL: (800) 323-5517
TRENT JOHNSON: (801) 853-6548

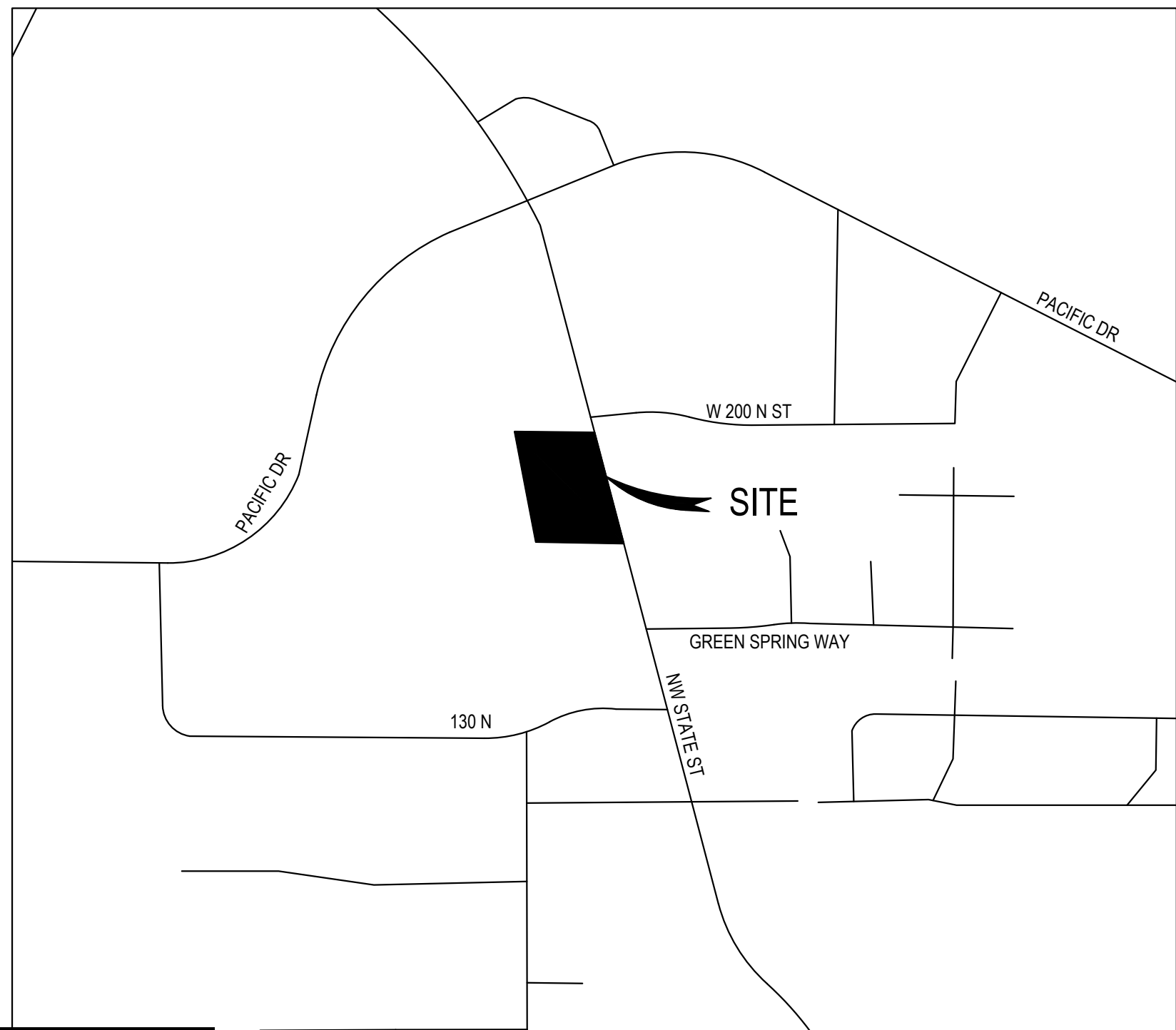
FIBER COMPANIES
AF FIBER
KYLE PETERSON: (801) 400-2933
CENTURY LINK
BILL WESTFALL: (432) 623-4252

CITY CONSTRUCTION INSPECTION
AMERICAN FORK PUBLIC WORKS DEPT
275 E 200 N
AMERICAN FORK, UTAH 84003
GENERAL: (801) 763-3060
CITY INSPECTOR: DEE HOWARD
SWPP INSPECTOR: HARLAN NIELSON
AMERICAN FORK IRRIGATION COMPANY
AMERICAN FORK IRRIGATION COMPANY
268 NORTH CENTER STREET
AMERICAN FORK, UTAH 84003
ERNIE JOHN: (801) 471-6576



CONSTRUCTION DOCUMENTS FOR AMERICAN FORK REMODEL

PARCEL 4, OF THE G.F.I. AMERICAN FORK INVESTMENTS, LTD. SUBDIVISION, PLAT "A", LOCATED IN THE CITY OF AMERICAN FORK, UTAH COUNTY, STATE OF UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.



DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 9:00 AM-12:00 PM in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwwhite@americanfork.gov or through 801-854-5932

Re-Submittal Acknowledgment Statement
The signature is required for re-submission of documents.
To ensure all comments have been addressed:
[Applicant Initial] I acknowledge that the Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.
[Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.
[Applicant Initial] This is the _____ (Ex: 1st) complete re-submittal of the subdivision constituting the start of the _____ (Name Number Review Cycle).

Next Step:
Revise and Resubmit based off comments made from staff
NO FIRE REVIEW CONDUCTED
CONTACT FIRE CHIEF

	American Fork City Development Review Committee
Engineering Division Reviewed tjepson 06/12/2024	No comments.
Planning and Zoning Reviewed copperman 06/18/2024	No comments

Sheet List Table	
Sheet	Sheet Title
C0.0	COVER SHEET
C1.0	DEMO PLAN
C2.0	SITE PLAN
C2.1	HORIZONTAL CONTROL PLAN
C2.2	LINE AND CURVE TABLES
C2.3	PAVING PLAN
C3.0	GRADING PLAN
C4.0	EROSION CONTROL PLAN
PS1.0	UTILITY PLAN
C9.0	CFA STANDARD DETAILS
C9.1	CFA STANDARD DETAILS
C9.2	CFA STANDARD DETAILS
C9.3	CFA STANDARD DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAIL
L-1.2	LANDSCAPE NOTES
I-1.0	IRRIGATION PLAN
I-2.0	IRRIGATION DETAILS
I-3.0	IRRIGATION DETAILS

LEGEND:

	PROPERTY LINE
	WATER METER
	IRRIGATION METER
	GREASE TRAP
	SINGLE CLEANOUT
	TWO-WAY CLEANOUT
	TRANSFORMER
	STORM INLET
	STORM MANHOLE
	LIGHT POLE
	PROPOSED TRAFFIC SIGN
	PAVEMENT STRIPING
	PARKING STALL COUNT
	FIRE LINE
	WATER LINE
	SANITARY SEWER
	GAS SERVICE
	ELECTRIC SERVICE
	TELEPHONE SERVICE
	STORM SEWER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EX STORM MANHOLE
	EX SANITARY MANHOLE
	EX STORM INLET
	EX LIGHT POLE
	EX UNDERGROUND ELECTRIC
	EX GAS SERVICE
	EX WATER LINE
	EX STORM SEWER
	EX SANITARY SEWER
	EX TELEPHONE SERVICE
	EX GUARDRAIL
	EX FIRE HYDRANT
	EX TRAFFIC SIGN
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	EX TREE
	EX IRRIGATION VALVE
	EX WATER VALVE
	EX TELEPHONE BOX
	EX ELECTRIC BOX
	EX RECLAIMED WATER MAIN
	EX STORM SEWER

BASIS OF BEARING:

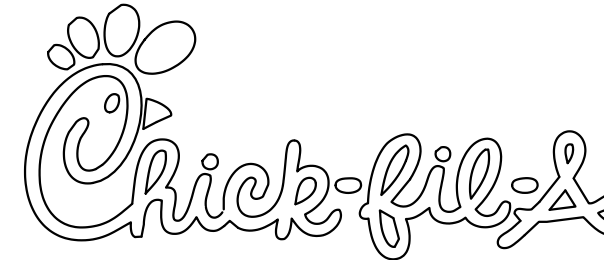
THE BASIS OF BEARING IS NORTH 0°16'36" EAST BETWEEN THE FOUND BRASS CAP MONUMENT AT EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN.

BENCHMARK:

TOP OF REBAR AND CAP (ENSGN) LOCATED AT THE SOUTHWEST CORNER OF PROPERTY.

ELEV. = 4588.83'
VERTICAL DATUM: NAVD88.

SUMMARY TABLE	
GROSS FLOOR AREA	PROPOSED: 4,454 S.F. EXISTING: 4,178 S.F.
BUILDING SETBACKS	SET DURING REVIEW
LANDSCAPE SETBACKS	10' ALL SIDES
PARKING REQUIRED	5 SPACES PER 1,000 S.F. OF FLOOR SPACE. (4,454 S.F. x $\frac{1}{200}$) = 23 SPACES REQUIRED
STANDARD PARKING PROVIDED	25
ADA PARKING PROVIDED	2
TOTAL LOT AREA	33,131 S.F. / 0.76 AC
BUILDING COVERAGE	4,454 S.F. (13%)
IMPERVIOUS COVERAGE	23,114 S.F. (63%)
PERVIOUS COVERAGE	5,563 S.F. (17%)
FEMA FLOOD ZONE	ZONE X



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

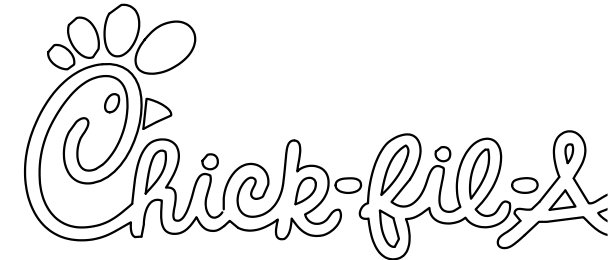
REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR PLANNING REVIEW
DATE 3/14/2024
DRAWN BY CS/ITR
SHEET

COVER SHEET

SHEET NUMBER

C0.0



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741



For and on Behalf of
Merrick & Company

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chick-Fil-A Remodel - Commercial Site Plan)

CHICK-FIL-A AMERICAN FORK FSU 183 N WEST STATE RD AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	PLANNING REVIEW
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SHEET	

DEMO PLAN

SHEET NUMBER

C1.0

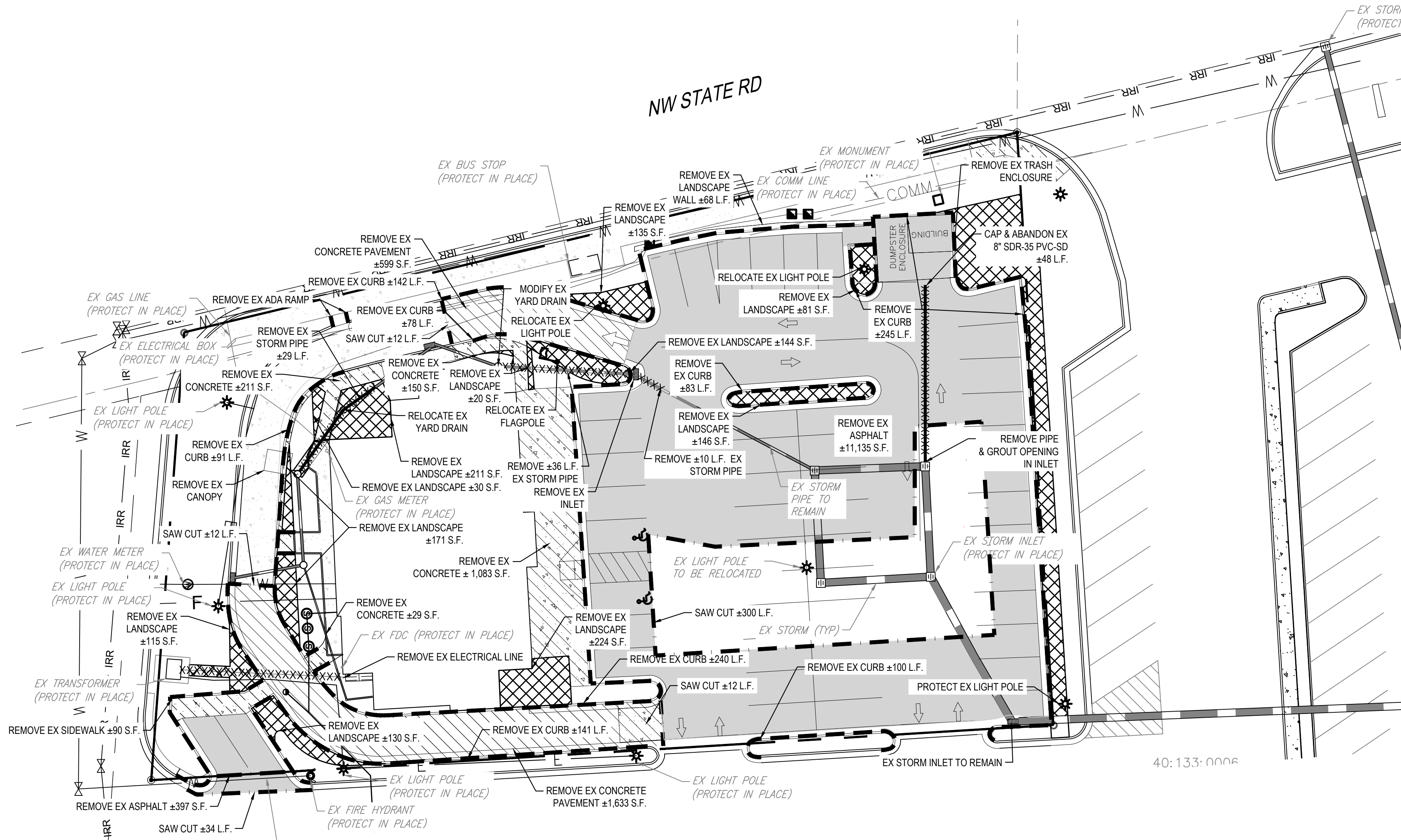
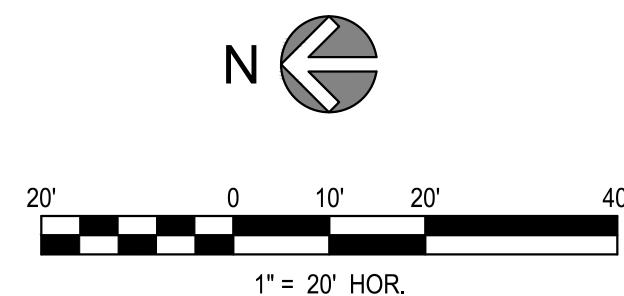
LEGEND:

- ASPHALT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- CONCRETE TO BE REMOVED
- LANDSCAPE AREA TO BE REMOVED

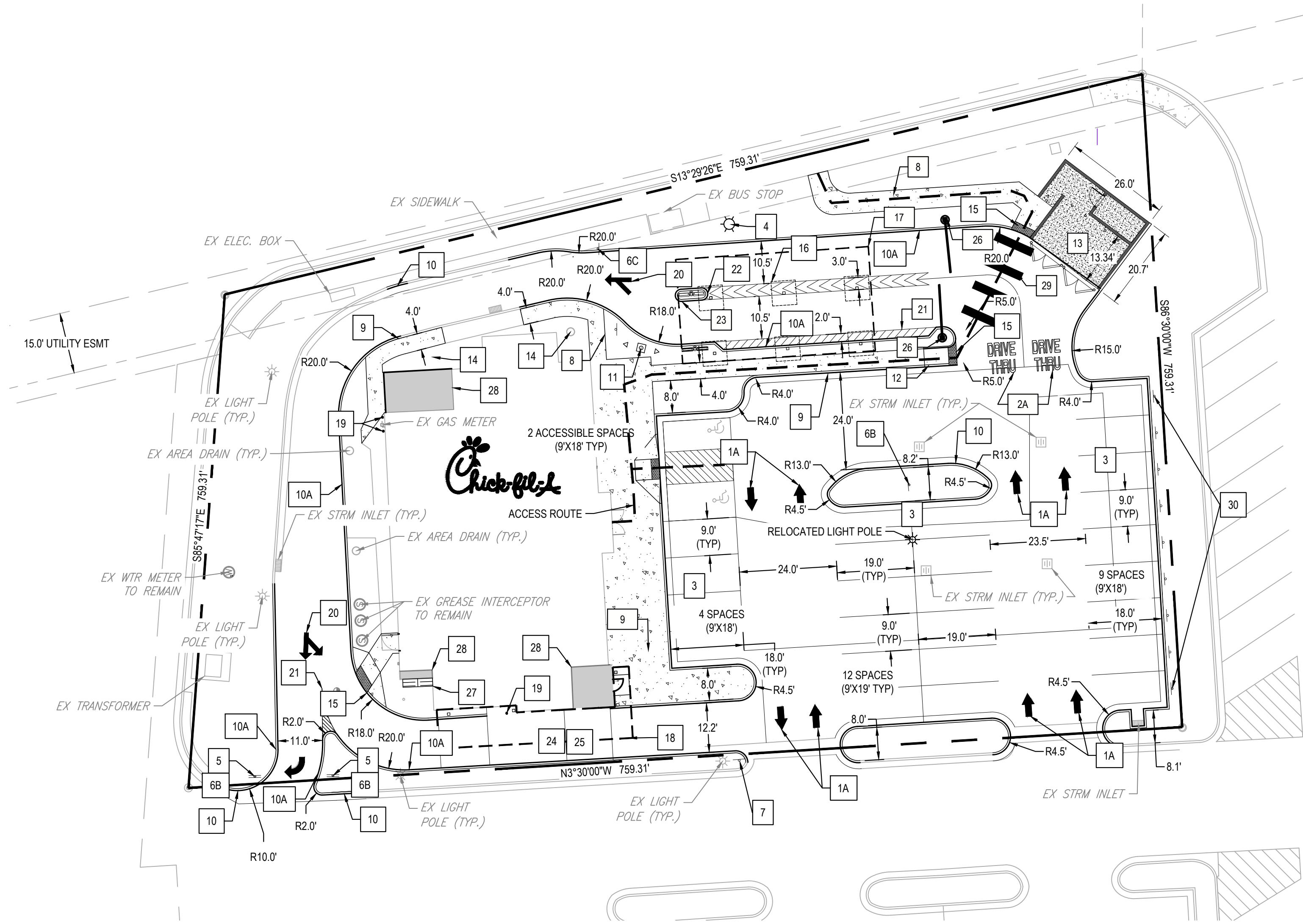
- EX CURB TO BE REMOVED
- EX CONCRETE/ASPHALT TO BE SAWCUT
- EX UTILITY LINES TO BE REMOVED

NOTES:

- CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO PROTECT IN PLACE ALL FEATURES TO REMAIN.
- CONTRACTOR TO INSTALL ALL STORM CONTROL MEASURES PRIOR TO COMMENCING DEMOLITION.



File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDS\Construction\0490-C2.0-SITE PLAN.dwg Last Saved By: KRIS WIEST
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SITE PLAN TABLE	
BUILDING AREA (SF)	4,397
GROSS SQ.FT./ACREAGE FOR SITE:	33,131/0.76
SPACES REQUIRED (5 PER 1,000 S.F. OF FLOOR SPACE)	
	23
STANDARD SPACES PROVIDED ON-SITE:	
ACCESSIBLE SPACES PROVIDED ON-SITE:	2
TOTAL SPACES PROVIDED:	27

- NOTES:
- REFER TO SHEET C-0.0 FOR LEGEND AND STANDARD ABBREVIATIONS.
 - ALL DIMENSIONS ARE FROM FLOWLINE UNLESS OTHERWISE NOTED.
 - REFER TO SHEET C-9.0 FOR DETAILS.
 - REFER TO SHEET C-3.0 FOR SPILL AND CATCH CURB LOCATIONS
 - REFER TO ARCHITECTURE PLANS FOR CANOPY INFORMATION.
 - REFER TO SIGNAGE PACKAGE FOR ALL SITE AND CHICK-FIL-A SIGN DETAILS.
 - ALL CURB ALONG CONCRETE DRIVE THROUGH TO BE MONOLITHICALLY POURED WITH DRIVE THROUGH STRIPING.
 - STRIPING ON ASPHALT TO BE WHITE PAINT AND STRIPING ON CONCRETE TO BE YELLOW PAINT.
 - ALL PROPOSED CURB AND GUTTER TO TIE INTO EXISTING CURB AND GUTTER.
 - CONCRETE SIDE WALK TO BE 6" THICK AT ROAD CROSSING.

SITE PLAN DESIGN NOTES & KEY PLAN

- 1

PAVEMENT MARKINGS - 1

1A

DIRECTIONAL ARROW

2

PAVEMENT MARKINGS - 2

2A

DRIVE-THRU

3

90 DEGREE PARKING STRIPING

4

LIGHT POLE

5

RIGHT TURN ONLY SIGN

6

DIRECTIONAL SIGNAGE

6A

ONE WAY

6B

DO NOT ENTER SIGN

6C

PEDESTRIAN CROSSING

7

STOP SIGN

8

CONCRETE SIDEWALK, SEE NOTE 10

9

SIDEWALK W/ CURB & GUTTER, SEE NOTE 9

10

CONCRETE CURB & GUTTER

10A

MONOLITHIC CURB & GUTTER

11

RELOCATED FLAG POLE

12

CURB RAMP w/ SHORT FLARED SIDES

13

TRASH ENCLOSURE

14

STORM DRAIN AREA INLET

15

DETECTABLE WARNING DEVICE

16

8" SOLID YELLOW STRIP

17

DRIVE-THRU CANOPY RE: ARCHITECTURE

18

MEAL DELIVERY CANOPY RE: ARCHITECTURE

19

CONCRETE BOLLARD

20

MULTI-LANE DIRECTIONAL GRAPHICS

21

4" WIDE STRIPES @ 3.0' O.C., YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE

22

MENU BOARD LOOP DETECTION SYSTEM (ISO. VIEW)

23

DRIVE-THRU ORDER POINT ISLAND

24

DRIVE-THRU PLAN - FLUSH WITH FFE

25

DIRVE-THRU ISOMETRIC

26

DRIVE-THRU CLEARANCE BAR

27

RELOCATED MDP RE: ELECTRICAL

28

BUILDING ADDITION RE: ARCHITECTURE

29

CROSSWALK MARKINGS

30

EMPLOYEE ONLY PARKING SIGN
- 1

C9.0

2

C9.0

3

C9.0

7

C9.0

8

C9.0

9

C9.0

10

C9.0

11

C9.0

1

C9.1

5

C9.2

6

C9.2

6

C9.3

7

C9.3

8

C9.3

9

C9.3

10

C9.3

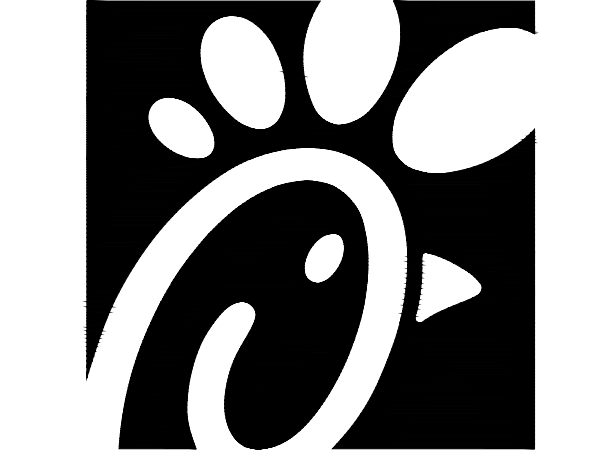
MAJOR SITE PLAN AMENDMENT

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
CONSULTANT PROJECT # 65120490		
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DRAWN BY CS/ITR		
SHEET		

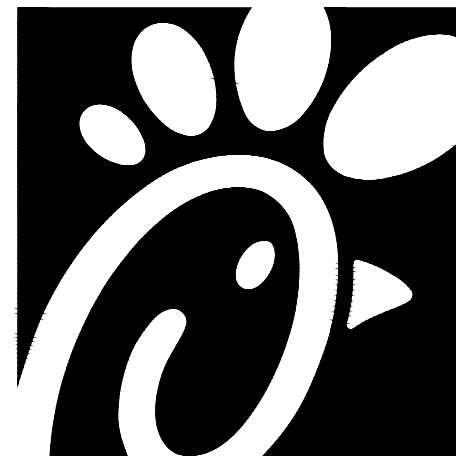
SITE PLAN
SHEET NUMBER
C2.0



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel - Commercial (Site Plan)



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741



Seg
PROFESSIONAL ENGINEER
NO. 11094390
06/10/2024
KRISTOFER
KYLE WIEST
For and on Behalf of
Merrick & Company

CHICK-FIL-A AMERICAN FORK FSU

183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #		65120490
PRINTED FOR	PLANNING REVIEW	
DATE		3/14/2024
DRAWN BY	CS/ITR	
SHEET		

HORIZONTAL
CONTROL PLAN

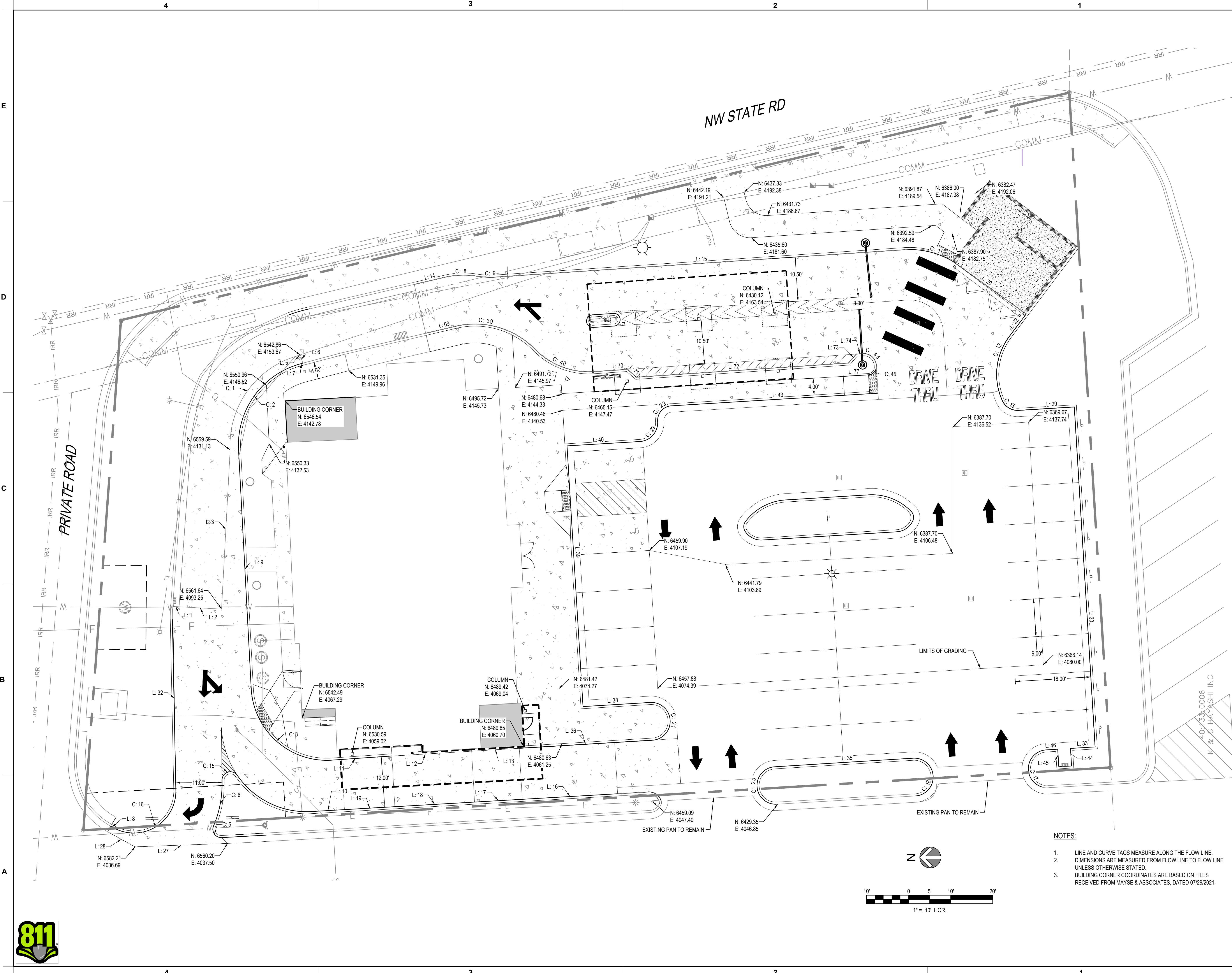
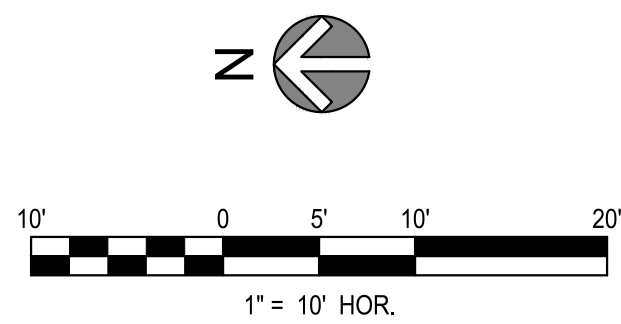
SHEET NUMBER

C2.1

MAJOR SITE PLAN AMENDMENT

NOTES:

1. LINE AND CURVE TAGS MEASURE ALONG THE FLOW LINE.
2. DIMENSIONS ARE MEASURED FROM FLOW LINE TO FLOW LINE UNLESS OTHERWISE STATED.
3. BUILDING CORNER COORDINATES ARE BASED ON FILES RECEIVED FROM MAYSE & ASSOCIATES, DATED 07/29/2021.



File Path: Q:\DEN\Projects\0490-00 CFA American Fork\CAD\CDDs\Construction\0490-C2.1-HORIZONTAL CONTROL
PLAN.dwg Last Saved By: KRIS WIEST
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LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 1	S1° 41' 06"W	1.48'	N: 6573.235 E: 4093.838	N: 6571.751 E: 4093.795
L: 2	S3° 05' 52"W	10.12'	N: 6571.751 E: 4093.795	N: 6561.641 E: 4093.248
L: 3	S86° 54' 08"E	37.93'	N: 6561.641 E: 4093.248	N: 6559.591 E: 4131.127
L: 5	S15° 31' 42"E	0.68'	N: 6543.512 E: 4153.487	N: 6542.858 E: 4153.669
L: 6	S74° 28' 18"W	2.00'	N: 6542.858 E: 4153.669	N: 6542.323 E: 4151.742
L: 7	N15° 31' 42"W	0.68'	N: 6542.323 E: 4151.742	N: 6542.976 E: 4151.560
L: 8	S28° 47' 46"W	0.78'	N: 6588.004 E: 4041.588	N: 6587.320 E: 4041.212
L: 9	S86° 58' 03"W	56.99'	N: 6557.594 E: 4131.232	N: 6554.579 E: 4074.320
L: 10	N3° 19' 21"W	7.89'	N: 6532.396 E: 4045.542	N: 6540.268 E: 4045.085
L: 11	S3° 59' 45"E	11.38'	N: 6535.514 E: 4057.305	N: 6524.162 E: 4058.098
L: 12	S3° 29' 13"E	22.05'	N: 6524.162 E: 4058.098	N: 6502.151 E: 4059.439
L: 13	S3° 28' 08"E	11.36'	N: 6502.151 E: 4059.439	N: 6490.816 E: 4060.126
L: 14	S13° 07' 48"E	7.38'	N: 6515.797 E: 4170.485	N: 6508.606 E: 4172.163
L: 15	S3° 49' 50"E	97.35'	N: 6496.391 E: 4172.225	N: 6399.262 E: 4178.729
L: 16	N3° 19' 21"W	22.73'	N: 6467.418 E: 4049.315	N: 6490.112 E: 4047.997
L: 17	N3° 19' 19"W	11.36'	N: 6490.112 E: 4047.997	N: 6501.449 E: 4047.339
L: 18	N3° 19' 17"W	19.00'	N: 6501.449 E: 4047.339	N: 6520.417 E: 4046.238
L: 19	N3° 19' 31"W	12.00'	N: 6520.417 E: 4046.238	N: 6532.396 E: 4045.542
L: 20	N35° 37' 57"E	21.51'	N: 6370.229 E: 4163.437	N: 6387.708 E: 4175.966
L: 22	N53° 00' 58"W	6.19'	N: 6370.523 E: 4163.047	N: 6374.250 E: 4158.098

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 27	N2° 05' 36"W	22.02'	N: 6560.204 E: 4037.498	N: 6582.212 E: 4036.694
L: 28	N28° 46' 51"E	7.43'	N: 6582.212 E: 4036.694	N: 6588.727 E: 4040.273
L: 29	S3° 29' 54"E	13.28'	N: 6372.033 E: 4140.520	N: 6358.781 E: 4141.330
L: 30	S86° 30' 06"W	81.00'	N: 6358.781 E: 4141.330	N: 6353.839 E: 4060.481
L: 32	N89° 02' 34"E	43.78'	N: 6572.504 E: 4050.087	N: 6573.235 E: 4093.861
L: 33	N3° 29' 54"W	5.87'	N: 6353.837 E: 4060.461	N: 6359.697 E: 4060.103
L: 35	N3° 31' 02"W	15.99'	N: 6397.138 E: 4057.776	N: 6413.093 E: 4056.795
L: 36	S3° 28' 50"E	31.59'	N: 6490.816 E: 4060.130	N: 6459.284 E: 4062.048
L: 38	S3° 31' 02"E	15.99'	N: 6475.652 E: 4070.057	N: 6459.897 E: 4071.037
L: 39	N86° 29' 20"E	62.13'	N: 6475.652 E: 4070.057	N: 6479.458 E: 4132.075
L: 40	S3° 24' 34"E	17.36'	N: 6479.458 E: 4132.075	N: 6462.125 E: 4133.107
L: 43	S3° 29' 54"E	49.24'	N: 6454.622 E: 4141.598	N: 6405.475 E: 4144.602
L: 44	N86° 30' 06"E	4.19'	N: 6359.442 E: 4055.923	N: 6359.897 E: 4060.103
L: 45	N86° 30' 06"E	4.19'	N: 6362.471 E: 4055.738	N: 6362.726 E: 4059.918
L: 46	N3° 29' 54"W	2.78'	N: 6362.726 E: 4059.918	N: 6365.501 E: 4059.748
L: 69	S13° 07' 04"E	7.39'	N: 6513.086 E: 4158.860	N: 6505.892 E: 4160.536
L: 70	S3° 49' 50"E	8.00'	N: 6473.049 E: 4149.734	N: 6465.066 E: 4150.269
L: 71	S41° 10' 10"W	2.83'	N: 6465.066 E: 4150.269	N: 6462.937 E: 4148.407
L: 72	S3° 49' 50"E	50.55'	N: 6462.937 E: 4148.407	N: 6412.499 E: 4151.784
L: 73	S48° 49' 50"E	2.83'	N: 6412.499 E: 4151.784	N: 6410.637 E: 4153.913

LINE TABLE				
LINE #	BEARING	LENGTH	START	END
L: 74	N3° 29' 54"W	1.58'	N: 6409.057 E: 4154.010	N: 6410.637 E: 4153.913
L: 77	S3° 29' 54"E	6.00'	N: 6413.736 E: 4148.606	N: 6407.747 E: 4148.972

CURVE TABLE							
CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	START	END
C: 1	29.76'	77° 30' 22"	22.00'	27.54	S54° 16' 49"E	N: 6559.591 E: 4131.127	N: 6543.512 E: 4153.487
C: 2	27.05'	77° 30' 15"	20.00'	25.04	N54° 16' 49"W	N: 6542.976 E: 4151.560	N: 6557.594 E: 4131.232
C: 3	28.41'	90° 26' 23"	18.00'	25.55	S41° 44' 52"W	N: 6554.579 E: 4074.320	N: 6535.514 E: 4057.305
C: 5	4.06'	116° 23' 16"	2.00'	3.40	S54° 59' 30"W	N: 6563.540 E: 4041.668	N: 6561.589 E: 4038.884
C: 6	11.13'	25° 17' 56"	25.21'	11.04	N79° 30' 55"W	N: 6561.530 E: 4052.526	N: 6563.540 E: 4041.668
C: 8	7.76'	22° 14' 36"	20.00'	7.72	S2° 00' 30"E	N: 6508.606 E: 4172.163	N: 6500.895 E: 4172.433
C: 9	4.52'	12° 56' 37"	20.00'	4.51	S2° 38' 29"W	N: 6500.895 E: 4172.433	N: 6496.391 E: 4172.225
C: 11	12.06'	34° 33' 10"	20.00'	11.88	S13° 26' 45"W	N: 6399.262 E: 4178.729	N: 6387.708 E: 4175.966
C: 12	16.10'	61° 29' 07"	15.00'	15.34	N83° 45' 31"W	N: 6374.250 E: 4158.098	N: 6375.917 E: 4142.854
C: 13	4.82'	68° 59' 49"	4.00'	4.53	S31° 00' 01"W	N: 6375.917 E: 4142.854	N: 6372.033 E: 4140.520
C: 15	5.01'	143° 27' 39"	2.00'	3.80	N18° 54' 37"W	N: 6557.937 E: 4053.757	N: 6561.530 E: 4052.526
C: 16	20.85'	119° 26' 13"	10.00'	17.27	S30° 55' 20"E	N: 6587.320 E: 4041.212	N: 6572.504 E: 4050.087
C: 17	7.55'	96° 05' 02"	4.50'	6.69	S62° 12' 27"W	N: 6369.441 E: 4056.814	N: 6366.320 E: 4050.894
C: 18	14.28'	181° 45' 50"	4.50'	9.00	N87° 21' 53"E	N: 6396.724 E: 4048.786	N: 6397.138 E: 4057.776
C: 20	14.23'	182° 54' 24"	4.46'	8.91	S85° 31' 14"W	N: 6430.047 E: 4055.733	N: 6429.351 E: 4046.849
C: 21	14.28'	181° 45' 50"	4.50'	9.00	S87° 21' 53"W	N: 6459.697 E: 4071.037	N: 6459.284 E: 4062.048
C: 22	7.09'	90° 12' 34"	4.50'	6.38	S48° 30' 51"E	N: 6462.125 E: 4133.107	N: 6457.902 E: 4137.863
C: 23	5.51'	90° 07' 14"	3.50'	4.95	S48° 33' 30"E	N: 6457.902 E: 4137.883	N: 6454.622 E: 4141.598
C: 39	20.46'	58° 36' 50"	20.00'	19.58	S16° 11' 21"W	N: 6505.892 E: 4160.536	N: 6487.089 E: 4155.077
C: 40	15.50'	49° 19' 35"	18.00'	15.02	S20° 49' 58"W	N: 6487.089 E: 4155.077	N: 6473.049 E: 4149.734

CURVE TABLE						
CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	START
C: 44	4.71'	90° 00' 00"	3.00'	4.24	N41° 30' 06"E	N: 6405.879 E: 4151.198
C: 45	3.14'	90° 00' 00"	2.00'	2.83	S48° 29' 54"E	N: 6407.747 E: 4148.972



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BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR PLANNING REVIEW
DATE 3/14/2024
DRAWN BY CS/ITR
SHEET

LINE AND CURVE TABLES

SHEET NUMBER

C2.2



A B C D E

PRIVATE ROAD

40:133:0004
PARCEL 4, GFI AMERICAN FORK
INVESTMENTS LTD SUBDIVISION
CHICK-FIL-A INC.
33,131 SQ. FT. 0.760 ACRES.

