

AMERICAN FORK CITY COUNCIL

JUNE 23, 2015

***AMENDED - NOTICE OF PUBLIC HEARING, REGULAR SESSION & AGENDA**

PUBLIC HEARING

The American Fork City Council will meet in a public hearing on **Tuesday, June 23, 2015, in the American Fork City Hall, 31 North Church Street** as follows:

7:20 p.m. Receiving of public comment regarding revisions to the Fiscal Year Ending June 30, 2015 City Budget.

REGULAR SESSION

The American Fork City Council will meet in regular session on **Tuesday, June 23, 2015 in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m.** The agenda shall be as follows:

1. Pledge of Allegiance; prayer by Dale Goodman; roll call.
2. Twenty-minute public comment period – limited to two minutes per person.
3. City Administrator’s Report.
4. Council Reports concerning Committee Assignments.
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 by the Mayor or a Councilmember and placed in the action items.)

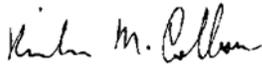
1. Approval of the June 4, 2015 City Council work session minutes.
2. Approval of the June 9, 2015 City Council minutes.
3. Approval of the City bills for payment and purchase requests over \$25,000. – *Cathy Jensen*

ACTION ITEMS

- *1. Review and action on an Environmental Stewardship Resolution – *Audra Sorensen*
2. Review and action on a Resolution approving adjustments to the Fiscal Year Ending June 30, 2015 budget – *Cathy Jensen*
3. Review and action on approval of property and liability insurance coverage for Fiscal Year Ending June 30, 2016. – *Darrell Child*
4. Review and action on a proclamation to make July 1 through 7, 2015 “Independents Week,” which is a salute to community members and locally owned independent businesses who are integral to the unique flavor of American Fork and to honor their efforts to make American Fork the place where we want to live and work. – *Audra Sorensen*
5. Review and action on a change order for the 900 West Road Reconstruction. – *Dale Goodman*

6. 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 adopting the final plat and site plan of Bonneville Vista PUD Plat C, consisting of 27 units, located in the area of 990 East 50 South in the R4-7,500 Residential zone. – *Jon Davis/Dudley & Associates.*
7. Review and action on a development agreement with Davis-Harman Development, LLC, regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with the Bonneville Vista Townhomes, Plat C. – *Jon Davis*
8. Ordinance adopting an amendment to sections 17.5.115.B.2 and 17.5.115.C of the American Fork City Development Code relating to fences. - *Staff*
9. Review and action on a Resolution indicating the City's intent to annex the Catalyst Business Park Annexation consisting of 111.26 acres at approximately 150 East 1500 South. – *David R. Adams*
10. Adjournment.

Dated this 22 day of June, 2015



Richard M. Colborn
City Recorder



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
June 23, 2015

Department Administration

Director Approval *Audra J. Sorensen*

AGENDA ITEM Review and action of an Environmental Stewardship Resolution

SUMMARY RECOMMENDATION Authorization to adopt and sign the Environmental Stewardship Resolution.

BACKGROUND American Fork Canyon is located northeast of the City in the Wasatch Mountains. It was named after the American Fork River, which runs through the bottom of the canyon. The canyon enables all types of open outdoor recreation including hiking, biking, picnicking, climbing and camping. The Canyon bears the name of our City and bolsters the economic, social, cultural and environmental benefits of our community and its residents. It is estimated that more than a million people visit the canyon annually. Due to heavy use, the resources of the canyon are being impacted. It is the intent of this proclamation to improve social consciousness and allow the City to go forward in supporting ordinances, statues and staff recommendations that have historically protected the environment, natural resources, and the watershed in American Fork Canyon.

BUDGET IMPACT N/A

SUGGESTED MOTION I move approval of the Environmental Stewardship Resolution.

SUPPORTING DOCUMENTS

1. Resolution

DRAFT
Environmental Stewardship Resolution
No. _____

WHEREAS, the City of American Fork has environmental, economic, social and historical interests in American Fork Canyon; and

WHEREAS, the City of American Fork desires to establish best practices and policies regarding the management and use of such public property, recreational property and the environment; and

WHEREAS, the City of American Fork has an obligation, as environmental stewards, to create measures that protect the watershed, and the sources and quantities of water and natural resources that support local habitat, residents and industry; and

WHEREAS, the City of American Fork desires to preserve historic sites, historic recreation, respites and uses; and

WHEREAS, our residents, and others living along the Wasatch Front, enjoy recreation in American Fork Canyon and the surrounding landscape; and

WHEREAS, the City desires to create safe, environmentally friendly and efficient right-of-ways for recreation and travel; and

WHEREAS, we support Utah County Commission ordinances, statutes and staff recommendations that have protected American Fork Canyon by limiting access by commercial entities who have other access points, namely from Salt Lake County.

NOW THEREFORE: The City of American Fork has therefore developed an Environmental Stewardship Policy.

The City of American Fork is committed to creating policies and best practices that preserve natural resources and the watershed in American Fork Canyon while allowing public access for recreation by:

1. Establishing and utilizing best practices for watershed protections with other cities in our area.
2. Promoting and fostering environmental awareness and stewardship opportunities for citizens to help the Forest Service in maintaining and protecting resources.
3. Fostering outreach education efforts in American Fork schools to encourage land preservation, environmental responsibility and civic consciousness.
4. Fostering awareness among residents, businesses and business partners through public education and participation as to the economic value that wilderness areas provide.
5. Working to protect the lands that are gateways to the canyon that bears the City name.
6. Promoting public meetings and building relationships with Mountainland

Association of Governments, the Forest Service, and other interested groups, with the first meeting.

7. Promoting discussion of options that may include watershed protections, procurement of water for future developments, land acquisitions for conservation easements, and fostering the public discourse regarding uses in EC-1 and EC2 zones.

8. Pursuing measures, resolutions, and meeting that encourage the cooperation of civic leaders and cities.

9. Ensuring that the canyon will continue to be an asset for the public.

BE IT FURTHER RESOLVED THAT THE CITY COUNCIL OF AMERICAN FORK, UTAH adopts the environmental policy stated above.

PASSED AND APPROVED by the City Council of the City of American Fork, Utah on this the June 23rd, 2015.

APPROVED:

James Hadfield
Mayor

ATTEST:

Richard M. Colborn, City Recorder



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
June 23, 2015

Department Administration

Director Approval *C. Jensen*

AGENDA ITEM Review and action on a resolution approving adjustments to the fiscal year ending June 30, 2015 budget.

SUMMARY RECOMMENDATION Finance/Budget Officer recommends adjustments to the fiscal year ending June 30, 2015 budget.

BACKGROUND Utah State law allows for periodic amendments to the adopted budget; to ensure that budgets are not over-expended and that anticipated revenues cover allowable expenditures.

It is in the best interest of the City to maintain budgetary compliance with state law.

The State Auditor's uniform accounting manual states "Budgets are estimates, and therefore, from time to time it may be necessary to amend the city's budget. City budgets can and should be amended if it is apparent that expenditures are going to exceed the budget for any reason. Budgets can be amended as late as the last day of the fiscal year."

SUGGESTED MOTION I move approval of the budget adjustments to the fiscal year ending June 30, 2015 budget.

SUPPORTING DOCUMENTS

1. Open Budget Resolution
2. Open Budget Documents



AMERICAN FORK CITY
COMBINED FUNDS
Adjusted Budget
FYE JUNE 30, 2015

	Final Budget Budget 6/30/2015	Beginning Budget 6/30/2015	Adjustments Increase (Decrease)
REVENUES:			
General Fund	\$ 22,639,900	\$ 22,106,600	\$ 533,300
Special Revenue Fund	4,300	4,300	-
RAP Tax	-	-	-
Capital Imp and Equipment	6,285,900	4,798,100	1,487,800
Celebration Fund	145,900	145,900	-
Debt Service	2,381,500	2,381,500	-
Water and Sewer Fund	17,423,600	16,388,500	1,035,100
Broadband System	1,436,600	1,436,600	-
Fitness Center	2,471,500	2,059,000	412,500
Perpetual Care	514,700	514,700	-
Building Authority	200	200	-
Redevelopment Agency	2,247,000	2,247,000	-
Total	\$ 55,551,100	\$ 52,082,400	\$ 3,468,700
EXPENDITURES:			
General Fund	\$ 22,639,900	\$ 22,106,600	\$ 533,300
Special Revenue Fund	4,300	4,300	-
RAP Tax	-	-	-
Capital Imp and Equipment	6,285,900	4,798,100	1,487,800
Celebration Fund	145,900	145,900	-
Debt Service	2,381,500	2,381,500	-
Water and Sewer Fund	17,423,600	16,388,500	1,035,100
Broadband System	1,436,600	1,436,600	-
Fitness Center	2,471,500	2,059,000	412,500
Perpetual Care	514,700	514,700	-
Building Authority	200	200	-
Redevelopment Agency	2,247,000	2,247,000	-
Total	\$ 55,551,100	\$ 52,082,400	\$ 3,468,700
NET INCOME (LOSS)	\$ -	\$ -	\$ -



AMERICAN FORK CITY
GENERAL FUND
Adjusted Budget
FYE JUNE 30, 2015

	Final Budget Budget 6/30/2016	Beginning Budget 6/30/2015	Adjustments Increase (Decrease)
Revenues			
Taxes	\$12,435,200	\$12,435,200	\$ -
License and Permits	505,600	505,600	-
Intergovernmental Revenues	921,700	921,700	-
Charges for Services	3,724,000	3,724,000	-
Lease Payments & Other Fees	1,857,200	1,694,200	163,000
Cemetery Fees	115,900	115,900	-
Fines and Court Fees	430,500	355,400	75,100
Miscellaneous Revenues	119,000	119,000	-
Contributions & Transfers	2,530,800	2,235,600	295,200
Total	\$22,639,900	\$22,106,600	\$533,300
Expenditures			
Administration	\$1,477,000	\$1,477,000	\$ -
Legislative	168,500	150,500	18,000
Legal & Attorney	466,500	466,500	-
Executive	94,700	94,700	-
Data Processing	244,400	244,400	-
Public Works	238,400	233,400	5,000
Buildings & Grounds	1,035,000	812,200	222,800
Police Department	4,566,500	4,566,500	-
Fire/Ambulance	2,873,800	2,873,800	-
Engineering	544,700	524,200	20,500
Streets & Highways	1,721,500	1,592,100	129,400
Sanitation Department	1,158,400	1,158,400	-
Building Inspections	430,700	430,700	-
Parks Department	893,000	893,000	-
Senior Citizens	93,000	30,000	63,000
Boat Harbor	63,700	63,700	-
Recreation	596,900	596,900	-
Citizen Committees	66,100	66,100	-
Library	784,700	784,700	-
Learning Center	44,000	44,000	-
Cemetery	636,700	577,500	59,200
Planning	335,700	335,700	-
Non-Classified	59,200	59,200	-
Transfers to Other Funds	4,031,400	4,031,400	-
Other	15,400	-	15,400
Total	\$22,639,900	\$22,106,600	\$533,300
NET INCOME (LOSS)	\$ -	\$ -	\$ -



AMERICAN FORK CITY
CAPITAL IMPROVEMENTS AND EQUIPMENT FUND
Budget Adjustments
FYE JUNE 30, 2015

	2014-15 Final Budget	2014-15 Current Budget	Variance Increase (Decrease)
<u>Revenues</u>			
Impact Fees	969,000	729,000	240,000
Transfers	2,071,000	2,071,000	-
Interest Earned	26,000	26,000	-
Other	1,735,600	759,600	976,000
Fund Surplus	1,484,300	1,212,500	271,800
Total	\$ 6,285,900	\$ 4,798,100	\$ 1,487,800
<u>Expenditures</u>			
Transfers	265,400	\$ 265,400	\$ -
Equipment/Improvements	4,753,600	4,178,800	574,800
Construction	913,000	-	913,000
Other	353,900	353,900	-
Fund Balance	-	-	-
Total	\$ 6,285,900	\$ 4,798,100	\$ 1,487,800
Net Income (Loss)	\$ -	\$ -	\$ -