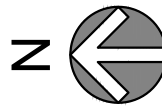
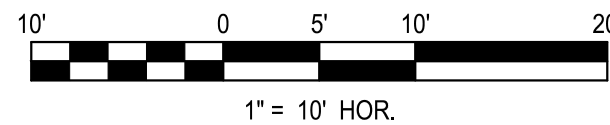
NW STATE RD

- NOTES:
1. REFER TO SHEET C-0.0 FOR LEGEND AND STANDARD ABBREVIATIONS.
 2. REFER TO SHEET C9.0-C9.3 FOR DETAILS.
 3. ALL PAVING SHALL MEET OR EXCEED THE STANDARDS OF THE CITY OF AMERICAN FORK.
 4. SIDEWALKS TO MEET CITY STANDARD DETAIL 15.18

LEGEND:

- PROPOSED HMA PAVING
PROPOSED CONCRETE PAVING/SIDEWALK
EXISTING CONCRETE
MILL & OVERLAY

3
C9.2
9-12
C9.0



MAJOR SITE PLAN AMENDMENT

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

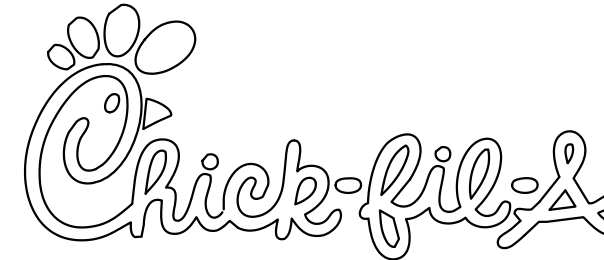
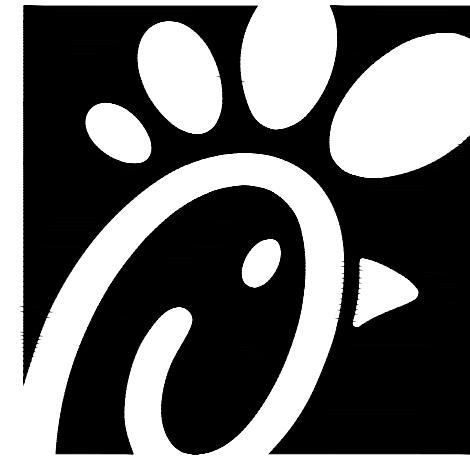
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NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	PLANNING REVIEW
DATE	3/14/2024
DRAWN BY	CS/ITR
SHEET	

PAVING PLAN

SHEET NUMBER

C2.3



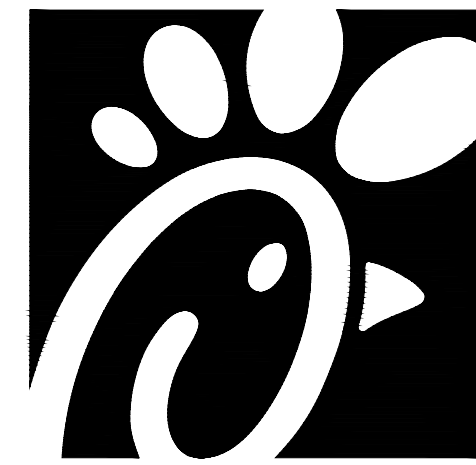
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741



For and on Behalf of
Merrick & Company



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741



For and on Behalf of
Merrick & Company

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

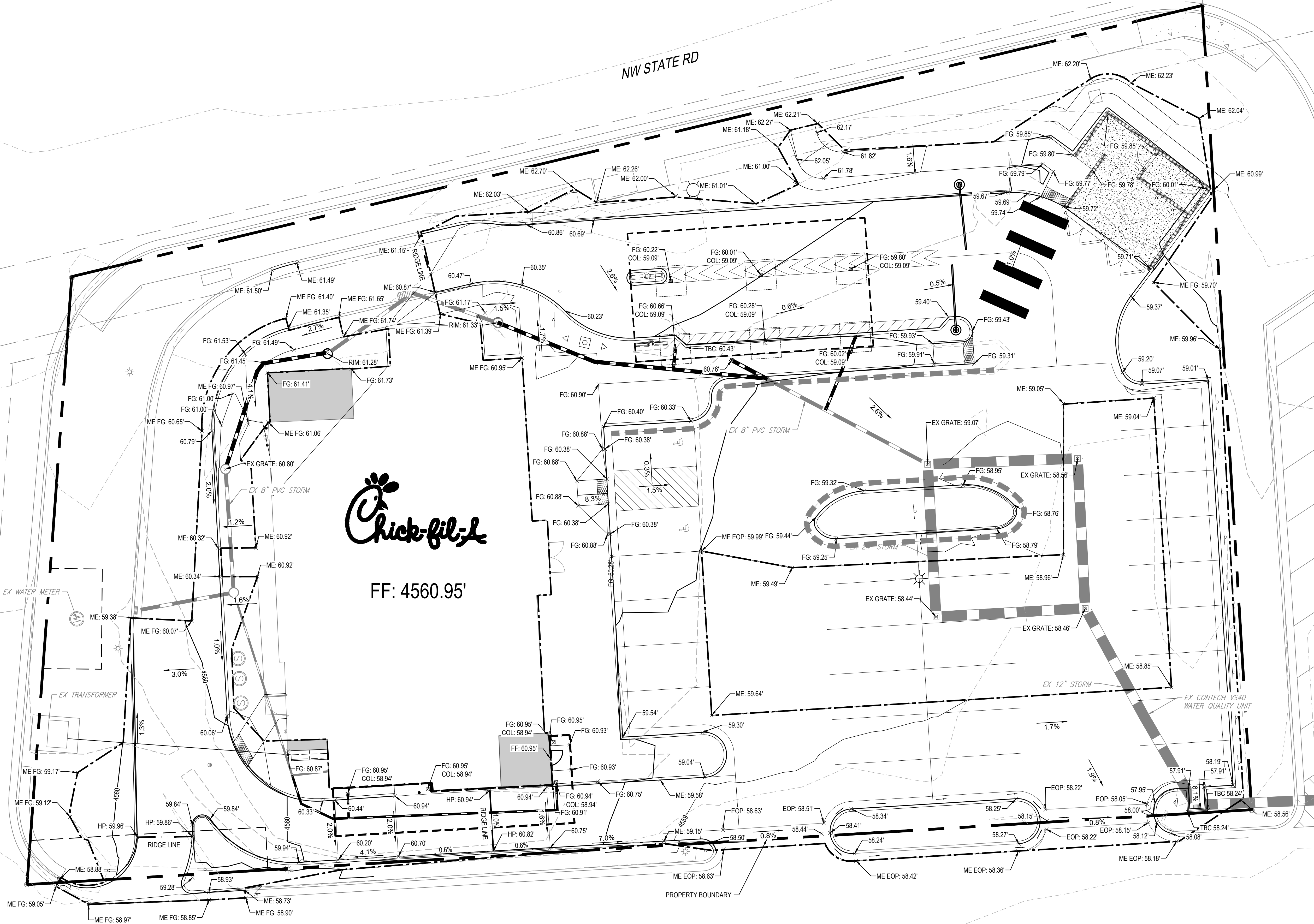
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PRINTED FOR	PLANNING REVIEW	
DATE	3/14/2024	
DRAWN BY	CS/ITR	
SHEET		

GRADING PLAN

SHEET NUMBER

C3.0

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By: JANI RYPKE
5/30/2024 11:59 AM
00-LS-0000-A101-SHEET NAME



LEGEND:

---	PROPERTY LINE
---	EXTENTS OF GRADING
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
45.61' x	SPOT ELEVATION
2.7%	PROPOSED SLOPE ARROW
---	SPILL CURB
---	FLOW ARROW

ABBREVIATIONS:

FG	FINISHED GRADE
FF	FINISHED FLOOR
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING GRADE
TC	TOP OF CURB
EOP	EDGE OF PAVEMENT

NOTES:

- ALL SPOT ELEVATIONS DENOTE FLOW LINE UNLESS OTHERWISE SPECIFIED.
- ELEVATIONS ARE 45XX.XX'

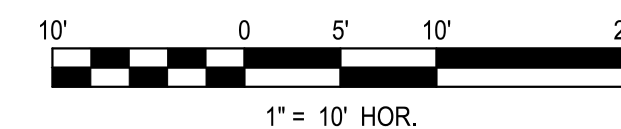
BASIS OF BEARING:

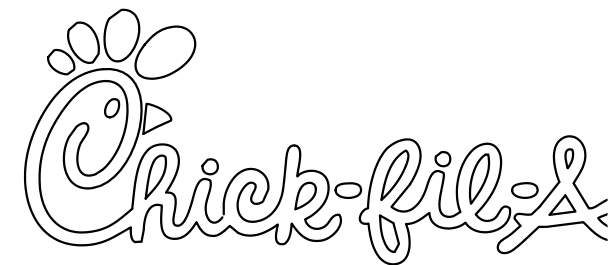
THE BASIS OF BEARING IS NORTH 0°16'38" EAST
BETWEEN THE FOUND BRASS CAP MONUMENT AT EAST
QUARTER CORNER AND THE SOUTHEAST CORNER OF
SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN AS SHOWN.

BENCHMARK:

TOP OF REBAR AND CAP (ENGIN) LOCATED AT THE
SOUTHWEST CORNER OF PROPERTY.

ELEV. = 4588.83'
VERTICAL DATUM: NAVD88.





Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741



For and on Behalf of
Merrick & Company

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chik-Fil-A Remodel - Commercial Site Plan)

MAJOR SITE PLAN AMENDMENT

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

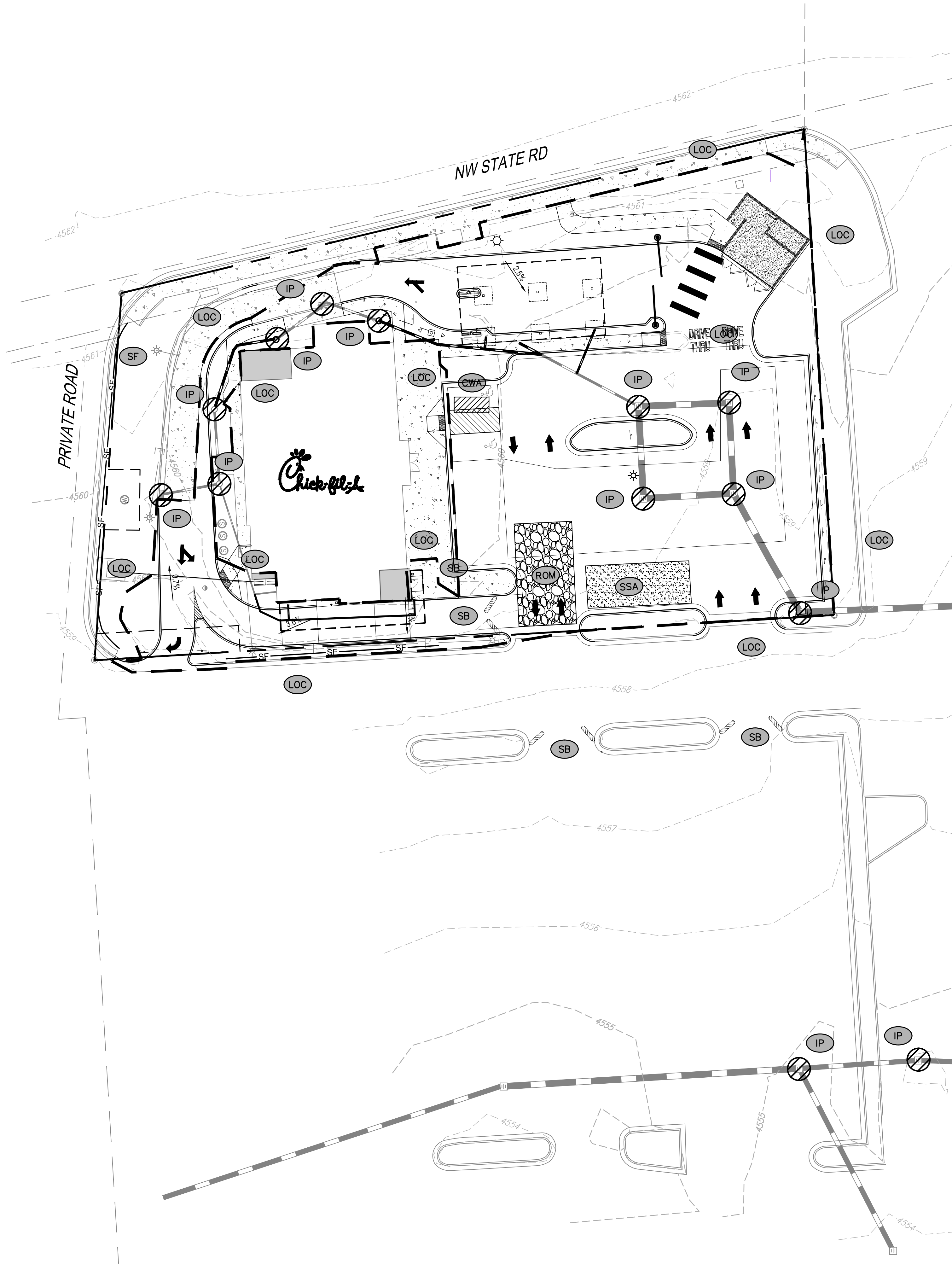
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RELEASE: V2_18.08

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	65120490
PRINTED FOR	PLANNING REVIEW
DATE	3/14/2024
DRAWN BY	CS/ITR
SHEET	

**EROSION
CONTROL PLAN**
SHEET NUMBER

C4.0



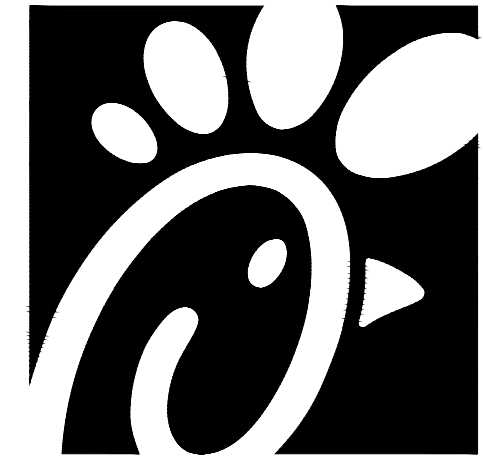
BMP LEGEND:

	IP	INLET PROTECTION
	LOC	LIMITS OF CONSTRUCTION
	SSA	STABILIZED STAGING AREA
	ROM	ROLL OVER MAT
	CWA	CONCRETE WASHOUT AREA
	SF	SILT FENCE
	SB	STRAW BARRIER

NOTES:

1. CONCRETE WASHOUT TO BE ECOPAN (LARGE) OR APPROVED EQUIVALENT.
2. VEHICLE TRACKING PAD TO BE FODS OR APPROVED EQUIVALENT.
3. OFFSITE, DOWNSTREAM INLETS TO BE PROTECTED WITH INLET PROTECTION. COORDINATE WITH CONTRACTOR.





Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
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For and on Behalf of
Merrick & Company

CHICK-FIL-A AMERICAN FORK FSU 183 N WEST STATE RD AMERICAN FORK, UT 84003

FSR# 2575
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE
NO. DATE DESCRIPTION

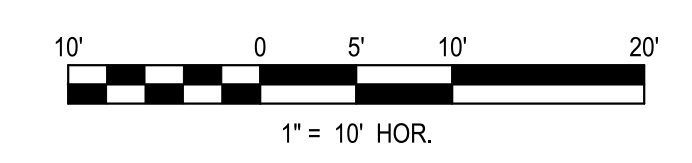
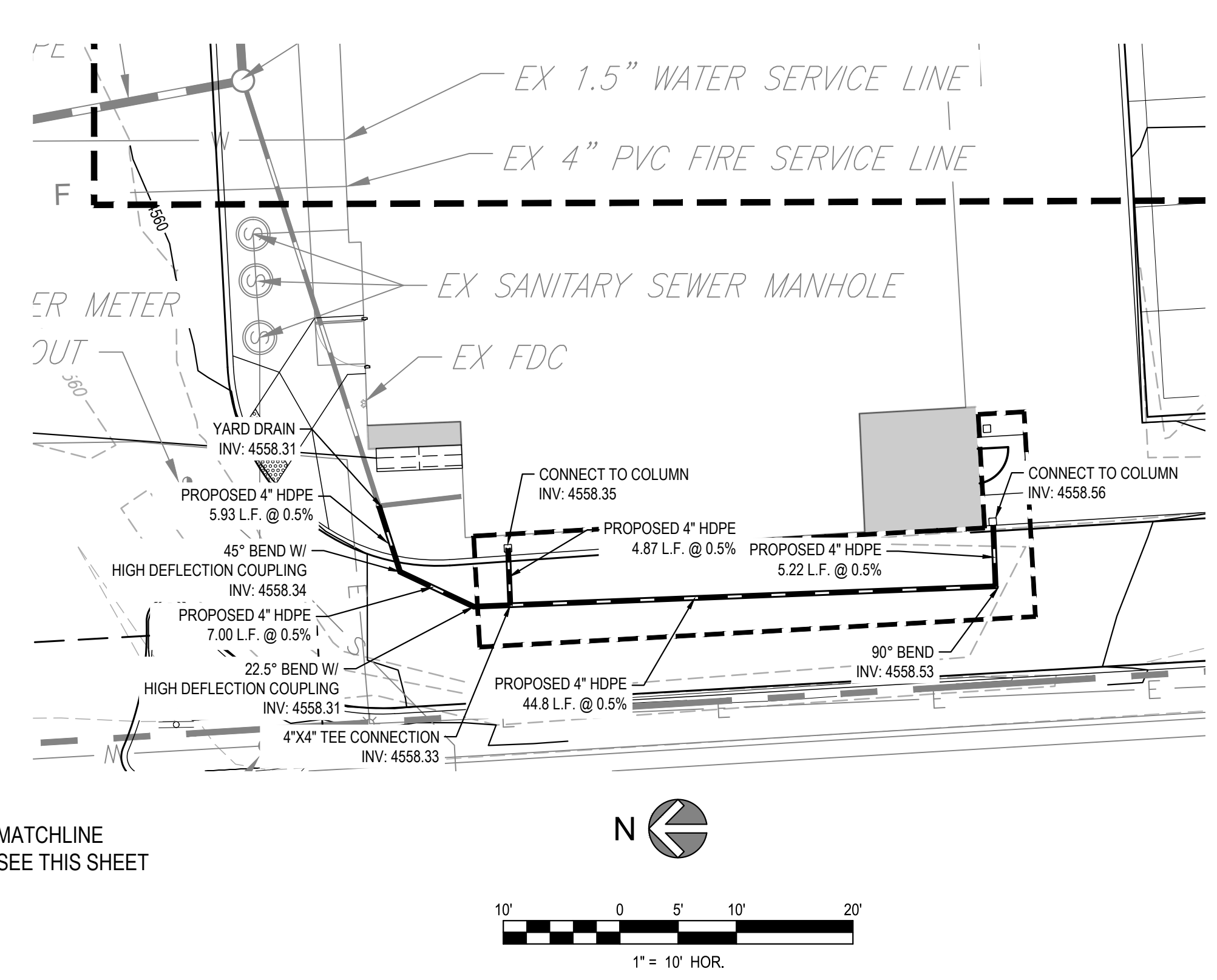
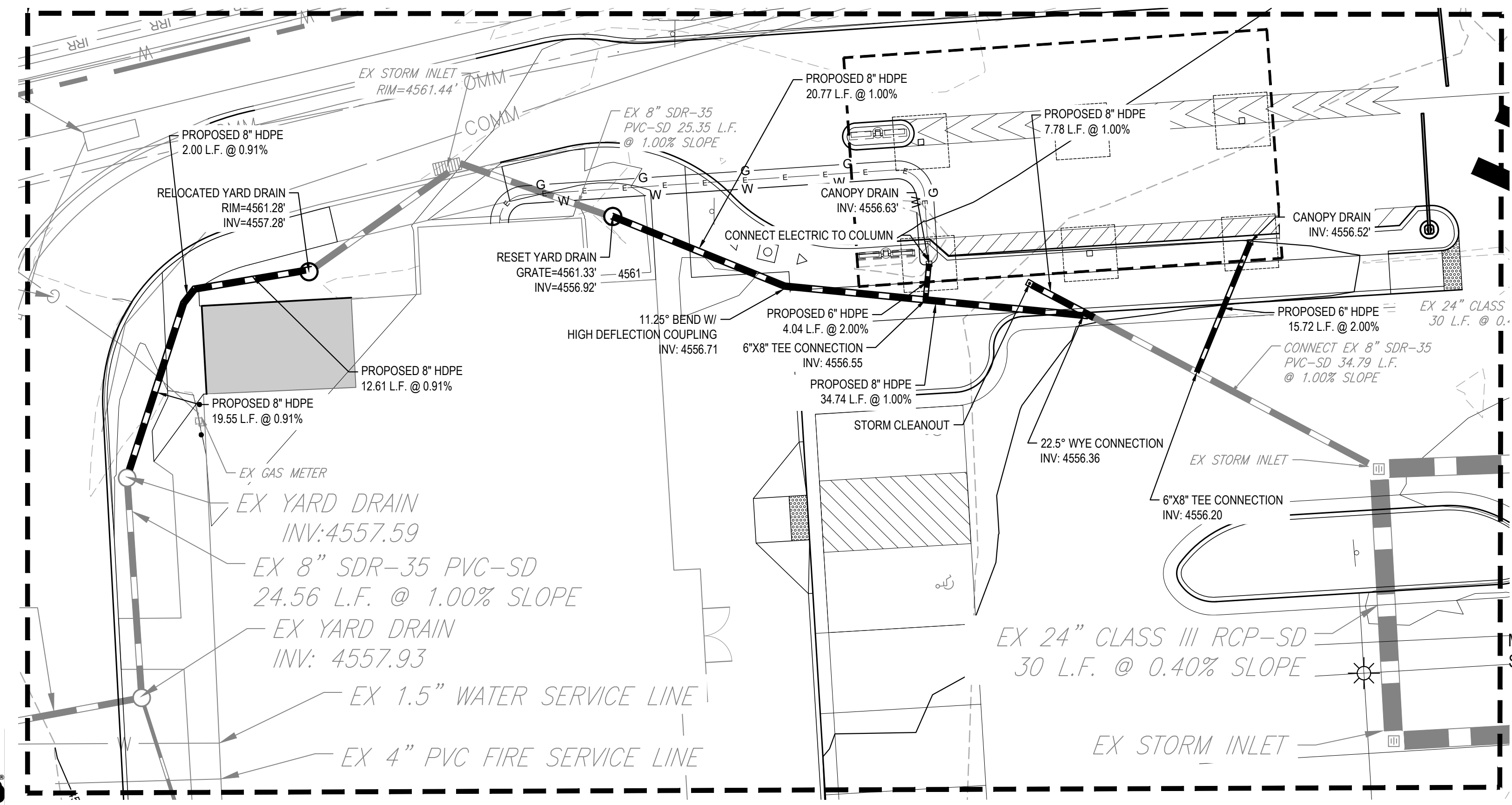
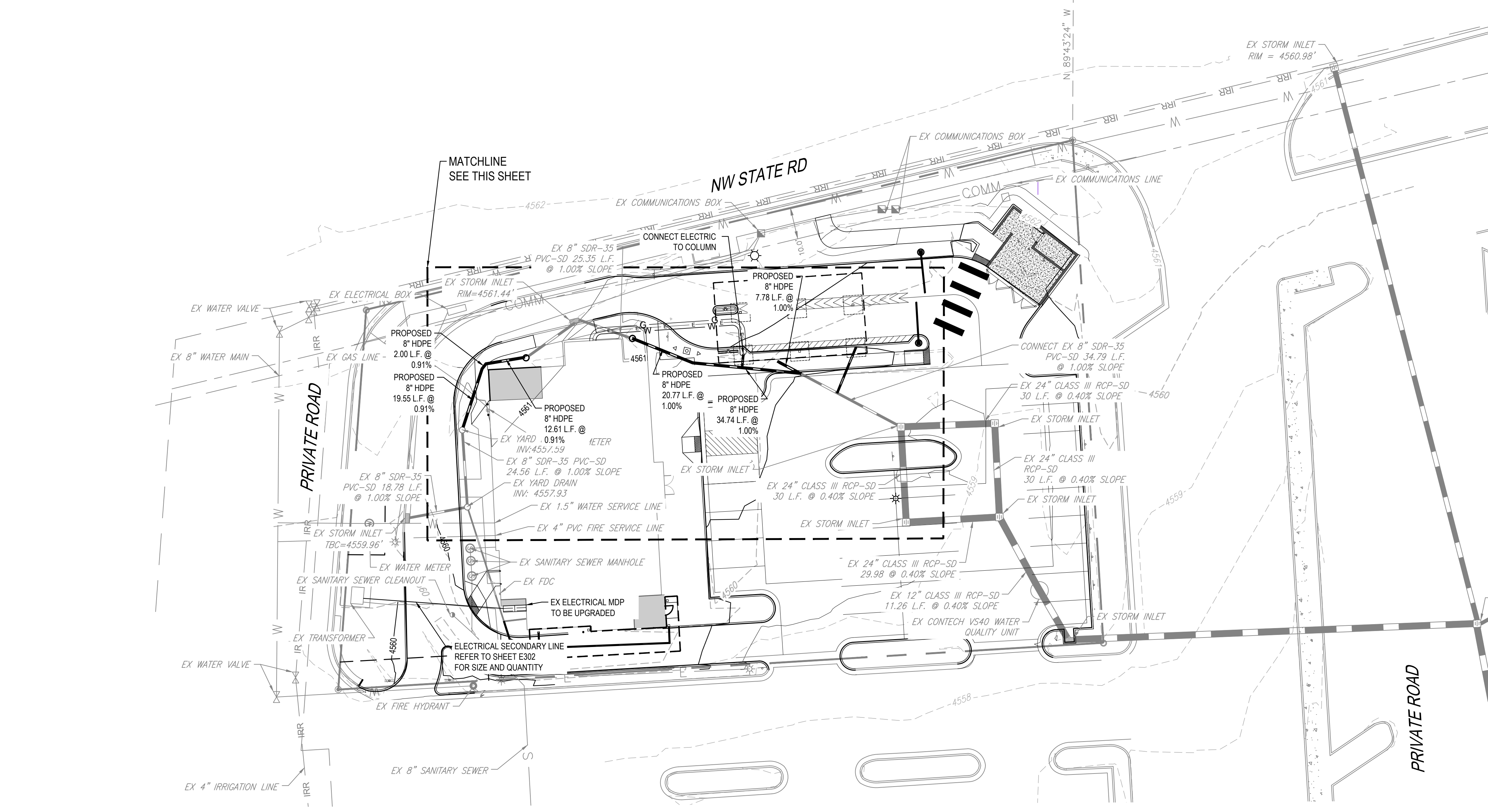
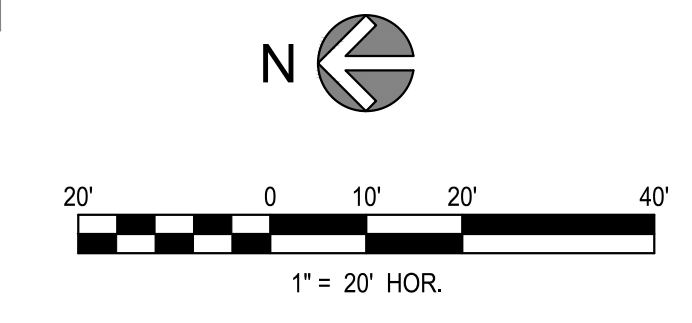
CONSULTANT PROJECT # 65120490
PRINTED FOR PLANNING REVIEW
DATE 3/14/2024
DRAWN BY CS/ITR
SHEET

UTILITY PLAN

PS1.0

LEGEND:

- PROPERTY LINE
- WATER METER
- IRRIGATION METER
- GREASE INTERCEPTOR
- SINGLE CLEANOUT
- TWO-WAY CLEANOUT
- TRANSFORMER
- STORM INLET
- STORM MANHOLE
- FIRE LINE
- WATER LINE
- SANITARY SEWER
- GAS SERVICE
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- STORM SEWER
- EX STORM MANHOLE
- EX SANITARY MANHOLE
- EX STORM INLET
- EX UNDERGROUND ELECTRIC
- EX GAS SERVICE
- EX WATER LINE
- EX SANITARY SEWER
- EX COMMUNICATION SERVICE
- EX TREE
- EX IRRIGATION VALVE
- EX WATER VALVE
- EX TELEPHONE BOX
- EX ELECTRIC BOX
- EX STORM SEWER



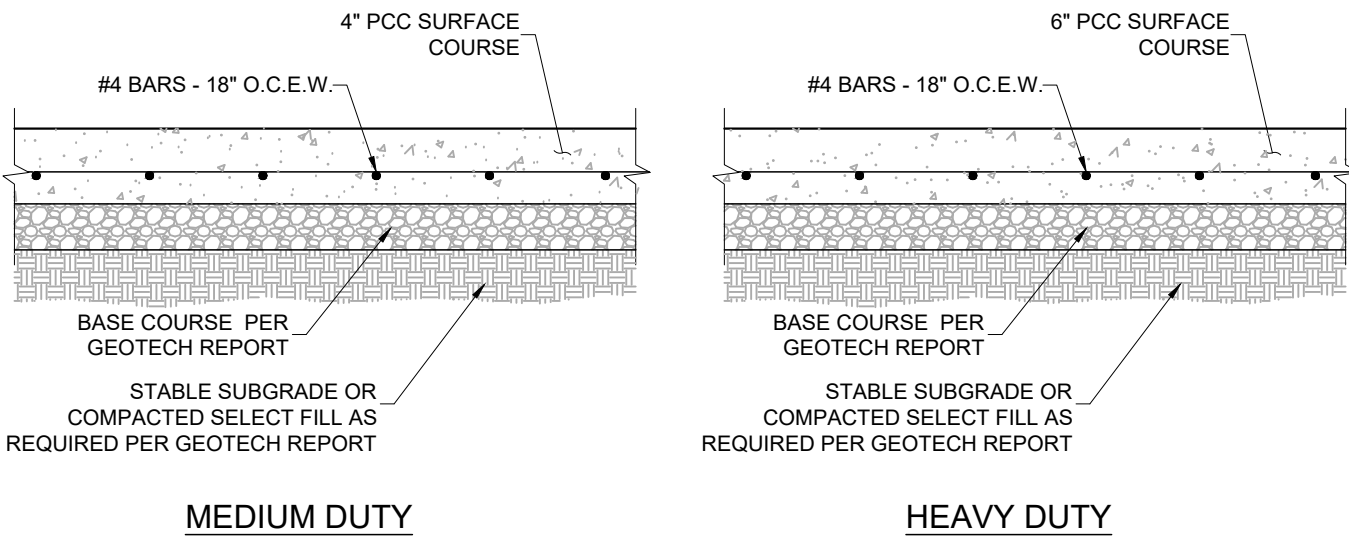
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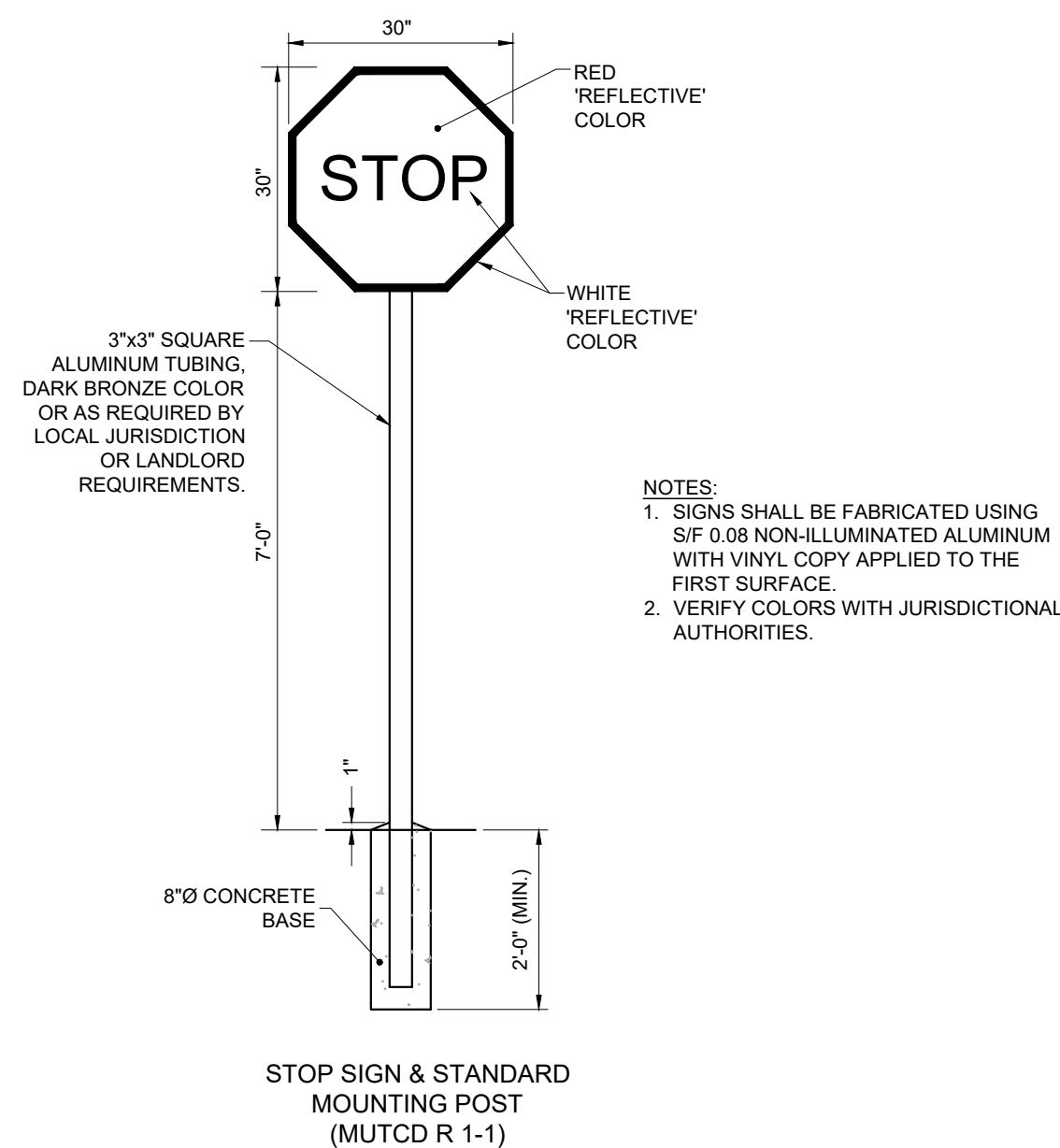
E

- NOTES:
- DESIGN PER GEOTECH REPORT BY _____, DATED _____.
 - PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
 - JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
 - CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS.



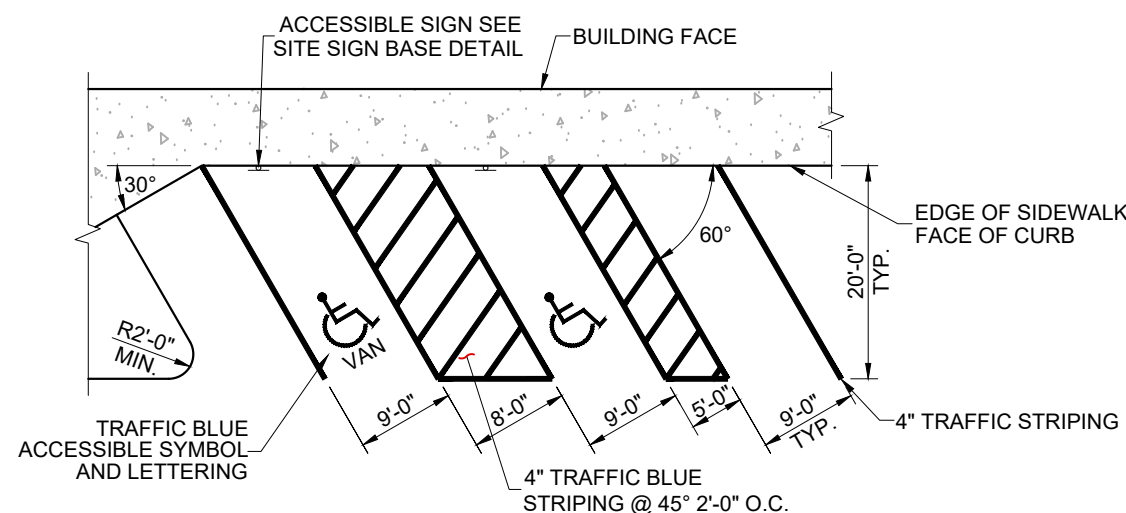
12 CONCRETE PAVEMENTS
C9.0 NOT TO SCALE

C



8 STOP SIGN
C9.0 NOT TO SCALE

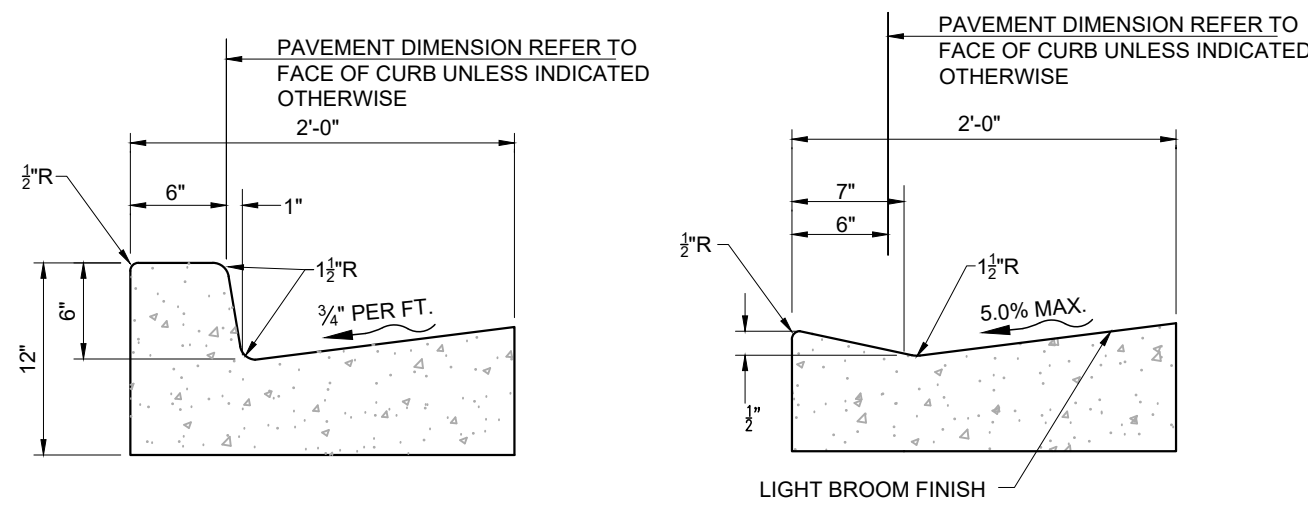
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- NOTES
- ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS ISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
 - PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
 - GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
 - CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
 - CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
 - NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
 - ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
 - ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE.
 - STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

4 60° ANGLED PARKING STRIPING
C9.0 NOT TO SCALE

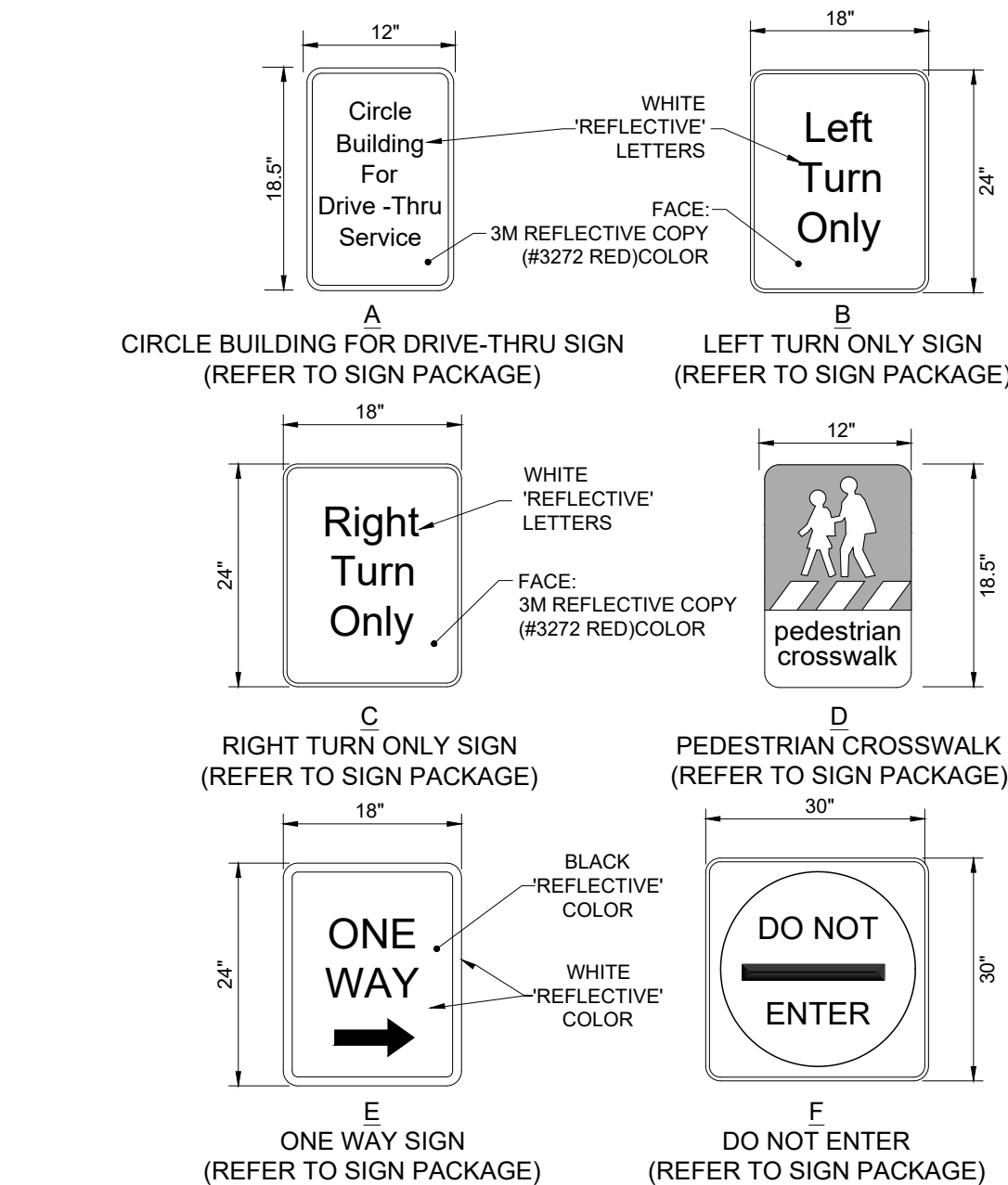
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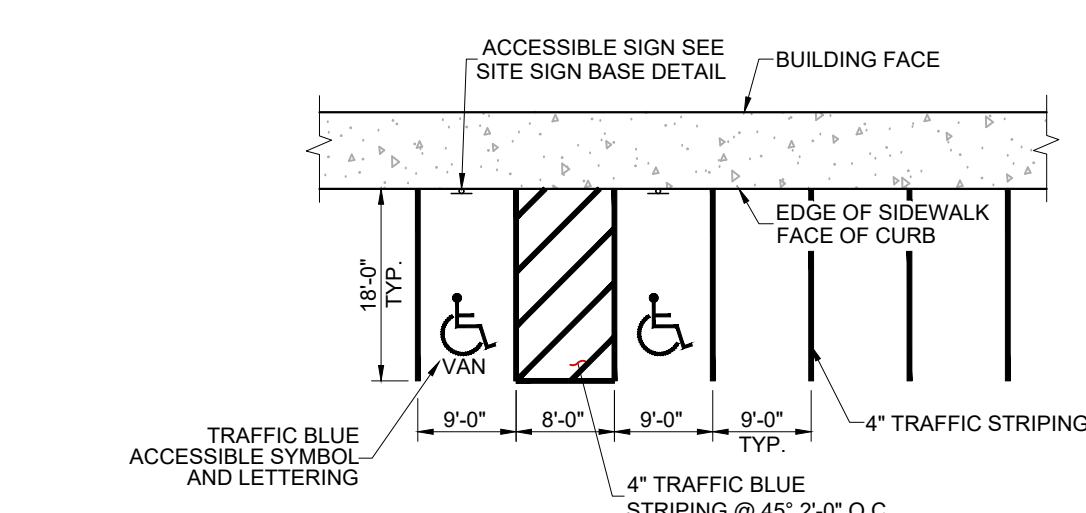
A TYPE "B" CURB & GUTTER **B TYPE "H" MOUNTABLE CURB & GUTTER**

- NOTES:
- CONC. FOR CURBING SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS
 - CONTRACTION JOINTS @ 1'-0" O.C. TOOLED 1/2" (± 1/8") WIDE, 1" OR MAX. DIA DEPTH WHICHEVER IS GREATER. EXPANSION JOINTS @ 40'-0" MAX. UNLESS NOTED OTHERWISE ON PLANS
 - IF NEEDED, DOWEL INTO ADJACENT CONC. SLAB PER THE EXPANSION JOINT DETAIL
 - GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE & LONGITUDINAL.

11 CONCRETE CURB & GUTTER
C9.0 NOT TO SCALE



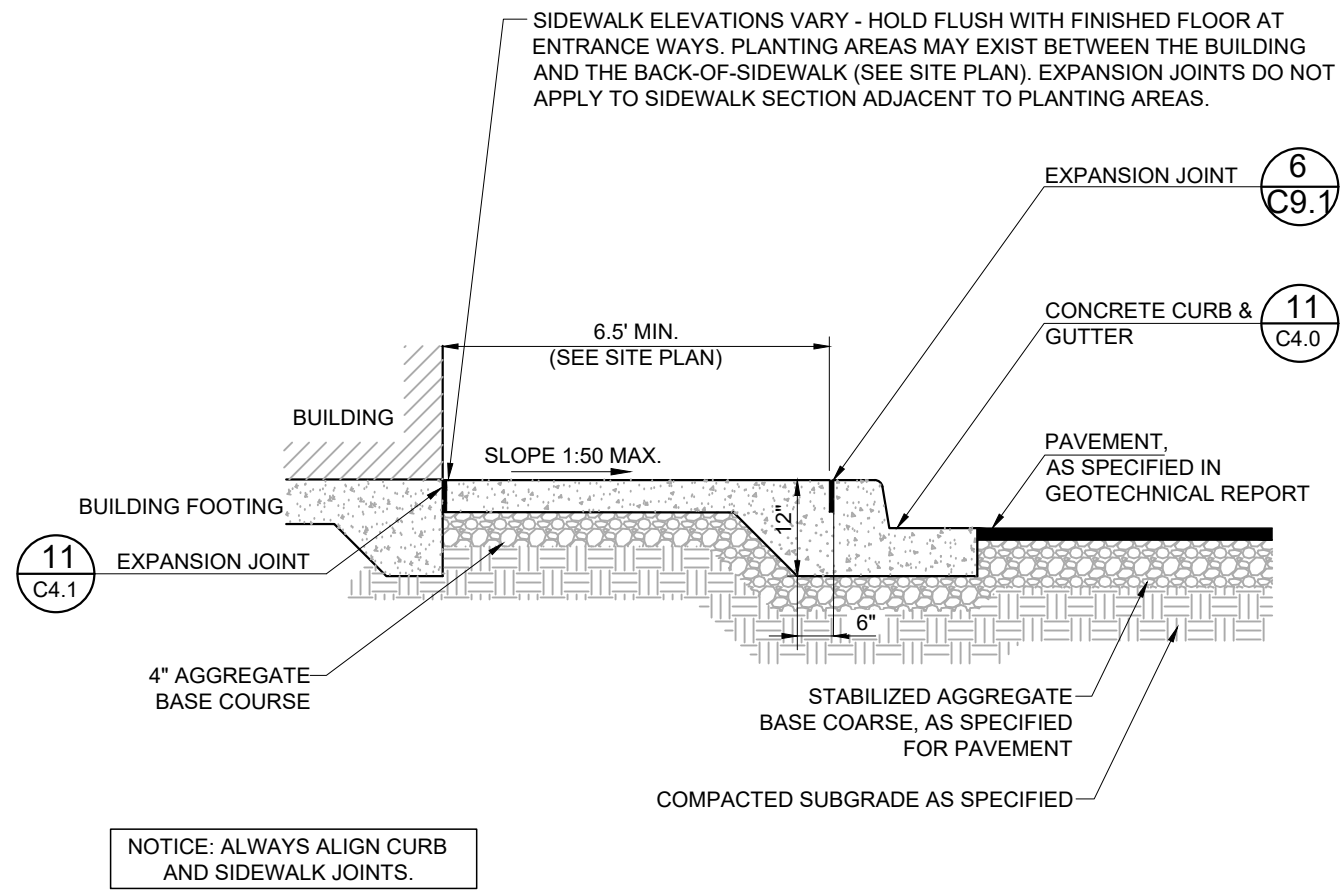
7 DIRECTIONAL SIGNAGE
C9.0 NOT TO SCALE



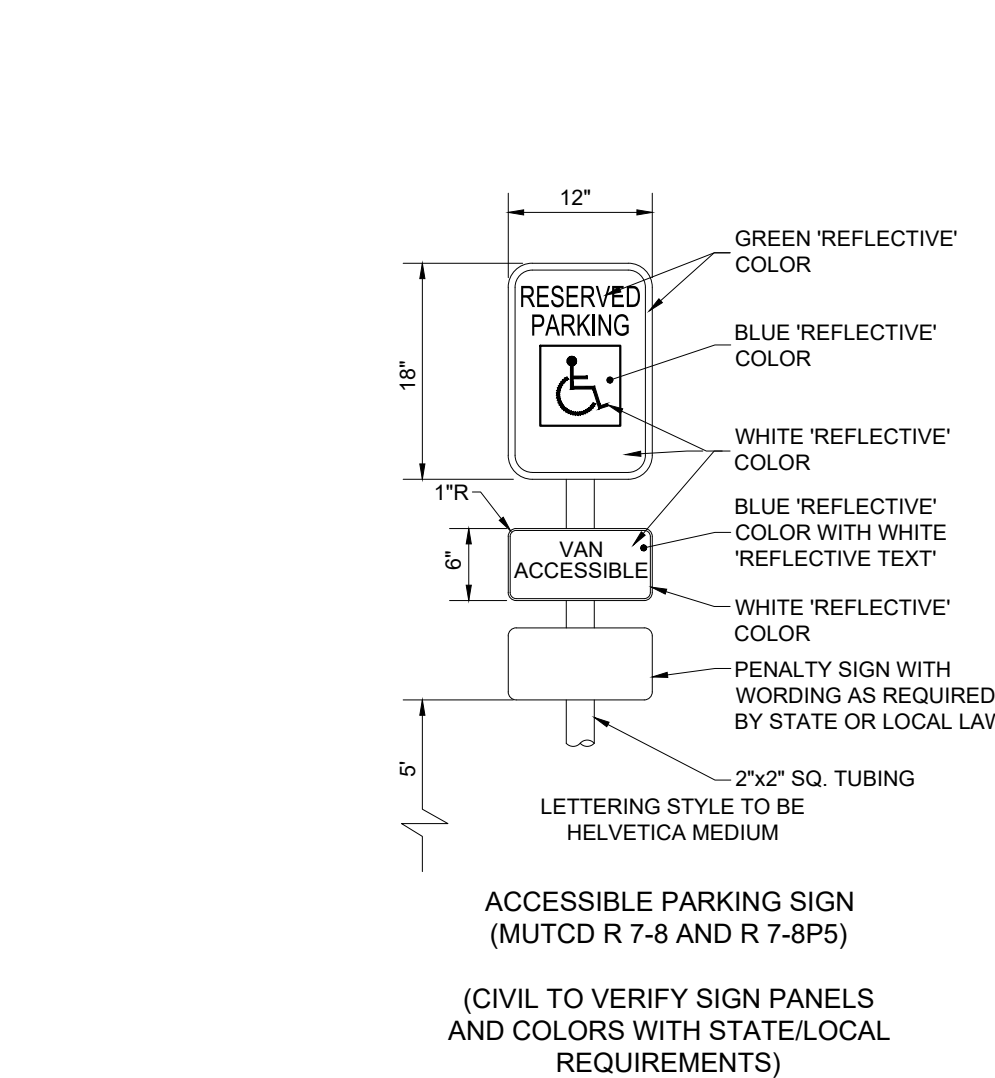
- NOTES
- ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS ISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
 - PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
 - GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
 - CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
 - CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
 - NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
 - ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
 - ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE.
 - STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

3 90° PARKING STRIPING
C9.0 NOT TO SCALE

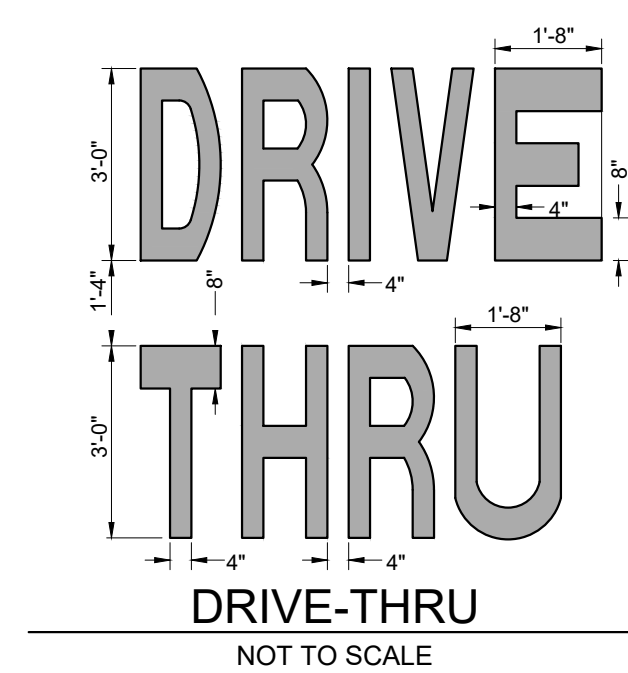
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10 SIDEWALK W/ CURB & GUTTER
C9.0 NOT TO SCALE

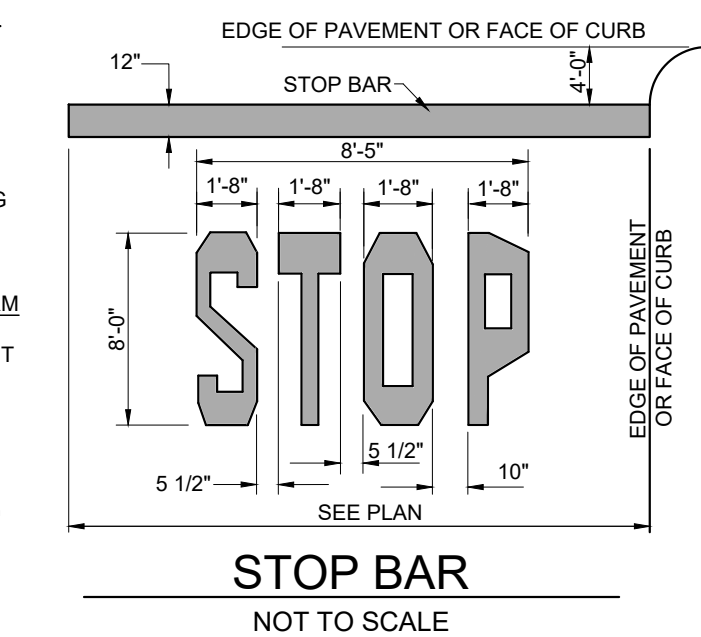


6 ACCESIBLE PARKING SIGN
C9.0 NOT TO SCALE



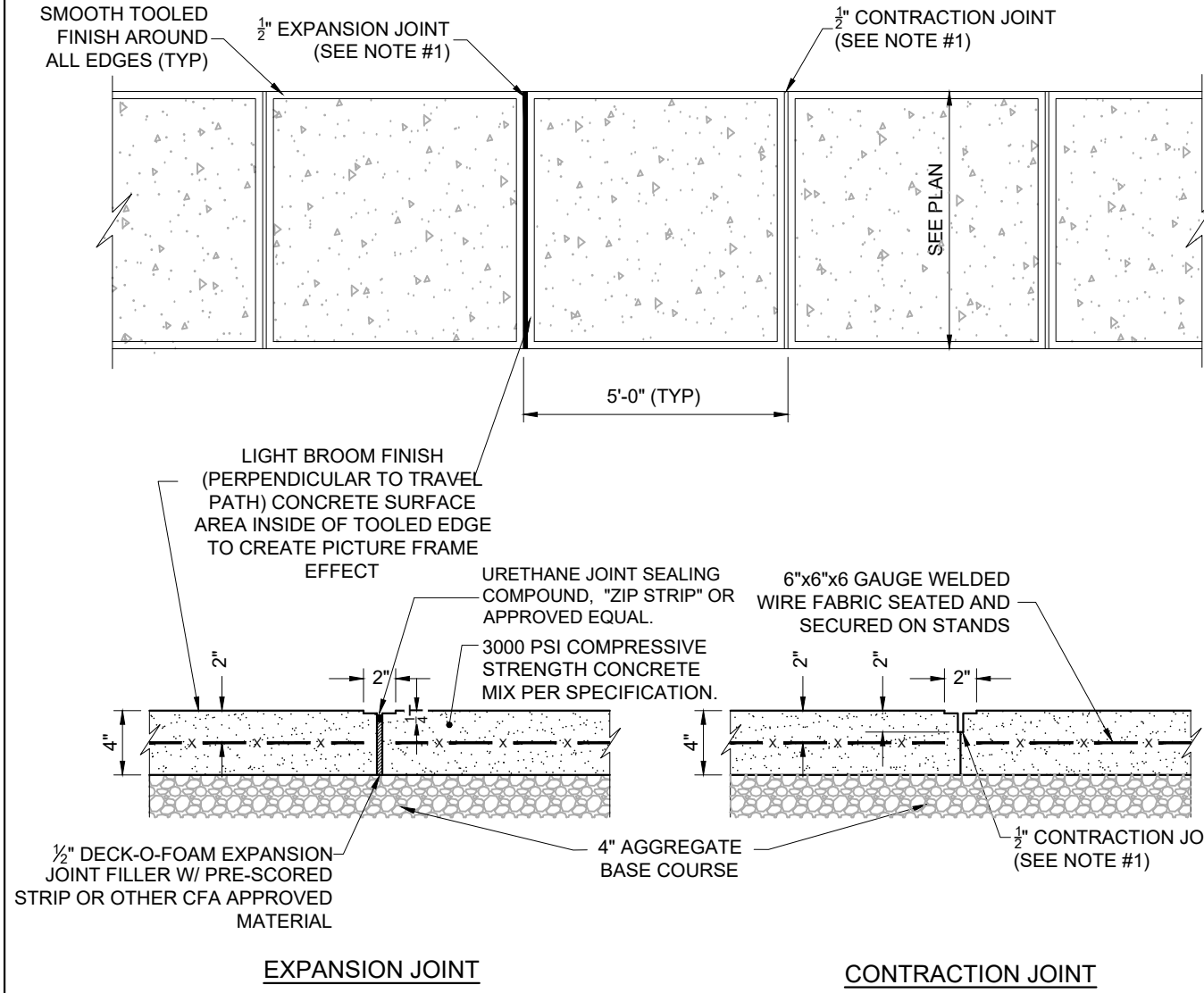
- NOTES:
- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS. SEE DETAIL
 - PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN
 - IF STOP SIGNS ARE PROPOSED, "STOP" LETTERING ON STOP BAR DETAIL IS NOT REQUIRED.

2 PAVEMENT MARKINGS - 2
C9.0 NOT TO SCALE

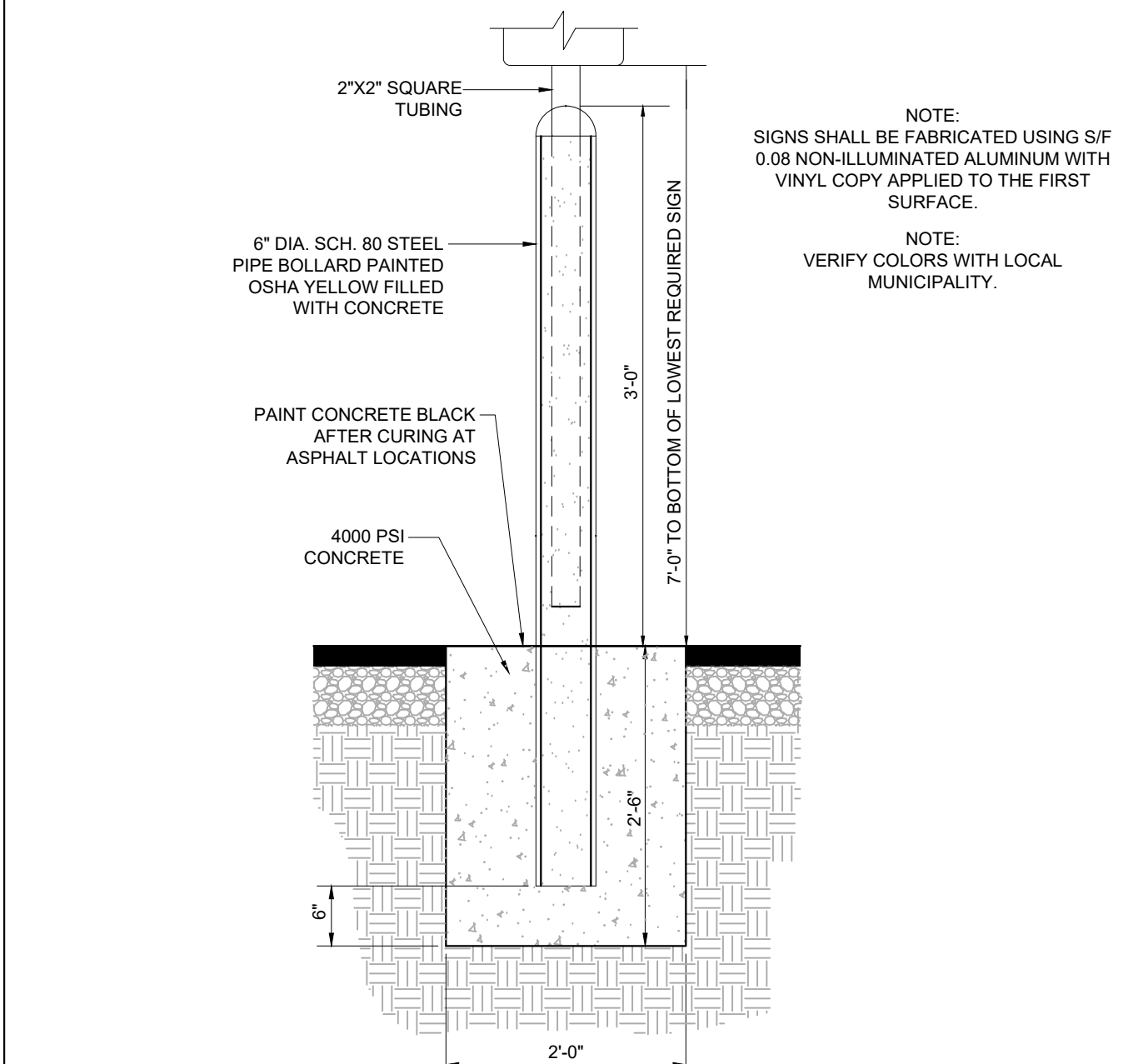


STOP BAR
NOT TO SCALE

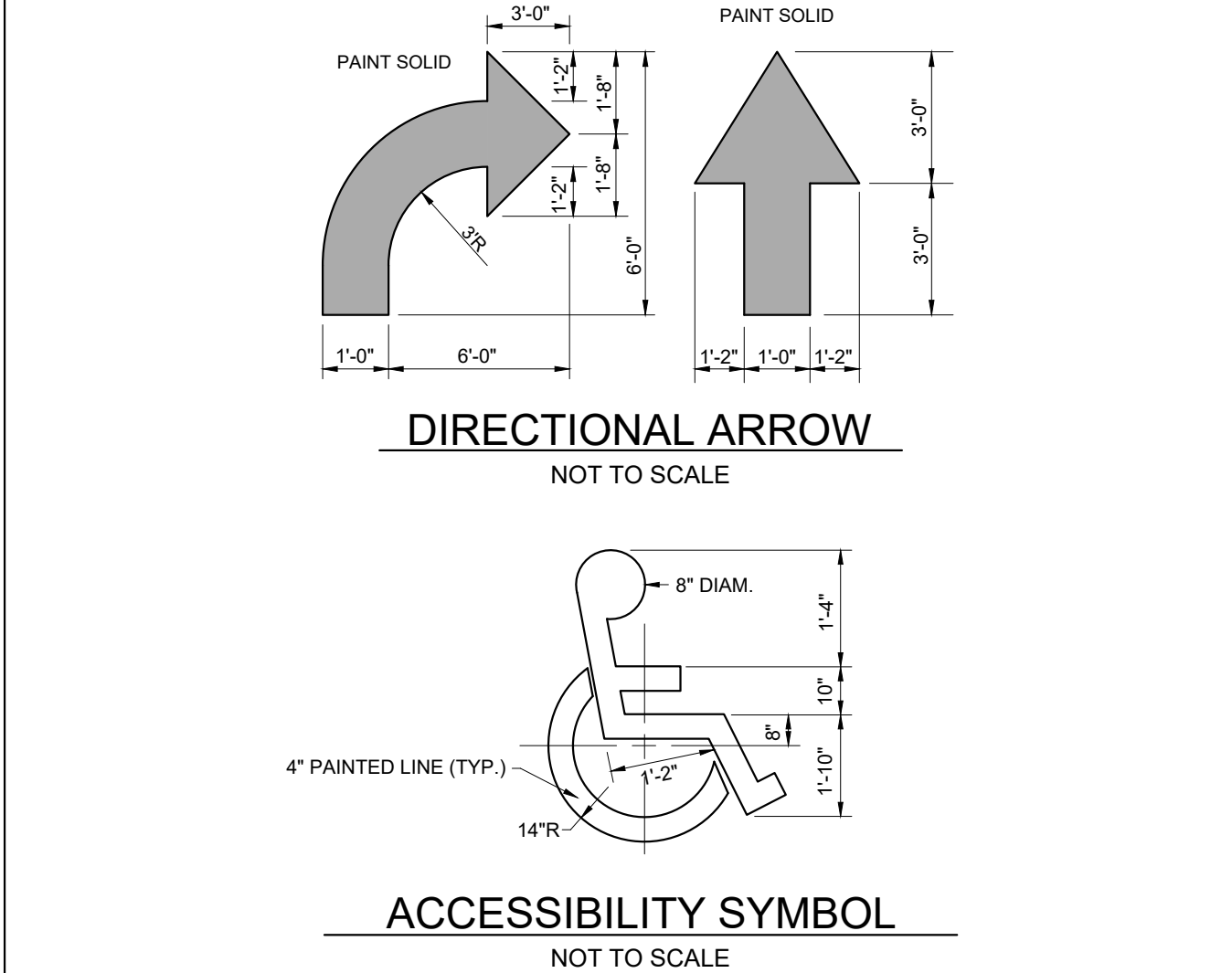
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9 CONCRETE SIDEWALK
C9.0 NOT TO SCALE



5 BOLLARD MOUNTED SIGN
C9.0 NOT TO SCALE



- NOTES:
- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS. SEE DETAIL
 - PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

1 PAVEMENT MARKINGS - 1
C9.0 NOT TO SCALE

MAJOR SITE PLAN AMENDMENT


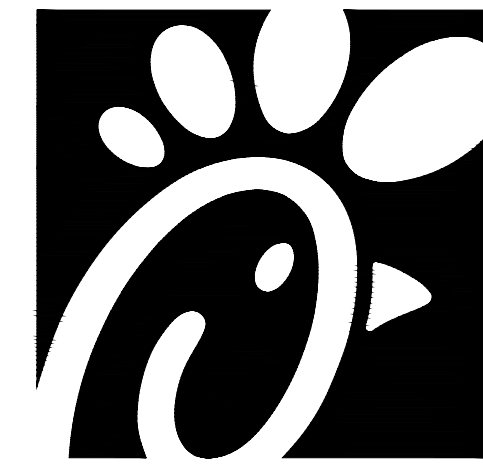
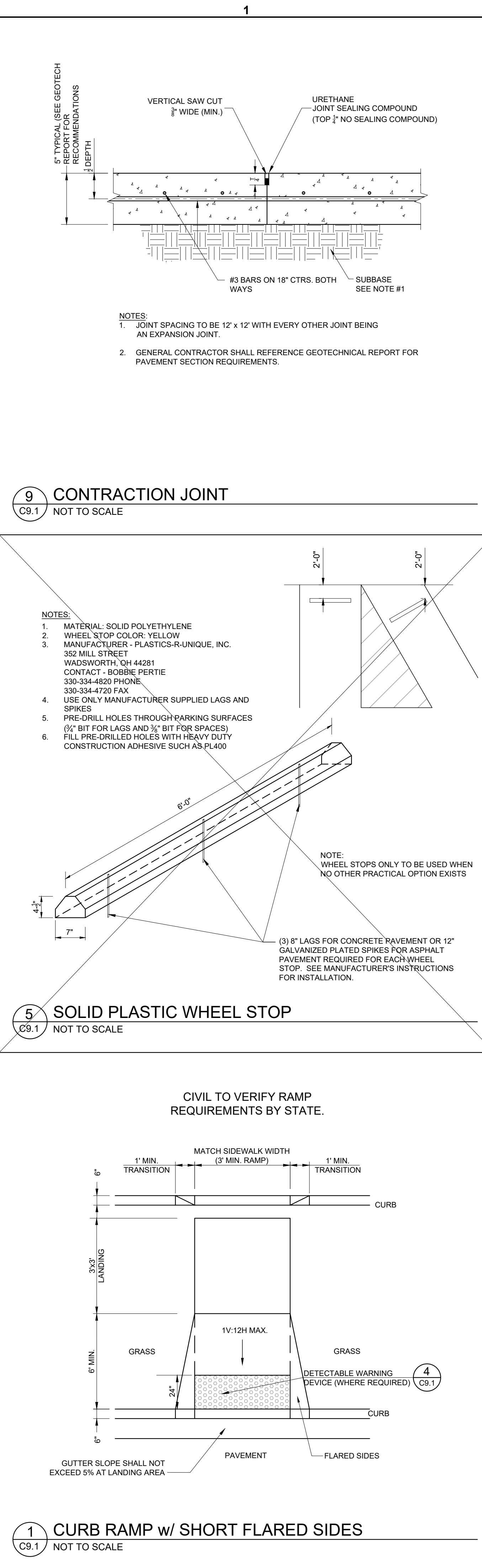
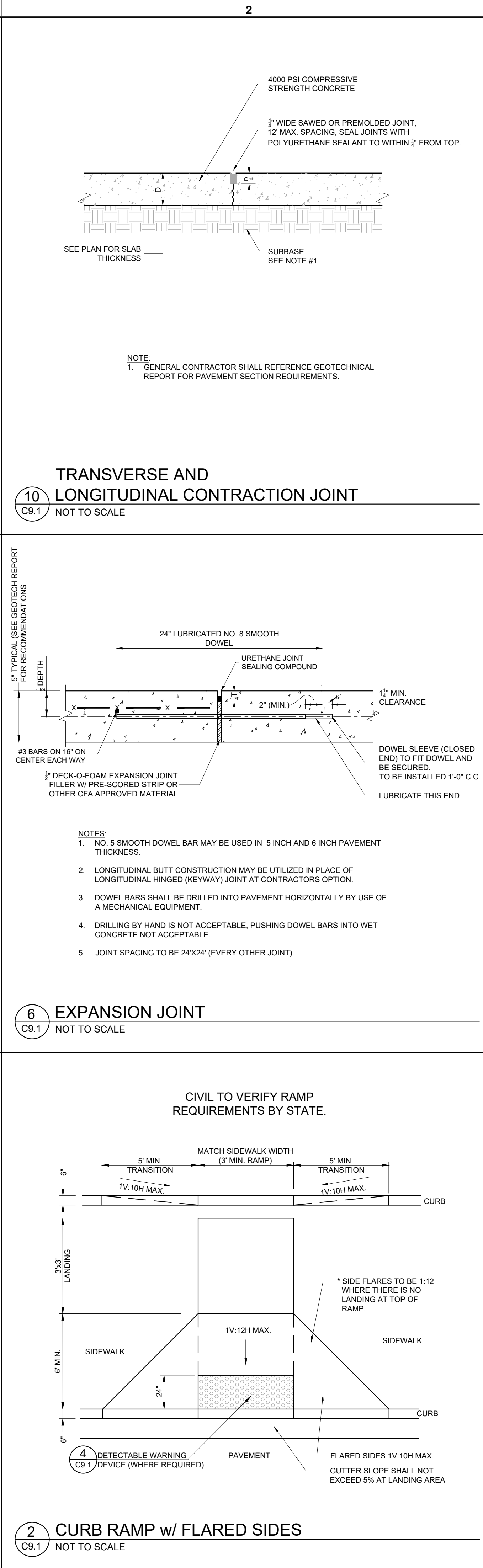
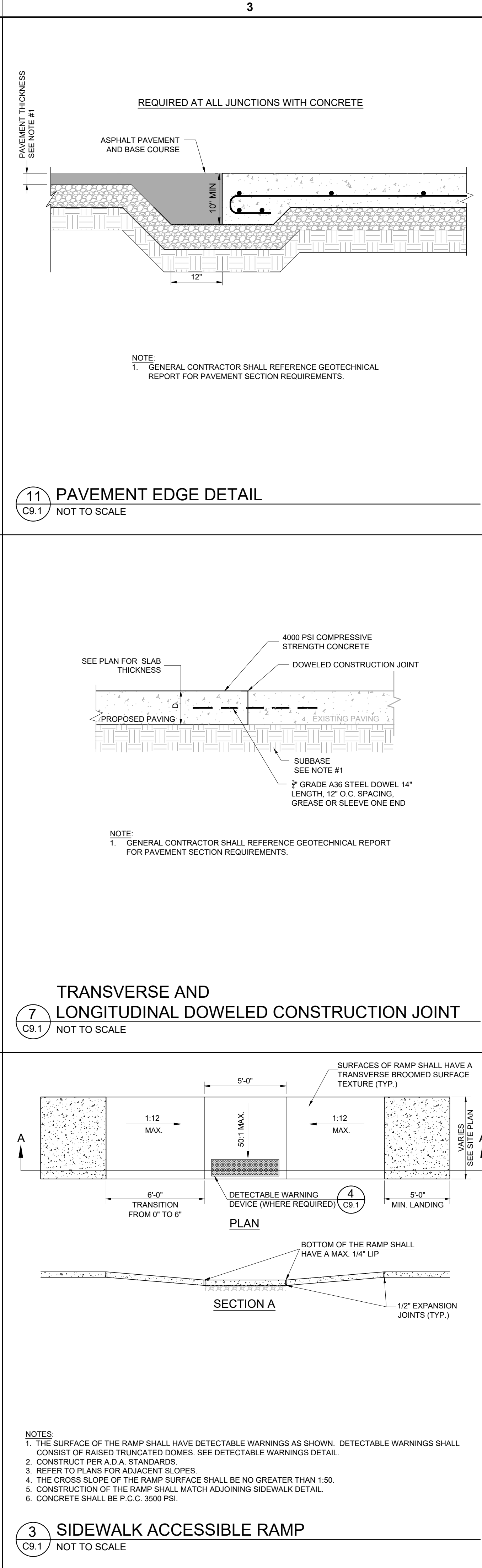
CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR PLANNING REVIEW
DATE 3/14/2024
DRAWN BY CS/ITR
SHEET CFA STANDARD
DETAILS
SHEET NUMBER

C9.0



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-
2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741



Merrick & Company

NDMENT

CHICK-FIL-A

AMERICAN FORK FSU

183 N WEST STATE RD

AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2 18.08

REVISION SCHEDULE		
<u>NO.</u>	<u>DATE</u>	<u>DESCRIPTION</u>

CONSULTANT PROJECT # 65120490

PRINTED FOR PLANNING REVIEW

DATE 3/14/2024

DRAWN BY _____ CS/ITR

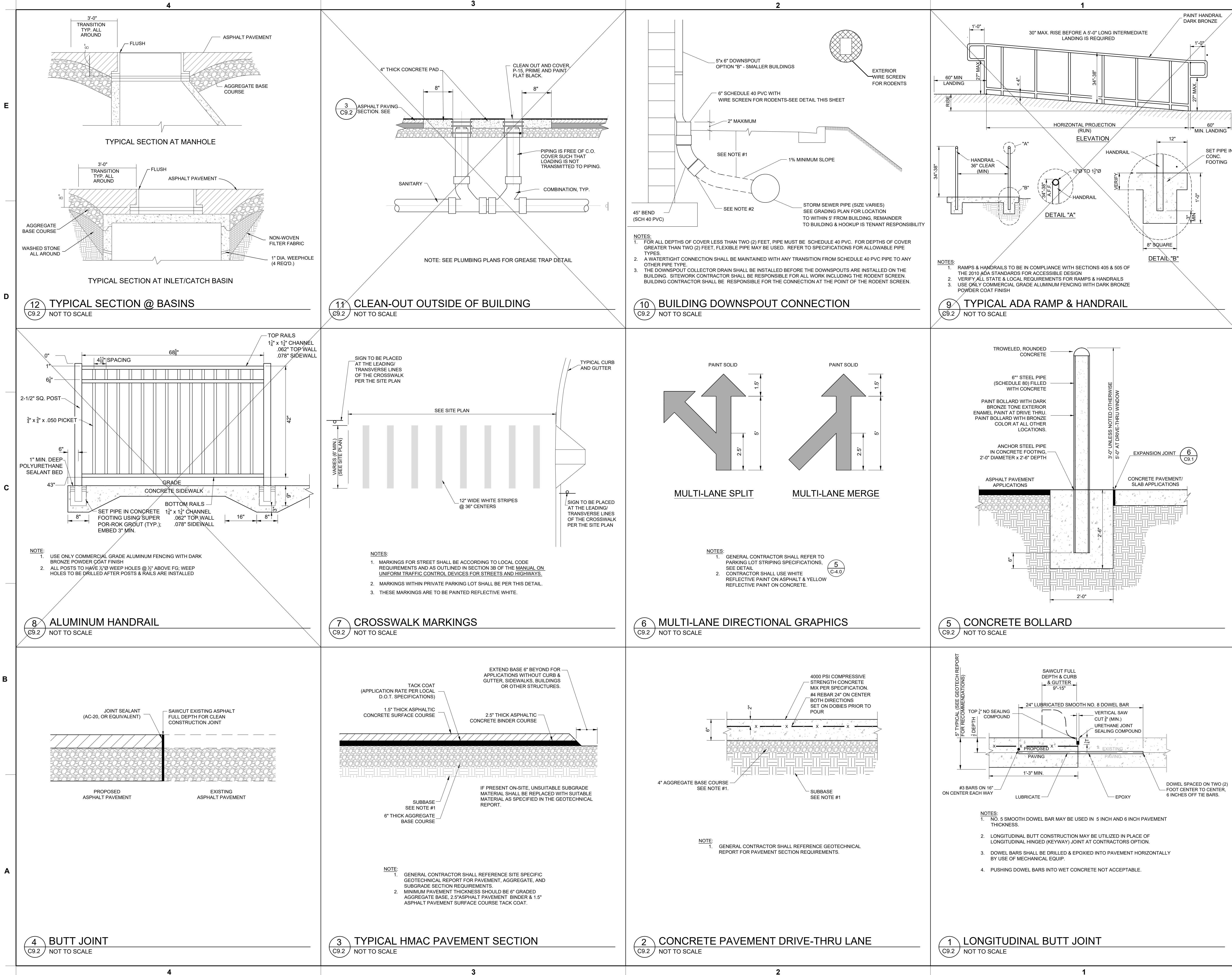
CFA STANDARD


DETAILS

SHEET NUMBER


C9.1

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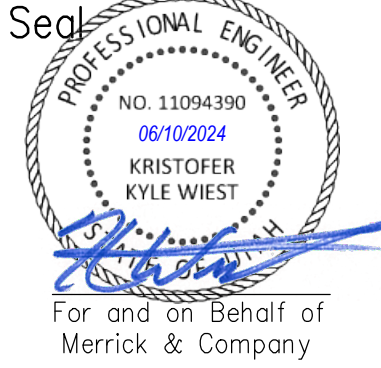




Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



MERRICK
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741



Seal
PROFESSIONAL ENGINEER
NO. 11094390
06/10/2024
KRISTOFER
KYLE WIEST
For and on Behalf of
Merrick & Company

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	
	65120490
PRINTED FOR	PLANNING REVIEW
DATE	3/14/2024
DRAWN BY	CS/ITR
SHEET	CFA STANDARD DETAILS
SHEET NUMBER	C9.2

MAJOR SITE PLAN AMENDMENT

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chik-Fil-A Remodel - Commercial Site Plan)