AMERICAN FORK CITY
WATER AND SEWER FUND
Adjusted Budget
FYE JUNE 30, 2015

	Final Budget Budget 6/30/2016	Beginning Budget 6/30/2015	Adjustments Increase (Decrease)
<u>Water Revenues</u>			
Water Sales	\$ 3,755,000	\$ 3,755,000	\$ -
Impact Fees	145,800	145,800	-
Connection Fees	13,700	13,700	-
Other Income	1,128,800	1,128,800	-
Fund Surplus	1,977,000	1,702,500	274,500
Total	\$ 7,020,300	\$ 6,745,800	\$ 274,500
<u>Water Expenses</u>			
Wages & Benefits	\$ 668,700	\$ 668,700	\$ -
Operational Expenses	1,263,600	1,263,600	-
Improvements to System	825,600	825,600	-
Debt Service	52,700	52,700	-
Allocations/Transfers to Other Funds	482,100	454,900	27,200
Depreciation	2,635,000	2,635,000	-
Other	1,092,600	845,300	247,300
Fund Surplus	-	-	-
Total	\$ 7,020,300	\$ 6,745,800	\$ 274,500
<u>Sewer Revenues</u>			
Sewer Sales	\$ 4,513,700	\$ 4,513,700	\$ -
Impact Fees	72,000	72,000	-
Connection Fees	21,900	21,900	-
Other Income	37,400	37,400	-
Interest	1,700	1,700	-
Fund Surplus	210,800	-	210,800
Total	\$ 4,857,500	\$ 4,646,700	\$ 210,800
<u>Sewer Expenses</u>			
Wages & Benefits	\$ 476,200	\$ 476,200	\$ -
Operational Expenses	2,965,100	2,965,100	-
Improvements to System	597,500	597,500	-
Debt Service	123,000	123,000	-
Allocations/Transfers to Other Funds	496,900	454,900	42,000
Other	198,800	30,000	168,800
Total	\$ 4,857,500	\$ 4,646,700	\$ 210,800



AMERICAN FORK CITY
WATER AND SEWER FUND
Adjusted Budget
FYE JUNE 30, 2015

	Final Budget Budget <u>6/30/2016</u>	Beginning Budget <u>6/30/2015</u>	Adjustments Increase <u>(Decrease)</u>
<u>Storm Drain Revenues</u>			
Storm Drain Fees	\$ 800,300	\$ 800,300	\$ -
Other Income	39,300	39,300	-
Fund Surplus	205,300	133,900	71,400
Total	\$ 1,044,900	\$ 973,500	\$ 71,400
<u>Storm Drain Expenses</u>			
Wages & Benefits	\$ 90,100	\$ 90,100	\$ -
Operational Expenses	133,400	133,400	-
Improvements to System	500,000	500,000	-
Allocations/Transfers to Other Funds	268,700	250,000	18,700
Other Expenses	52,700	-	52,700
Fund Surplus	-	-	-
Total	\$ 1,044,900	\$ 973,500	\$ 71,400
<u>Secondary Irrigation Revenues</u>			
Irrigation Sales	\$ 2,196,000	\$ 2,196,000	\$ -
Connection Fees	22,900	22,900	-
Impact Fees	279,300	279,300	-
Other Income	9,000	9,000	-
Fund Surplus	1,993,700	1,515,300	478,400
Total	\$ 4,500,900	\$ 4,022,500	\$ 478,400
<u>Secondary Irrigation Expenses</u>			
Wages & Benefits	\$ 198,500	\$ 198,500	\$ -
Operational Expenses	90,400	90,400	-
Improvements to System	490,000	315,000	175,000
System Projects	109,400	109,400	-
Debt Service	3,302,200	3,302,200	-
Transfer to Other Funds	229,900	-	229,900
Other	80,500	7,000	73,500
Total	\$ 4,500,900	\$ 4,022,500	\$ 478,400
Combined Total	\$ -	\$ -	\$ -



AMERICAN FORK CITY
FITNESS CENTER FUND
Adjusted Budget
FYE JUNE 30, 2013

	Final Budget Budget <u>6/30/2016</u>	Beginning Budget <u>6/30/2015</u>	Adjustments Increase <u>(Decrease)</u>
<u>Revenues</u>			
Admissions and Passes	\$ 834,000	\$ 834,000	\$ -
Transfer from Other Funds	413,400	390,800	22,600
Other Income	1,171,200	834,200	337,000
Contribution from Surplus	52,900	-	52,900
Total	<u>\$ 2,471,500</u>	<u>\$ 2,059,000</u>	<u>\$ 412,500</u>
<u>Expenditures</u>			
Wages & Benefits	\$ 1,373,600	\$ 1,373,600	\$ -
Operational Expenses	734,300	645,300	89,000
Equipment Purchases	363,600	40,100	323,500
Total	<u>\$ 2,471,500</u>	<u>\$ 2,059,000</u>	<u>\$ 412,500</u>
Net Income (Loss)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Memo



TO: Mayor James H. Hadfield, City Council Members,
D. Craig Whitehead, City Administrator

FROM: Cathy Jensen, Finance/Budget Officer

RE: FY 2014-15 Open Period Budget Adjustments

DATE: June 23, 2015

Utah State law allows for periodic amendments to the adopted budget to ensure that budgets are not over-expended and that anticipated revenues cover allowable expenditures.

It is in the best interest of the City to maintain budgetary compliance with State law.

The State Auditor's uniform accounting manual states "Budgets are estimates, and therefore, from time to time it may be necessary to amend the city's budget. City budgets can and should be amended if it is apparent that expenditures are going to exceed the budget for any reason. Budgets can be amended as late as the last day of the fiscal year."

Following is a brief summary of some of the budgetary adjustments and some explanation of identifiable reasons for the adjustments.

These adjustments are intended to help departments avoid exceeding their budgets. This is in no way a guarantee however, that we have been able to eliminate all instances of budget over-runs. We cannot anticipate all possible expenditure scenarios; many of which are beyond our control.

Attached you will also find schedules showing the adopted Fiscal Year (FY) 2014-15 budget, the proposed adjusted FY 2014-15 budget and a column showing the variances.

REVENUES

The primary sources of funding for budgetary adjustments are actual revenues in excess of budgeted revenues; grant funds, in the case of the 900 West project; and the use of fund reserves in the water and sewer, fitness and capital improvement budgets.

EXPENDITURES

Expenditures are shown both on the schedules and below in a graphical representation of the prime reasons for the adjustments.

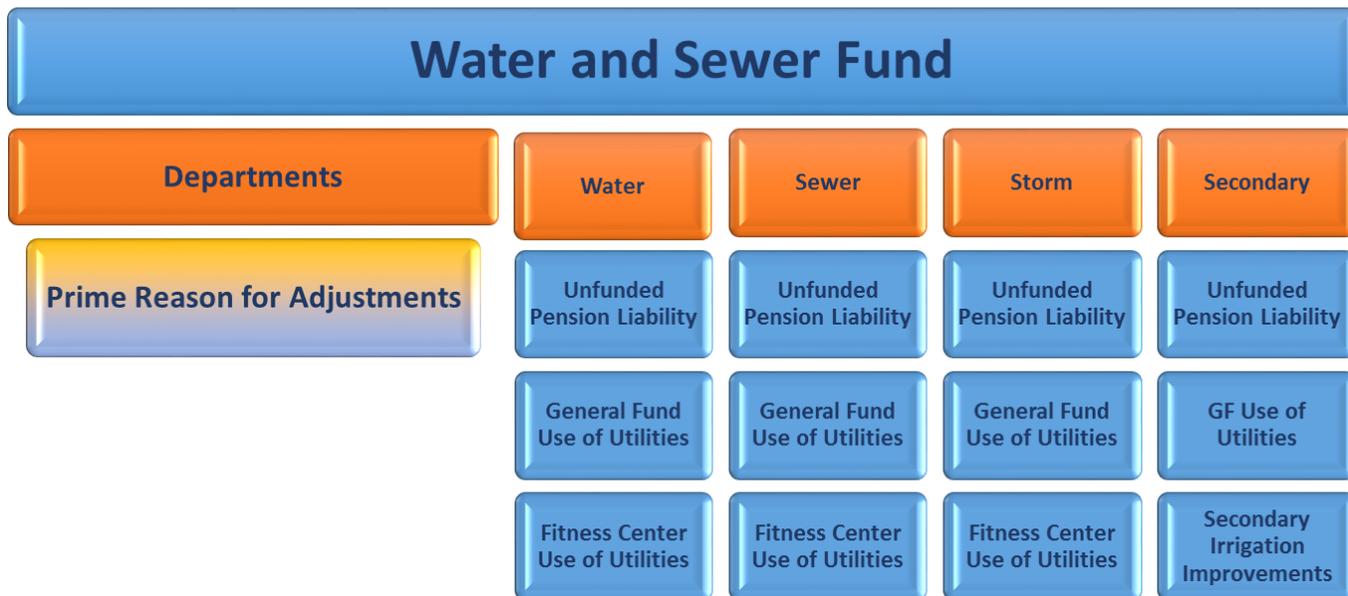


To expand the explanation of the prime reasons for adjustments in the General Fund, please note the following detail:

- For the legislative budget, the Council is offered the option of taking the health insurance, or an in-lieu amount. More Councilmen have opted to take the health insurance since the budget was approved in June of 2014.
- Public Works will require a small adjustment in departmental supplies.
- Buildings and Grounds are recognizing a statutory requirement to recognize the expense of the use of water, sewer, storm drain and secondary irrigation, provided by the water and sewer fund in the general governmental buildings and grounds.
- Engineering has hired two interns to help with GIS mapping. Because of the increase of capital projects in this fiscal year, the interns have been used more than originally anticipated. An adjustment to the temporary wages in that division recognizes that added expense.
- In the previous budget, the City purchased the city street lights. When a developer comes into the city requesting street lights in their division, the City asks the developer to pay for the street light additions.

The extent of the increase in capital improvements for street lights, by developers, was not anticipated. The adjustment in the streets division will recognize that added expense. This will be offset by revenues collected from the developers.

- Because the Senior Citizens are a department in American Fork City, the recognition of their expenditures and revenues is necessary in the general fund. A reconciliation of their checking account has been made and revenues and expenditures ran through their checking account are now being recognized. This adjustment reflects those transactions.
- The Cemetery division had more overtime than originally anticipated in the budget.



In the water and sewer fund, the adjustments have come from three primary sources:

- GASB (Governmental Accounting Standards Board) which Utah State requires all entities to abide by, has issued a new pronouncement stating that even though the City operates in an agent retirement plan, whereby the City contributes retirement funds to the Utah Retirement System, and the system is managed by the State; the City must now also recognize an unfunded liability. This liability will be the projection of needed plan assets, calculated by an actuary, compared to the current plan assets, being held by the State on behalf of American Fork City employees.

For the Enterprise funds (Water and Sewer and Broadband) this expense will be reflected in the fund financial statements and will require a budget adjustment.

For the Governmental funds, including the General Fund and Fitness Center Fund, this expense will be recognized in the government-wide financial statements, and will not require a budget adjustment.

- Use of utilities by the General Fund and Fitness Center is the offset transaction of the recognition of the utility expense in the General Fund and the Fitness Center Fund.
- In the Secondary Irrigation, there were more system improvements than originally budgeted for.



- As depicted in the graph, the primary reason for the capital improvements budgetary adjustments were for the dispatch building and increased road projects, approved by the Council.

It's important to note, some of the road projects began in FY 2015 will cross the June 30, 2015 fiscal year end, and will be completed in FY 2016. These expenditures that are hitting 2016 were not anticipated in the 2016 budget submittals and will have to be adjusted for in the FYE June 30, 2016 budget.

The main road projects being adjusted are:

- 700 North Road Improvement
 - 300 West Reconstruction
 - 500 East Art Dye Access
 - 900 West (County grant funded)
- The dispatch building was an un-anticipated expense. Half of it was paid in the FYE 2015 budget and half will be paid out of the FYE 2016 budget.

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The fitness center will have the following budget adjustments:

- To recognize the new bubble and other replacement items from the wind storm
- The use of water and sewer by the fitness center
- Sales tax expense higher than was originally anticipated
- Other program operations

If you have any questions about any of these adjustments, or need more information, please don't hesitate to let me know.

Thank you for your consideration of these items.

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RESOLUTION NO.

A RESOLUTION REVISING THE AMERICAN FORK CITY 2014-15 BUDGETS.

WHEREAS, AMERICAN FORK CITY IS REQUIRED BY UTAH STATE LAW TO MAINTAIN A BALANCED BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2015.

WHEREAS, said budget includes the General Fund, Debt Service Fund, Special Revenue Funds, Capital Improvements Fund, Celebration Fund, Capital Projects Fund and Sewer and Water Fund, Broadband Fund, RDA Fund, and Building Authority Fund; and,

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

BE IT RESOLVED, THAT THE ATTACHED REVISED BUDGET IS ADOPTED FOR FISCAL YEAR 2014-15.

PASSED AND SIGNED THIS 23th DAY OF JUNE, 2015.