Packet Pg. 109



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741



For and on Behalf of
Merrick & Company

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

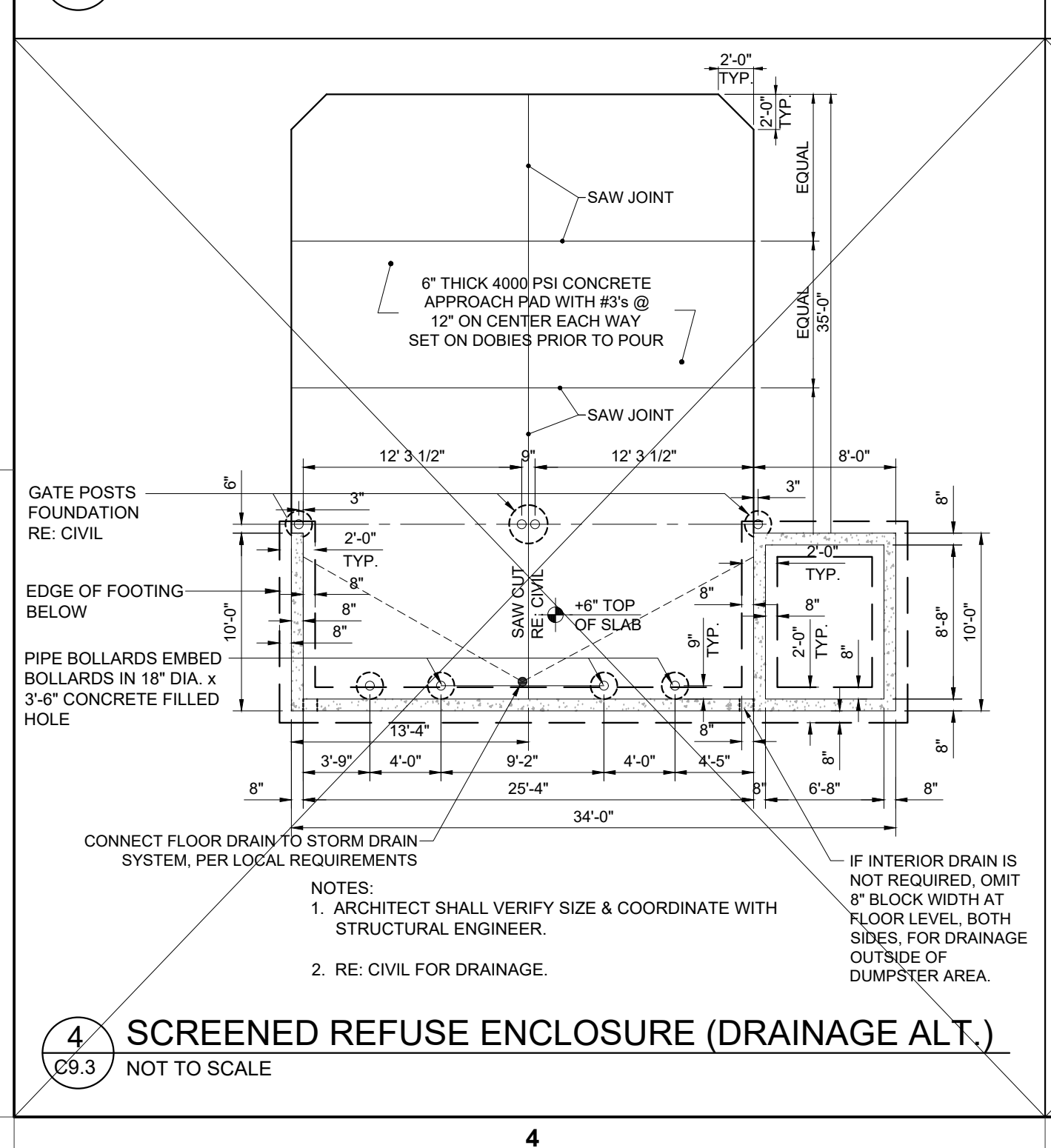
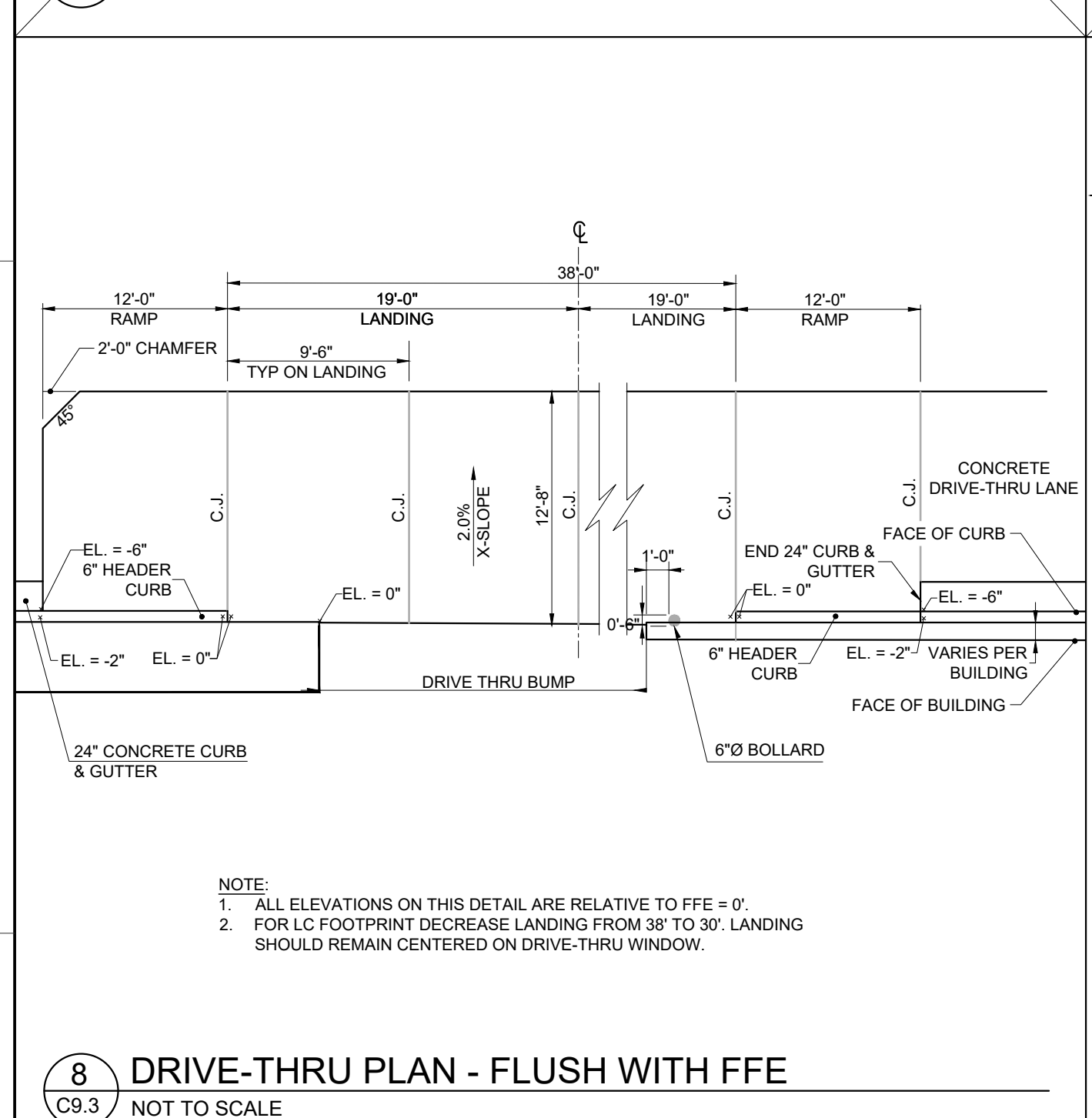
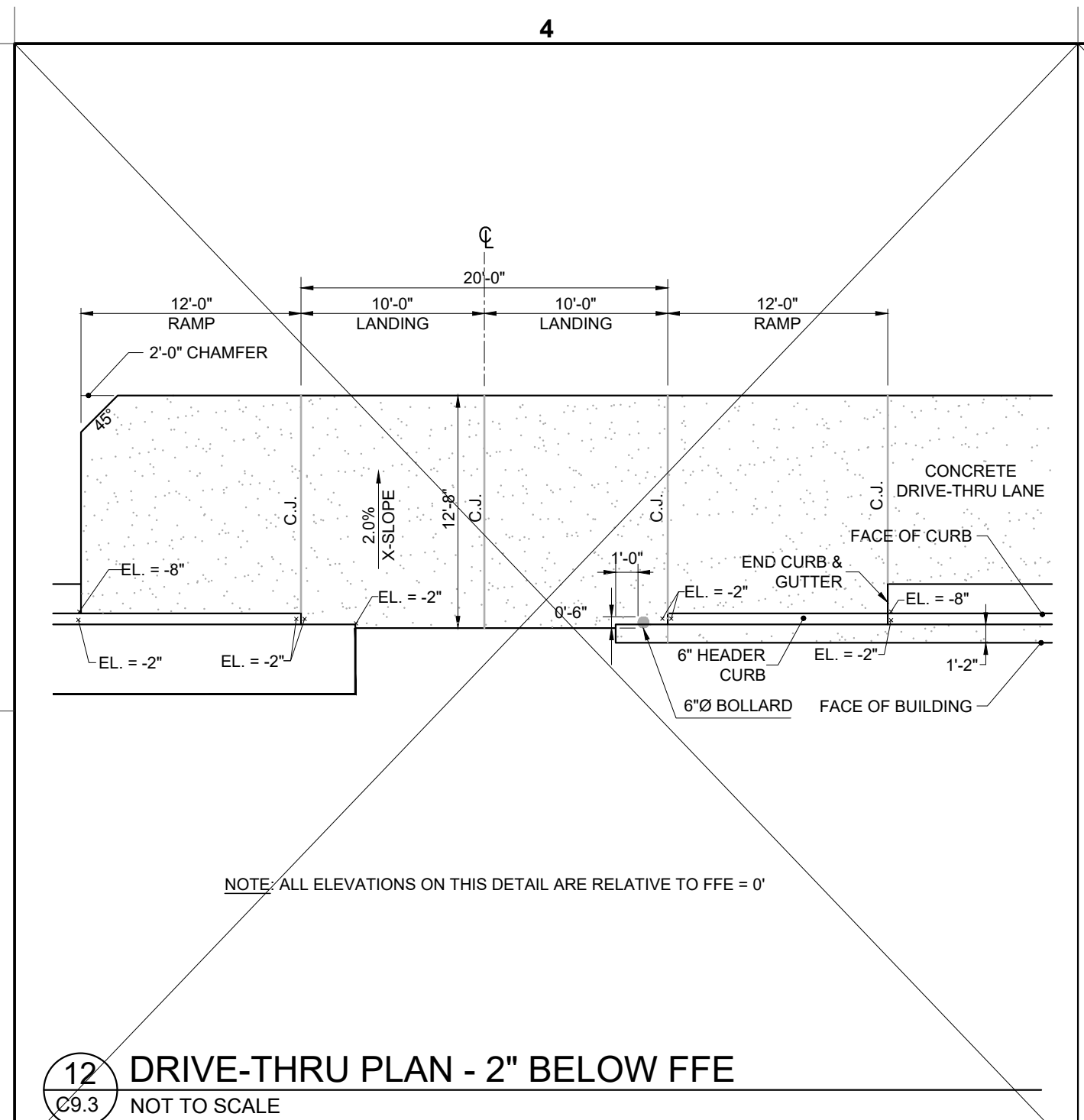
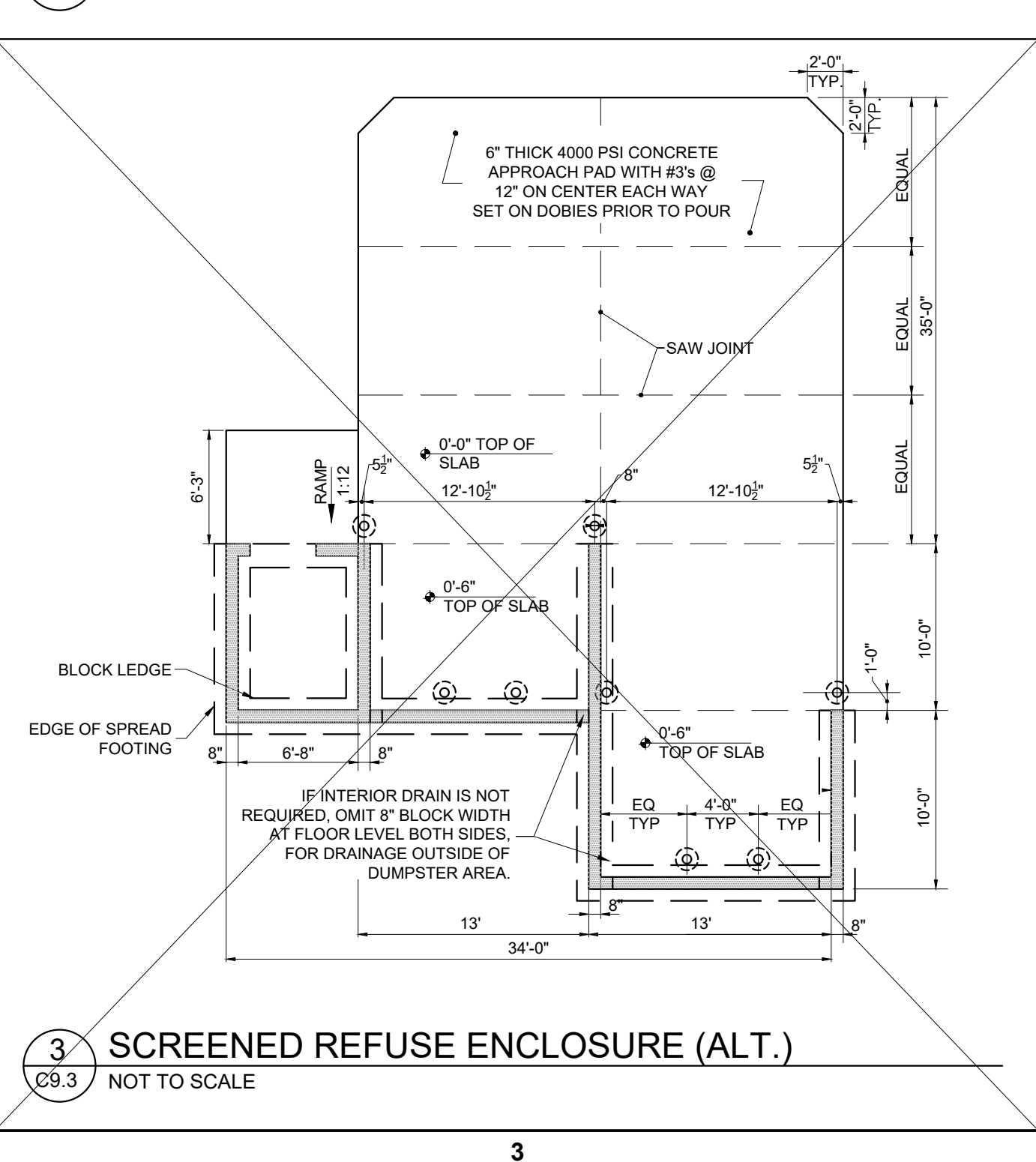
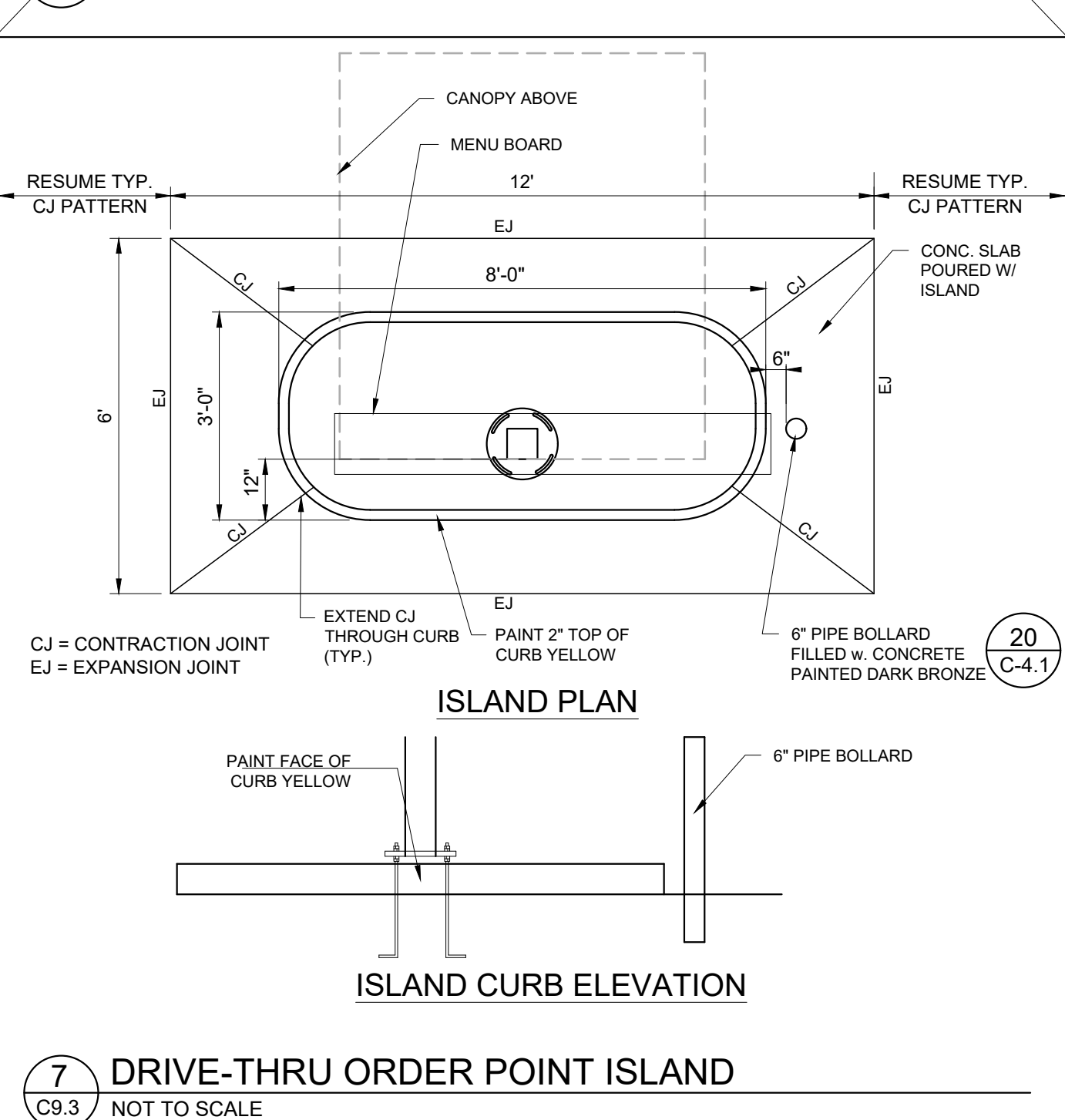
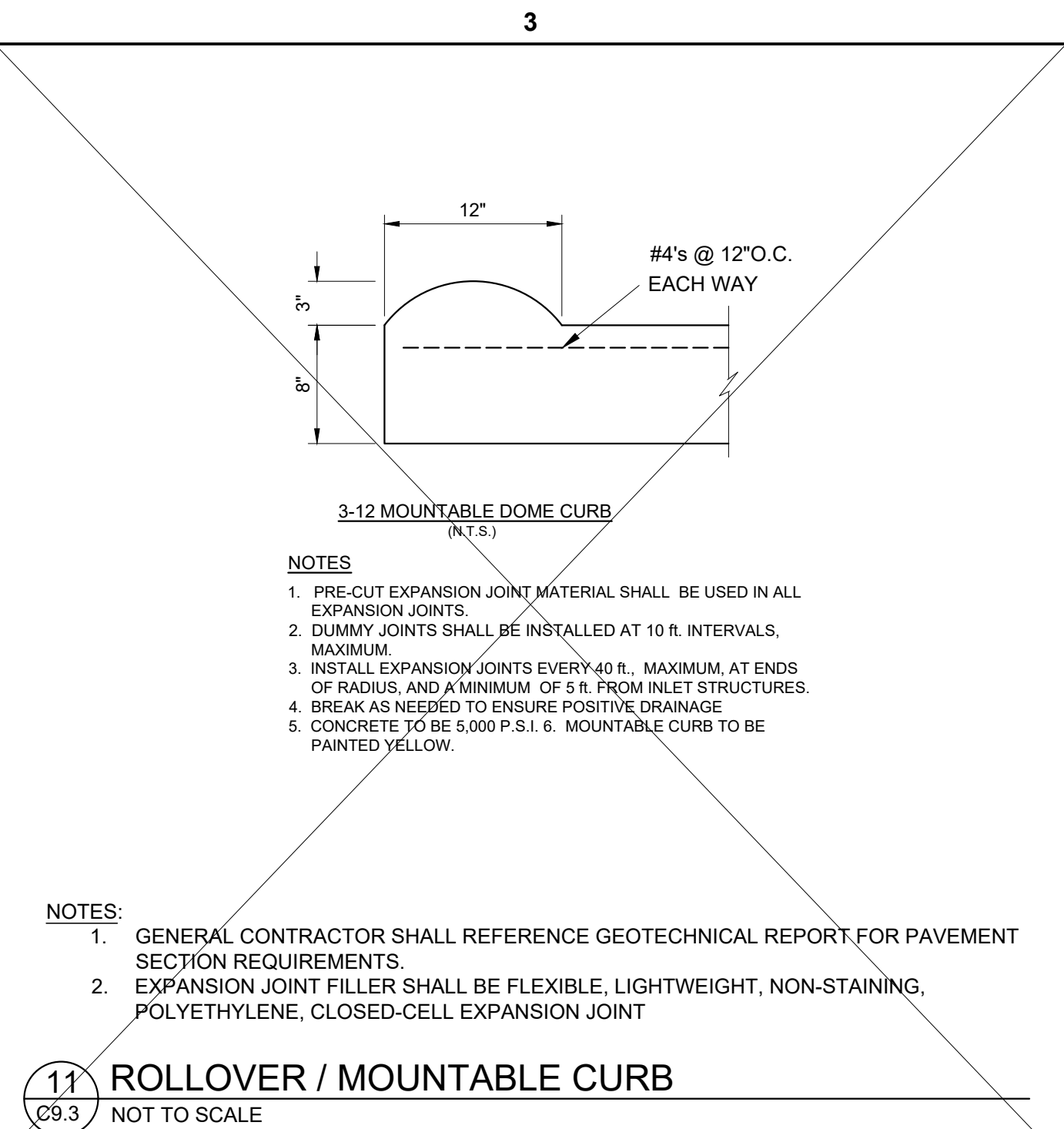
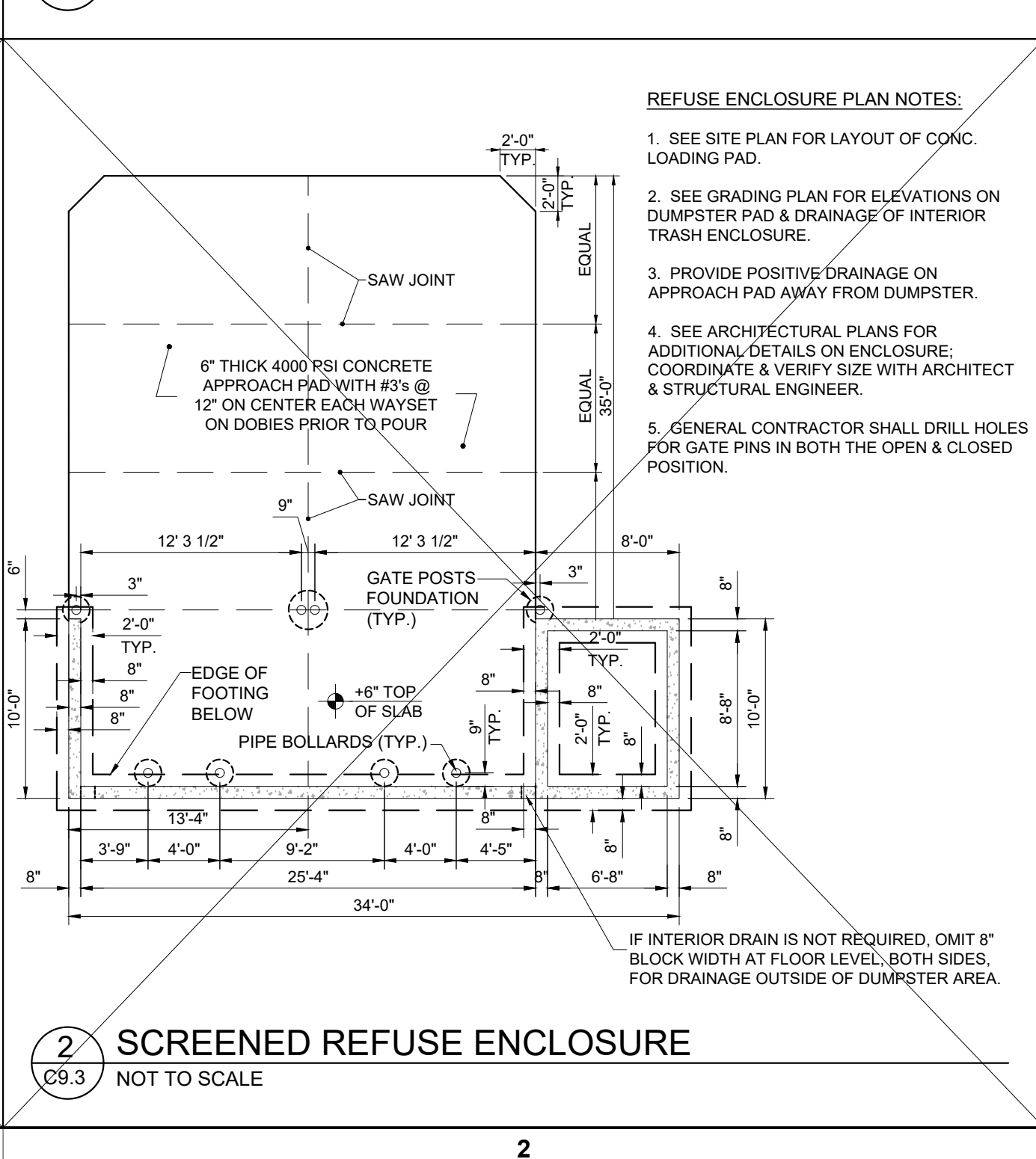
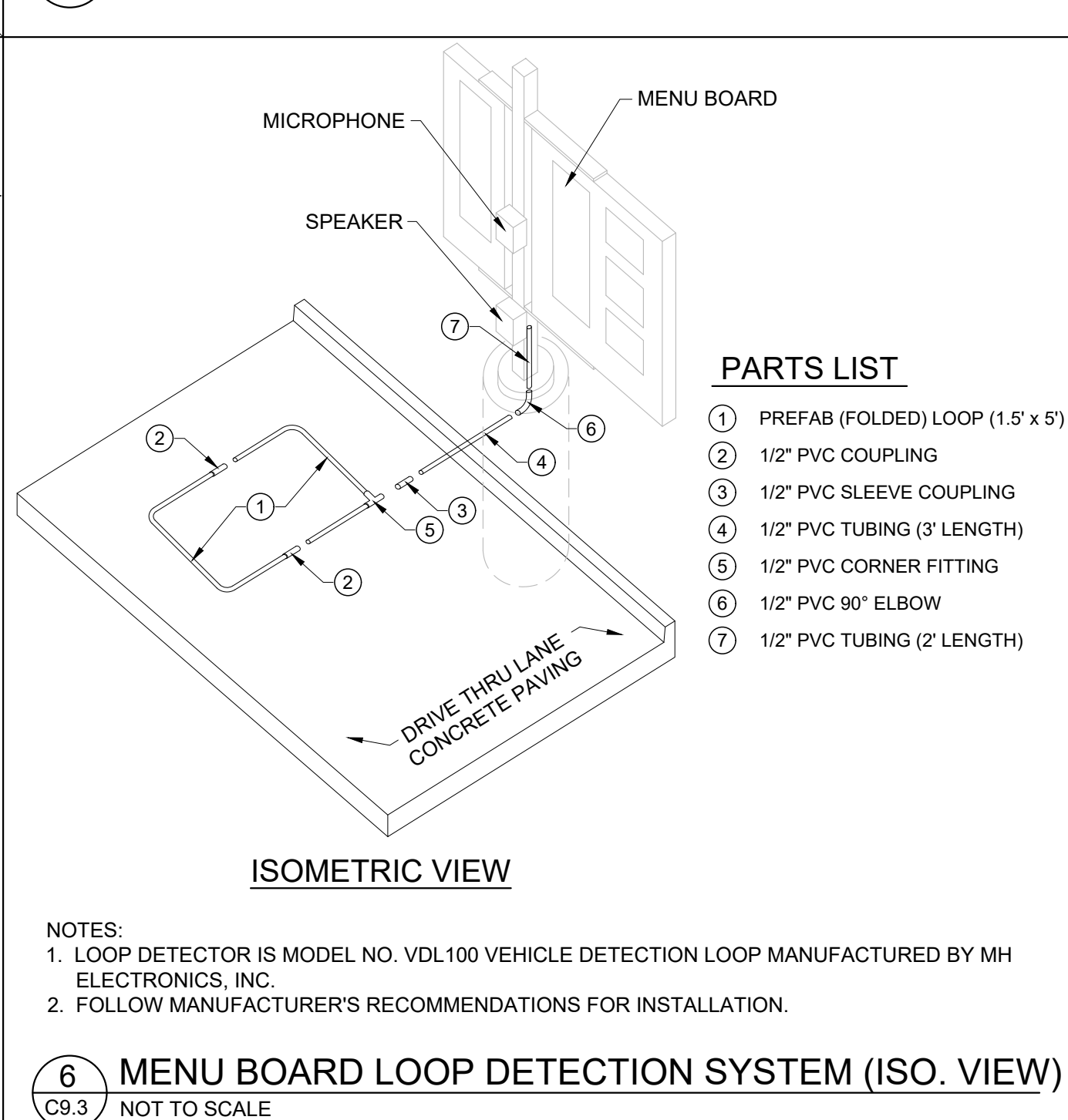
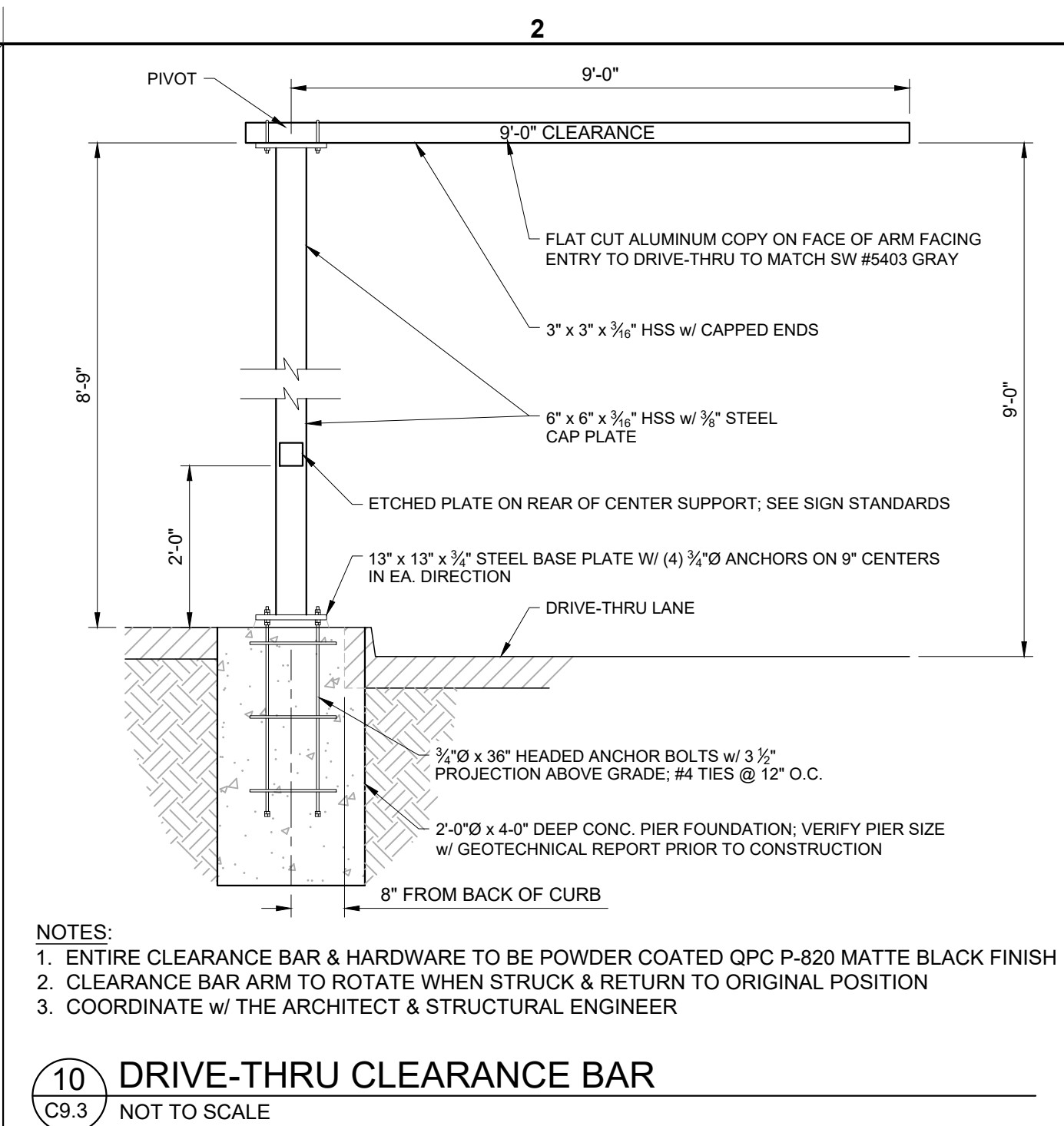
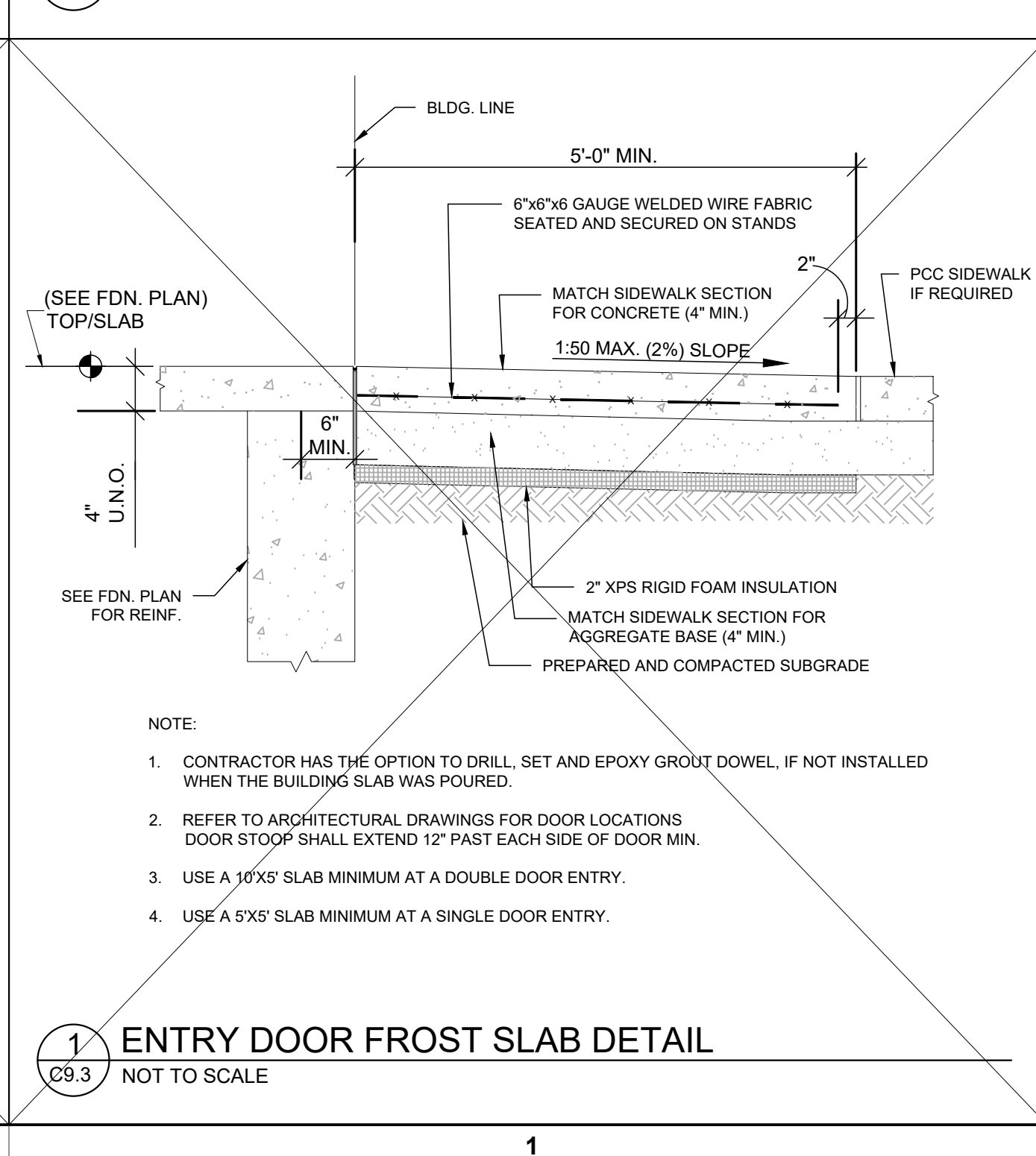
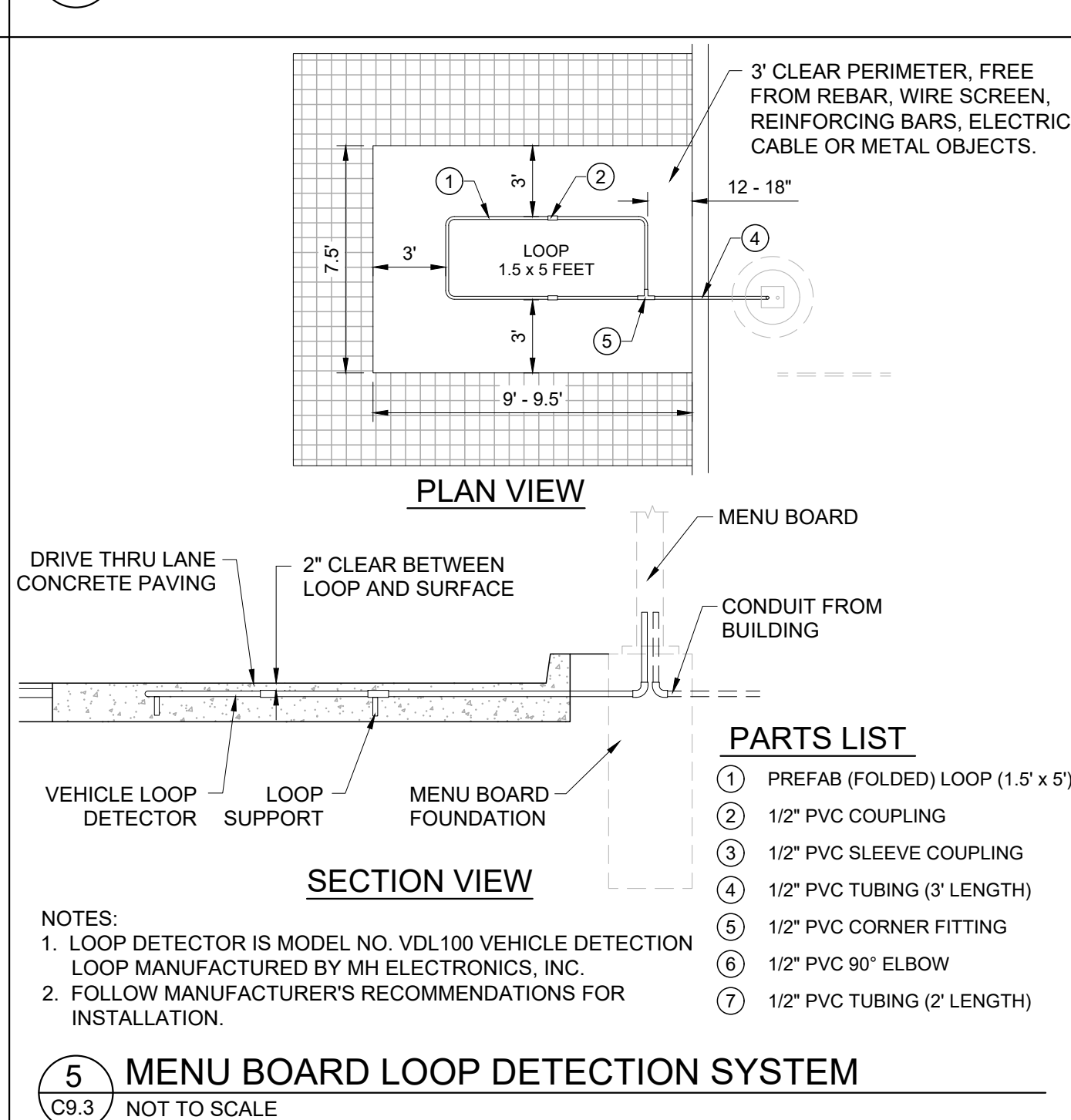
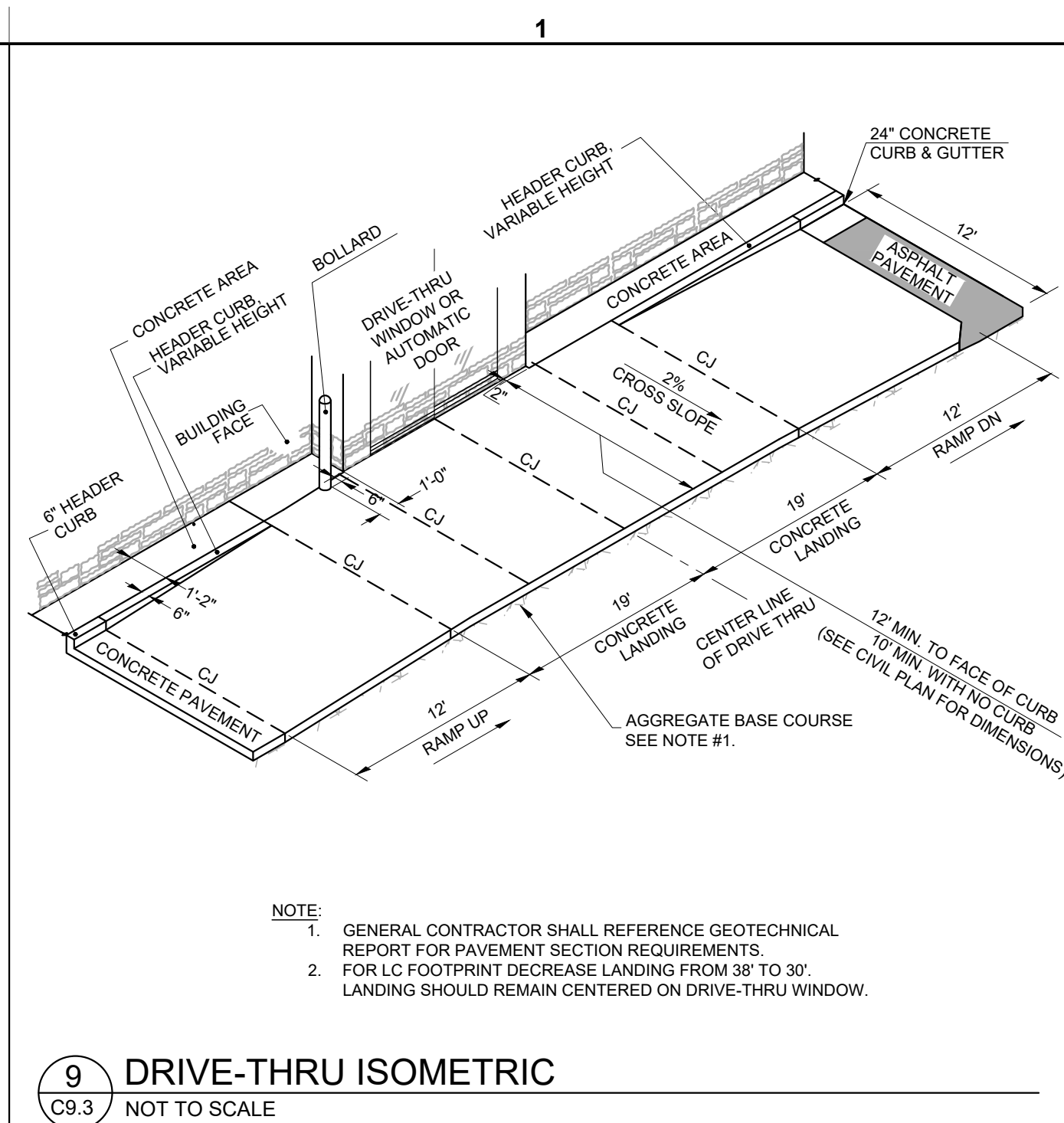
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE
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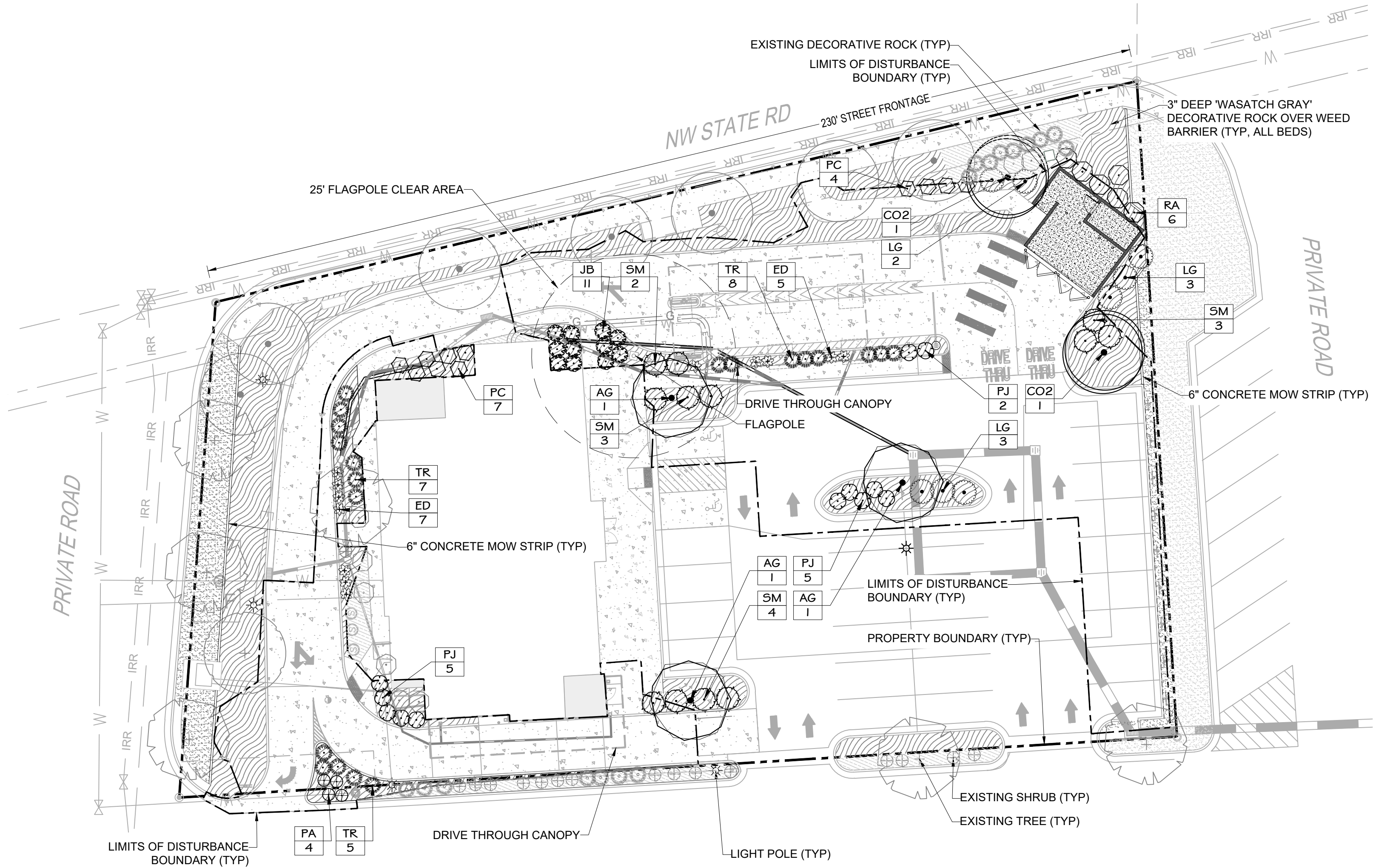
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DETAILS**
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







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E
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PLANT SCHEDULE - PROPOSED

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	AG	ACER NIGRUM 'GREENCOLUMN'	GREEN COLUMN BLACK MAPLE	2.5' CAL.	3	B&B	
	CO2	CERCIS OCCIDENTALIS	WESTERN REDBUO	2.5' CAL.	2	B&B	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	
	ED	ERICAMERIA LARICIFOLIA 'DESERT MOUNTAIN'	DESERT MOUNTAIN TURPENTINE BUSH	5 GAL.	12		
	JB	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL.	11		
	LG	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	GREEN CLOUD TEXAS RANGER	5 GAL.	8		
	PJ	PHYSOCARPUS OPULIFOLIUS 'JEFAM' TM	AMBER JUBILEE NINEBARK	5 GAL.	12		
	PC	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	5 GAL.	11		
	PA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.	4		
	RA	RIBES ALPINUM	ALPINE CURRANT	5 GAL.	6		
	SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.	12		
	TR	THUJA OCCIDENTALIS 'RHEINGOLD'	RHEINGOLD ARBORVITAE	5 GAL.	20		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
	FW	FESTUCA ARUNDINACEA 'WATERSAVER BLEND'	WATERSAVING BLEND OF TALL FESCUE	SOD		1,501 SF	

PLANT SCHEDULE - EXISTING

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY
	AC	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	6
	PN	PINUS NIGRA	AUSTRIAN PINE	1
	PC2	PYRUS CALLERYANA	GALLERY PEAR	7
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	CK	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	16
	PA	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	16
	RA	RIBES ALPINUM	ALPINE CURRANT	8

Legend:

- Proposed 'Wasatch Gray' Decorative Rock
- Existing Decorative Rock
- Existing Turf
- Property Line
- Limit of Disturbance
- Canopy Line

Landscape Plan Summary:

Total Improved Area:	33,131 sf
Landscaping Requirements	
Total Landscape Area:	7,507 sf
Max. Total Lawn Area:	1,501 sf
Provided Total Lawn Area:	1,208 sf
Proposed Decorative Rock Area:	5,310 sf
Existing Decorative Rock Area:	832 sf
Total Decorative Rock Area:	6,301 sf
Total Proposed Mow Strip Length:	183 lf
Required Trees (1 : 2,500 sf):	14
Required Shrubs (1 : 300 sf):	111
Provided Trees:	19
Provided Shrubs:	136
Trash Enclosure Screening:	5' mixed trees and/or shrubs

Diversity	
Max. 50% of same species tree:	2 species min.
Max. 15% of same species shrub:	7 species min. / Max. 20 same species shrubs
Provided Tree Species:	5 species
Provided Shrub Species:	10 species
Size	
Shade Tree:	2.5" caliper min.
Ornamental Tree:	1.5" caliper min.
Evergreen Tree:	6' height min.
Shrub:	5 gallon min.
Perennial/Groundcover:	1 gallon min.
Turf Mix:	must be sod unless native/wildflower mix

Existing Conditions	
Existing Trees to Remain:	14
Existing Shrubs to Remain:	40
Renovation	
New Trees Provided:	5
New Shrubs Provided:	96

PLANTING NOTES:

- SOME TURF AREAS ARE EXISTING. QUANTITY LISTED IN SCHEDULE INDICATES THE TOTAL SQUARE FOOTAGE ONLY. IN GENERAL, EXISTING TURF AREAS DO NOT NEED RE-SEEDING OR RE-SODDING UNLESS CONSTRUCTION ACTIVITIES IMPACT THEM.
- LAWN SPACE DOES NOT EXCEED 20% OF THE TOTAL LANDSCAPE AREA.

AMERICAN FORK LANDSCAPING STANDARDS:

SEC 17.5.121 LANDSCAPING

F. STANDARDS AND CRITERIA - GENERAL STANDARDS

1. MINIMUM PLANT SIZES:

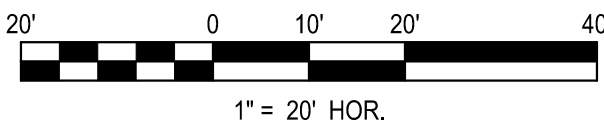
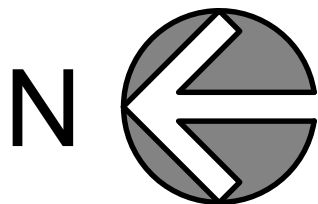
- SHADE TREE, TWO AND ONE-HALF INCH CALIPER (MEASURED SIX INCHES ABOVE ROOT BALL) AT TIME OF PLANTING. AT MATURITY, A SHADE TREE HAS A HEIGHT AND/OR SPREAD OF THIRTY FEET OR GREATER. IF TWO AND ONE-HALF INCH CALIPER TREES ARE NOT AVAILABLE DUE TO SEASONAL SHORTAGES OR SHORTAGES IN DESIRED VARIETIES, THE PLANNING COMMISSION MAY APPROVE THE INSTALLATION OF SMALLER TREES, PROVIDED THE PROPORTIONAL DIFFERENCE IN CALIPER INCHES IS COMPENSATED FOR BY INSTALLING ADDITIONAL TREES.
- ORNAMENTAL TREE, ONE AND ONE-HALF INCH CALIPER (MEASURED SIX INCHES ABOVE ROOT BALL) AT TIME OF PLANTING. AT MATURITY, AN ORNAMENTAL TREE HAS A SPREAD AND HEIGHT BETWEEN FIFTEEN FEET AND THIRTY FEET.
- EVERGREEN TREE, SIX FEET TALL AT TIME OF PLANTING.
- DECIDUOUS SHRUB, FIVE-GALLON CONTAINER.
- EVERGREEN SHRUB, FIVE-GALLON CONTAINER.
- PERENNIALS AND GROUND COVERS, ONE-GALLON CONTAINER.
- TURF MIX, NATIVE GRASSES AND WILD FLOWER MIX ARE THE ONLY VEGETATION THAT MAY BE PLANTED AS SEED.

- ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICLES THROUGH THE USE OF CONCRETE CURBING, LARGE ROCKS, OR OTHER SIMILAR OBSTRUCTIONS.
- IF THE LOCATION OF UTILITIES CONFLICT WITH THE LANDSCAPING PROVISIONS, THE PLANNING DEPARTMENT MAY APPROVE AN EQUIVALENT ALTERNATIVE.

- UTILITY PLANS MUST BE SUBMITTED WITH LANDSCAPE PLANS.
- TREES WHICH WILL GROW TO A HEIGHT OF GREATER THAN FIFTEEN FEET AT MATURITY SHALL NOT BE PLANTED UNDER ELECTRICAL LINES.
- ORNAMENTAL AND EVERGREEN TREES PLANTED UNDER AN ELECTRICAL LINE MAY COUNT TOWARDS THE TOTAL TREE REQUIREMENT.

7. TREE PLANTING NOTES

- TREES SHOULD NOT BE PLANTED NEAR A LIGHT POLE IF ECLIPSING OF LIGHT WILL OCCUR AT MATURITY. PLACING LIGHT POLES IN THE PARKING LOT, AWAY FROM LANDSCAPE AREA AND BETWEEN PARKING BAYS, HELPS ELIMINATE THIS CONFLICT AND SHOULD BE CONSIDERED.
- TREE CANOPIES MAY OVERLAP BY UP TO TWENTY PERCENT OF THE DIAMETER OF THE TREE AT MATURITY. TREE CLUSTERING MAY BE ALLOWED WITH SOME SPECIES SO LONG AS CLUSTERING DOES NOT ADVERSELY AFFECT THE MATURE CANOPY.
- AT PLANTING, TREE TRUNKS MUST BE REASONABLY STRAIGHT WITH MINIMAL DOGLEGS.
- WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
- THE MINIMUM SQUARE FOOTAGE OF PLANTING AREA FOR A SHADE TREE IS ONE HUNDRED FORTY SQUARE FEET. THE PLANNING COMMISSION MAY VARY THE MINIMUM SQUARE FOOTAGE.



MAJOR SITE PLAN AMENDMENT

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

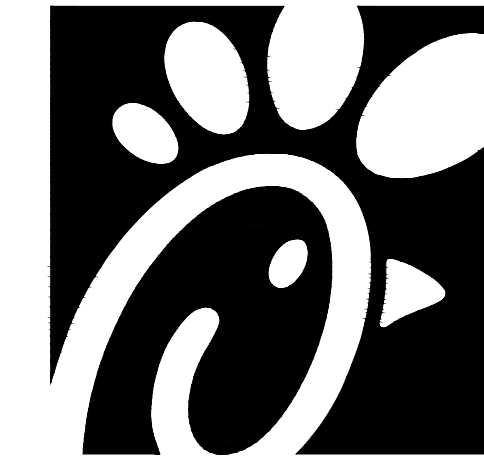
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE		
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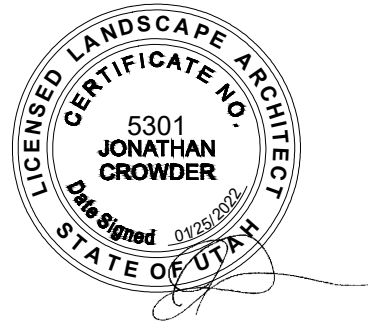
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L-1.0

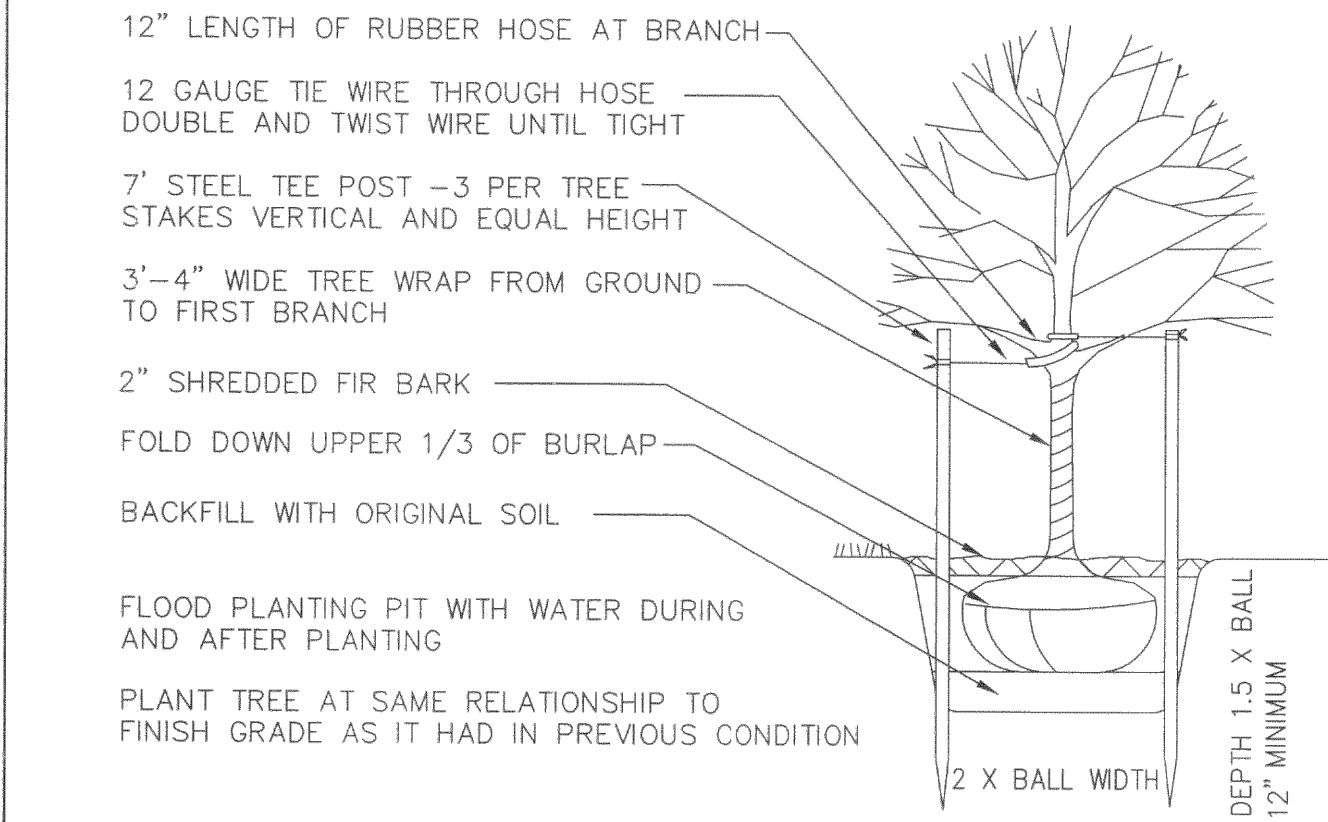


Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

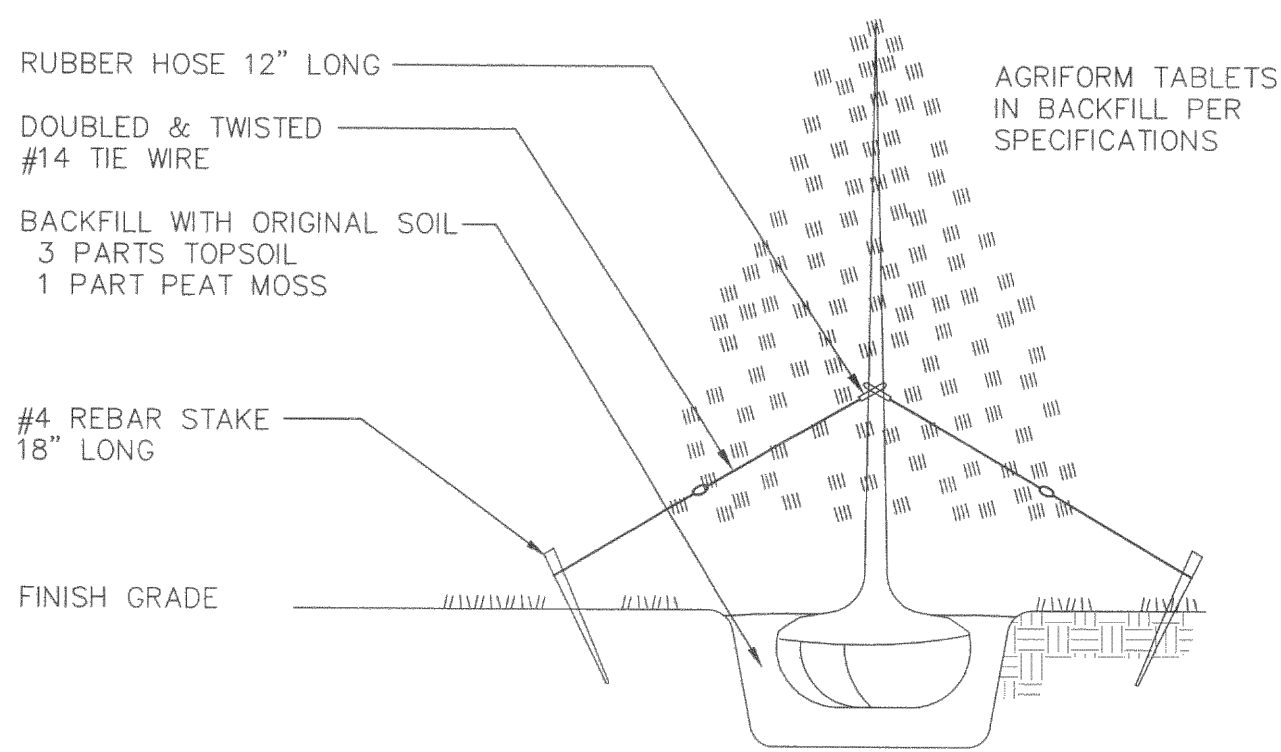


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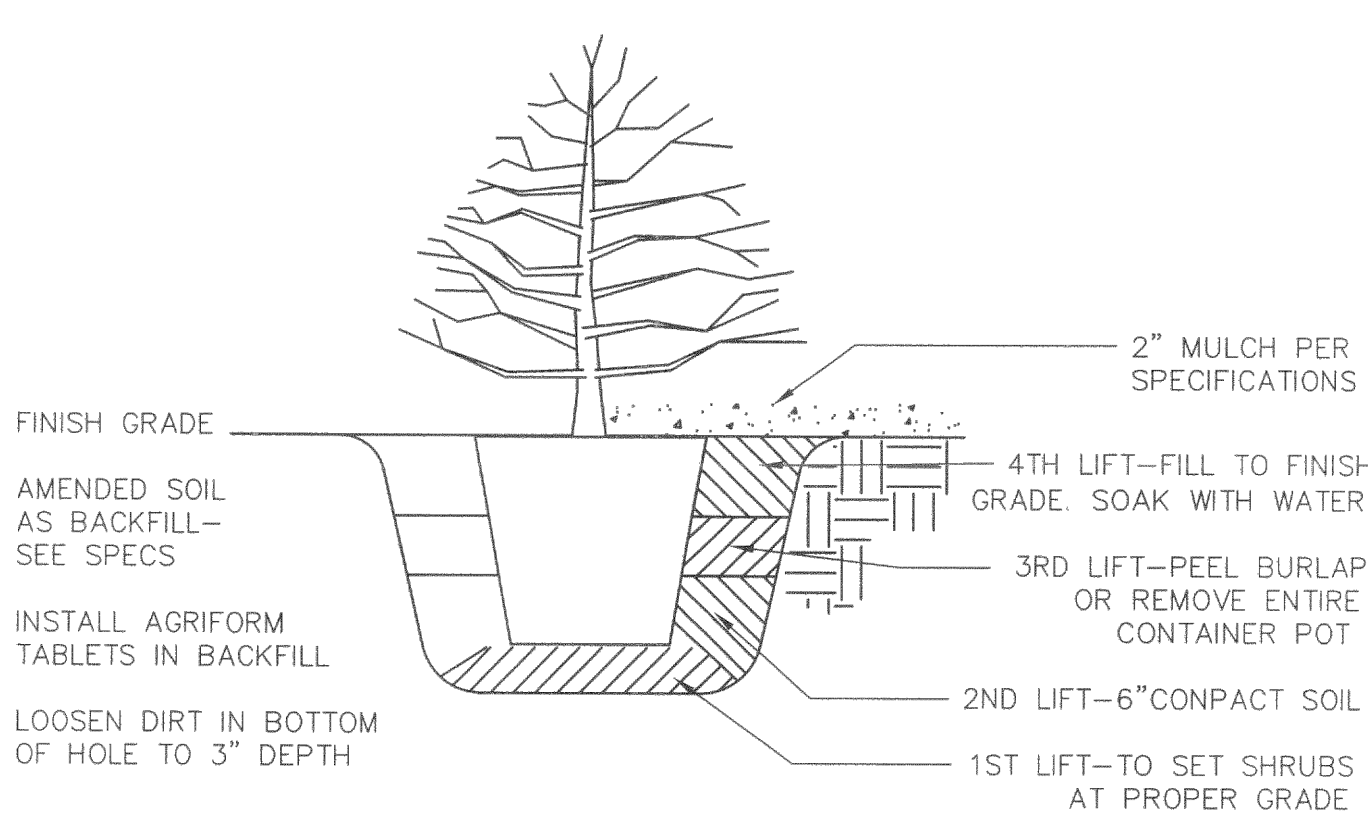
DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



EVERGREEN TREE PLANTING DETAIL

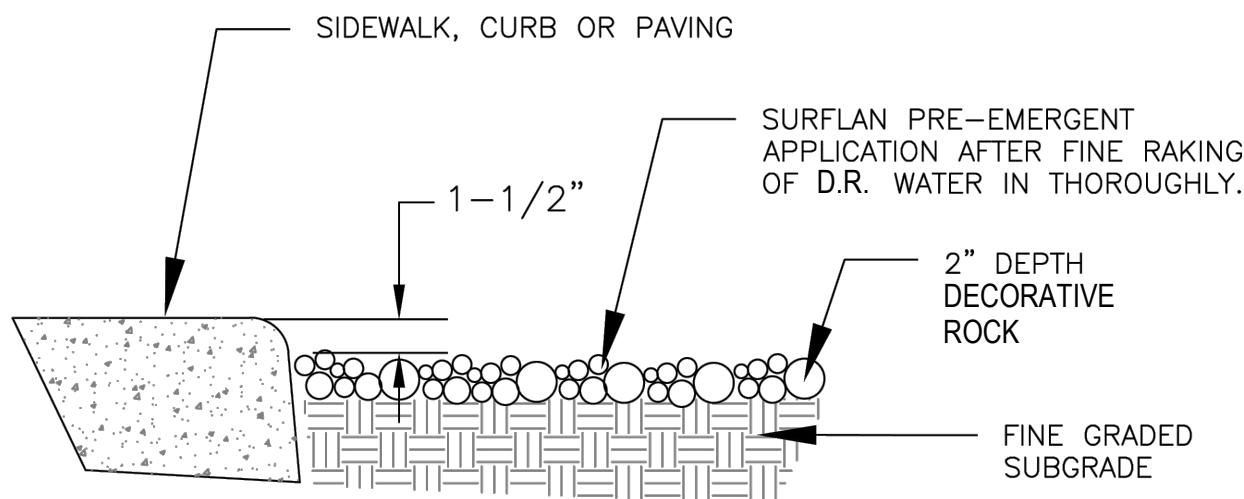
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SHRUB PLANTING DETAIL

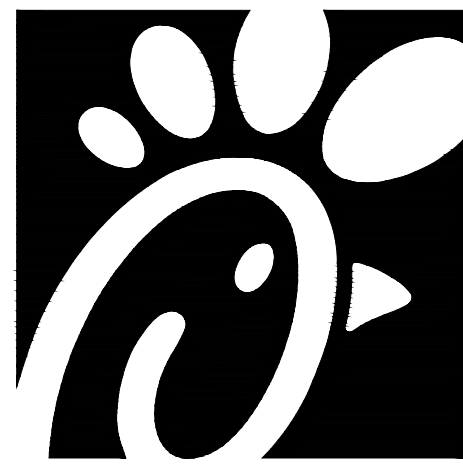
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DECORATIVE ROCK NTS



NOTES:

1. DECORATIVE ROCK FINISH GRADE TO BE RAKED SMOOTH. D.R. FINISH GRADE SHALL BE 1-1/2" BELOW ALL ADJACENT PAVING/CURBS.
2. SUBMIT CERTIFIED PESTICIDE APPLICATOR'S LICENSE PRIOR TO CONSTRUCTION. SUBMIT PRODUCT LABEL FOR APPROVAL.
3. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER INSTRUCTIONS. TWO (2) APPLICATIONS ARE REQUIRED. ONE BEFORE PLACEMENT OF D.R. (AFTER SUBGRADE HAS BEEN APPROVED) AND ONE AFTER SPREADING D.R. . CERTIFIED PESTICIDE APPLICATOR SHALL CONDUCT APPLICATION. LICENSE AND NOTIFICATION OF APPLICATION SHALL BE PROVIDED MIN. 48 HOURS IN ADVANCE OF APPLICATION. WATER IN EACH APPLICATION PER MANUFACTURER'S INSTRUCTIONS.
4. D.R. SIZE/STYLE AS SPECIFIED ON PLANT LEGEND.

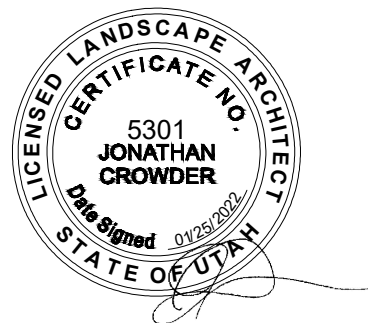
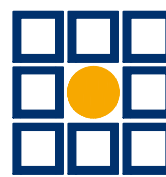


Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®

5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303.751.9141



MAJOR SITE PLAN AMENDMENT

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CU/S08A-W
RELEASE: V2_18.08

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SHEET LANDSCAPE

DETAILS

SHEET NUMBER

L-1.1



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

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SHEET	

LANDSCAPE NOTES

SHEET NUMBER

L-1.2

1

- Perennials:**
- After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
 - The following year:
 - Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
 - Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
 - Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
 - Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and liliarias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
 - Weed perennial bed as specified in "WEEDING" above.
 - Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
 - The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
 - Long-term Care:
 - Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
 - For detailed information regarding the care of specific perennials, refer to *All About Perennials* by Ortho; *Perennials: How to Select, Grow and Enjoy* by Pamela Harper and Frederick McGouly; Hp Books Publisher; *Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes* by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

- LAWN MAINTENANCE**
- Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
 - Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for cool season grasses.
 - Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
 - Aerate warm season turf areas to maintain high standards of turf appearance.
 - Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
 - Apply post emergent as needed to control weeds.
 - Mechanically edge curbs and walks.
 - Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.
- TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE**
- Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
 - Mulch to be applied in February/March with a half rate in late summer to top dress.
 - Apply pre-emergent herbicides in February and April.
 - Manual weed control to maintain clean bed appearance.
 - Apply fungicides and insecticides as needed to control insects and disease.
 - Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
 - Edge all mulched beds.
 - Remove all litter and debris.
- GENERAL MAINTENANCE**
- Remove all man-made debris, blow edges.
 - Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

2

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of 1 year after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Landscape Trees and Shrubs		Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>15%	>25%
Magnesium (Mg)	100-lbs./acre	100-lbs./acre
Phosphorus (P205)	150-lbs./acre	150-lbs./acre
Potassium (K2O)	120-lbs./acre	120-lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil, not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil, not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	60 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING
Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The moving operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING
A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

- Pruning Guidelines:**
- Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
 - Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
 - Delay pruning plants grown for ornamental fruits, such as coneostearns, pyracanthas and viburnums.
 - Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
 - Deciduous evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
 - Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
 - Conifers shall be pruned, if required, according to their genus.
 - A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
 - C. Pines may be lightly pruned in early June by reducing candles.
 - Groundcover shall be edged and pruned as needed to contain it within its borders.

3

- Landscape Islands/Medians:** Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
 - Annual/Perennial bed areas:** Add a minimum of 4" organic matter and till to a minimum 12" depth.
- Mulch: Type selected dependent on region and availability; see landscape plans for type of mulch to be used. Hold mulch 4" from tree trunks and shrub stems.
- Hardwood: 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and savadust. Install minimum depth of 3".
 - Pine Straw: Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needles to be dry. Install minimum depth of 3".
 - River Rock: (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
 - Mini Nuggets: Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

- Guying/Staking:
- Arboreal: Green (or white) staking and guying material to be flat, woven, polypropylene material, 3/4" wide 500 lb. break strength. Arboreal shall be fastened to stakes in a manner which permits tree movement and supports the tree.
 - Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION
Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION
Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Protect existing pits at least 4" in diameter. If the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION
Install plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of ball and fill all voids.

- Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 16" of edge of bed.

Mulching:

- Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

- Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
- Place stone without damaging weed barrier.
- Arrange stones for best appearance and to cover all weed barrier fabric.

- Wrapping, guying, staking:
- Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
 - Wrapping:
 - Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - Tree wraps are temporary and no longer needed once the trees develop corky bark.
 - Staking/Guying:
 - Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7"-0" tall.
 - Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 - Ties are attached to the tree, usually at the lowest branch.
 - Guy deciduous trees over 2" caliper. Guy evergreen trees 7"-0" tall and over.
 - Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 - Ties are attached to the tree as high as practical.
 - The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
 - Remove all guying and staking after one year from planting.

Pruning:

- Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP
During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE
Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

- Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
- repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
- Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
- Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

4

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION
Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

- Soil preparation.
- Trees, shrubs, ground covers, and annuals/perennials.
- Planting mixes.
- Top Soil, Mulch and Planting accessories.
- Maintenance.
- Decorative stone.

QUALITY ASSURANCE
Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that he can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING
Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that will store the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to the contractor. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS
Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY
Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE
Inspection of planted areas will be made by the Owner's representative.

- Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES
Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS
Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

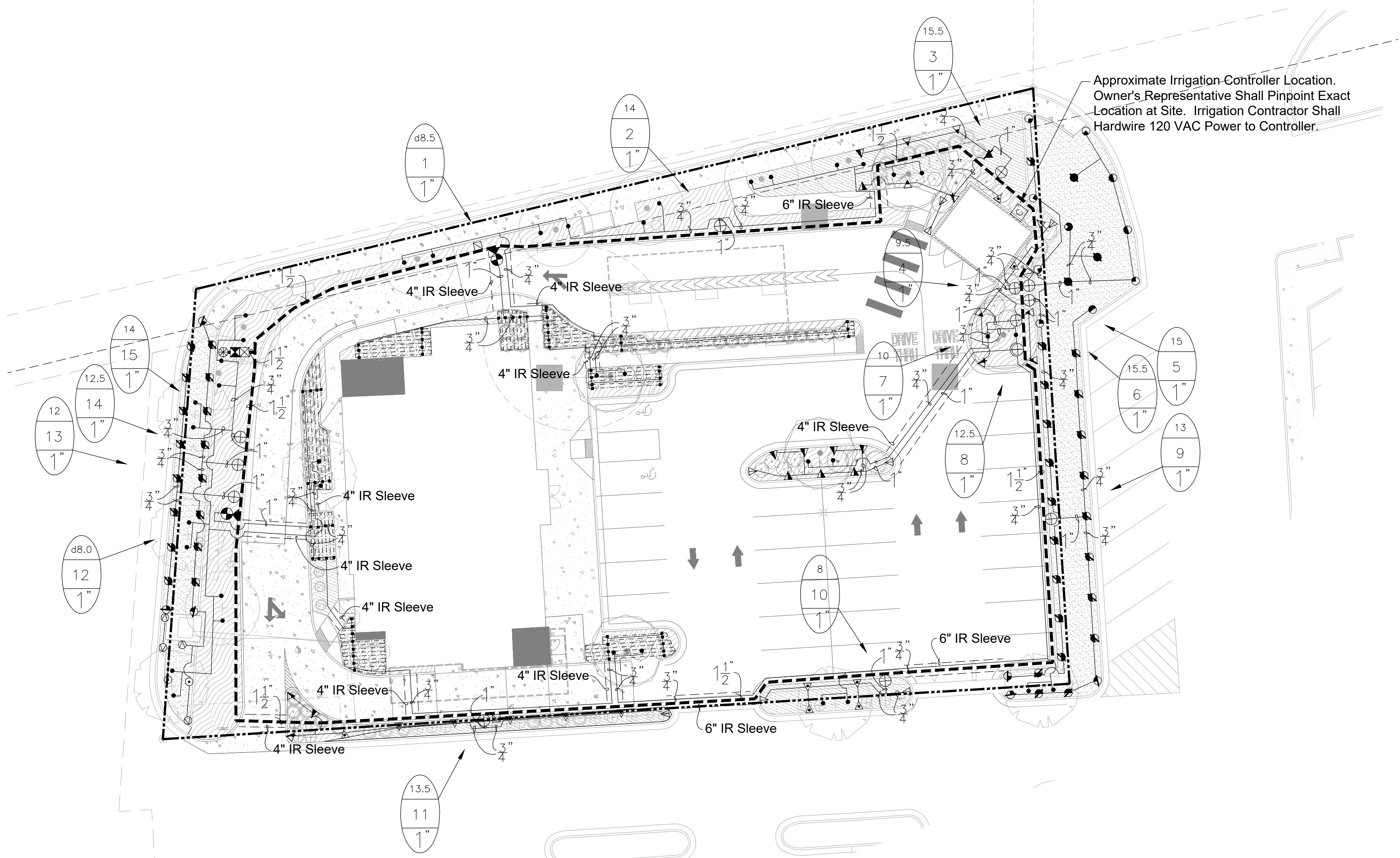
- Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
- Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - No plants shall be loose in the container.
 - Container stock shall not be pot bound.
- Plants planted in rows shall be matched in form.
- Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
- The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
- No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
- Evergreen trees shall be branched to the ground or as specified in plant list.
 - Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - Single stemmed or thin plants will not be accepted.
 - Side branches shall be generous, well-trivigged, and the plant as a whole well-bushed to the ground.
 - Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES
Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (i.e. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

- Sod Areas: Spread a minimum 4" layer of top soil and rake smooth.
- Planting bed areas: Spread a minimum 4" layer of top soil and rake smooth.

E
D
C
B
A



GENERAL NOTES

- ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE).
- ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER. (CLASS 200 PVC PIPE).
- NO ROCKS, BOULDER, OR OTHER EXTRANEIOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
- ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
- ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
- SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
- ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
- ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
- NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEEDING WITH THE WORK.
- ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.
- CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED, I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
- CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
- CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
- CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
- ALL SPRINKLERS TO BE MOUNTED ON SWING JOINTS - REFER TO DETAILS.
- CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
- 24 VOLT WIRE SHALL BE COLOR CODED; COMMON-WHITE, CONTROL-RED.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
- CONTROLLER GROUNDING MUST BE AS PER ASIC REQUIREMENTS
- ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
 - TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
 - TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
- SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
- CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
- CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS. ALSO INSTALL SPRINKLERS 4" FROM CURB OR WALKS.
- PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS AND SPECIFICATIONS.
- IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE CROSS MEASURED AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN AUTOCAD 2010 FORMAT BEFORE FINAL ACCEPTANCE.
- A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
- PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE 2 PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE (BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF TEST.
 - 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
 - 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
- IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE OWNER WITH A COLOR-CODED ZONES DIAGRAM PLAN, 8-1/2"x11" LAMINATED SHEET(S), TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. TO BE LOCATED IN ADHESIVE POUCH ATTACHED INSIDE OF CONTROLLER(S).
- LOCATE ALL VALVES IN SHRUB AREA, SHOWN FOR CLARITY ONLY.
- REFER TO CIVIL ENGINEER PLANS FOR GRADING, ANY DRAINAGE STRUCTURES AND METERS. COORDINATE LOCATION OF IRRIGATION EQUIPMENT WITH CIVIL ENGINEER INFORMATION.