APPROVED:

JAMES H. HADFIELD, MAYOR

ATTEST:

RICHARD M. COLBORN, RECORDER



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
June 23, 2015

Department Administration

Director Approval *Kevin M. Carlson*

AGENDA ITEM Review and action on the approval of property and liability insurance coverage for FYE 2016.

SUMMARY RECOMMENDATION Staff recommends approval

BACKGROUND Last year's premium was \$382,152 which included an increase to add terrorism portions, street lights, water spring box, and cyber liability. The premium total for 2015-2016 is \$398,850 (Adjustments in premium will be made for vehicles that have been sold or will be sold.) This item was discussed at the June 4, 2015 City Council work session and information provided.

BUDGET IMPACT \$398,850 is the total premium.

SUGGESTED MOTION Move to approve the 2015-2016 Property and Liability Insurance Package in the amount of \$398,850.

SUPPORTING DOCUMENTS (Provided at the June 4, 2015 City Council work session.)



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
June 23, 2015

Department Economic Development

Director Approval *Audra J. Sorensen*

AGENDA ITEM Review and action of a proclamation to make July 1 through 7, 2015 “Independents Week,” which is a salute to community members and locally owned independent businesses who are integral to the unique flavor of American Fork and to honor their efforts to make American Fork the place where we want to live and work.

SUMMARY RECOMMENDATION Authorization to sign the: Local First, “Independents Week,” proclamation.

BACKGROUND Local First Utah is a 501(c)(3) not-for-profit organization that seeks to strengthen communities and local economies by promoting, preserving and protecting local, independently owned businesses throughout the state.

Organized in 2005 by volunteer business owners and community minded residents, Local First Utah today has more than 2,700 locally owned and independent business partners, including citizens and government organizations across the state.

Local First Utah is open to all Utah businesses that are at least 51 percent locally owned and make their business decisions independently.

BUDGET IMPACT N/A

SUGGESTED MOTION I move to vote in favor of Mayor James H. Hadfield signing the Local First Utah’s “Independents Week” proclamation.

SUPPORTING DOCUMENTS Proclamation

Independents Week PROCLAMATION

Whereas, Independents Week provides a time to celebrate the independence of the member of the community of American Fork City and the entrepreneurial spirit represented by our core of local independent businesses; and

Whereas, the individual decisions every community member makes today affect the future of American Fork City; and

Whereas, American Fork City's local independent businesses help preserve the uniqueness of the community and give us a sense of place; and

Whereas, American Fork City's core of independently-owned businesses give back to this community in goods, services, time and talent; and

Whereas, the health of American Fork City's economy depends on our support of businesses owned by our friends and neighbors; and

Whereas, American Fork City's independent business owners and employees enrich community members' shopping experiences with their knowledge & passion;

Therefore, as we celebrate Independents Week 2015, we acknowledge that the ability to choose the direction of American Fork City lies within each of us.

NOW, THEREFORE, I, James H. Hadfield, Mayor of the City of American Fork, do hereby proclaim the week of July 1-7 2015, as: "Independents Week" and salute our community members and locally owned independent businesses who are integral to the unique flavor of American Fork City and honor their efforts to make American Fork City the place we want to live and work.

IN WITNESS WHEREOF, I hereunto set my hand and cause the Seal of the City of American Fork to be affixed this 23 day of June, 2015.

James H. Hadfield, Mayor

ATTEST:

Richard M. Colborn, City Recorder



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
June 23, 2015

Department Public Works

Director Approval 

AGENDA ITEM Review and action on a change order for the 900 West Road Reconstruction.

SUMMARY RECOMMENDATION Staff recommends approval.

BACKGROUND The 900 West Road Reconstruction project was approved by the City Council in April, 2015. Granite Construction began the bulk of the project between 750 North and 1120 North in May. A bid alternate was added to connect 1120 North through the hollow between 900 West and 700 West. The completion of this segment will connect 900 West to 200 East. Traffic can then flow east to west bringing a higher volume of traffic in front of the American Fork Junior High School.

The proposed change order is to install a HAWK beacon (**H**igh-Intensity Activated cross**W**alk beacon) in front of the Junior High at approximately 20 West. A HAWK beacon is used to stop road traffic only as needed to allow pedestrians to cross safely. It is a great alternative to the standard three-color traffic signal. There are existing HAWK beacons located on Utah County Boulevard at Lone Peak High School and Dan Peterson School. The timeline is to place the signal this summer prior to school beginning this fall. The City Council should also note that the plan adds a raised island to cut off 'U' turns.

BUDGET IMPACT \$170,000

SUGGESTED MOTION Move to approve the change order for Granite Construction for the 900 West Road Reconstruction not to exceed \$170,000.

SUPPORTING DOCUMENTS

1. Site Plan
2. Quote

Item	Description	Unit	QTY
1	MOBILIZATION	LS	1
2	TRAFFIC CONTROL	LS	1
3	REMOVE CURB AND GUTTER	FT	190
4	REMOVE SIDEWALK	SY	16
5	REMOVE ASPHALT	SY	440
6	CURB AND GUTTER B1 MODIFIED	FT	315
7	BURB TYPE B5	FT	1210
8	SIDEWALK	SF	1380
9	FLATWORK	SF	2230
10	PEDESTRICAN ACCESS RAMP	EA	3
11	PAVEMENT MARKING PAINT	GAL	20
12	PAVEMENT MESSAGE THERMOPLACTIC	EA	13
13	PAVEMENT MESSAGE THERMOPLACTIC (X-WALK, ETC.)	FT	138
14	ITEMS NOT ESTIMATED	LS	1
15	HAWK SYSTEM	LS	1

Unit Price	Total
\$ 5,500.00	\$ 5,500.00
\$ 4,500.00	\$ 4,500.00
\$ 2.65	\$ 503.50
\$ 4.00	\$ 64.00
\$ 3.00	\$ 1,320.00
\$ 20.25	\$ 6,378.75
\$ 17.25	\$ 20,872.50
\$ 3.50	\$ 4,830.00
\$ 3.50	\$ 7,805.00
\$ 1,150.00	\$ 3,450.00
\$ 34.50	\$ 690.00
\$ 140.00	\$ 1,820.00
\$ 34.50	\$ 4,761.00
\$ -	\$ -
\$ 78,775.00	\$ 78,775.00
TOTAL	\$ 141,269.75

ORDINANCE NO.

AN ORDINANCE APPROVING THE FINAL PLAT AND SITE PLAN OF BONNEVILLE VISTA PUD PLAT C, CONSISTING OF 27 UNITS AT 990 EAST 50 SOUTH IN THE R4-7500 RESIDENTIAL ZONE

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

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

- A. The final plat and site plan of the Bonneville Vista PUD Plat C, consisting of 27 units at 990 East 50 South, 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 a 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 first publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 23 DAY OF JUNE, 2015.

James H. Hadfield, Mayor

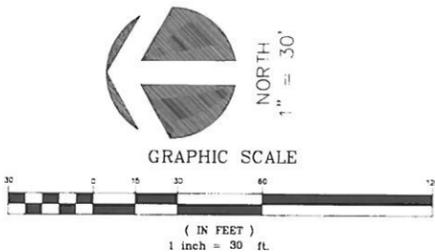
ATTEST:

Richard M. Colborn
City Recorder

Bonneville Vista Townhomes

Plat "C"

A Planned Unit Development located in the Northwest 1/4 of Section 25
Township 5 South Range 2 East Salt Lake Base and Meridian
American Fork City, Utah County, Utah



Surveyor's Certificate

I, David R. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I have Certificate No. 14709 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below described land, I performed a Survey of said land that the boundary description below correctly describes the land surface upon which will be constructed.

A Planned Residential Development Project. I further certify that the reference markers shown on said map are located as shown and are sufficient to readily retrace or re-establish this survey.

Date: _____
(Required Land Surveyor (see seal below))

Boundary Description

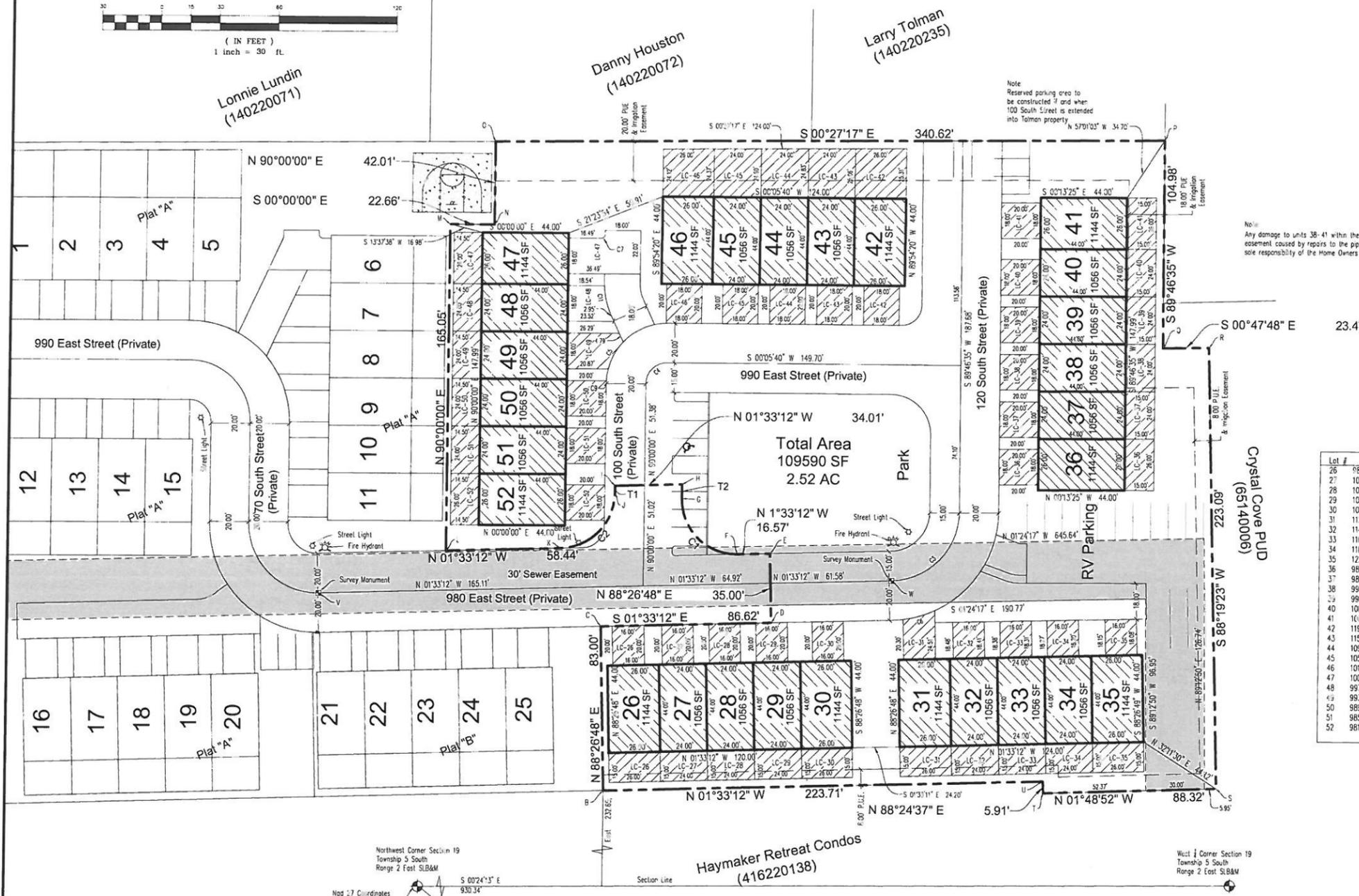
Commencing at a point located South 02°24'13" East along the Section line 930.34 feet and East 232.65 feet from the Northwest corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, thence North 88°26'48" East 83.00 feet, thence South 01°33'12" East 88.62 feet, thence North 88°26'48" East 35.00 feet, thence North 01°33'12" West 16.57 feet, thence along the arc of a 28.00 foot radius curve to the right 44.74 feet (chord bears North 44°32'24" East 40.13 feet), thence East 1.24 feet, thence North 01°33'12" West 34.01 feet, thence West 3.76 feet, thence along the arc of a 28.00 foot radius curve to the right 43.22 feet (chord bears North 45°46'36" West 39.05 feet), thence North 01°33'12" West 58.44 feet, thence East 165.05 feet, thence South 22.66 feet, thence East 42.01 feet, thence South 02°27'17" East along a line line 340.62 feet, thence along Crystal Cove PUD the following 3 courses: South 89°46'35" West 104.98 feet, South 02°27'17" East 23.47 feet, South 89°22'37" West 21.29 feet, thence along Haymaker Retreat Condominiums the following 3 courses: North 01°48'52" West 88.12 feet, North 88°24'37" East 5.91 feet, North 01°33'12" West 223.71 feet to the point of beginning.