IRRIGATION LEGEND

- IRRIGATION POINT OF CONNECTION, DOWNSTREAM OF IRRIGATION WATER METER (REFER TO CIVIL/UTILITY PLANS). SYSTEM REQUIRES 16 GPM @ 65 PSI (MINIMUM). INSTALLATION CONTRACTOR SHALL VERIFY SYSTEM REQUIREMENTS AT SITE BEFORE STARTING CONSTRUCTION.
- MANUAL DRAIN VALVE. SCH 80 PVC TRUE UNION BALL VALVE. DETAIL-E.
- WATTS #909-M1-QT-2", 2" REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER. DETAIL-F.
- WINTERIZATION ASSEMBLY. DETAIL-B.
- RAIN BIRD ESP-16-LXME CONTROLLER: 16 STATION, MODULAR CONTROLLER, FOUR PROGRAMS, WALL MOUNTED. DETAIL-J. IRRIGATION CONTRACTOR SHALL ALSO INSTALL A WIRELESS MINI CLIK II RAIN SENSOR AND A FREEZE-CLIK DEVICE.
- RAIN BIRD 100-PEB PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1" SIZE, MOUNTED WITH SCH 80 PVC TRUE UNION BALL VALVE, DETAIL-A.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 12" RADIUS, FULL-2.0 GPM, HALF-1.0 GPM, QUARTER-0.5 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 15" RADIUS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN POP-UP SIDE STRIP SPRAY SPRINKLER, 9' X 18' RADIUS, 1.5 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIUS, 1.5 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN END STRIP SPRAY SPRINKLER, 4' X 15' RADIUS, 1.0 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SPRAY SPRINKLER, 15' RADIUS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, THREE QUARTER-3.0 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SPRAY SPRINKLER, 12' RADIUS, FULL-2.0 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER, 9' X 18' RADIUS, 1.5 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIUS, 1.5 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB END STRIP SPRAY SPRINKLER, 4' X 15' RADIUS, 1.0 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1806-SAM WITH 1404 BUBBLER NOZZLE AND PA-80 ADAPTER. 6" POP-UP TREE BUBBLER, 1.0 GPM, DETAIL-C.
- RAIN BIRD #5 QUICK COUPLING VALVE 1" SIZE. CONTRACTOR TO SUPPLY TWO QCV KEYS AND MATCHING HOSE SWIVELS. DETAIL-R.
- SCH 80 PVC TRUE UNION BALL VALVE, SIZED SAME AS MAINLINE, MOUNTED IN CARSON VALVE BOX, DETAIL-Q.
- RAIN BIRD DRIP ZONE ASSEMBLY KIT, MODEL #XCZ-100-PRB-COM . 1" SIZE DETAIL-L. NOTE: ANY DRIP ZONE WITH FLOW UNDER 3 GPM SHALL UTILIZE RAIN BIRD XCZ-LF-100-PRF LOW FLOW DRIP VALVE ASSEMBLY
- POINT OF CONNECTION - DRIP LINE TUBING TO PVC PIPE, DETAIL-M,N.

NOTE:
CONTRACTOR SHALL INSTALL RAIN BIRD DRIP OPERATION INDICATOR KIT AT ENDS OF EACH DRIP ZONE AREA (DETAIL-S).

MAINLINE PIPE: 1-1.2" SIZE IF NOT NOTED. CLASS 200 PVC SOLVENT WELD PIPE UTILIZING SCH 40 PVC SOLVENT WELD FITTINGS.

IRRIGATION SLEEVE: CLASS 200 PVC, SIZE NOTED ON PLAN. DETAIL-H.

LATERAL LINE PIPE: CLASS 200 PVC SOLVENT WELD PIPE UTILIZING SCH 40 PVC SOLVENT WELD FITTINGS, SIZE NOTED.

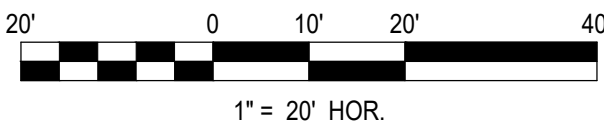
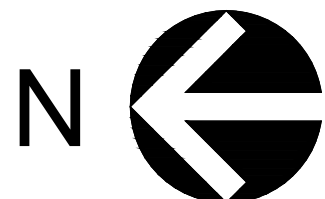
3" ELECTRICAL CONDUIT SLEEVE.

NOTES:

- ALL SPRINKLERS WILL BE MOUNTED ON (3) MARLEX STREET ELLS WITH A SCHED. 80 NIPPLE SIZE OF SPRINKLER INLET.
- CONTRACTOR TO UTILIZE A AUTOMATIC DRAIN CHECK VALVE DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
- ALL WIRE WILL BE COLOR CODED DIRECT BURIAL UL/UF WIRE: COMMON (WHITE) #12-1, CONTROL (RED) #14-1.
- ALL PIPING AND WIRING UNDER HARDTOPS WILL BE IN CLASS 200 PVC PIPE SLEEVE.

TYPICAL VALVE INDICATOR

28.5
10
1 1/2
GALLONS PER MIN.
STATION NUMBER
VALVE SIZE



SITE DEVELOPMENT PLANS

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

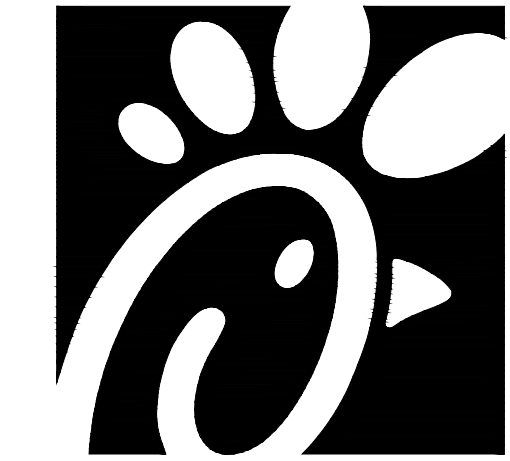
REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR PLANNING REVIEW
DATE 11/28/2023
DRAWN BY ICS
SHEET

IRRIGATION PLAN

SHEET NUMBER

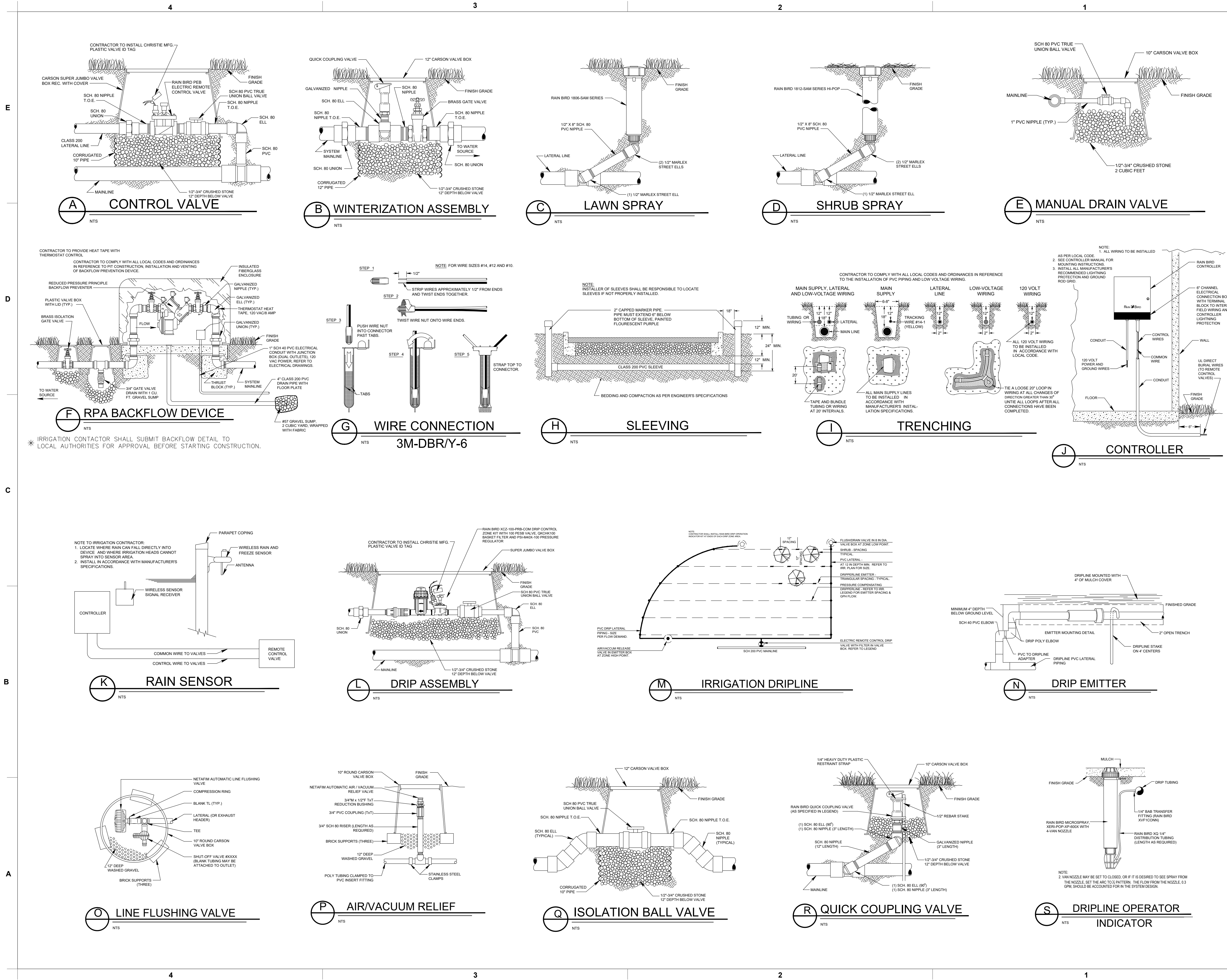
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Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998





Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-9741

CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575
BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

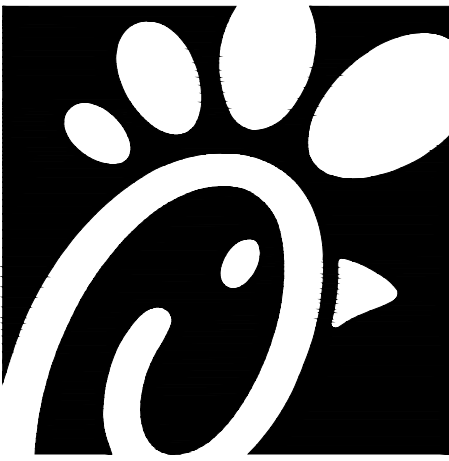
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
CONSULTANT PROJECT # 65120490		
PRINTED FOR PLANNING REVIEW		
DATE 11/28/2023		
DRAWN BY ICS		
SHEET IRRIGATION		
SHEET NUMBER DETAILS		

I-2.0


Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel - Commercial (Site Plan)

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E	SECTION 32 8400 LANDSCAPE IRRIGATION SYSTEM PART 1- GENERAL 1.1 SYSTEM DESCRIPTION A. The sprinkler system shall include sprinklers, valves, piping fittings, controller, wiring, all of sizes and types as shown on the drawings and specified. The system shall be constructed to grades and conform to areas and locations as shown on the drawings. B. Sprinkler lines shown on the drawings are essentially diagrammatic. Spacing of the sprinkler heads or quick coupling valves are shown on the drawings and shall be exceeded only with written permission of the Designer. C. Unless otherwise specified or indicated on the drawings, the construction of the sprinkler system shall include the furnishing, installing, and testing of all mains, laterals, risers and fittings, sprinkler heads, gate valves, control valves, controllers, electric wire, controls, backflow preventers, enclosures, and other necessary specialties and the removal and/or restoration of existing improvements, excavating and backfill, and all other work in accordance with the plans and specifications a required for a complete system. 12 QUALITY ASSURANCE A. Conference: Before any work is started a conference shall be held between the Contractor and the Owner concerning the work under this contract. B. The Contractor shall maintain continuously a competent superintendent, satisfactory to the Owner, on the work during progress with authority to act or him in all matter pertaining to the work. C. It is the Irrigation Contractor's responsibility to coordinate and cooperate with the other Contractors to enable work to proceed rapidly and efficiently. D. The Contractor shall confine his operations to the area to be improved and to the areas allotted him by the Designer and General Contractor for material and equipment. E. Contractor shall take all necessary to protect the existing site conditions and vegetation. 1.3 SUBMITTALS A. General: Submit in accordance with Shop Drawings, Product Data, and Samples. B. Shop Drawings and Equipment Product Information: 1. Prior to purchasing materials, submit product information on all sprinkler heads, automatic valves, quick coupling valves, controller, and pipe to be used on the project. 2. Contractor shall review drawings and data to supply actual precipitation rates and times for each zone in maintenance package. 3. Prior to trenching, Contractor shall submit proposed trenching equipment to Designer for approval. C. Record Drawings and Instructions 1. Upon completion of installation, Contractor shall produce as-built drawings in Autocad 2010 format and furnish one set of reproducible and one set of printed record drawings showing all sprinkler heads, valves, drains, and pipelines to scale with dimensions. These drawings shall have dimensions from easily located stationary points (cross measured) as they relate to all valves, mainlines, and wire. Clearly note all approved substitutions of size, material, etc. Complete, concise instruction sheets and parts lists covering all operating equipment and weathering techniques shall be bound into folders and furnished to the Owner in three (3) copies. Submission of this information is a requirement for final acceptance. 1.4 SITE CONDITIONS A. The Contractor shall examine the site, plans and specifications (i.e. system requirements). B. It shall be the Contractor's responsibility to report in writing to the Designer any deviations between drawings, specification, and actual site conditions. Failure to do so prior to the installing of equipment shall be done at the Contractor's expense. C. Adjustment of the sprinkler heads and automatic equipment will be done by the Contractor, upon completion of installation, to provide optimum performance. D. After completion, testing, and acceptance of the system, the Contractor shall verbally instruct the Owner's personnel in the operation and maintenance of the system. All written instruction shall be included in the bound maintenance package as stated in Paragraph 1.3 - Submittals. PART 2 - PRODUCTS 2.1 PIPE AND FITTINGS A. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes will be permitted, but substitutions of larger size may be approved. All pipe damaged or rejected because of defects shall be removed from the site at the time of said rejection. B. All piping downstream of electric valves, sizes (3) inches and smaller, shall be rigid unplasticized PVC 200 PSI working pressure extruded from virgin parent material of the type specified on the drawings. The pipe shall be homogeneous throughout and free from visible cracks, holes, foreign materials, blisters, wrinkles and permanently marked with the manufacture's name, material, size, and schedule type. Pipe must bear the NFS seal. C. All mainline piping and underground piping under continuous pressure shall be rigid unplasticized PVC-Class 200 PSI working pressure extruded from virgin parent material of the type specified on the drawings. The pipe shall be homogeneous throughout and free from visible cracks, holes, and foreign materials, blisters, wrinkles and dents. D. All plastic fittings to be installed shall be molded fittings manufactured of the same material as the pipe and shall be suitable for solvent weld, slip joint ring tight seal, or screwed connections NO fitting made of other material shall be used except as hereinafter specified. E. Slip fitting socket tapers shall be so sized that a dry unsoftened pipe end conforming to these special provisions can be inserted no more than halfway into the socket. Plastic saddle and flange fittings will not be permitted. Only Schedule 80 pipe may be threaded. 2.2 SLEEVES A. All sleeves shall be Class 200 PVC or stronger. All sleeves are required at every crossing indicated on drawings. (Size Noted) B. All sleeves shall be installed under proposed pavement areas prior to subgrade and base construction. C. Sleeves shall have a minimum horizontal separation of 18" and a maximum of twenty-four (24) inch clearance below bottom of curb. D. All sleeves shall have a minimum horizontal separation of twenty-four (24) and maximum of thirty-six inches from center to center. E. Stub up sleeve pipe twelve (12) inches above ground surface and cap. Paint cap with fluorescent orange paint for easy identification. F. The location of all sleeves shown on the plans is schematic. The contractor shall make any adjustments necessary to accommodate existing vegetation, utilities, or other existing conditions. G. If the road crossings are designated as being bore locations the bore must be ample size to accommodate the size sleeve specified. 2.3 CONTROL SYSTEM A. The automatic controllers shall be as shown on the plans and shall be made by the same manufacturer as valves. B. Install Rain Check or Mini-Click type shut off device to override the control timer in the event of rain. 2.4 CONTROL WIRE A. Control wire shall be type UF, UL approved, for direct burial and shall be gauge 14 or larger for the control wire and gauge 12 or larger for common wire. B. Joining of underground wires shall be made with watertight connectors in valve boxes. No splicing between boxes is acceptable. Utilize 3M DBR/Y-6 Connections unless directed otherwise. C. All wire connections in valve boxes; first example shall stay open until the Designer approves. 2.5 IRRIGATION VALVES A. Zone Control Valves 1. Globe-type diaphragm valves of normally closed design, with bronze bodies or heavy- duty plastic and covers (type noted on drawings). Operation accomplished by means of an integrally mounted heavy-duty 24 volt AC solenoid complying with National Electrical Code, Class II Circuit, solenoid coil potted in epoxy resin within a plastic-coated stainless steel housing. Solenoids shall be completely waterproof, suitable for direct underground burial. Provide a flow stem adjustment in each valve. 2. Drip Control Valves shall be prefabricated assemblies as specified on plans.	2.6 VALVE BOXES A. All valves shall be installed in thermoplastic valve access boxes of the size required to permit access to the-valve. Valve boxes shall include black thermoplastic locking covers. Manufacturer - Carson or approved equal. B. All valve boxes shall be installed on at least a two (2) cubic foot gravel base to provide foundation and drainage. C. All valve box elevations shall be ½" below finished grade. 2.7 THRUST BLOCKS A Place one cubic ft. of concrete for each inch of pipe diameter for thrust block. Thrust shall not allow vertical or horizontal movement of pipe in any direction unless otherwise noted on design. Thrust blocking shall be provided on all piping three (3) inch diameter and larger. 2.8 DRIP EQUIPMENT A. Drip tubing shall be as specified on plans (type, emitter flow, emitter spacing, etc). B. All miscellaneous drip equipment required for proper operation must be installed (i.e. air vent valves, drip flush tubes, staking, etc). PART 3 - EXECUTION 3.1 EXCAVATION AND BACKFILL A. Trenches for pipe sprinkler lines shall be excavated of sufficient depth and width to permit proper handling and installation by any other method the Contractor may desire if approved by the Owner, pipe manufacturer, and Designer. The backfill shall be thoroughly compacted and evened off with the adjacent soil level. Selected fill dirt or sand shall be used if soil conditions are rocky. In rocky areas the trenching depth shall be two (2) inches below normal trenching depth to allow for this bedding. The fill dirt or sand shall be used in filling (4) inches above the pipe. The remainder of the backfill shall contain no lumps or rocks larger than three (3) inches. The top twelve (12) inches of backfill shall be topsoil, free of rocks, subsoil, or trash. Any open trenches or partially backfilled trenches left overnight or left unsupervised shall be barricaded to prevent undue hazard to the public. B. The Contractor shall backfill in six (6) inch compacted lifts as needed to bring the soil to its original density. C. In the spring following the year of installation, the Contractor shall repair any settlement of the trenches by bringing them to grade with topsoil, and seeding with the existing lawn type(s). Watering and maintenance of the repaired areas shall be the Owner's responsibility. 3.2 INSTALLATION OF PLASTIC PIPE A. Plastic pipe shall be installed in a manner that permits expansion and contraction as recommended by the manufacturer. B. Plastic pipe shall be cut with a handsaw or hacksaw with the assistance of a square in sawing vice or in a manner so as to ensure a square cut. Burrs at cut ends shall be removed prior to installation so that a smooth unobstructed flow will be obtained. C. All plastic-to-plastic joints shall be solvent weld joints or slip seal joints. Only the solvent recommended for the pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer. The Contractor shall assume full responsibility for the correct installation. D. The joints shall be allowed to set at least twenty-four (24) hours before pressure is applied to the system on PVC pipe. 3.3 CONTROLLER AND ELECTRICAL CONNECTIONS A. All electrical connections shall conform to the National Electrical Code, latest edition. B. Control wires installed beneath walks, drives, or other permanent surfaces shall be placed in sleeves. C. Wires shall be spliced only at valve boxes. D. Leave twenty-four (24) inch loop of wire at each valve for expansion/contraction and servicing. E. Controllers and valves shall be from the same company e.g. (Rain Bird, Toro or approved equal). F. 120 VAC electrical power supply to the controller location shall be supplied by others. 3.4 FLUSHING AND TESTING A. After all new sprinkler piping and risers are in place and connected for a given section and all necessary division work has been completed and prior to the installation of sprinkler heads all control valves shall be opened and a full head of water used to flush out the system. B. Sprinkler main shall be pressure tested as follows: 1. Four (24 hour pressure test at 1.5 times the system operating pressure 2. Twenty four (24) hour pressure test at the system operating pressure If leaks occur, repair and repeat the test until no leaks occur (pressure does not drop). Give Designer twenty-four hours notice prior to testing. C. Testing of the system shall be performed after completion of the entire installation and any necessary repairs shall be made at the Contractor's expense to put the system in good working order before final payment by the Owner. D. Adjustment of the sprinkler heads, and automatic equipment, will be done by the Contractor upon completion of installation to provide optimum performance. Minor adjustments during the guarantee period will be made by the Owner. E. After completion, testing, and acceptance of the system, the Contractor will instruct the Owner's personnel in the operation and maintenance of the system. 3.5 CLEAN UP AND PROTECTION A. During irrigation work, Contractor shall keep project site clean and orderly B. Upon Completion of Work, clear grounds of debris, superfluous materials and all equipment. Remove from site to satisfaction of the Owner's Representative. 3.6 WINTERIZING THE SYSTEM A. Contractor's responsibility to winterize the irrigation system the first winter following Substantial Completion of the Project. 3.7 INSPECTION A. Periodic Inspections will be made by the Landscape Architect/Owner's Representative to review the quality and progress of the work. Work found to be unacceptable must be corrected within a timely mater (to be determined by Owner's Representative). Remove rejected materials promptly from the project site. B. It will be the responsibility of the Irrigation Contractor to provide a reliable communication system (i.e. Two way radios or remote radio control activation system) for Substantial Completion and all periodic inspections. PART 4 - CODES, PERMITS, WARRANTY, AND GUARANTEE 4.1 CODES AND ORDINANCES A. All materials, installation parameters, and operations shall conform to all applicable codes and ordinances. It is the Contractor's responsibility to investigate and follow all regulations. Contractor is responsible to verify applicable codes and ordinances prior to submitting bid. Before bid submittal, it is the Contractor's responsibility to notify the Irrigation Consultant/Designer at least 5 days before bid submittal, of any changes due to code or ordinance discrepancies. If the Contractor does not comply with this process and notification, the Contractor shall be responsible for the necessary installation change and redesign costs for non-compliance. 4.2 PERMITS AND FEES A. The Contractor shall obtain, at his expense, all required permits and shall pay all required fees. Any penalties imposed due to failure to obtain any permit or pay any fee shall be the responsibility of the Contractor. 4.3 WARRANTY AND GUARANTEE A. The Contractor shall furnish a certificate of warranty registration and a written guarantee of work and materials for a one year period from the date of final acceptance of the Irrigation System by the Owner and the Designer.	END OF SECTION		
D					
C					
B					
A					



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



CHICK-FIL-A
AMERICAN FORK FSU
183 N WEST STATE RD
AMERICAN FORK, UT 84003

FSR# 2575

BUILDING TYPE / SIZE: CL/S08A-W
RELEASE: V2_18.08

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 65120490
PRINTED FOR PLANNING REVIEW
DATE 11/28/2023
DRAWN BY ICS
SHEET

**IRRIGATION
DETAILS**

SHEET NUMBER

I-3.0

SITE DEVELOPMENT PLANS

5.9.b

Packet Pg. 116

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chik-Fil-A Remodel - Commercial Site Plan1)

May 28, 2024

Ben Hunter
Storm Water Division
American Fork
275 E. 200 N.
American Fork, UT 84003

**RE: Chick-fil-A American Fork (183 N, NW State Rd, American Fork, UT 84003)
Drainage Conformance Letter**

Dear Mr. Hunter,

The purpose of this letter is to articulate the storm drainage changes for the proposed site improvements of the existing Chick-fil-A American Fork Store, located at 183 N West State Rd, and to confirm that the proposed changes will not increase the runoff nor change the existing drainage patterns.

The proposed site modifications include extending the drive-thru 155 feet, expanding the drive-thru to two lanes, installing a by-pass lane in the drive-thru, installing a canopy over the order point and pick-up window, relocating the trash enclosure, relocating the ADA path, relocating the access drive to the shopping center, and revising the parking lot layout adjacent to the site.

The proposed site modifications will decrease the paved area by 200 square feet, which will slightly reduce the amount of stormwater runoff. In addition to this, the proposed site drainage will match the existing drainage patterns. Therefore, no additional runoff will be redirected to the existing inlets and for the purposes of this report and corresponding calculations, the developed runoff values as shown in the *Site Grading & Drainage Plan* by Ensign Engineering and Land Surveying dated 11/2/2009 (here in referred to as Ensign Plan) will be utilized. The Ensign Plan can be found in Appendix A of this report. See the Table 1 below for existing and proposed land use area quantities:

Table 1

LAND USE TABLE		
Area	Existing [S.F.]	Proposed [S.F.]
Concrete Walks and Paving	20,547 ((62.0%)	20,354 (61.4%)
Building	4,178 (12.6%)	4,447 (13.4%)
Landscape	8,406 (25.4%)	8,330 (25.2%)

At the ingress/egress points into the parking lot along the south west side of the site, the existing drainage pans will remain, but will connect to modified landscape islands that meet current City code requirements. This area is part of Catchment 2 from the Ensign plan. Developed runoff as shown on the Ensign Plan for Catchment 2 was utilized in analyzing the capacity of the existing cross pans as well as the landscape island curbs, and the proposed curb chase that flows into the existing inlet at the southwest corner of the parking lot.

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chik-Fil-A Remodel - Commercial Site Plan1)



Appendix B of this letter provides an exhibit and supporting capacity calculations of the existing cross pans that are to remain along with landscape island curb and the proposed curb chase to the existing inlet. The proposed drainage basin that is tributary to the pans, landscape island, and curb chase is the same as shown on the Ensign Plan, therefore the developed runoff of 0.208 cfs was utilized in analysis.

If you have any questions or require any additional information. I can be reached at (303) 353-3695 or Kris.wiest@merrick.com.

Respectfully,

Kristofer K. Wiest, PE
Project Manager
For and on Behalf of
Merrick & Company



APPENDIX A

(SITE GRADING & DRAINAGE PLAN BY ENSIGN ENGINEERING & LAND SURVEYING)





CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST
48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER
SECTION 15
T5S, R1E,
S1B&M
ELEVATION = 4565.37 (FOUND)

CATCHMENT 3
1,178 sq. ft.
0.03 acres

CATCHMENT 2
3,759 sq. ft.
0.09 acres

CATCHMENT 1
27,057 sq. ft.
0.62 acres

EN SIGN engineering - planning - surveying
Project: American Fork Chick-fil-A
By: B. FREED
Date: 7-JUL-2009
Project No.: UM48A
Checked By:
Sheet:

OVERALL SITE - Drainage Calculation

Area Calculations	Area Runoff Coefficients
CONCRETE & PAVED AREAS (A _c)	0.90
ROOF AREAS (A _r)	0.95
LANDSCAPE AREA (A _l)	0.15
TOTAL AREA (A _t)	0.75

Catchment 1 discharge through orifice: 0.495 cfs
Catchment 2 collected runoff: 0.208 cfs
Catchment 3 orifice runoff: 0.047 cfs

Runoff Calculations

Time (min)	C _a (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft ³)	Allowed Runoff (ft ³)	Storage (ft ³)
5	0.57	7.24	300	1247	241	1006
10	0.57	5.60	600	1928	422	1507
15	0.57	4.61	900	2381	633	1748
30	0.57	3.04	1800	3.141	1265	1876
60	0.57	1.83	3600	3.781	2030	1281
90	0.57	1.03	5400	4.256	2580	-804
120	0.57	0.74	7200	4.587	2990	-3004
360	0.57	0.42	21600	5.207	5.81	-9.974
720	0.57	0.25	43200	5.949	30.362	-24.413
1440	0.57	0.15	86400	7.438	60.724	-53.286

CATCHMENT 1 - Drainage Calculation

Area Calculations	Area Runoff Coefficients
CONCRETE & PAVED AREAS (A _c)	0.90
ROOF AREAS (A _r)	0.95
LANDSCAPE AREA (A _l)	0.15
TOTAL AREA (A _t)	0.75

Runoff Calculations

Time (min)	C _a (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft ³)	Allowed Runoff (ft ³)	Storage (ft ³)
5	0.47	7.24	300	1014	146	868
10	0.47	5.60	600	1569	297	1272
15	0.47	4.61	900	1937	446	1492
30	0.47	3.04	1800	2.555	890	1665
60	0.47	1.83	3600	3.076	178	1296
90	0.47	1.03	5400	3.463	3.681	-98
120	0.47	0.74	7200	3.732	5.342	-1610
360	0.47	0.42	21600	4.236	10.684	-6.448
720	0.47	0.25	43200	5.043	21.369	-16.326
1440	0.47	0.15	86400	6.052	42.739	-36.686

Outlet Control

Gate Parameters	Gate Size	Pipe Parameters
C _a = 0.5	Area (ft ²) = 7.07 = Q / (C _a * 2 * g * h ^{3/2})	TYPE OF PIPE: CONCRETE
g (ft/s ²) = 32.2	Width (ft) = 2.659	ROUGHNESS (n) = 0.015
H _W = 4.555.50	Height (ft) = 2.659	PIPE DIA. (d) = 12
FL @ Gate = 4.551.12		%SLOPE (s) = 0.40%
h (ft) = 4.35		Calculated = 2.26

EN SIGN engineering - planning - surveying
Project: American Fork Chick-fil-A
By: B. FREED
Date: 7-JUL-2009
Project No.: UM48A
Checked By:
Sheet:

CATCHMENT 2 - Drainage Calculation

Area Calculations	Area Runoff Coefficients
CONCRETE & PAVED AREAS (A _c)	0.90
ROOF AREAS (A _r)	0.95
LANDSCAPE AREA (A _l)	0.15
TOTAL AREA (A _t)	0.75

Runoff: 0.208 cfs 30 min, 100 yr Design Storm

CATCHMENT 3 - Drainage Calculation

Area Calculations	Area Runoff Coefficients
CONCRETE & PAVED AREAS (A _c)	0.90
ROOF AREAS (A _r)	0.95
LANDSCAPE AREA (A _l)	0.15
TOTAL AREA (A _t)	0.75

Runoff: 0.047 cfs 30 min, 100 yr Design Storm



AMERICAN FORK STORM SEWER NOTES

- 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.
- 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 8, 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.
- GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO AMERICAN FORK CITY STANDARD SPECIFICATIONS.
- ALL PUBLIC STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL 8, 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.
- 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.
- STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE THE WORD STORM.
- 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.

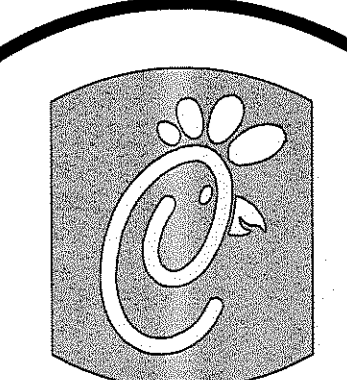
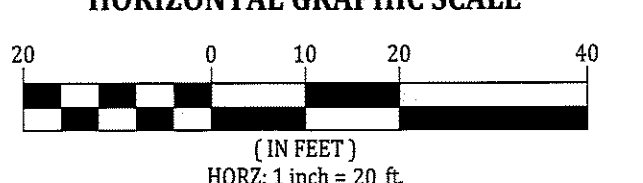
NOTES

- ALL GRADES TO TBC UNLESS NOTED OTHERWISE.
- ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH AMERICAN FORK CITY STANDARD PLANS AND SPECIFICATIONS.
- COMBINATION BOXES SHALL BE CONSTRUCTED APWA STANDARD PLAN NO. 316.
- INLET BOXES SHALL BE CONSTRUCTED PER APWA STANDARD PLAN NO. 315.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
- GRADES IN ADA ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
- AMERICAN FORK CITY WILL REQUIRE THAT PRIOR TO ANY "FINAL INSPECTION OR PERMANENT POWER INSPECTION" REQUEST, A "POST GEOTECHNICAL LETTER REPORT" MUST BE SUBMITTED.

LEGEND

- EXIST STORM DRAIN CATCH BASIN
- PRO STORM DRAIN CATCH BASIN
- PRO STORM DRAIN CLEAN OUT
- PRO STORM DRAIN COMBO BOX
- EXIST STORM DRAIN CULVERT
- PRO STORM DRAIN CULVERT
- EXIST UTILITY POLE
- EXIST GAS VALVE
- EXIST SPOT ELEVATION
- PRO SPOT ELEVATION
- EXIST MINOR CONTOURS 1' INCREMENT
- EXIST MAJOR CONTOURS 5' INCREMENT
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- PRO BUILDING
- EXISTING 24" CURB AND GUTTER
- PROPOSED 24" CURB AND GUTTER
- PRO. REVERSE PAN CURB AND GUTTER
- GRADE BRAKES
- EXIST STORM DRAIN LINE
- PRO STORM DRAIN LINE
- CATCHMENT BOUNDARY
- TOP OF CONCRETE
- TOP OF ASPHALT
- TOP OF WALL

HORIZONTAL GRAPHIC SCALE



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
1	10-30-09	MODIFIED SITE

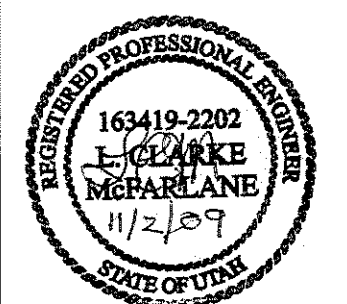
Mark Date By

△		
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Mark Date By

△		
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Seal



SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNUTAH.COM

STORE
AMERICAN FORK
FSU 508A CA

183 N. WEST STATE
ROAD
AMERICAN FORK, UT
84003

SHEET TITLE
SITE GRADING &
DRAINAGE PLAN

VERSION: 4
ISSUE DATE: 9-2009

Job No. : 08-154

Store : 2575

Date : 9/22/09

Drawn By : _____

Checked By : _____

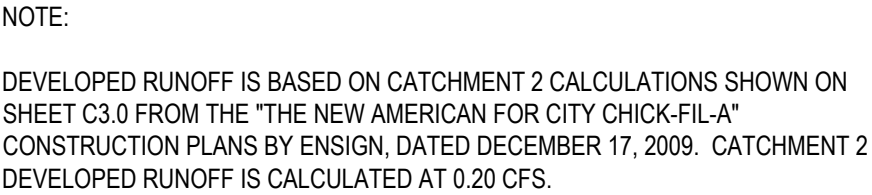
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C-3.0

APPENDIX B

(SUPPORTING CALCULATIONS & EXHIBIT)





DEVELOPED RUNOFF IS BASED ON CATCHMENT 2 CALCULATIONS SHOWN ON SHEET C3.0 FROM THE "THE NEW AMERICAN FOR CITY CHICK-FIL-A" CONSTRUCTION PLANS BY ENSIGN, DATED DECEMBER 17, 2009. CATCHMENT 2 DEVELOPED RUNOFF IS CALCULATED AT 0.20 CFS.



DATE: 5/23/2024

SHEET: 1 OF 1

PAN SECTION A-A

Project Description	
Friction Method	Manning
Solve For	Formula Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.008 ft/ft
Normal Depth	1.0 in
Left Side Slope	24.000 H:V
Right Side Slope	24.000 H:V
Results	
Discharge	0.20 cfs
Flow Area	0.2 ft ²
Wetted Perimeter	4.0 ft
Hydraulic Radius	0.5 in
Top Width	4.00 ft
Critical Depth	1.0 in
Critical Slope	0.007 ft/ft
Velocity	1.23 ft/s
Velocity Head	0.02 ft
Specific Energy	0.11 ft
Froude Number	1.061
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	1.0 in
Critical Depth	1.0 in
Channel Slope	0.008 ft/ft
Critical Slope	0.007 ft/ft

PAN SECTION B-B

Project Description	
Friction Method	Manning
Solve For	Formula Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.008 ft/ft
Normal Depth	1.0 in
Left Side Slope	24.000 H:V
Right Side Slope	24.000 H:V
Results	
Discharge	0.20 cfs
Flow Area	0.2 ft ²
Wetted Perimeter	4.0 ft
Hydraulic Radius	0.5 in
Top Width	4.00 ft
Critical Depth	1.0 in
Critical Slope	0.007 ft/ft
Velocity	1.20 ft/s
Velocity Head	0.02 ft
Specific Energy	0.11 ft
Froude Number	1.036
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	1.0 in
Critical Depth	1.0 in
Channel Slope	0.008 ft/ft
Critical Slope	0.007 ft/ft


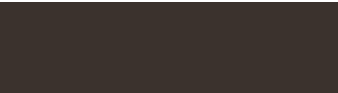

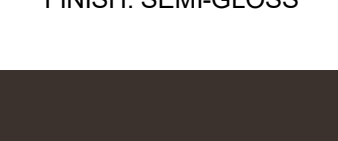


GUTTER CAPACITY C-C

Project Description	
Solve For	Discharge
Input Data	
Channel Slope	0.008 ft/ft
Gutter Width	1.5 ft
Gutter Cross Slope	0.063 ft/ft
Road Cross Slope	0.020 ft/ft
Spread	14.0 ft
Roughness Coefficient	0.013
Results	
Discharge	6.82 cfs
Flow Area	2.0 ft²
Depth	4.1 in
Gutter Depression	0.8 in
Velocity	3.40 ft/s

CURB CHASE D-D

Project Description	
Friction Method	Manning
Solve For	Formula Discharge
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.061 ft/ft
Normal Depth	6.0 in
Bottom Width	3.00 ft
Results	
Discharge	22.02 cfs
Flow Area	1.5 ft ²
Wetted Perimeter	4.0 ft
Hydraulic Radius	4.5 in
Top Width	3.00 ft
Critical Depth	14.3 in
Critical Slope	0.005 ft/ft
Velocity	14.68 ft/s
Velocity Head	3.35 ft
Specific Energy	3.85 ft
Froude Number	3.660
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	14.3 in
Channel Slope	0.061 ft/ft
Critical Slope	0.005 ft/ft

EXTERIOR FINISH LEGEND

 PT-103 SW 6107 NOMADIC DESERT	 PT-113 EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
 PT-109 SW 6095 TOASTY	 ST-1 STOREFRONT COLOR: DARK BRONZE
 PT-116 SW 6089 GROUNDED	 STN-1 STONE VENEER - EXISTING ELDORADO STONE CASTAWAY

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
PT-103	EXTERIOR PAINT	SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107	LATTE	MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER
PT-109	EXTERIOR PAINT	SHERWIN WILLIAMS	TOASTY	SW 6095		MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER
PT-112	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	6108	LATTE	FINISH: SEMI-GLOSS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
SC-1	STUCCO	STO	POWERWALL		SW 6108 LATTE	FINISH: SAND MEDIUM
SC-2	STUCCO	STO	POWERWALL		SW 6095 TOASTY	FINISH: SAND MEDIUM
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	
STN-1	STONE VENEER		ELDORADO STONE		STACKED STONE "CASTAWAY"	EXISTING MTL.