AREA=2.52 acres
Basis of bearing = South 02°24'13" East along the Section line
of units created by plat = 27 units

Owner's Certificate and Consent to Record

The undersigned Owners of the tract of land described herein as _____ Planned Residential Development located on said tract of land have caused a survey to be made and this Plat consisting of _____ sheet(s) to be prepared, does hereby duplicate the streets and other public areas as indicated herein for the perpetual use of the and does hereby consent to the recordation of this Plat this _____ day of _____ A.D. 20____.

By: _____ David R. Harman (Manager)
Davis-Harman Development LLC



State Plane Coordinates (Nad-83)

Lot #	Address	Northing	Easting
26	68 South 980 East	7306227.0000'	1564336.9800'
27	102 South 980 East	7305306.9500'	1564576.1096'
28	104 South 980 East	7305309.2073'	1564659.0541'
29	106 South 980 East	7305222.6475'	1564601.4014'
30	108 South 980 East	7305223.5960'	1564696.3780'
31	112 South 980 East	7305240.1594'	1564695.9289'
32	114 South 980 East	7305249.9097'	1564723.9102'
33	116 South 980 East	7305268.9097'	1564731.1517'
34	118 South 980 East	7305302.8995'	1564730.2303'
35	122 South 980 East	7305302.8995'	1564726.4707'
36	984 East 120 South	7305330.1323'	1564685.4894'
37	988 East 120 South	7305388.5372'	1564685.9154'
38	994 East 120 South	7305388.5372'	1564681.9040'
39	998 East 120 South	7305365.8852'	1564681.9040'
40	1006 East 120 South	7305365.8852'	1564681.9040'
41	1018 East 120 South	7305365.8852'	1564681.9040'
42	119 South 990 East	7305025.3784'	1564906.6077'
43	115 South 990 East	7305024.9688'	1564801.6592'
44	109 South 990 East	7305001.5081'	1564801.6594'
45	105 South 990 East	7304949.9817'	1564576.0604'
46	101 South 990 East	7305083.2301'	1564576.2649'
47	100 East 100 South	7305083.2301'	1564576.1544'
48	997 East 100 South	7305161.6574'	1564683.0668'
49	993 East 100 South		
50	989 East 100 South		
51	985 East 100 South		
52	981 East 100 South		

Acknowledgement

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

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

My Commission Expires _____ (See Seal Below)
NOTARY PUBLIC

Utility Dedication

Owner(s) of the Parcel of land which is shown upon the Plat of _____ Planned Residential Development, consent to the preparation and recordation of this Plat and does hereby offer to all Public Utility Agencies and their successors and assigns a permanent easement and right of way on shown by the areas marked "Utility Easement", and "Private Streets", and "Common Area" within the Plat for the construction and maintenance of public utilities and appurtenances, together with the right of access thereto. It is also hereby understood that all Units have a cross easement through each other for the placement of necessary utilities to serve adjacent units.

Reservation of Common Areas

_____ in recording this Plat of _____ Planned Residential Development, has designated certain areas of land as "Private Streets", and "Common Areas", intended for the use by the owners in _____ Planned Residential Development, for ingress, egress, recreation, and other related activities. The designated areas are not dedicated hereby for the use by the general public but are reserved for the common use and enjoyment of the owners in _____ Planned Residential Development, as more fully provided in the Declaration of Protective Easements, Covenants, Conditions and Restrictions, applicable to _____ Planned Residential Development. Said Declaration is hereby incorporated and made part of this official plat and becomes effective upon the date that this Plat is recorded in the official records of Utah County, Utah, of this official plat and becomes effective upon the date that this plat is recorded in the official records of Utah County, Utah.

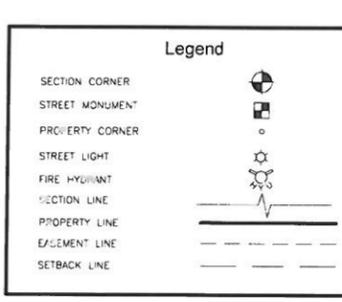
Planning Commission Approval

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

Planner _____ Chairman, Planning Commission

PREPARED BY

DUDLEY AND ASSOCIATES INC.



State Plane Coordinates

	Northing	Easting
A	744570.7900'	1924112.2800'
B	743761.4934'	1924367.4845'
C	743787.7432'	1924450.4475'
D	743786.0775'	1924450.4742'
E	743722.3271'	1924452.2030'
F	743722.3271'	1924657.2040'
G	743662.6751'	1924657.2040'
H	743099.6151'	1924699.2057'
I	743359.1683'	1924701.9078'
J	743258.7587'	1924596.6362'
K	743335.2980'	1924597.2854'
L	743328.7715'	1924374.3025'
M	743417.0201'	1924371.5649'
N	743417.1841'	1924377.4721'

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	28.00'	44.74'	41.13'	N 44°32'24" E	91°33'12"
C2	28.00'	43.22'	39.06'	N 45°46'36" E	88°26'48"
C3	35.00'	54.17'	48.92'	S 45°31'19" E	88°40'13"
C4	10.50'	16.51'	14.86'	N 44°37'10" W	90°05'40"
C5	30.50'	15.73'	15.55'	N 61°28'09" W	29°10'39"
C6	55.00'	16.67'	16.61'	S 16°14'43" E	172°20'29"
C7	2.00'	3.14'	2.83'	S 45°00'00" E	90°00'00"

Line Table

Line	Length	Direction
T1	3.76'	N 90°00'00" W
T2	7.24'	N 90°00'00" E

Sewer & Water Authority

Approved _____ Date _____

Approved _____ Date _____

Acceptance by the City of American Fork

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

APPROVED _____ Mayor
City Council Member

City Council Member
City Council Member

City Council Member
City Council Member

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW)
ATTEST AMERICAN FORK CITY RECORDER

Bonneville Vista Townhomes

A Planned Unit Development located in the Northwest 1/4 of Section 25
Township 5 South Range 2 East Salt Lake Base and Meridian

American Fork City, Utah County, Utah

Scale: 1" = 30 Feet

Plat "C"

Planned Unit Development

Scale: 1" = 30 Feet

UTAH COUNTY ENGINEER SEAL
CITY ENGINEER SEAL
NOTARY PUBLIC SEAL
CLERK-RECORDER SEAL

GENERAL NOTES

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

UTILITIES

- 1. The following utilities are known to be located within the limits of this project:
COMPANY CONTACT PHONE
CENTURY LINK - TELEPHONE Darren Keller (801) 356 6975
PACIFIC CORP - POWER Teri Waker (801) 756 1310
COMCAST - CABLE Kent Johnson (801) 831 7233
QUESTAR GAS - GAS Kent Proctor (801) 691 3337
AMERICAN FORK CITY - WATER Joy Brems (801) 404 6129
AMERICAN FORK CITY - SEWER Aaron Brems (801) 404 6126
AMERICAN FORK CITY - STORM Aaron Brems (801) 404 6162
AMERICAN FORK CITY - SWPPP Harlan Nelson (801) 404 6362
AMERICAN FORK CITY - P.U. Joy Brems (801) 404 6129
2. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-562-4111) at least 2 working days before start of construction.
3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

TRAFFIC CONTROL

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

EROSION AND SEDIMENT CONTROL

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

WATER LINE

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

SANITARY SEWER

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

STORM SEWER

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

STRIPING AND SIGNING

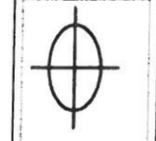
- 1. All striping must be done following Utah Department of Transportation guidelines and MUTCD Manual recommendations, current edition.
2. All signing must be done following MUTCD Manual recommendations, current edition.
3. Only sand-blasting is allowed for removal of existing striping.
4. Contractor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

MAIL DELIVERY

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

USE OF FIRE HYDRANTS

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



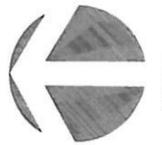
Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Standard Notes
American Fork City
Utah

Table with 2 columns: REVISIONS, and empty rows for revision tracking.

Table with 2 columns: DATE (8-22-2013), SCALE (None), BY (BHT), TRACING NO. (L-13848).

SHEET No. C - 2



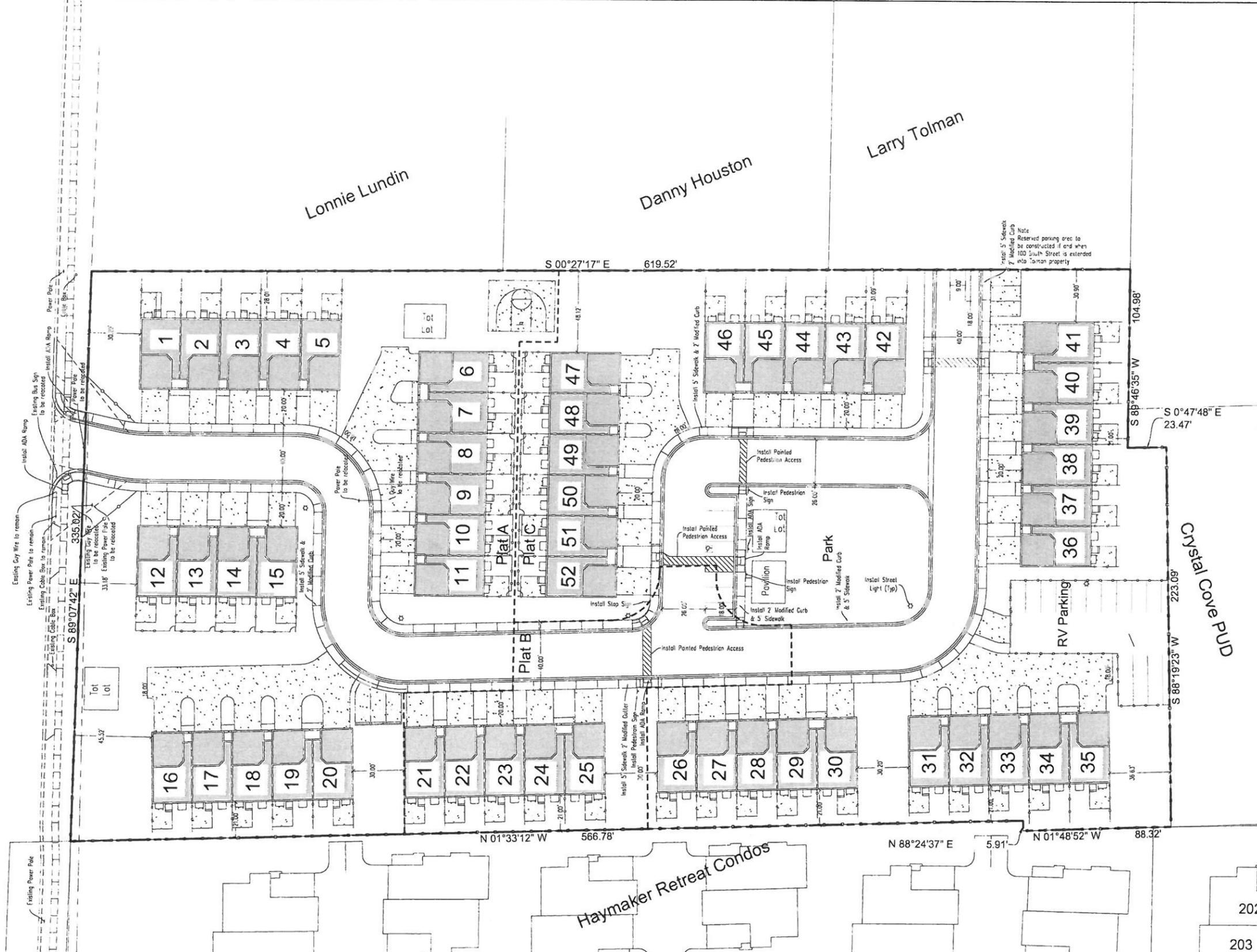
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

CAUTION: Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to locate all existing utilities which conflict with the proposed improvements shown on the plan.

50 South Street



Note:
Reserved parking area to be constructed if and when 100 South Street is extended into Tolman property.