Chick-fil-A

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CHICK-FIL-A
American Fork FSR
183 West State St.
American Fork, UT 84003

FSR#02575

BUILDING TYPE / SIZE: CL/S08A

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 1905
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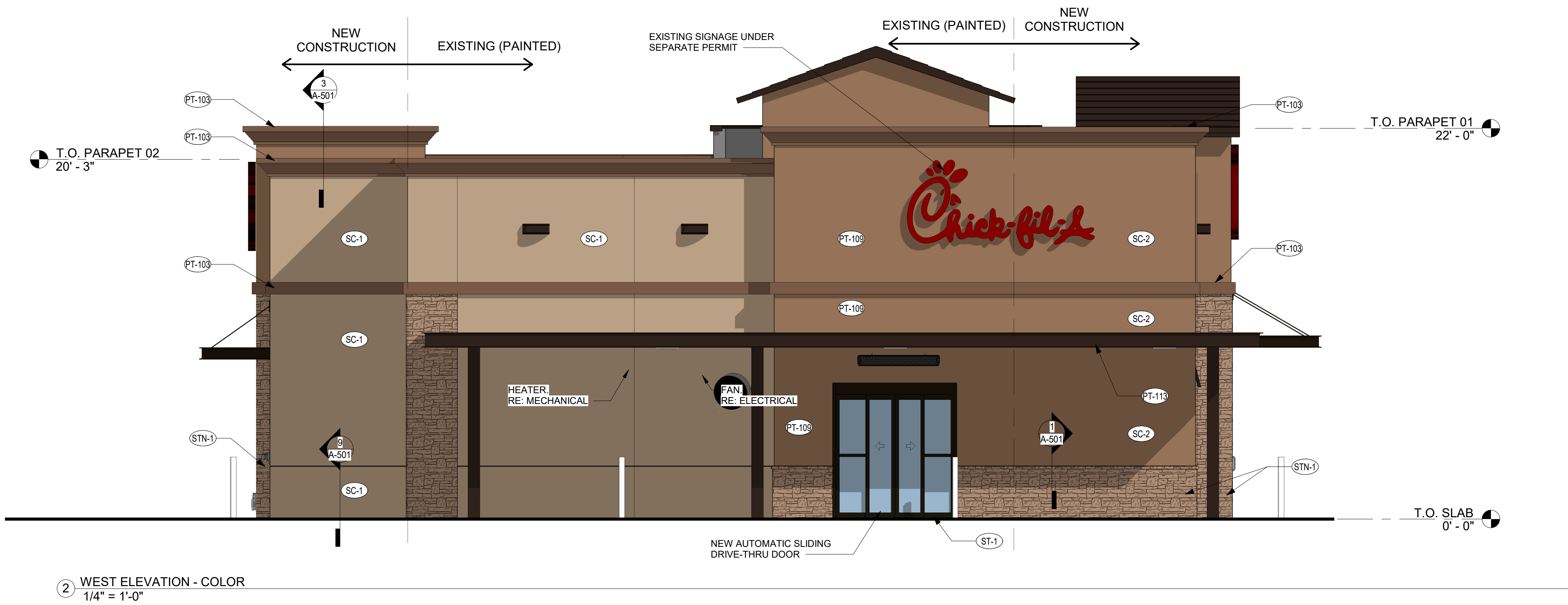
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COLOR ELEVATIONS

SHEET NUMBER

A-304

EXTERIOR FINISH LEGEND	
 PT-103 SW 6107 NOMADIC DESERT	 PT-113 EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
 PT-109 SW 6095 TOASTY	 ST-1 STOREFRONT COLOR: DARK BRONZE
 PT-116 SW 6089 GROUNDED	 STN-1 STONE VENEER - EXISTING ELDORADO STONE CASTAWAY

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
PT-103	EXTERIOR PAINT	SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107	LATTE	MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER
PT-109	EXTERIOR PAINT	SHERWIN WILLIAMS	TOASTY	SW 6095		MUST BE USED WITH SW LOXON CONDITIONER UNIVERSAL PRIMER
PT-112	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	6108	LATTE	FINISH: SEMI-GLOSS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
SC-1	STUCCO	STO	POWERWALL		SW 6108 LATTE	FINISH: SAND MEDIUM
SC-2	STUCCO	STO	POWERWALL		SW 6095 TOASTY	FINISH: SAND MEDIUM
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	
STN-1	STONE VENEER		ELDORADO STONE		STACKED STONE "CASTAWAY"	EXISTING MTL.



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CHICK-FIL-A
American Fork FSR
183 West State St.
American Fork, UT 84303

FSR#02575

BUILDING TYPE / SIZE: CL/S08A

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

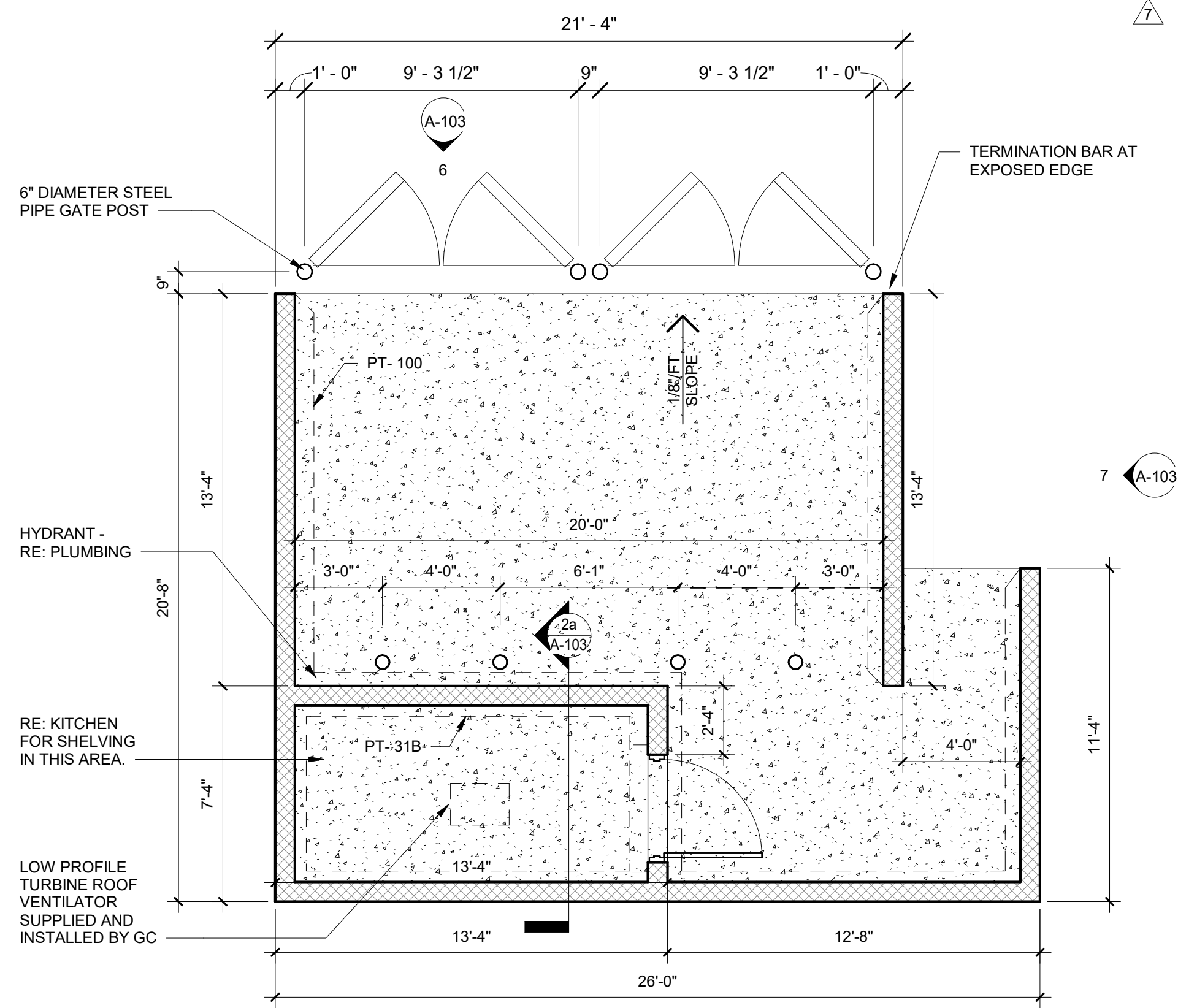
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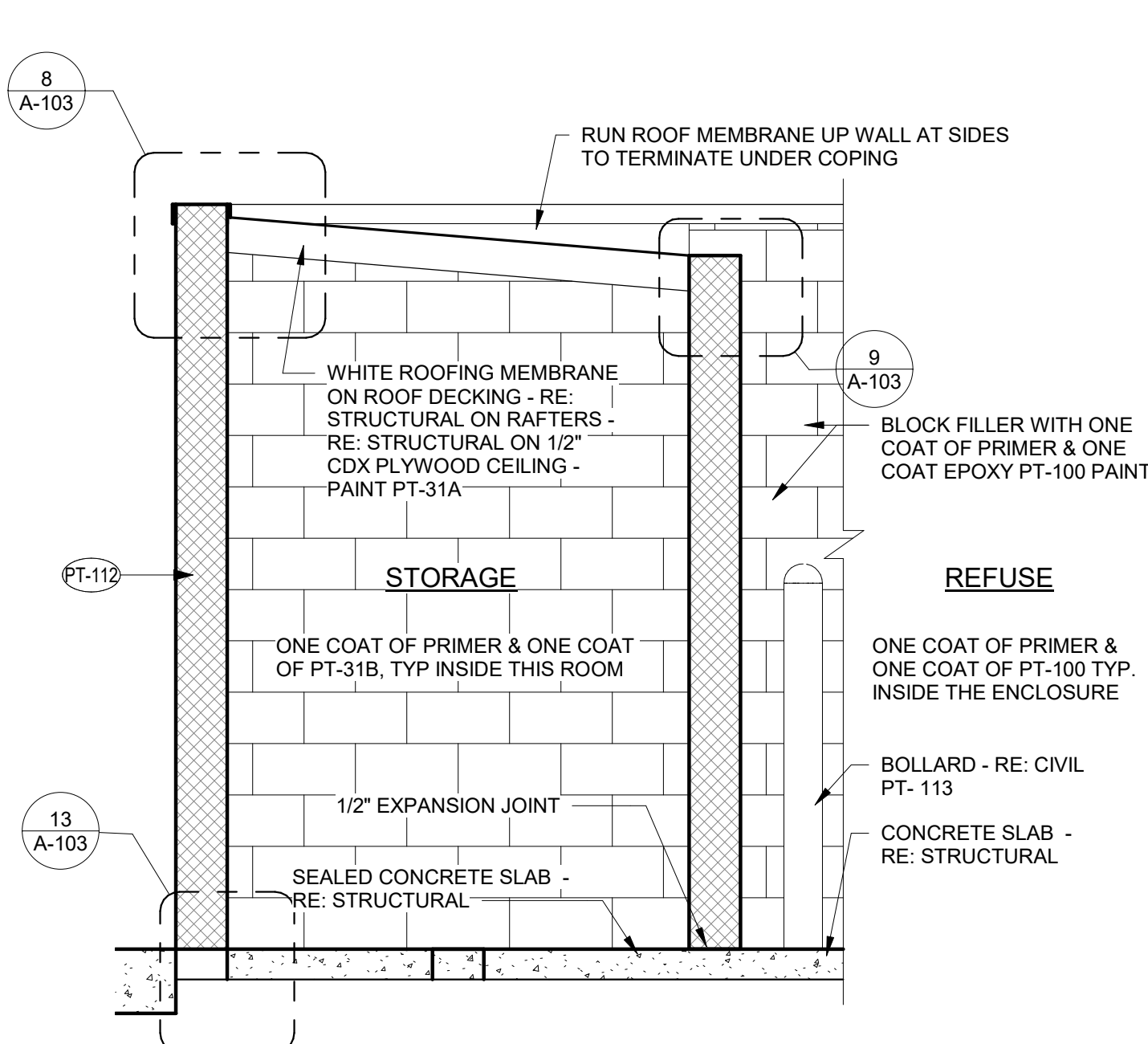
SHEET
COLOR ELEVATIONS

SHEET NUMBER

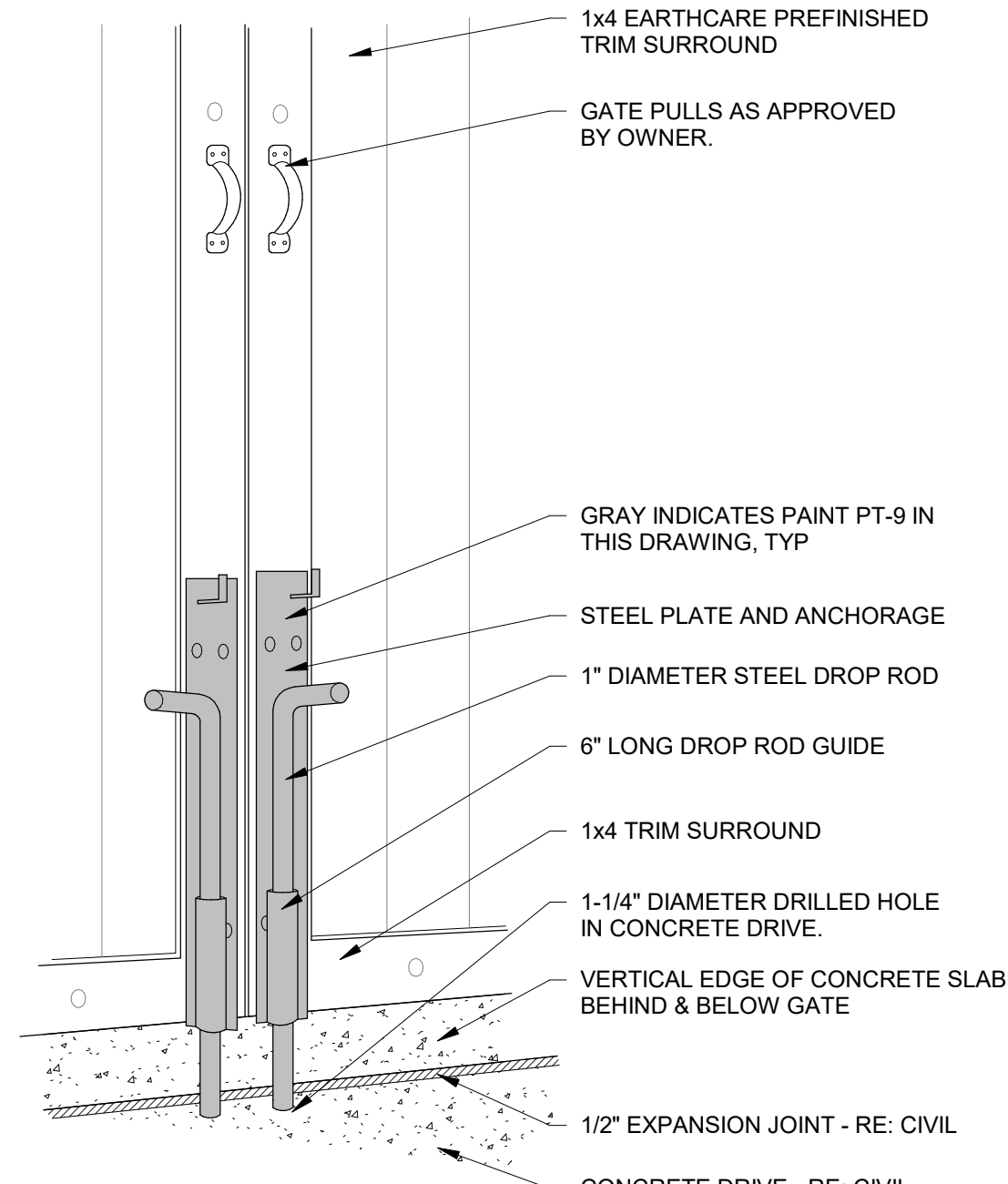
A-303



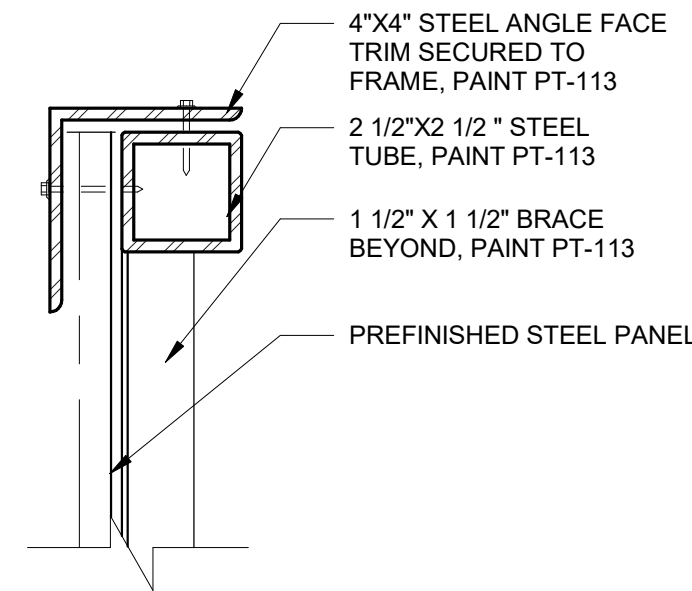
1 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



2a REFUSE ENCLOSURE - SECTION
1/2" = 1'-0"



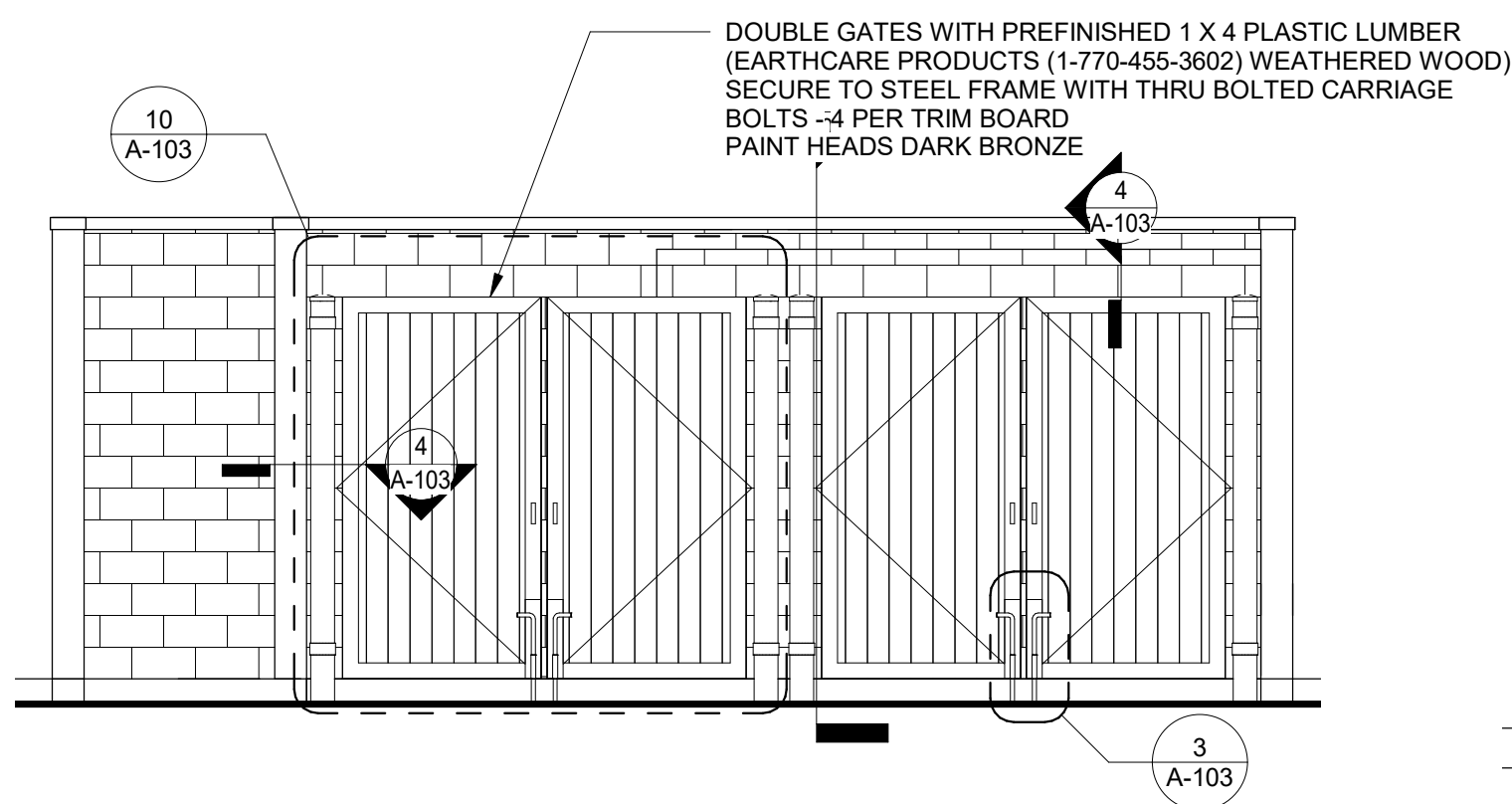
3 REFUSE ENCLOSURE DROP ROD 3-D DETAIL
1/2" = 1'-0"



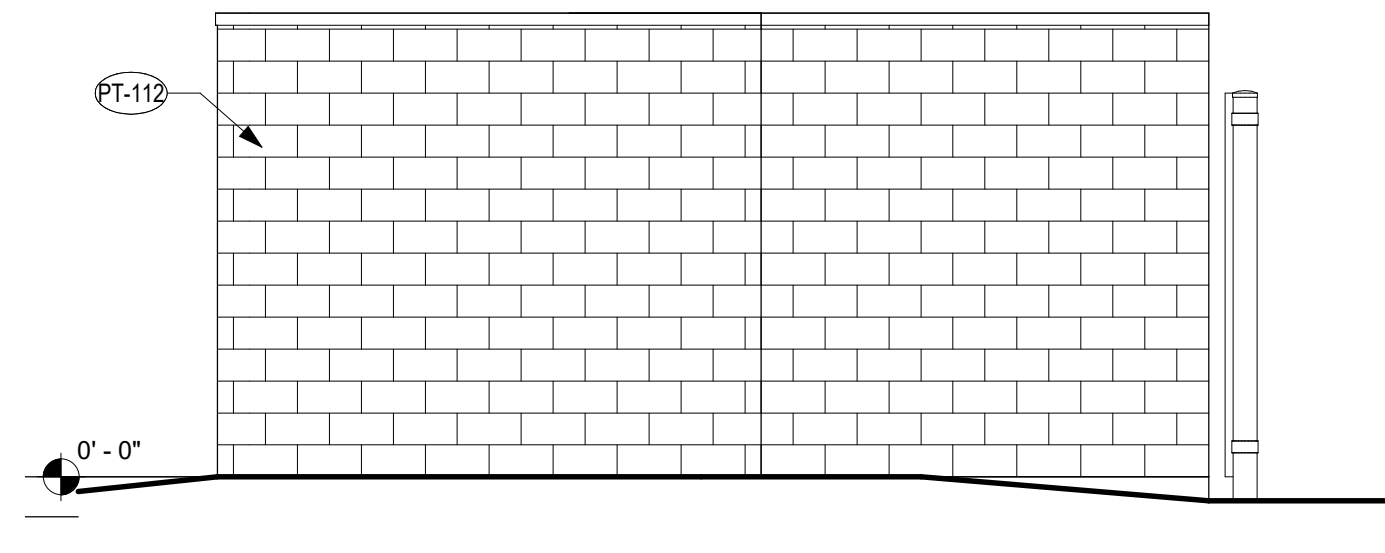
4 REFUSE ENCLOSURE DOOR DETAIL
3" = 1'-0"

NOT USED

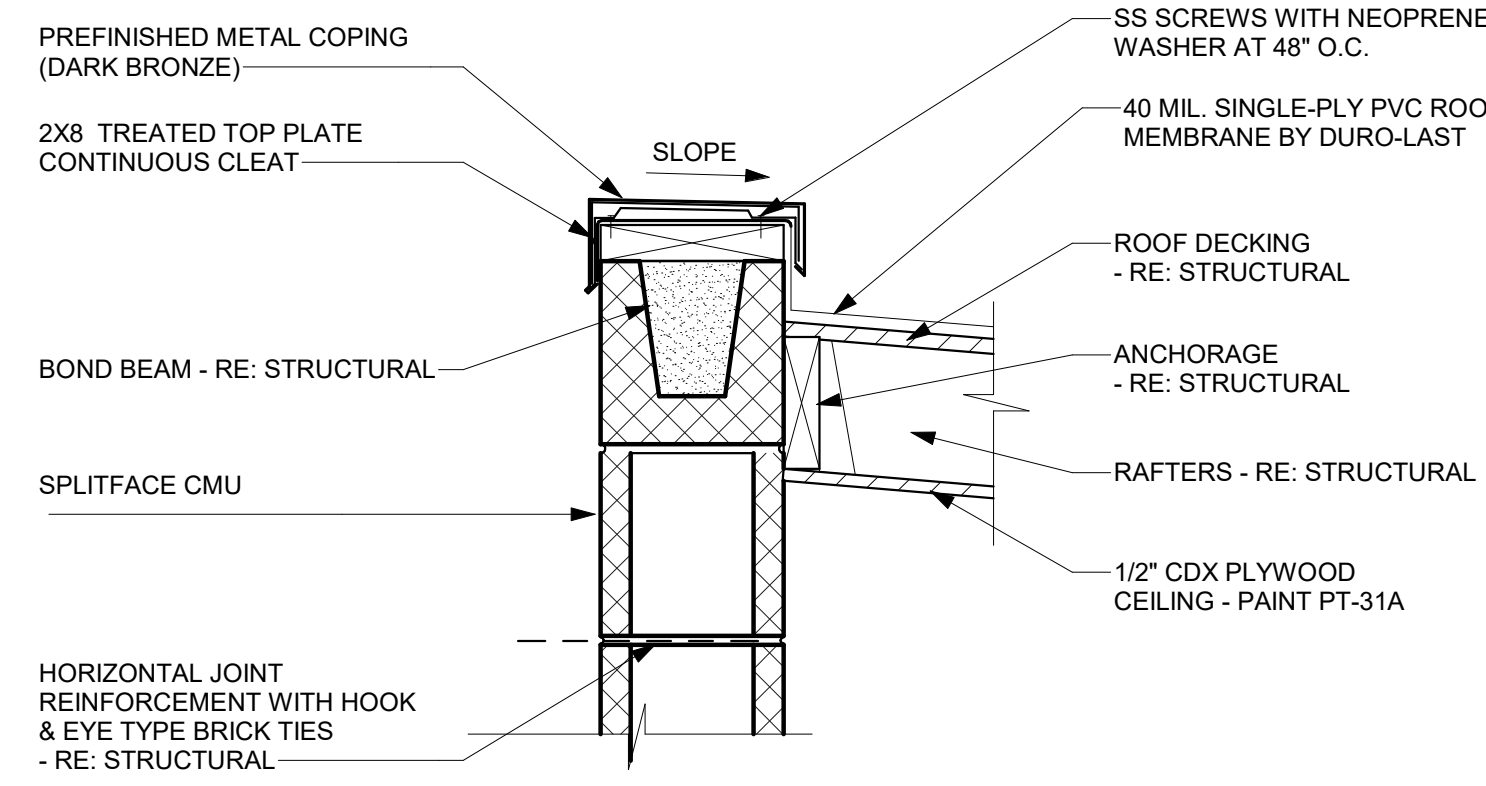
5 REFUSE ENCLOSURE DOOR HEAD DETAIL
1 1/2" = 1'-0"



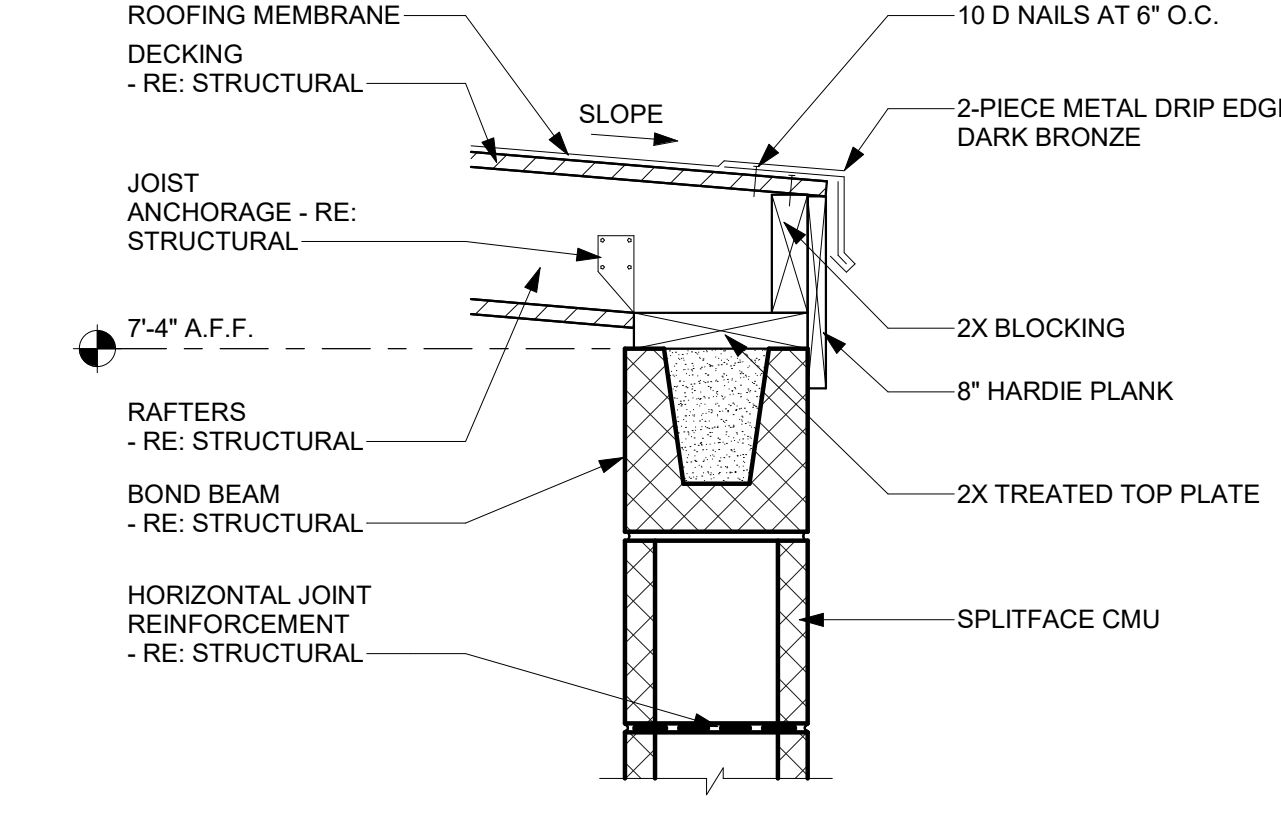
6 REFUSE ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



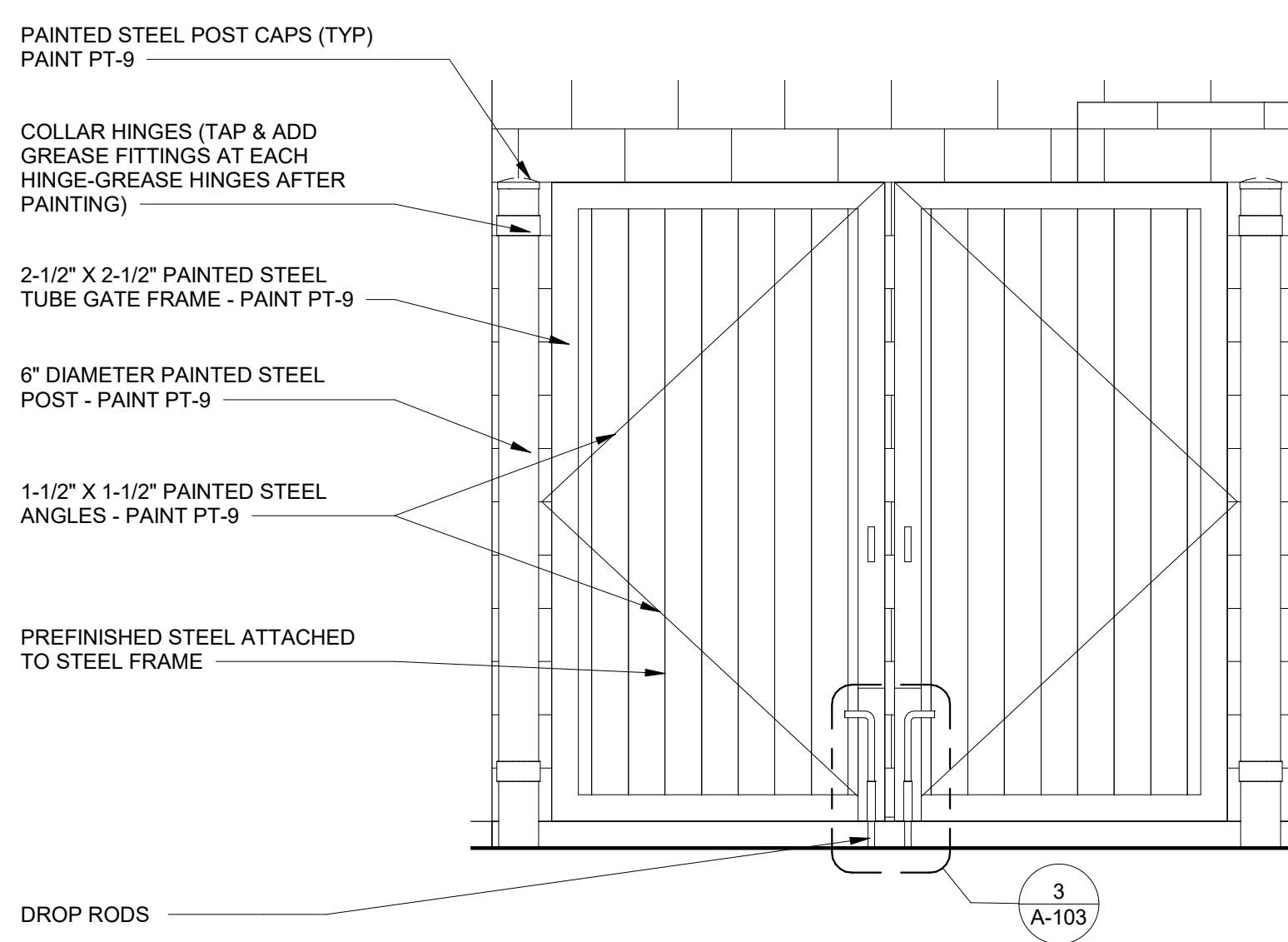
7 REFUSE ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



8 REFUSE ENCLOSURE ROOF EDGE DETAIL
1 1/2" = 1'-0"

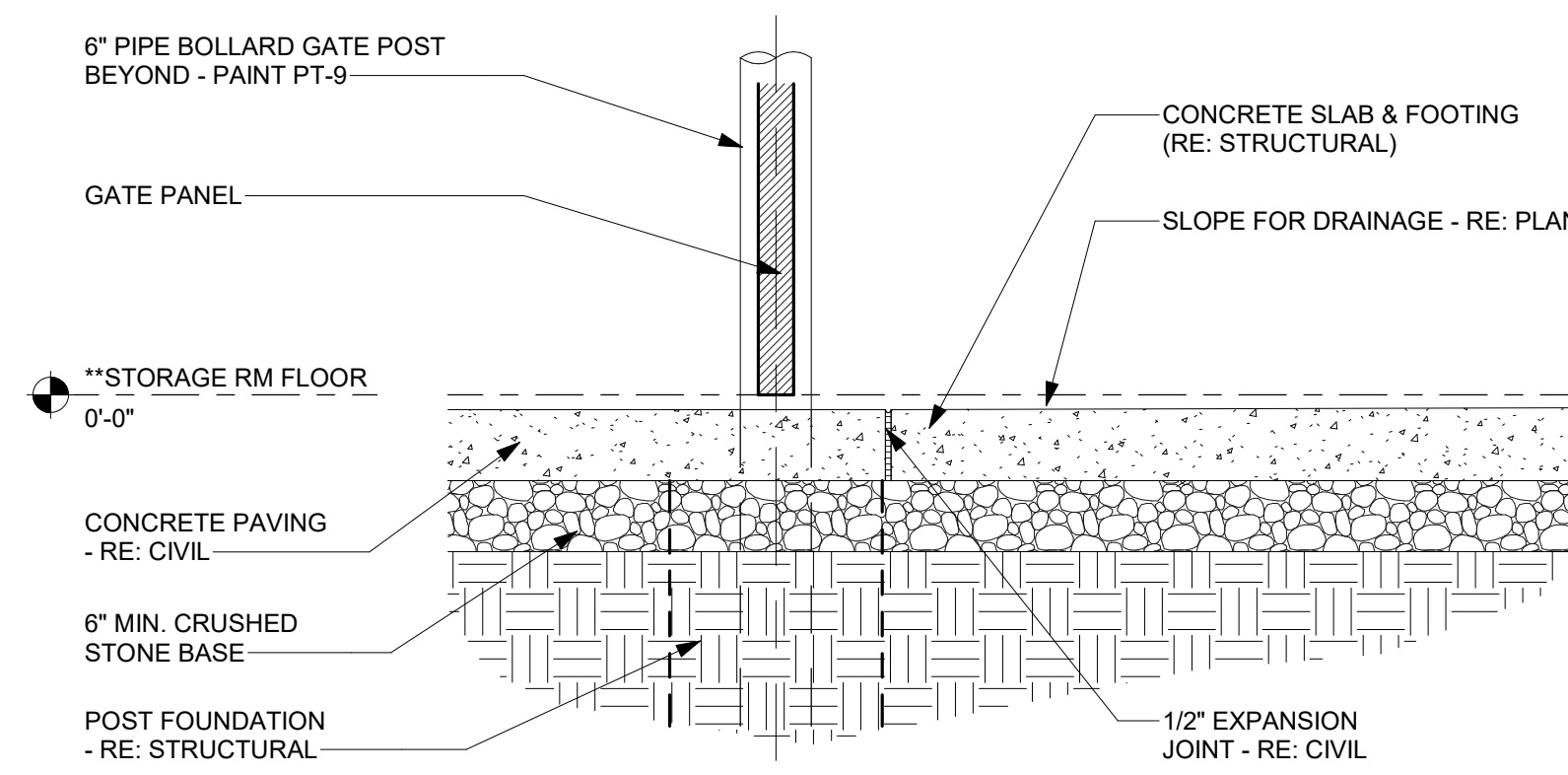


9 REFUSE ENCLOSURE DRIP EDGE
1 1/2" = 1'-0"

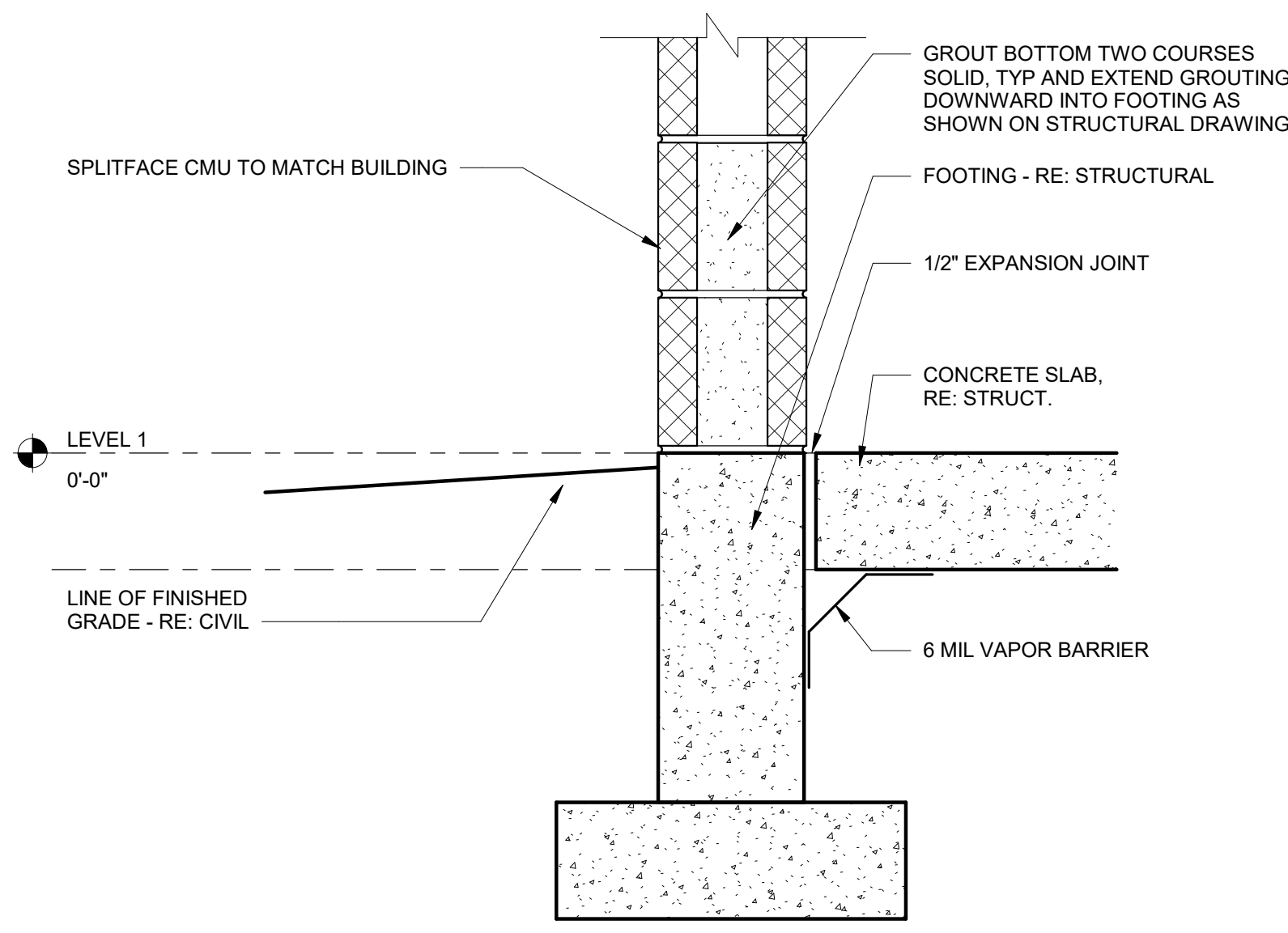


10 REFUSE GATE DETAIL
1/2" = 1'-0"

11 REFUSE ENCLOSURE DOOR JAMB DETAIL
1 1/2" = 1'-0"



12 REFUSE PAD AT CONCRETE PAVING DETAIL
3/4" = 1'-0"



13 REFUSE ENCLOSURE BASE DETAIL
1 1/2" = 1'-0"



Chick-fil-A

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CHICK-FIL-A
American Fork FSR

183 West State St.

FSR#02575

BUILDING TYPE / SIZE: CL/S08A

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	02-17-2021	Revision 1
7	2/12/2024	Engineering Comments
8	4/5/2024	CONSTRUCTION SET

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SHEET REFUSE ENCLOSURE DETAILS

8 SHEET NUMBER

A-103



MEMORANDUM

To: American Fork City
Engineering Services

From: Eric Sweat, P.E.
Kimley-Horn and Associates, Inc.