	SQUARE FOOTAGE	AREA	PERCENT OF TOTAL
TOTAL AREA	211,029	4.84	100
TOTAL BUILDING/PAV AREA	50,980	1.17	24
TOTAL HARD SURFACE AREA	63,444	1.46	30
TOTAL IMPERVIOUS AREA	114,404	2.63	54
TOTAL LANDSCAPED AREA	96,625	2.21	46

TABULATION TABLE

FLOOD ZONE

The subject property lies in Zone B according to the FIRM Rate Map - sheet No. 49052 0005-B dated November 25, 1980

Know what's below. 811
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 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111

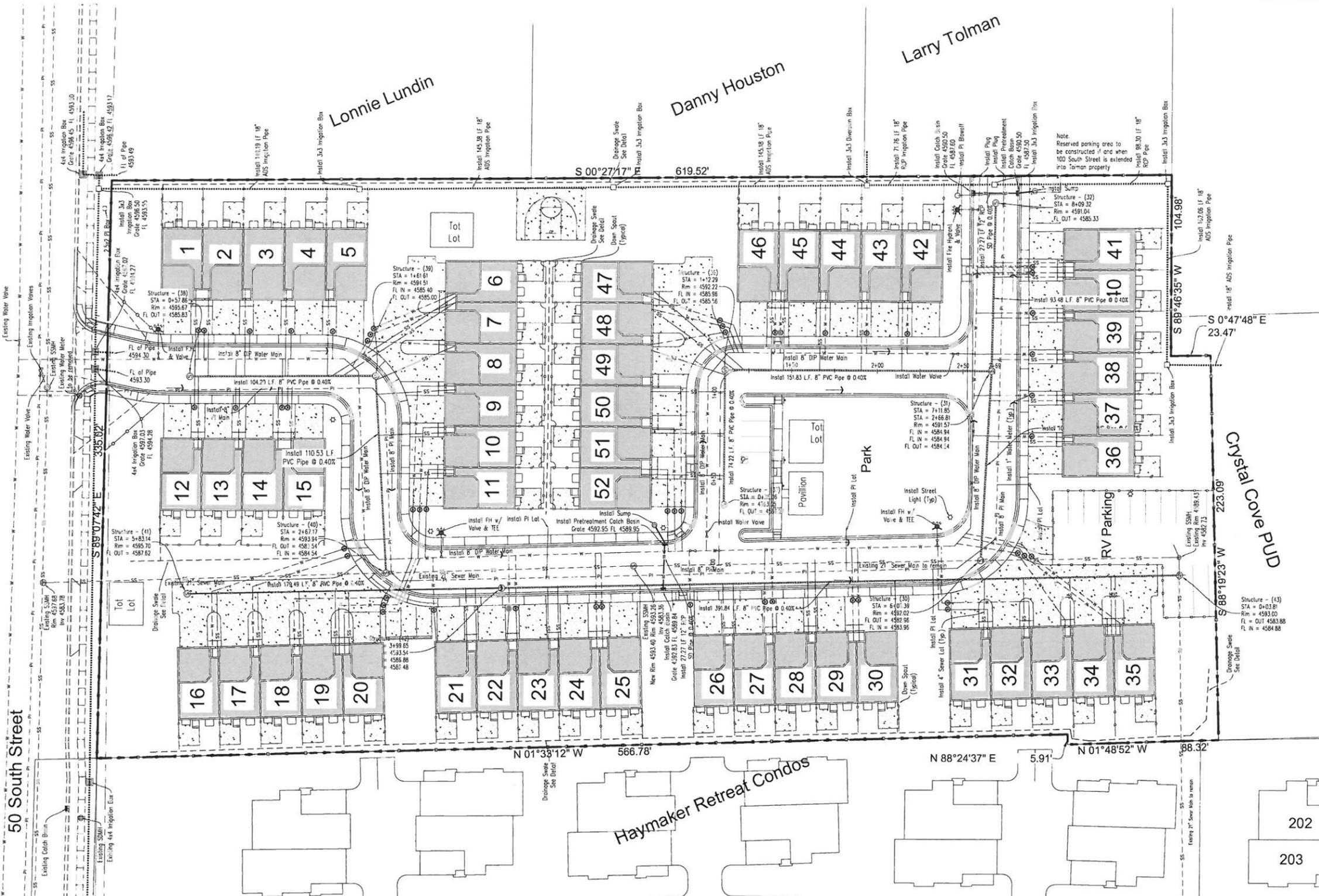
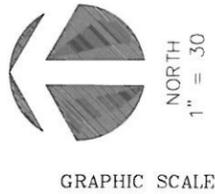
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ENGINEERS PLANNERS SURVEYORS
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801-224-1252

Bonneville Vista Townhomes
Site Plan
American Fork
Utah

Revisions

Date
8-22-2013
Scale
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By
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Tracing No.
L-13848

Sheet No.
C-3



CAUTION!!! Notice to Contractors

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- UTILITY NOTES**
- All sanitary sewer mains and laterals must be inspected and approved by the city inspector before trench backfilling is completed.
 - All sanitary sewer laterals are to be PVC plastic pipe conforming to ASTM D3034 SD³⁵.
 - All lateral connections shall insert - a-tee or WYE at 10 o'clock or 2 o'clock positioning to the center of the main line and shall be encased in concrete after inspection is made.
 - All water mains, transmissions, and distribution lines are to be constructed using ductile iron in accordance with AWWA C151 and ANSI A-21.51.
 - All ductile iron pipes labeled Ccus 50 for slip-on or mechanical joint piping (Class 51 for 8" size and under) and Class 53 for flanged joint pipes unless otherwise approved by the city engineer.

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Bonneville Vista Townhomes
Utility Plan
Utah
American Fork

Revisions

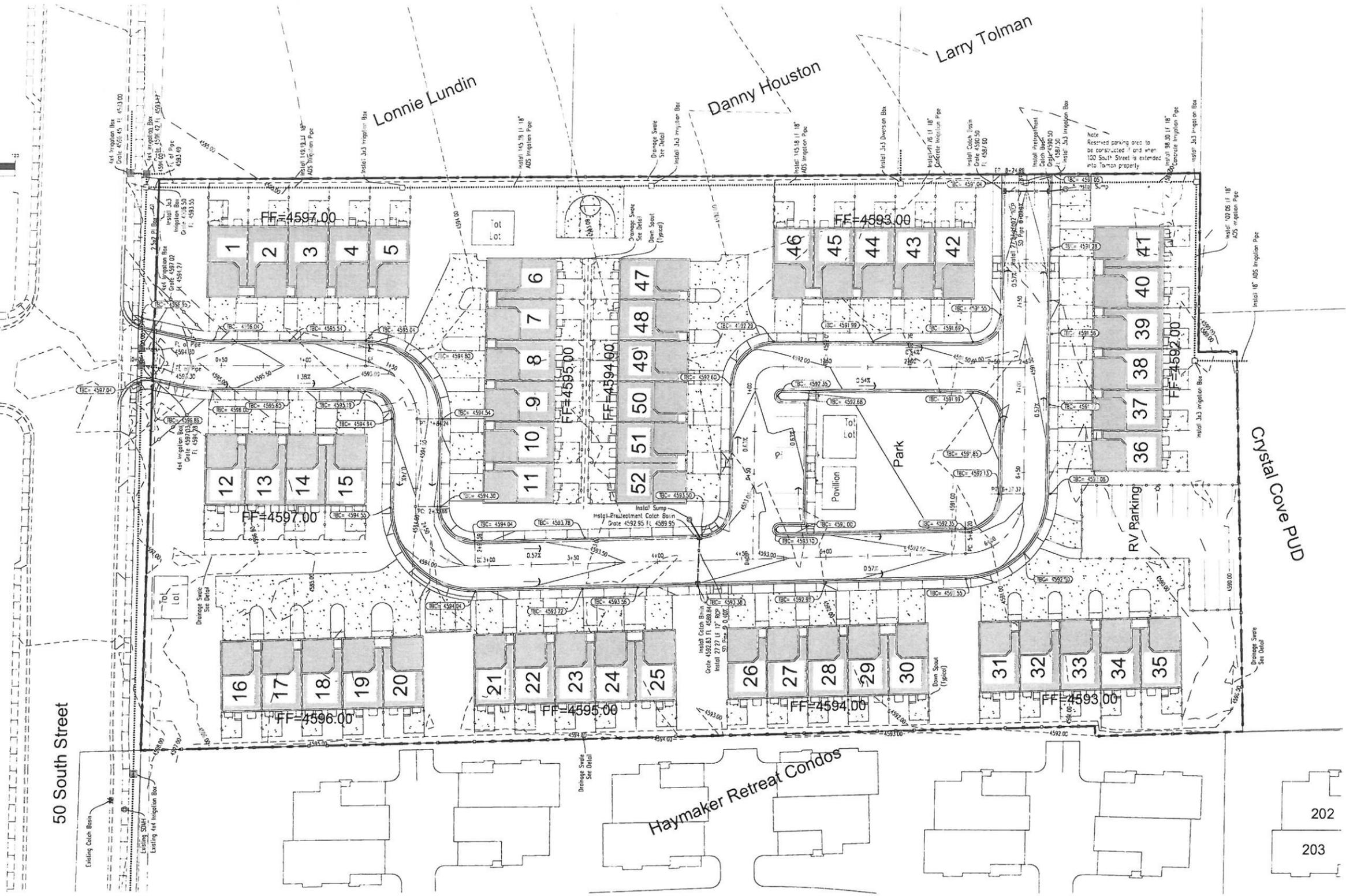
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Tracing No.	L - 13848

Sheet No.	C - 4
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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft



50 South Street

Crystal Cove PUD

Haymaker Retreat Condos

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801-224-1252

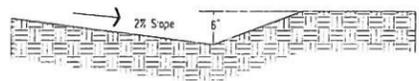
Bonneville Vista Townhomes
Grading & Drainage Plan
American Fork
Utah

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Tracing No.: L-13848

Sheet No.: C-5

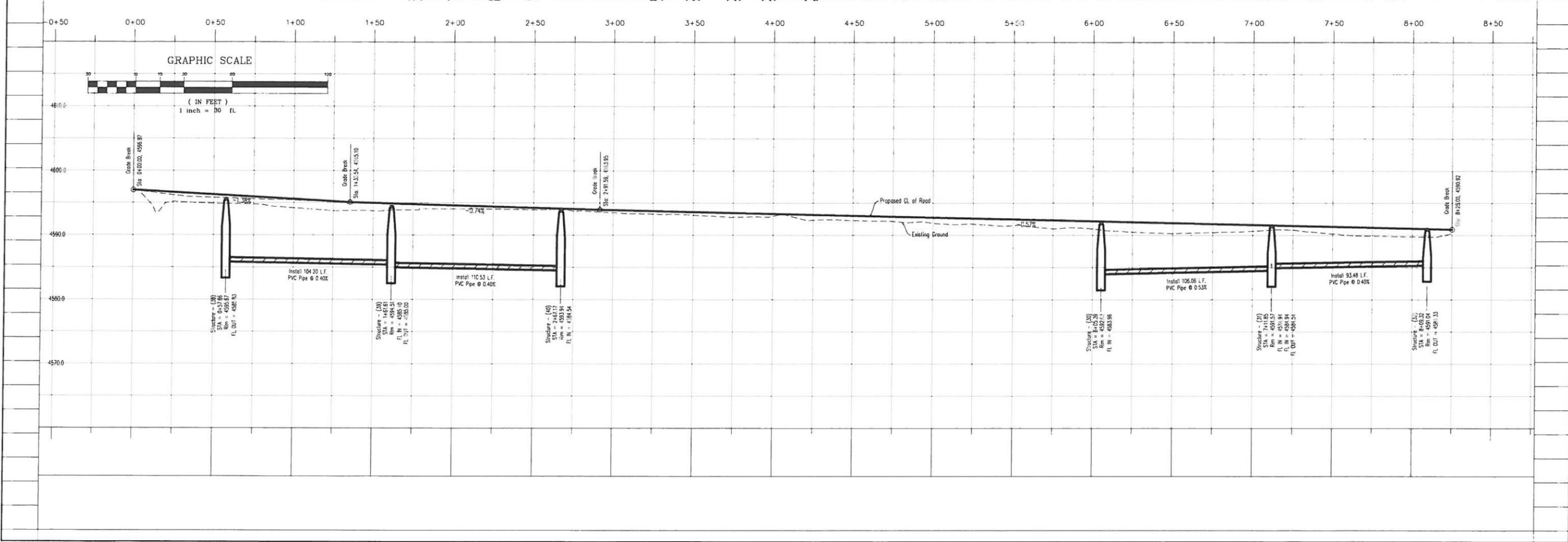
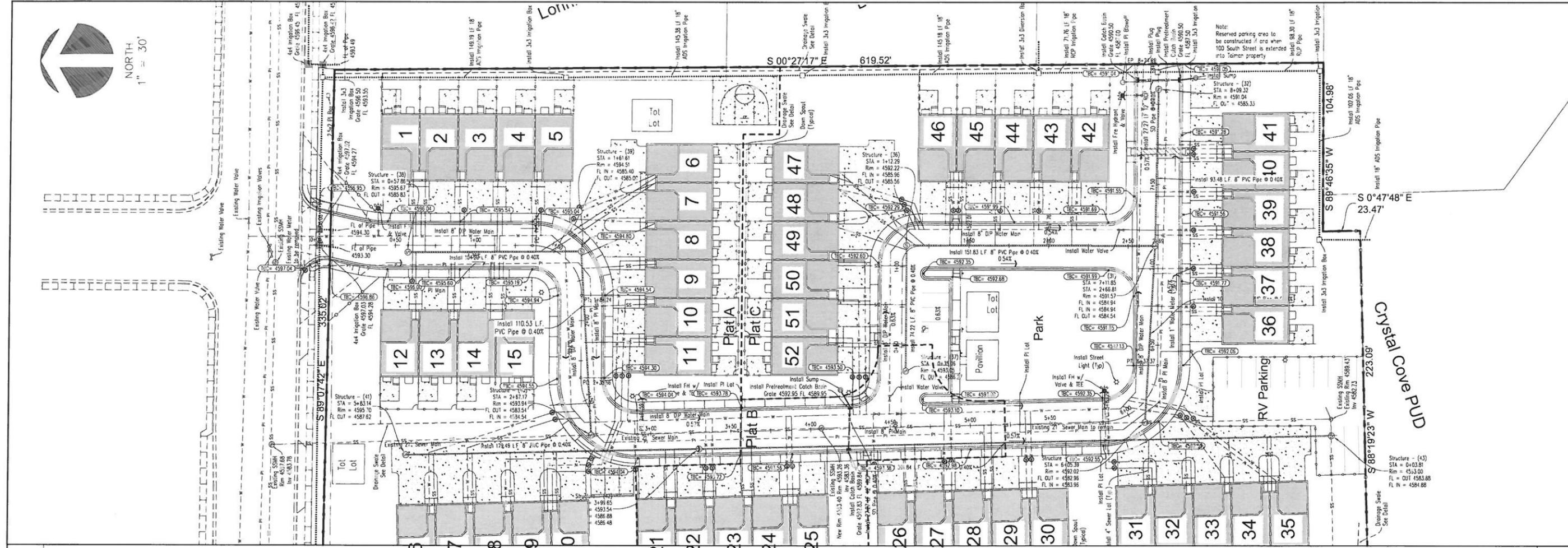
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Drainage Swale Detail

CAUTION: Notice to contractors

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Bonneville Vista Townhomes
Street Improvement Plan
 American Fork City
 Utah

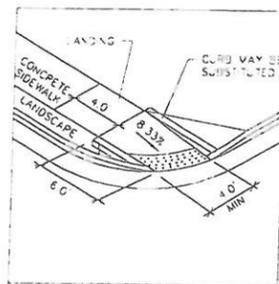
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L - 13848

SHEET No.
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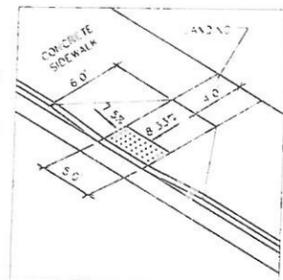
NOTES

1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS (MINIMUM 2' DEEP BY THE WIDTH OF RAMP)
2. ALL LANDINGS MUST HAVE 1/8" CROSS SLOPE AND RUNNING SLOPE. LANDINGS MUST BE AS WIDE AS THE RAMP
3. CROSS SLOPE ON RAMP MUST BE 1/48 OR LESS
4. COUNTER SLOPES OF ADJOINING CURBS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20

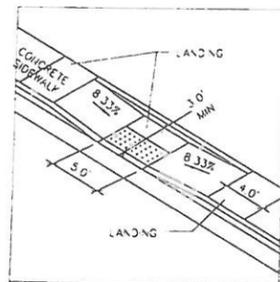


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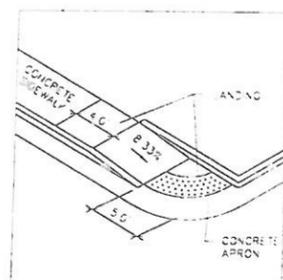
Curb Ramps



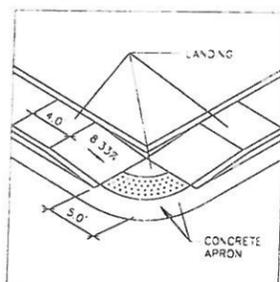
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TYPE C

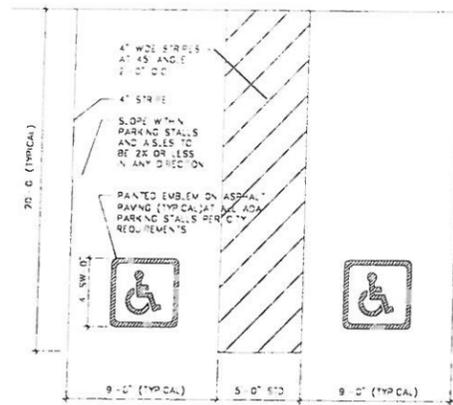


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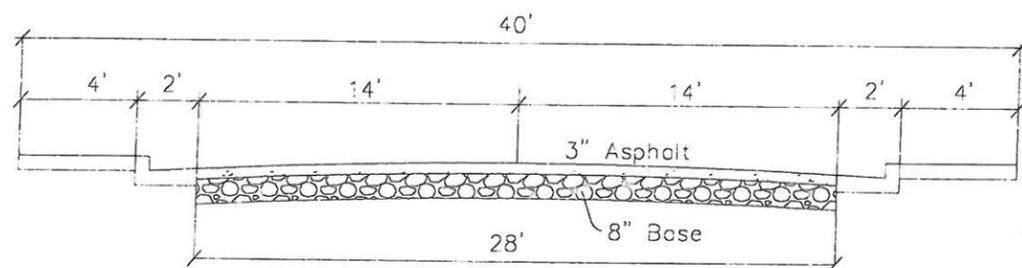
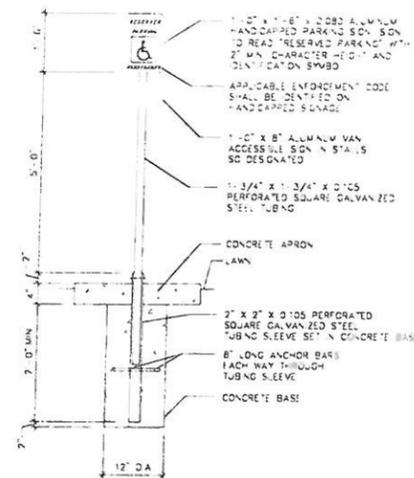


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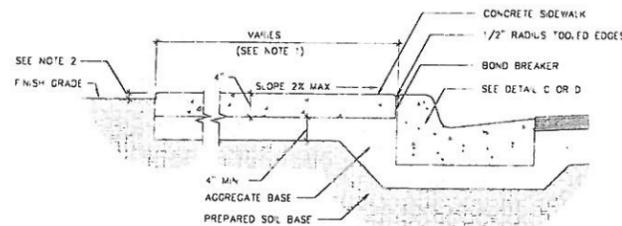
18 ADA Ramps



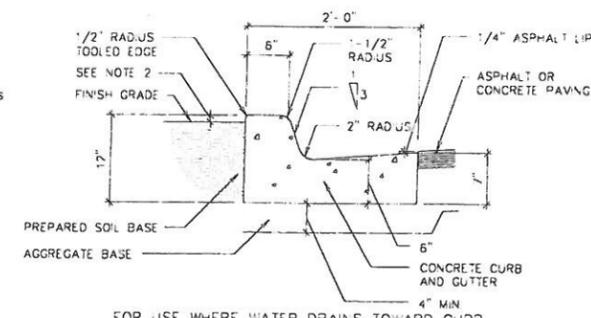
ADA PARKING Not to Scale



STREET CROSS SECTION



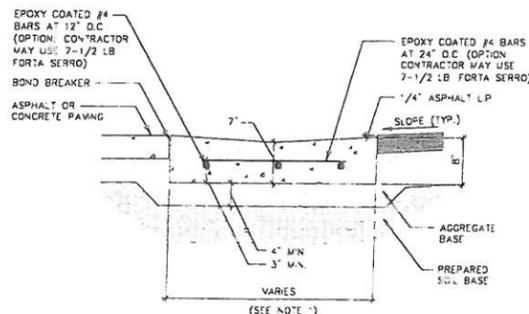
B SIDEWALK, CURB AND GUTTER 1" = 1'-0"



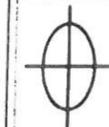
C CURB AND GUTTER 1" = 1'-0"

CONCRETE PAVING NOTES WHERE CONCRETE PAVING IS USED:

1. REINFORCEMENT: ASTM A 615, GRADE 60, EPOXY COATED DEFORMED STEEL REBAR OR SMOOTH STEEL DOWELS WITH DIAMETER AND LENGTH AS INDICATED.
 - A. SPACE REBAR AND DOWELS AT 12 TO 15 INCHES ON CENTER.
 - B. CREATE DOWELS TO PROVIDE MOVEMENT IN EXPANSION JOINTS.
 - C. KEEP REBARS IN THE VERTICAL CENTER OF THE CONCRETE SLAB AND PERPENDICULAR TO THE JOINT DURING CONCRETE PLACEMENT.
2. SAWING: KEEP AT LEAST 3 WORKING POWER SAWS ON-SITE WHEN CONCRETE IS BEING PLACED. SAW CRACK CONTROL JOINTS (CONTRACTION JOINTS) BEFORE SHRINKAGE CRACKING TAKES PLACE. DO NOT TEAR OR RAVEL CONCRETE DURING SAWING. IN COOL WEATHER, THE JOINT SAWING MAY BE DELAYED ONLY FOR THE TIME REQUIRED TO PREVENT TEARING AND RAVELING THE CONCRETE. CUT JOINTS TO DIMENSIONS RECOMMENDED BY SEALANT MANUFACTURER AND APPROVED BY ENGINEER.
3. JOINTS: LAY OUT JOINTS TO AID CONSTRUCTION AND CONTROL RANDOM CRACKING.
 - A. JOINT SPACING SHALL BE 12 FEET MAXIMUM ON CENTER IN BOTH DIRECTIONS.
 - B. EXTEND TRANSVERSE CONTROL JOINTS CONTINUOUSLY ACROSS THE FULL WIDTH OF THE CONCRETE. MAKE THE JOINTS COINCIDE WITH CURB AND GUTTER JOINTS.
 - C. MAKE ADJUSTMENTS IN JOINT LOCATIONS TO MEET INLET OR MANHOLE LOCATIONS.
 - D. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS A BUILDING WALL, SIDEWALK CURB, GUTTER OR ANY IMMovable STRUCTURE.
4. JOINT FILLER: BITUMINOUS (ASPHALT OR TAR) MASTIC, ASTM D 894, FORMED AND ENCASED BETWEEN 2 LAYERS OF BITUMINOUS SATURATED FELT OR 2 LAYERS OF GLASS-FIBER FELT, EXTENDING TO THE BOTTOM OF THE CONCRETE SLAB.
5. HACKER ROD: ROUND RODS. IT MUST BE OVERSIZED APPROXIMATELY 25 PERCENT TO FIT TIGHTLY INTO EACH JOINT AND COMPATIBLE WITH HOT POURED SEALANT.
6. JOINT SEALANT: HOT APPLIED ASPHALT BASE TYPE, ASTM D 3405. REMOVE DIRT, OIL, AND CURING COMPOUNDS FROM JOINT. RESTRAIN SEAL JOINTS IMMEDIATELY AFTER CLEANING.