Date: January 18, 2024
Updated, May 28, 2024

Subject: Chick-fil-A American Fork, Utah – Queuing Analysis and Operations Memorandum

This memorandum presents a queuing analysis for site and operational improvements including a proposed drive-through expansion of an existing Chick-fil-A development located at 183 NW State Street in American Fork, Utah. Development and proposed site layout information, drive-through queue data collection, drive-through queuing analysis, and operations improvements are presented in this memorandum. The development location is shown in **Figure 1**.



Figure 1 – American Fork, Utah, Chick-fil-A Development Location

Introduction

The proposed site improvements include expanding drive-through queuing storage and operational enhancements to help alleviate queuing and improve flow of the existing drive-through facility. The proposed drive-through improvements include implementing a curbed median to create two ingress drive-through lanes that merge into a single lane. The current drive-through lane lengths will be extended further south inside the current parcel. There will also be an exit lane provided prior to the payment and pickup windows, which can be used in cases where vehicles may be served directly (away from the pickup window), speeding up flow through the drive-through queue. In addition to the physical site improvements, Chick-fil-A is planning operational improvements and enhancements via reinvestment in the existing restaurant. Reinvestments include kitchen expansion and procedural changes aimed at improving traffic and queueing flow at the restaurant.

American Fork City has requested that a queuing analysis be completed for the proposed improvements. A site plan of the development with proposed improvements is provided in **Attachment A**.

Data Collection

Drive-through queue data was collected at the Chick-fil-A site on Tuesday, September 19, 2023, for the weekday mid-day (11:45 AM – 1:45 PM) and weekday PM (5:30 – 7:30 PM) peak periods and on Saturday, September 23, 2023, for the weekend mid-day (12:30 – 2:30 PM) peak period.

The number of vehicles queued in the drive-through each minute of the peak period was recorded at the location. Due to site limitations, the count began counting queued vehicles at the current entrance of the one-way operations in the existing Chick-fil-A queue or from the existing stop bars before the merge. From this point to the pick-up window, there is a maximum queue of 12 to 13 vehicles observed. A quality control count conducted several times during the queue count collection process within this space showed that the drive-through may have not always been filled with the maximum queue of vehicles, as there is a natural bottleneck at the merge point and vehicles may not have backfilled to the ordering board. From this, it is assumed that the resulting queues reported in this study may be conservative versus actual vehicles queued from the pickup window to the end of the drive-through queue. **Table 1** summarizes the average and maximum vehicle queuing lengths observed at the existing drive-through for the various peak periods. Complete drive-through queue data collected is provided in **Attachment B**.

Table 1 - Observed Drive-Through Queues (Numbers of Vehicles)

Data Collection Date	Mid-Day Peak Period		PM Peak Period	
	Average Queue (Veh)	Max Queue (Veh)	Average Queue (Veh)	Max Queue (Veh)
Tuesday, September 19, 2023	21	32	20	30
Saturday, September 23, 2023	21	28	-	-

Although maximum queues were only observed for one minute during the weekday mid-day peak period, demand consistently remained high, with queues between 23 and 32 vehicles for approximately 23 consecutive minutes during the peak period before decreasing. Queues of 23 vehicles or more were observed for 30 minutes during this period, with the heaviest demand between 12:15 PM and 12:40 PM.

During the weekday PM period, queues greater than 23 vehicles were observed for 28 minutes during the peak period with the heaviest demand between 6:50 PM and 7:15 PM as well as between 6:25 PM and 6:35 PM. Outside of these time periods, however, lower demand was generally observed.

During the Saturday mid-day period, queues greater than 23 vehicles were observed for 30 minutes during the peak period with the heaviest demand between 12:50 PM and 1:40 PM.

Queue Analysis Findings

Figure 2 shows the approximate queuing length distance (475 ft.) that may be accommodated within the proposed drive-through expansion and site improvements. **Figure 3** shows the approximate maximum queuing length distance available on site (655 ft.).

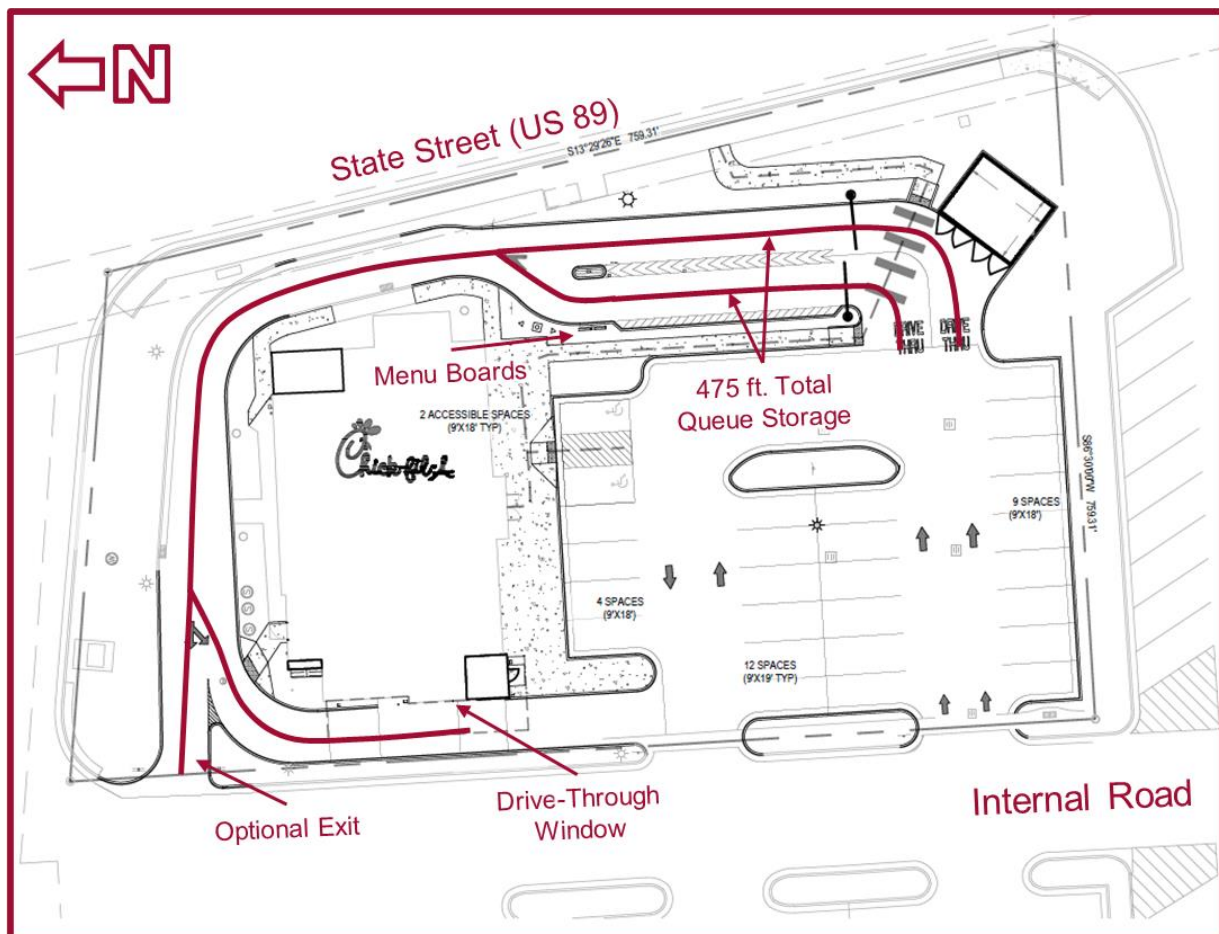


Figure 2 – Drive-Through Queue Storage with Proposed Expansion and Site Improvements

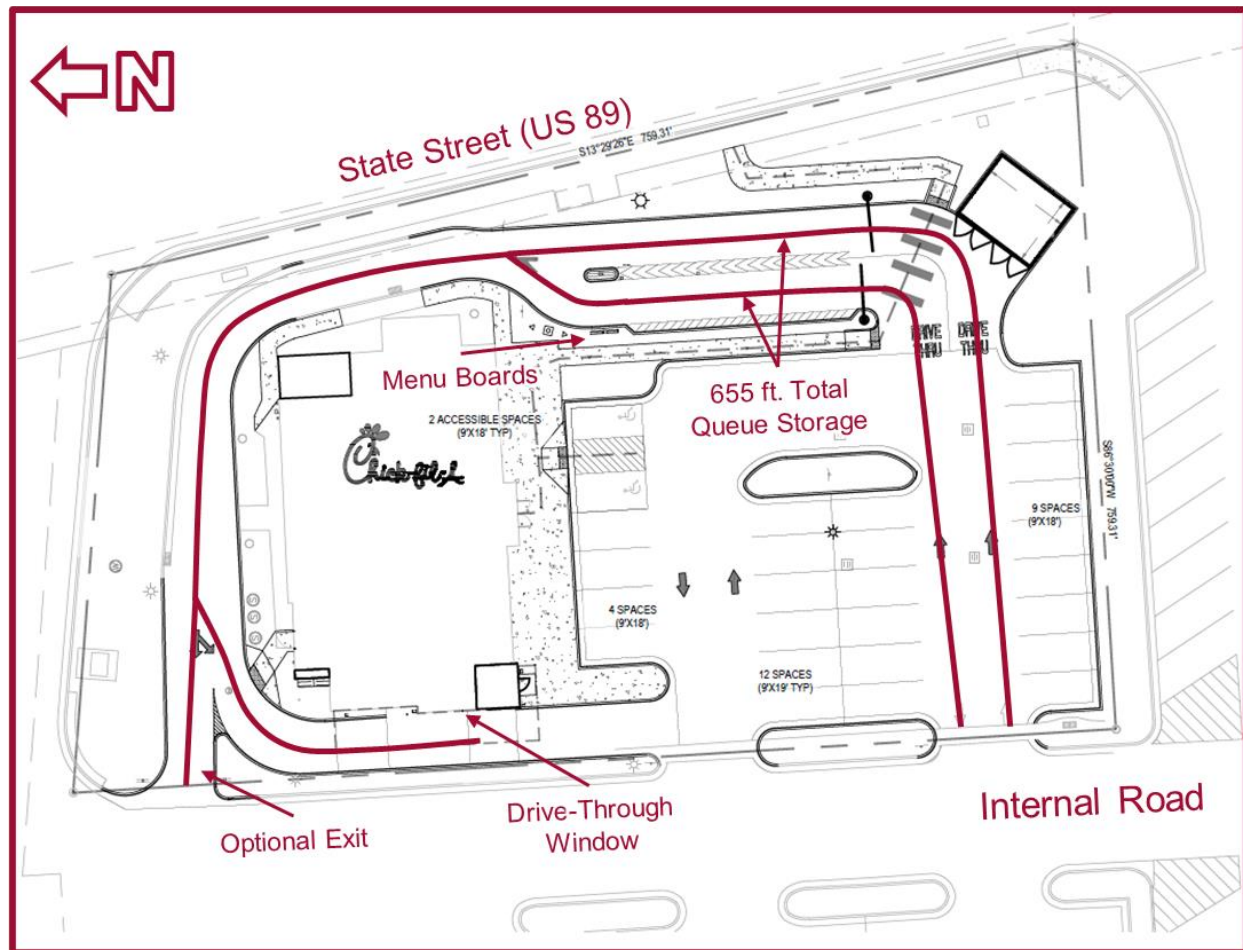


Figure 3 – Maximum Vehicle Queue Storage with Proposed Expansion and Site Improvements

Table 2 details the average, 85th percentile, 95th percentile, and maximum vehicle queue lengths observed for each peak period. The maximum observed drive-through vehicle queue in any time period was 32 vehicles.

Table 2 - Observed Drive-Through Queues (Numbers of Vehicles)

Peak Period	Observed Queue (Vehicles)			
	Average	85th Percentile	95th Percentile	Maximum
Weekday Mid-Day	21	26	30	32
Weekday PM	20	25	28	30
Weekend (Saturday) Mid-Day	21	25	27	28

The proposed drive-through capacity expansion and improvements are expected to accommodate the average queues (20-21 vehicles) observed in all peak periods evaluated: typical weekday mid-day, weekday PM, and weekend mid-day

Based on information in **Table 2**, the potential queue of the proposed site is expected to be 25-26 vehicles or less 85% of the time. The project site improvements will provide queue storage in the drive-through area for approximately 475 ft., (or roughly 23 vehicles).

Where drive-through queues may exceed available drive-through area storage length, it is anticipated that vehicles will continue to queue in the drive aisle immediately approaching the drive-through entrance in a dual-lane manner. Total on-site available storage provide is approximately 655 ft. (or roughly 32 vehicles). As this aisle is relatively far from the restaurant, parking demand within the aisle is not expected to be as high as the closer parking, and thus should not be unduly impacted by potential queued vehicles in the drive aisle.

The 85th and 95th percentile queues observed from collected data would be accommodated within the total on-site available space.

Similar to other traffic and parking engineering practices, commercial sites and drive-throughs are not typically built to accommodate worst case or maximum expected scenarios. This approach would lead to excess site accommodations that would likely be underutilized for the majority of a typical day. Instead, the Institute of Transportation Engineers (ITE) often uses averages and/or 85th percentile values from the available observed data for different land uses to help guide size, required accommodations, and expected traffic generated at a site.

Operational Improvements

In addition to the physical site improvements, Chick-fil-A is planning the following operational improvements and enhancements via reinvestment in the existing restaurant. Improving traffic and queueing flow at the restaurant is the primary objective for the reinvestment project. The three key areas of reinvestment include:

- 1) Upgrading and enhancing kitchen capabilities
- 2) Expanding and improving the drive-through:
 - a. Ordering
 - b. Payment
 - c. Meal Assembly
 - d. Meal Delivery
- 3) Optimizing site access and parking in conjunction with the drive-through

Attachment D is a statement regarding reinvestment and improving traffic queueing and flow from Chick-fil-A that details each of these areas further.

Operational site improvements such as having two ordering boards and queueing lanes, enhanced food delivery (as opposed to a single pick-up window), and an expanded kitchen is expected to improve efficiency (and reduce queued drive-through vehicles) by increasing flow and decreasing the service time for each customer.

Conclusions

The proposed drive-through capacity expansion and improvements are expected to accommodate the average queues (20-21 vehicles) observed in all peak periods evaluated: typical weekday mid-day, weekday PM, and weekend mid-day.

When drive-through queues exceed available drive-through area storage length, it is anticipated that vehicles will continue to queue in the drive aisle immediately approaching the drive-through entrance in a dual-lane manner. Total on-site available storage provided is approximately 655 ft. (or roughly 32 vehicles). The 85th and 95th percentile queues observed are expected to be accommodated within the total on-site available space.

It should be noted that the time the queue exceeds the provided storage may be shortened or eliminated as the early exit lane may increase the flow of the drive-through, as vehicles may be served directly (away from the pickup window). Also, the queues observed are considered conservative as the number of vehicles queued in the single lane around the building (from pickup window to start of channelization) may have varied, but for analysis purposes was always considered maximum.

Additional site operational improvements such as having two ordering boards and queueing lanes, enhanced food delivery (as opposed to a single pick-up window), and an expanded kitchen is expected to improve efficiency (and reduce queued drive-through vehicles) by increasing flow and decreasing the service time required for each customer.

Comments from American Fork City dated October 12, 2023 have been addressed and are included in **Attachment C**. A previously completed memorandum review completed by Horrocks Engineers, dated October 9, 2023, is also included in **Attachment C**.

Attachments

Attachment A – Site Plan

Attachment B – Drive-Through Queue Data Collection

Attachment C – Comment Response

Attachment D – Impact of Reinvestment on Restaurant Traffic Queuing and Flow from Chick-fil-A



ATTACHMENT A

Site Plan

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chick-Fil-A Remodel - Commercial Site Plan1)



ATTACHMENT B

Drive-Through Queue Data Collection

American Fork Chick-fil-A Queuing Data Collection

Date & Start Time: Tuesday, Sept 19, 2023 11:45:00 AM

Time	Queue from Merge Point [veh]	Assumed Total Queue [veh]
11:45 AM	4	17
11:46 AM	6	19
11:47 AM	6	19
11:48 AM	6	19
11:49 AM	5	18
11:50 AM	6	19
11:51 AM	5	18
11:52 AM	7	20
11:53 AM	7	20
11:54 AM	4	17
11:55 AM	3	16
11:56 AM	2	15
11:57 AM	1	14
11:58 AM	3	16
11:59 AM	4	17
12:00 PM	3	16
12:01 PM	6	19
12:02 PM	7	20
12:03 PM	5	18
12:04 PM	4	17
12:05 PM	3	16
12:06 PM	6	19
12:07 PM	11	24
12:08 PM	10	23
12:09 PM	7	20
12:10 PM	4	17
12:11 PM	9	22
12:12 PM	8	21
12:13 PM	8	21
12:14 PM	8	21
12:15 PM	9	22
12:16 PM	9	22
12:17 PM	12	25
12:18 PM	13	26
12:19 PM	11	24
12:20 PM	12	25
12:21 PM	13	26
12:22 PM	10	23
12:23 PM	11	24
12:24 PM	17	30
12:25 PM	19	32
#####		

Time	Queue from Merge Point [veh]	Assumed Total Queue [veh]
12:26 PM	17	30
12:27 PM	15	28
12:28 PM	12	25
12:29 PM	17	30
12:30 PM	15	28
12:31 PM	14	27
12:32 PM	13	26
12:33 PM	12	25
12:34 PM	18	31
12:35 PM	18	31
12:36 PM	15	28
12:37 PM	17	30
12:38 PM	13	26
12:39 PM	11	24
12:40 PM	10	23
12:41 PM	8	21
12:42 PM	7	20
12:43 PM	5	18
12:44 PM	6	19
12:45 PM	5	18
12:46 PM	8	21
12:47 PM	6	19
12:48 PM	9	22
12:49 PM	10	23
12:50 PM	13	26
12:51 PM	11	24
12:52 PM	12	25
12:53 PM	14	27
12:54 PM	13	26
12:55 PM	10	23
12:56 PM	13	26
12:57 PM	10	23
12:58 PM	8	21
12:59 PM	6	19
1:00 PM	5	18
1:01 PM	4	17
1:02 PM	6	19
1:03 PM	2	15
1:04 PM	3	16
1:05 PM	1	14
1:06 PM	3	16

Time	Queue from Merge Point [veh]	Assumed Total Queue [veh]
1:07 PM	4	17
1:08 PM	5	18
1:09 PM	4	17
1:10 PM	7	20
1:11 PM	5	18
1:12 PM	4	17
1:13 PM	4	17
1:14 PM	1	14
1:15 PM	4	17
1:16 PM	4	17
1:17 PM	5	18
1:18 PM	4	17
1:19 PM	3	16
1:20 PM	3	16
1:21 PM	4	17
1:22 PM	3	16
1:23 PM	3	16
1:24 PM	5	18
1:25 PM	3	16
1:26 PM	1	14
1:27 PM	3	16
1:28 PM	3	16
1:29 PM	4	17
1:30 PM	5	18
1:31 PM	8	21
1:32 PM	9	22
1:33 PM	9	22
1:34 PM	10	23
1:35 PM	12	25
1:36 PM	10	23
1:37 PM	9	22
1:38 PM	10	23
1:39 PM	8	21
1:40 PM	7	20
1:41 PM	8	21
1:42 PM	5	18
1:43 PM	7	20
1:44 PM	5	18
Average Queue		21
85th% Queue		26
95th% Queue		30
Max Queue		32

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chik-Fil-A Remodel - Commercial Site Plan1)

American Fork Chick-fil-A Queuing Data Collection

Date & Start Time: Tuesday, Sept 19, 2023 5:30:00 PM

Time	Queue from Merge Point [veh]	Assumed Total Queue [veh]
5:30 PM	3	16
5:31 PM	0	13
5:32 PM	2	15
5:33 PM	5	18
5:34 PM	4	17
5:35 PM	5	18
5:36 PM	2	15
5:37 PM	1	14
5:38 PM	1	14
5:39 PM	2	15
5:40 PM	2	15
5:41 PM	1	14
5:42 PM	0	13
5:43 PM	3	16
5:44 PM	3	16
5:45 PM	2	15
5:46 PM	1	14
5:47 PM	0	13
5:48 PM	3	16
5:49 PM	2	15
5:50 PM	3	16
5:51 PM	2	15
5:52 PM	2	15
5:53 PM	3	16
5:54 PM	4	17
5:55 PM	5	18
5:56 PM	4	17
5:57 PM	3	16
5:58 PM	4	17
5:59 PM	4	17
6:00 PM	7	20
6:01 PM	5	18
6:02 PM	6	19
6:03 PM	7	20
6:04 PM	5	18
6:05 PM	4	17
6:06 PM	6	19
6:07 PM	5	18
6:08 PM	3	16
6:09 PM	4	17
6:10 PM	5	18
#####		

Time	Queue from Merge Point [veh]	Assumed Total Queue [veh]
6:11 PM	5	18
6:12 PM	4	17
6:13 PM	3	16
6:14 PM	3	16
6:15 PM	5	18
6:16 PM	4	17
6:17 PM	4	17
6:18 PM	5	18
6:19 PM	4	17
6:20 PM	6	19
6:21 PM	7	20
6:22 PM	8	21
6:23 PM	10	23
6:24 PM	11	24
6:25 PM	14	27
6:26 PM	15	28
6:27 PM	14	27
6:28 PM	17	30
6:29 PM	16	29
6:30 PM	14	27
6:31 PM	11	24
6:32 PM	11	24
6:33 PM	12	25
6:34 PM	11	24
6:35 PM	10	23
6:36 PM	9	22
6:37 PM	9	22
6:38 PM	7	20
6:39 PM	7	20
6:40 PM	5	18
6:41 PM	4	17
6:42 PM	5	18
6:43 PM	9	22
6:44 PM	9	22
6:45 PM	8	21
6:46 PM	5	18
6:47 PM	4	17
6:48 PM	5	18
6:49 PM	4	17
6:50 PM	5	18
6:51 PM	8	21

Time	Queue from Merge Point [veh]	Assumed Total Queue [veh]
6:52 PM	9	22
6:53 PM	11	24
6:54 PM	14	27
6:55 PM	13	26
6:56 PM	12	25
6:57 PM	11	24
6:58 PM	11	24
6:59 PM	10	23
7:00 PM	9	22
7:01 PM	10	23
7:02 PM	8	21
7:03 PM	12	25
7:04 PM	10	23
7:05 PM	11	24
7:06 PM	13	26
7:07 PM	15	28
7:08 PM	14	27
7:09 PM	15	28
7:10 PM	16	29
7:11 PM	15	28
7:12 PM	15	28
7:13 PM	14	27
7:14 PM	13	26
7:15 PM	9	22
7:16 PM	9	22
7:17 PM	9	22
7:18 PM	8	21
7:19 PM	7	20
7:20 PM	7	20
7:21 PM	7	20
7:22 PM	6	19
7:23 PM	5	18
7:24 PM	5	18
7:25 PM	4	17
7:26 PM	4	17
7:27 PM	3	16
7:28 PM	3	16
7:29 PM	2	15
Average Queue		20
85th% Queue		25
95th% Queue		28
Max Queue		30

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chik-Fil-A Remodel - Commercial Site Plan1)

American Fork Chick-fil-A Queuing Data Collection

Date & Start Time: Saturday, Sept 23, 2023 12:30:00 PM

Time	Queue from Merge Point [veh]	Assumed Total Queue [veh]
12:30 PM	7	19
12:31 PM	9	21
12:32 PM	9	21
12:33 PM	11	23
12:34 PM	7	19
12:35 PM	6	18
12:36 PM	7	19
12:37 PM	8	20
12:38 PM	9	21
12:39 PM	8	20
12:40 PM	10	22
12:41 PM	8	20
12:42 PM	8	20
12:43 PM	8	20
12:44 PM	8	20
12:45 PM	11	23
12:46 PM	10	22
12:47 PM	10	22
12:48 PM	8	20
12:49 PM	8	20
12:50 PM	12	24
12:51 PM	12	24
12:52 PM	14	26
12:53 PM	15	27
12:54 PM	15	27
12:55 PM	15	27
12:56 PM	13	25
12:57 PM	11	23
12:58 PM	9	21
12:59 PM	10	22
1:00 PM	11	23
1:01 PM	11	23
1:02 PM	13	25
1:03 PM	14	26
1:04 PM	15	27
1:05 PM	13	25
1:06 PM	9	21
1:07 PM	10	22
1:08 PM	14	26
1:09 PM	11	23
1:10 PM	9	21
1:11 PM	7	

Time	Queue from Merge Point [veh]	Assumed Total Queue [veh]
01:11 PM	7	19
01:12 PM	11	23
01:13 PM	10	22
01:14 PM	6	18
01:15 PM	7	19
01:16 PM	8	20
01:17 PM	9	21
01:18 PM	10	22
01:19 PM	13	25
01:20 PM	13	25
01:21 PM	12	24
01:22 PM	12	24
01:23 PM	12	24
01:24 PM	11	23
01:25 PM	14	26
01:26 PM	14	26
01:27 PM	13	25
01:28 PM	13	25
01:29 PM	10	22
01:30 PM	11	23
01:31 PM	14	26
01:32 PM	16	28
01:33 PM	15	27
01:34 PM	11	23
01:35 PM	11	23
01:36 PM	12	24
01:37 PM	10	22
01:38 PM	6	18
01:39 PM	7	19
01:40 PM	4	16
01:41 PM	6	18
01:42 PM	3	15
01:43 PM	6	18
01:44 PM	4	16
01:45 PM	2	14
01:46 PM	1	13
01:47 PM	4	16
01:48 PM	4	16
01:49 PM	6	18
01:50 PM	6	18
01:51 PM	4	16

Time	Queue from Merge Point [veh]	Assumed Total Queue [veh]
01:52 PM	3	15
01:53 PM	1	13
01:54 PM	3	15
01:55 PM	3	15
01:56 PM	2	14
01:57 PM	2	14
01:58 PM	7	19
01:59 PM	8	20
02:00 PM	10	22
02:01 PM	8	20
02:02 PM	5	17
02:03 PM	5	17
02:04 PM	5	17
02:05 PM	4	16
02:06 PM	5	17
02:07 PM	3	15
02:08 PM	3	15
02:09 PM	3	15
02:10 PM	1	13
02:11 PM	4	16
02:12 PM	4	16
02:13 PM	6	18
02:14 PM	6	18
02:15 PM	6	18
02:16 PM	8	20
02:17 PM	9	21
02:18 PM	11	23
02:19 PM	8	20
02:20 PM	11	23
02:21 PM	15	27
02:22 PM	9	21
02:23 PM	11	23
02:24 PM	10	22
02:25 PM	11	23
02:26 PM	13	25
02:27 PM	12	24
02:28 PM	13	25
02:29 PM	13	25
Average Queue		21
85th% Queue		25
95th% Queue		27
Max Queue		28

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chik-Fil-A Remodel - Commercial Site Plan1)



ATTACHMENT C

Comment Response

(2023.10.12) CFA American Fork - Queuing Memo.pdf Markup Summary

JHsu (1)



Subject: Text Box
Page Label: 3
Author: JHsu
Date: 10/11/2023 10:40:12 AM
Status:
Color: ■
Layer:
Space:

please update error!

Attachment: COMMENTS (2024.06.18) Chick-fil-A American Fork 2020 Remodel (Chik-Fil-A Remodel - Commercial Site Plan1)

MEMORANDUM

TO: American Fork City
FROM: David Rollins
DATE: October 9, 2023
SUBJECT: Chick-fil-A Queuing Memorandum Review

Horrocks has reviewed the Queuing Analysis Memorandum prepared by Kimley-Horn dated September 8, 2023, for the Chick-fil-A proposed drive-through expansion in American Fork.

This memorandum summarizes the changes proposed in the memo by Kimley-Horn. The existing parking will be reduced from 46 to 31. The existing drive through area will be increased to accommodate 33 vehicles in queue and allow for early departure of the queue for some vehicles. This proposed queueing should allow for better use of the reduced parking and contain all queueing on site.

Page 3 of the report has three reference errors "Error! Reference source not found."

The conclusions of the memo concerning the traffic queueing blocking only 9 parking spaces in the worst-case scenario instead of the existing conditions blocking approximately 20 parking spaces is an improvement. The planned site improvements are adequate to contain all observed peak traffic queues on site.



ATTACHMENT D

*Impact of Reinvestment on Restaurant Traffic
Queuing and Flow*

Provided by Chick-fil-A

Impact of Reinvestment on Restaurant Traffic Queuing and Flow

Improving traffic flow at our restaurants is a primary objective for any Reinvestment Project. There are three key areas of reinvestment that help increase traffic flow:

1. Upgrading and enhancing kitchen capabilities
2. Expanding and improving the Drive-Thru:
 - a. Ordering
 - b. Payment
 - c. Meal Assembly
 - d. Meal Delivery
3. Optimizing site access and parking in conjunction with the drive-thru

Upgrading and Enhancing the Kitchen

Enhanced and improved kitchen equipment increases production capacity and will allow team members to prepare food more efficiently. This allows for orders to be made, packaged, and delivered to guests in a more expedited manner, resulting in increased traffic flow and decreased time in the queue.

Expanding and Improving Drive-Thru Capabilities

It is important to point out that Chick-fil-A prefers to utilize face-to-face team members to serve customers through our Drive-Thru operations. This allows us to optimize speed while ensuring quality customer service:

1. Ordering
 - a. Multiple lanes at our order point allow team members to maximize the speed at which we can take orders. Multiple lanes also allow for increased “stacking” of vehicles in our drive-thru queue, resulting in minimizing traffic queues.
 - b. Canopies at our Order Point allow team members to take customer orders face-to-face during most weather scenarios. This allows orders to be placed more efficiently, which in turn allows for the kitchen to prepare the food more efficiently, resulting in increased traffic flow.
2. Payment
 - a. Receiving payment for orders outside is often utilized to speed up traffic flow. When possible, separating the payment process from order taking and meal delivery helps to speed up drive-thru traffic flow.
3. Meal Assembly
 - a. With a much larger meal assembly area, this provides additional space for staging, equipment, and team members. This allows for more effective preparation of orders so that they are ready to be delivered to the customer before they have arrived at the meal delivery area.
4. Meal Delivery
 - a. Canopies over our Meal Delivery Area allow us to have team members deliver meals to multiple vehicles simultaneously during most weather scenarios. This

contrasts with utilizing the drive-thru window to deliver orders to one vehicle at a time.

- b. The addition of our Tormax Door via the cockpit allows team members to deliver food to the customers more efficiently creating faster departure rates which allows cars to move quicker through the drive thru queue.

Optimizing the Site in Conjunction with the Drive-Thru

The specifics regarding any Reinvestment are unique for each restaurant. Pre-existing site conditions combined with regulatory requirements play a significant role in the final optimizations that are implemented in this area of focus.

Planning Commission Staff Report
Meeting Date: June 5th, 2024



Agenda Topic

Review and recommendation on an application for a Commercial Site Plan, known as Chick-Fil-A Remodel, located at 183 West State Street, American Fork City. The Commercial Site Plan will be on approximately 0.76 acres and will be in the Planned Shopping Center (SC-1) Zone.

BACKGROUND INFORMATION		
Location:		183 W State Street
Project Type:		Commercial Site Plan
Applicants:		Christian Charbonnet; Chick-Fil-A Corp.
Existing Land Use:		Design Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Commercial
	South	Design Commercial
	East	Design Commercial
	West	Design Commercial
Existing Zoning:		SC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	SC-1
	South	SC-1
	East	SC-1
	West	SC-1
Square Footage (By Use)		~ 4,454 s.f. Commercial Retail
Total Number of Units		N/A
Parking Requirement		23 Parking Spaces Required 25 Parking Spaces Provided Parking ratio: 5 spaces / ksf GFA



Background

The applicant has applied for a Commercial Site Plan for the remodel of the current Chick-Fil-A in the City. The project increases the footprint of the building, reconfigures the drive-thru lane, updates the landscaping, and provides for a right turn only exit on the west side of their lot. In the past, Chick-Fil-A has gotten approval for the remodel of their location, but they could not acquire the land to increase their lot for what was previously approved with the City. As the land could not be acquired, they had to come back for a Commercial Site Plan approval for the land that they currently own and reconfigure it as such. There are no comments or stamps provided by the Fire Marshall, but with previous discussions and reviews he has provided for the plan set we are moving forward to Planning Commission assuming he doesn't have any comments for this recent review. There may be outstanding fire comments.

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,



Planning Commission Staff Report
Meeting Date: June 5th, 2024

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. Complete any outstanding DRC comments or third-party review comments.
2. You have plan sets that have been approved from separate resubmissions. Combine a full plan set to include all approved plans:
 - a. All pages of the Site Plan Remodel that you have provided
 - b. Landscaping Plan
 - c. Irrigation Plan
 - d. Refuse Enclosure Elevations
 - e. Color Elevations

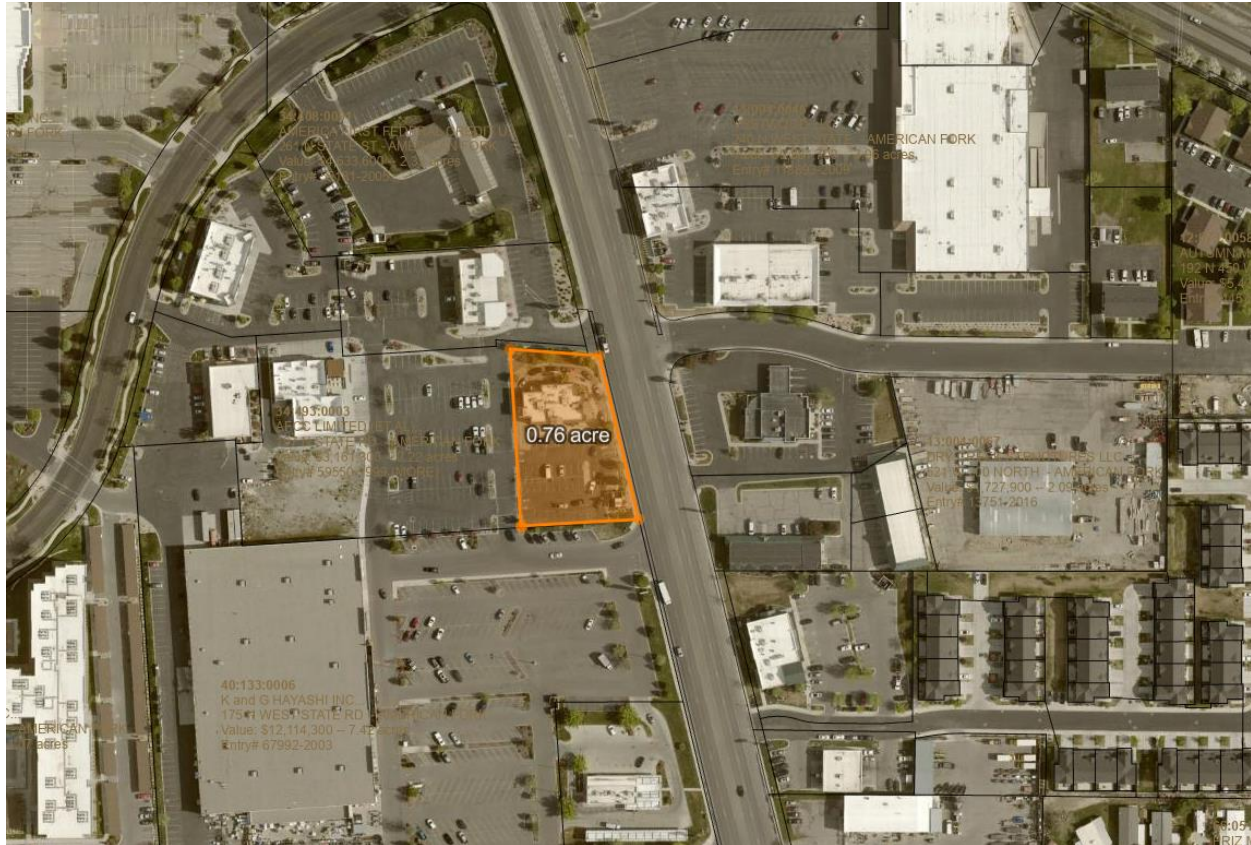
Findings of Fact

1. The Commercial Site Plan **MEETS** the requirements of Section 17.6.101.

Planning Commission Staff Report
Meeting Date: June 5th, 2024



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.



Planning Commission Staff Report
Meeting Date: June 5th, 2024

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 recommend approval for the proposed Commercial Site Plan, located at 183 West State Street, American Fork City, in the Planned Shopping Center (SC-1) Zone, subject to any conditions found in the staff report.



Planning Commission Staff Report
Meeting Date: June 5th, 2024

Denial

Madame Chair, I move to deny the proposed Commercial Site Plan, located at 183 West State Street, American Fork City, in the Planned Shopping Center (SC-1) Zone.

Table

Madame Chair, I move to table action for the proposed Commercial Site Plan, located at 183 West State Street, American Fork City, in the Planned Shopping Center (SC-1) Zone and instruct staff/developer to.....

UNAPPROVED MINUTES

06.05.2024

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- c. Review and recommendation on an application for a Commercial Site Plan, known as Chick-Fil-A Remodel, located at 183 West State Street, American Fork City. The Commercial Site Plan will be on approximately 0.76 acres and will be in the Planned Shopping Center (SC-1) Zone.**

Patrick O'Brien reviewed the background information for Action Item letter c: The applicant has applied for a Commercial Site Plan for the remodel of the current Chick-Fil-A in the City. The project increases the footprint of the building, reconfigures the drive-thru lane, updates the landscaping, and provides for a right turn only exit on the west side of their lot. In the past, Chick-Fil-A has gotten approval for the remodel of their location, but they could not acquire the land to increase their lot for what was previously approved with the City. As the land could not be acquired, they had to come back for a Commercial Site Plan approval for the land that they currently own and reconfigure it as such. There are no comments or stamps provided by the Fire Marshall, but with previous discussions and reviews he has provided for the plan set we are moving forward to Planning Commission assuming he doesn't have any comments for this recent review. There may be outstanding fire comments. Chris Christiansen asked for confirmation from staff that they were comfortable with the drive-up queues and parking. Patrick O'Brien acknowledged that there were some concerns with the drive-up queue blocking some of the required stalls, but they are looking at striping and signing those stalls specifically for employee parking use, in order to still utilize them. Randy Kamoto with Chick-Fil-A introduced himself to the planning commission and offered to address any questions they might have. David Bird asked if the plan was to do an expansion or a remodel. Mr. Kamoto informed him that this project is an expansion or as their company calls it; a reinvestment. He explained that they plan to bring new and improved branding and technology to the city and its community.

David Bird moved to recommend approval for the proposed Commercial Site Plan, located at 183 West State Street, American Fork City, in the Planned Shopping Center (SC-1) Zone, subject to any conditions found in the staff report.

UNAPPROVED MINUTES

06.05.2024

Bruce Frandsen seconded the motion.

Voting was as follows:

Chris Christiansen	AYE
David Bird	AYE
Bruce Frandsen	AYE
Harold Dudley	AYE
Geoff Dupaix	AYE

The motion passed

- d. Review, and recommendation on a proposed Code Text Amendment, known as the Issel Code Text Amendment, of the American Fork City Municipal Code. Amending Section 17.7.603, the Code Text Amendment plans to reduce the minimum area of a project from four (4) acres to two (2) acres.**

The Applicant had asked to have this item pulled from the agenda.

Other Business

Patrick O'Brien reminded the commissioners that there will not be meetings on June 19th or July 3rd due to conflicts with some holidays. The commissioners welcomed back Geoff Dupaix as a new member of the Planning Commission, and staff gave an update on upcoming projects in the city.

Adjournment

Geoff Dupaix motioned to adjourn the meeting.

David Bird seconded the motion.