C CONCRETE WATERWAY 1" = 1'-0"



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Detail Sheet

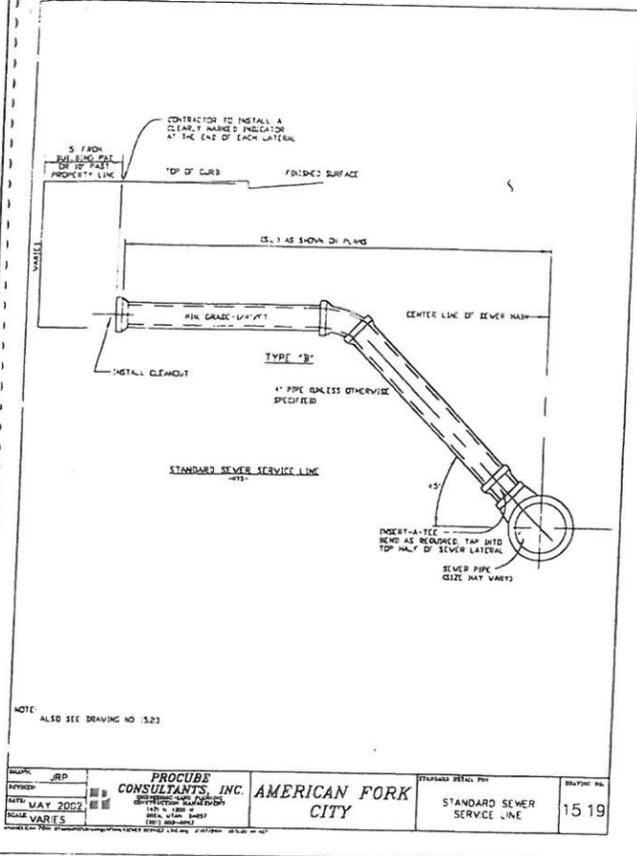
American Fork City

Utah

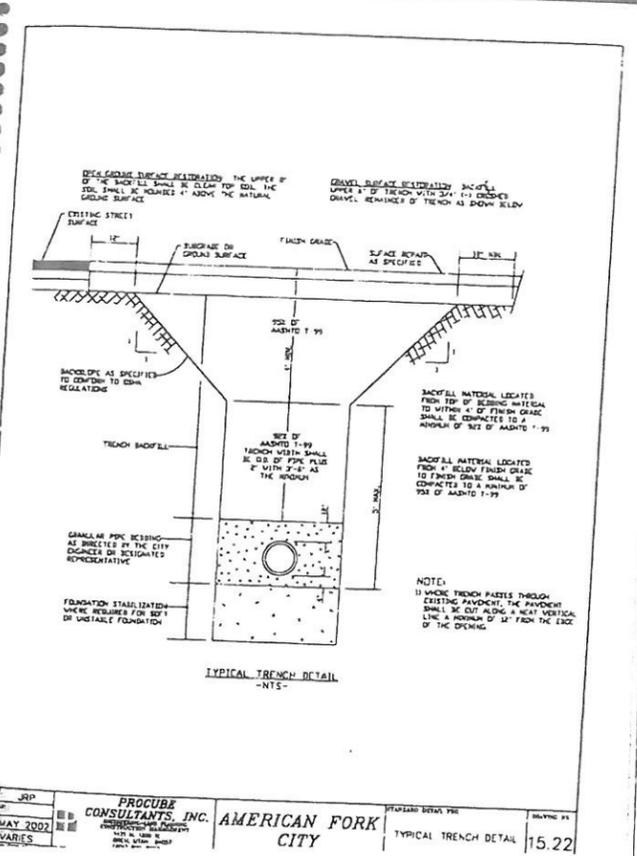
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BY
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TRACING NO.
L-13848

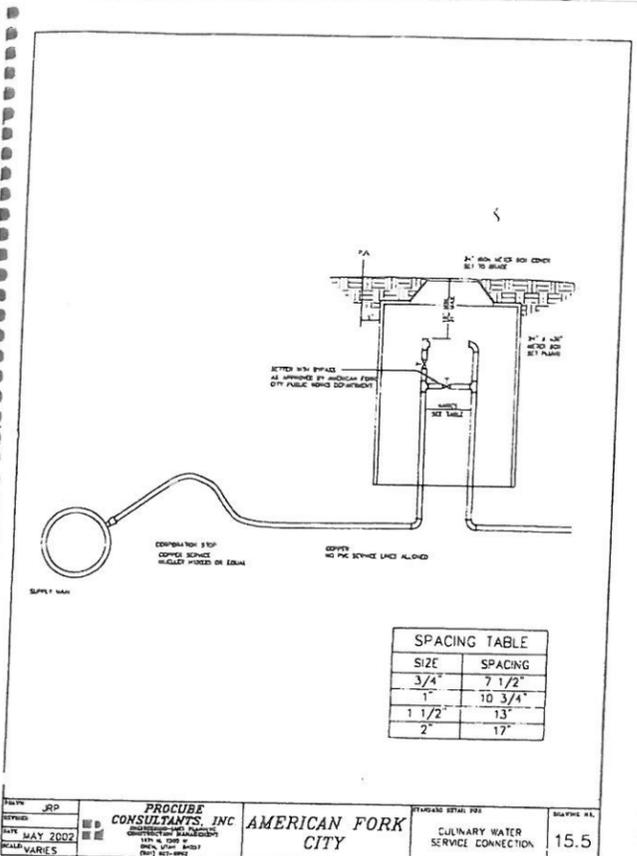
SHEET No
C-9



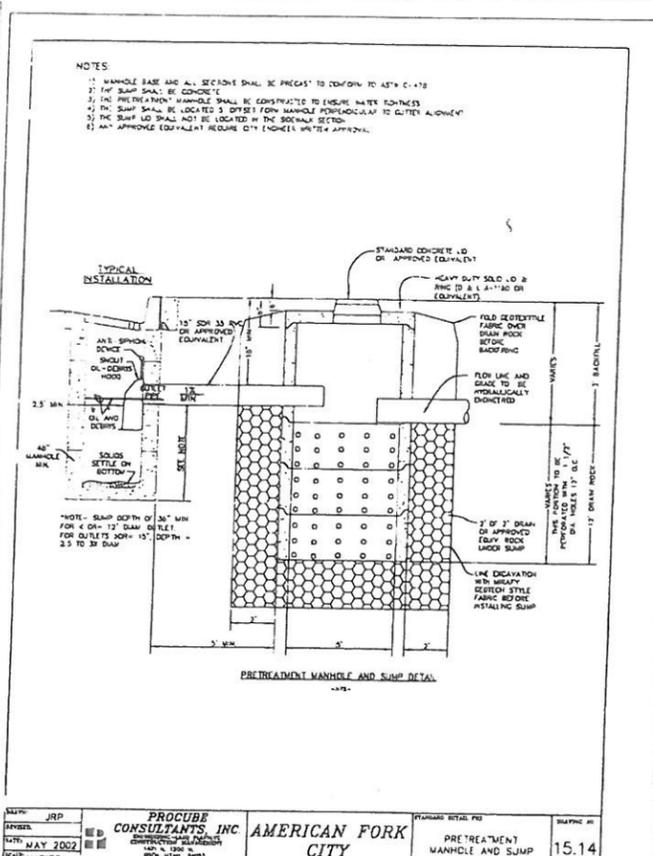
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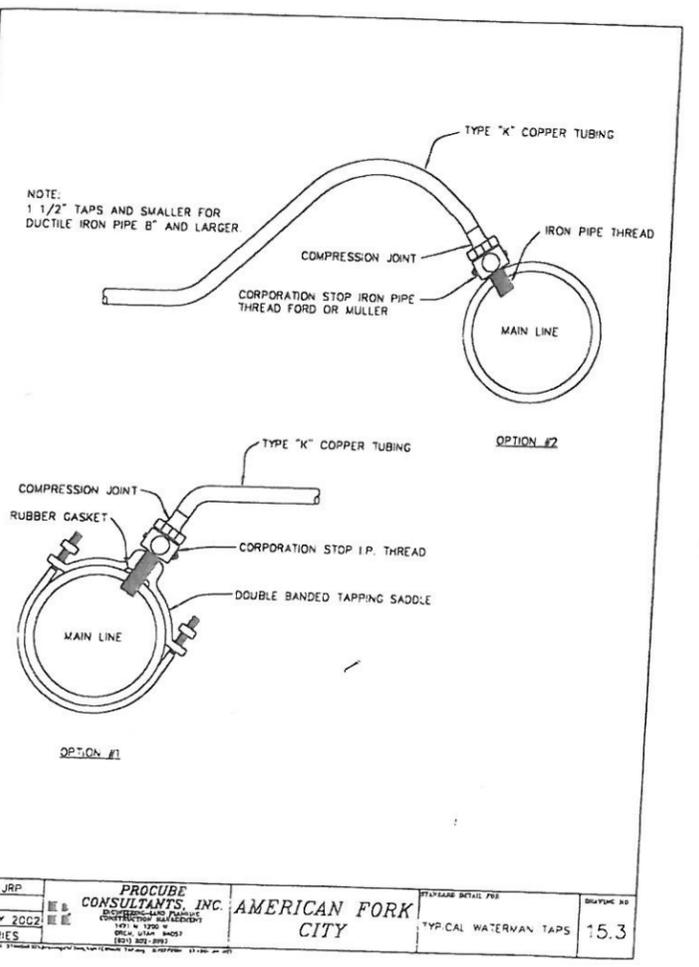
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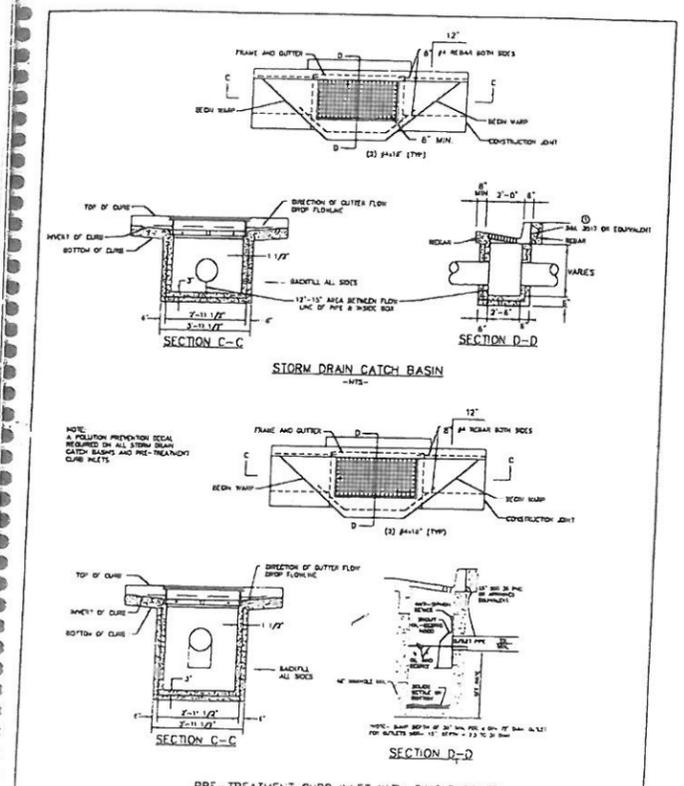
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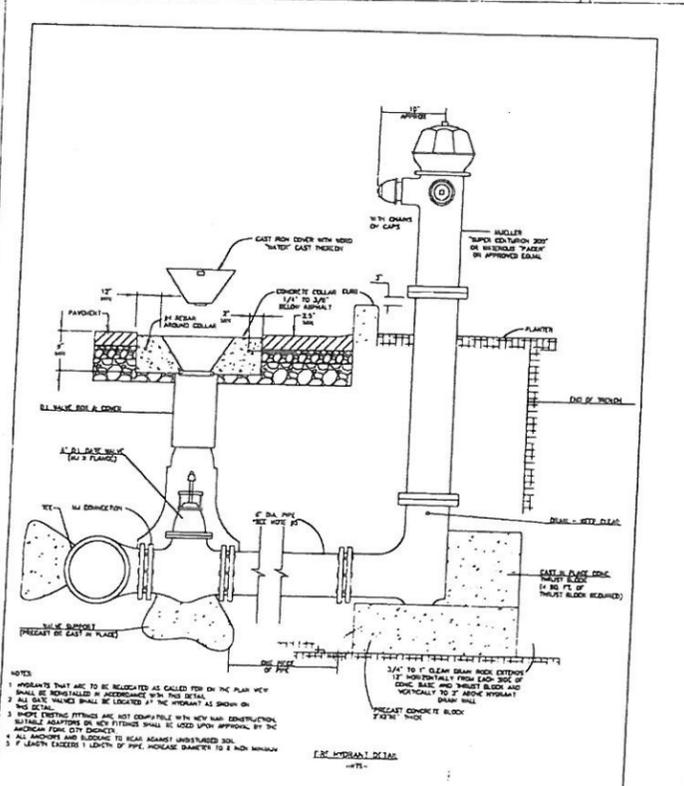
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DATE: JRP	PROJECT: PROCUBE CONSULTANTS, INC. AMERICAN FORK CITY	FIRE HYDRANT	DATE: MAY 2002	SCALE: VARIES	15.6
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 American Fork City

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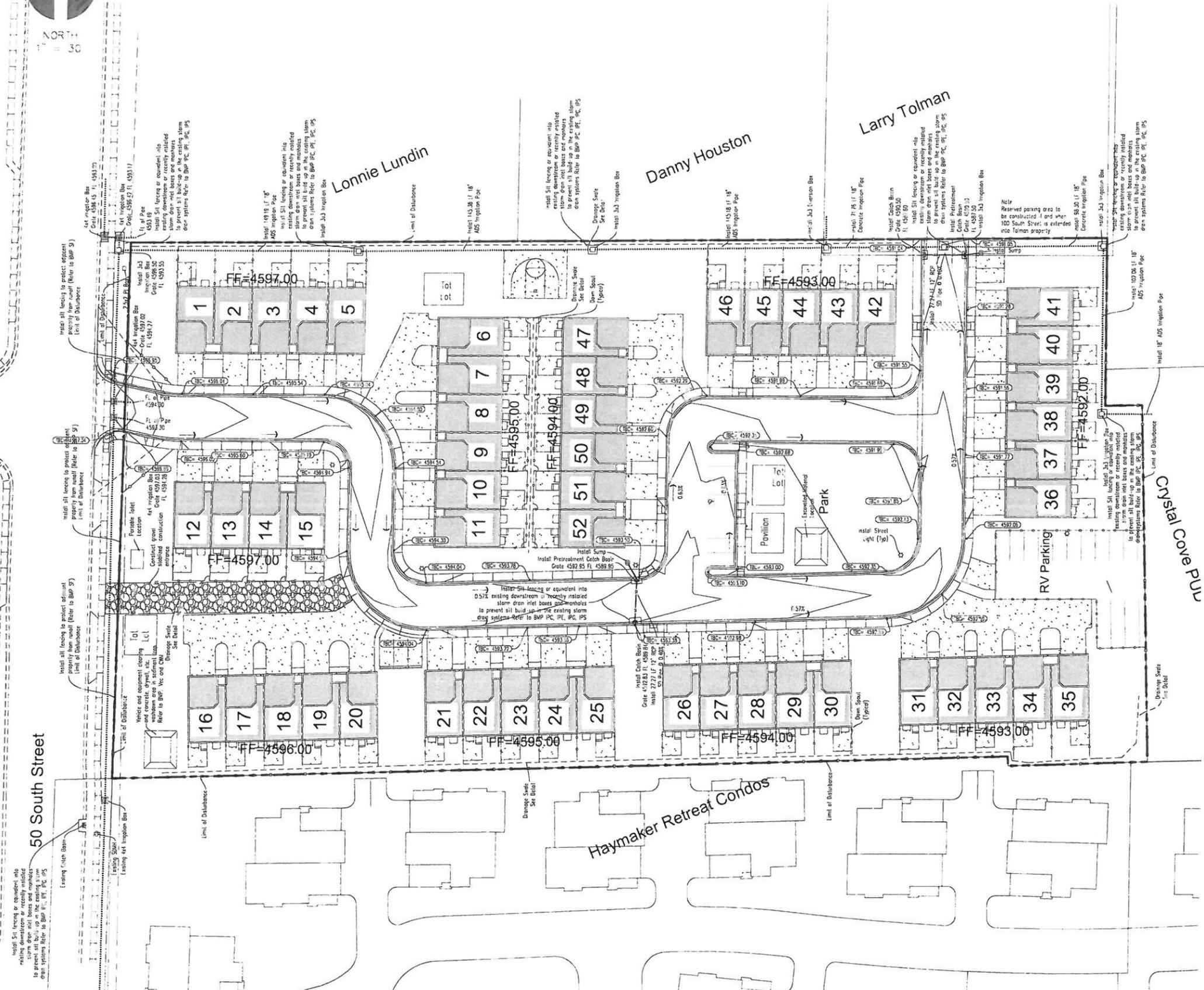
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 BY: BHT
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SHEET No. C-10

Detail Sheet



50 South Street

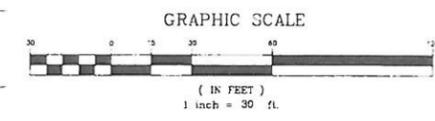


Storm Water Management Note:
 The disturbed area of the project = 4.95 Acres and therefore a State UPDES Storm Water General Permit from the Division of Water Quality is required. BMP's are required to be in place prior to any construction activity.

NOTES:
 This plan is to be used to control storm water runoff and reduce pollutants in storm water runoff until construction is complete and the subject site is in operation.

THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ARE TO BE USED AS A PART OF THE CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN FOR THIS SITE

1. Contaminated or Erodible Surface Areas (CESA) Prevent the discharge, pollutants, and storm water from contaminated or erodible surface areas by maintaining undisturbed site until construction of Phase II is completed.
2. Dust Controls (DC) Dust control measures including vegetation, seeding, etc. to stabilize site from wind erosion and reduce dust until site is completely developed.
3. Detention/Infiltration Device Maintenance (DIDM) Detention basin and accompanying facilities will be regularly maintained and corrected to promote effective storm drain pollutant removal for pond, piping, and boxes.
4. Material Storage (MS) Any hazardous, toxic, or chemical substances will be stored and controlled inside building areas. No control substances will be discharged into storm water or sewage systems.
5. Portable Toilets (PT) Temporary on site sanitary facilities will be furnished and maintained during all construction activity until on site facilities are constructed and usable.
6. Stabilized Construction Entrance and Wash Area (SCEWA) A stabilized pad of crushed stone located at the construction entrance as shown will be provided and maintained during all construction activities.
7. Spill Cleanup (SCU) All on site materials used in construction will be maintained on site to prevent harmful materials from entering off site receiving waters.
8. Silt Fencing (SF) placed on the perimeter of the project where there is potential runoff from site to adjacent streets, or properties.



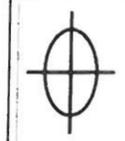
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 801-224-1252

Bonneville Vista Townhomes
SWPPP
 American Fork
 Utah

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BMP Details

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L-13848

SHEET No.
C - 12

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND SLURF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLED OR MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT. LEAVING TRACKS PERPENDICULAR TO THE SLOPE. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDED SHALL OCCUR AS THE SLOPE IS BEING CUT DOWN THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOIL STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
7. SPECIFICALLY OUTLINED DISTURBED AREAS BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREA, BENCH AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. A SWALE SEDIMENT TRAP FOR ALL DRAINAGE WAYS INTERCEPTED BY A PROPOSED ROAD CONSTRUCTION WILL BE FORMED. TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF LEAVES THE PROPERTY. ENTERS A WATERCOURSE OR IMMEDIATELY PRECEDING DITCH INLETS OR STABILIZED OUTLETS. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.
9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.
10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
13. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
14. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.
15. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
16. PORTABLE TOILETS MAY BE LOCATED UPON ANY INDIVIDUAL HOME LOT.
17. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

BMP: Material Storage MS

OBJECTIVE: Minimize sediment and other pollutants from stored materials.

DESCRIPTION: Storage of materials, fuels, and other pollutants.

APPLICATION: Any construction site with stored materials.

INSTALLATION/APPLICATION CRITERIA: Storage of materials, fuels, and other pollutants.

MAINTENANCE: Check materials for any damage during storage.

RELATIVE COSTS: High, Medium, Low.

BMP: Inlet Protection - Watts IP-W

OBJECTIVE: Prevent sediment and other pollutants from entering storm drains.

DESCRIPTION: Inlet protection devices installed at storm drain inlets.

APPLICATION: Storm drain inlets.

INSTALLATION/APPLICATION CRITERIA: Storm drain inlets.

MAINTENANCE: Clean inlet protection devices regularly.

RELATIVE COSTS: High, Medium, Low.

BMP: Dust Controls DC

OBJECTIVE: Minimize dust emissions from construction activities.

DESCRIPTION: Measures to control dust from construction activities.

APPLICATION: Construction activities.

INSTALLATION/APPLICATION CRITERIA: Construction activities.

MAINTENANCE: Monitor dust levels and adjust controls as needed.

RELATIVE COSTS: High, Medium, Low.

BMP: Concrete Waste Management CWB

OBJECTIVE: Minimize concrete waste and prevent runoff.

DESCRIPTION: Management of concrete waste during construction.

APPLICATION: Concrete placement and curing.

INSTALLATION/APPLICATION CRITERIA: Concrete placement and curing.

MAINTENANCE: Clean up concrete waste promptly.

RELATIVE COSTS: High, Medium, Low.

BMP: Curb Sedimentation Trap CST

OBJECTIVE: Minimize sediment from curbs during construction.

DESCRIPTION: Sediment traps installed at curbs.

APPLICATION: Curbs during construction.

INSTALLATION/APPLICATION CRITERIA: Curbs during construction.

MAINTENANCE: Clean sediment traps regularly.

RELATIVE COSTS: High, Medium, Low.

BMP: Surface Roughening SR

OBJECTIVE: Minimize erosion on soil surfaces.

DESCRIPTION: Roughening of soil surfaces to reduce erosion.

APPLICATION: Soil surfaces.

INSTALLATION/APPLICATION CRITERIA: Soil surfaces.

MAINTENANCE: Monitor erosion and re-roughen as needed.

RELATIVE COSTS: High, Medium, Low.

BMP: Air Fence SF

OBJECTIVE: Minimize dust emissions from construction sites.

DESCRIPTION: Air fences installed around construction sites.

APPLICATION: Construction sites.

INSTALLATION/APPLICATION CRITERIA: Construction sites.

MAINTENANCE: Maintain air fences in good condition.

RELATIVE COSTS: High, Medium, Low.

BMP: Stabilized Construction Entrance SCE

OBJECTIVE: Minimize sediment from construction entrances.

DESCRIPTION: Stabilized entrances to construction sites.

APPLICATION: Construction entrances.

INSTALLATION/APPLICATION CRITERIA: Construction entrances.

MAINTENANCE: Maintain stabilized entrances.

RELATIVE COSTS: High, Medium, Low.

BMP: Portable Toilets PT

OBJECTIVE: Minimize human waste and prevent runoff.

DESCRIPTION: Portable toilets for construction workers.

APPLICATION: Construction sites.

INSTALLATION/APPLICATION CRITERIA: Construction sites.

MAINTENANCE: Maintain portable toilets.

RELATIVE COSTS: High, Medium, Low.

BMP: Preservation of Existing Vegetation PEV

OBJECTIVE: Minimize damage to existing vegetation.

DESCRIPTION: Measures to preserve existing vegetation.

APPLICATION: Construction sites.

INSTALLATION/APPLICATION CRITERIA: Construction sites.

MAINTENANCE: Monitor vegetation and take corrective action.

RELATIVE COSTS: High, Medium, Low.

BMP: Spill Clean-Up SCL

OBJECTIVE: Minimize environmental impact from spills.

DESCRIPTION: Procedures for cleaning up spills.

APPLICATION: Construction sites.

INSTALLATION/APPLICATION CRITERIA: Construction sites.

MAINTENANCE: Train workers on spill clean-up procedures.

RELATIVE COSTS: High, Medium, Low.

BMP: Waste Disposal WD

OBJECTIVE: Minimize waste and prevent runoff.

DESCRIPTION: Disposal of construction waste.

APPLICATION: Construction sites.

INSTALLATION/APPLICATION CRITERIA: Construction sites.

MAINTENANCE: Monitor waste disposal practices.

RELATIVE COSTS: High, Medium, Low.

BMP: Vehicle And Equipment Fueling VEF

OBJECTIVE: Minimize fuel spills and prevent runoff.

DESCRIPTION: Fueling procedures for vehicles and equipment.

APPLICATION: Construction sites.

INSTALLATION/APPLICATION CRITERIA: Construction sites.

MAINTENANCE: Monitor fueling practices.

RELATIVE COSTS: High, Medium, Low.

BMP: Vehicle And Equipment Cleaning VEC

OBJECTIVE: Minimize oil and grease from vehicles.

DESCRIPTION: Cleaning procedures for vehicles and equipment.

APPLICATION: Construction sites.

INSTALLATION/APPLICATION CRITERIA: Construction sites.

MAINTENANCE: Monitor cleaning practices.

RELATIVE COSTS: High, Medium, Low.

BMP: Temporary Drains And Swales TDS

OBJECTIVE: Minimize sediment from temporary drains.

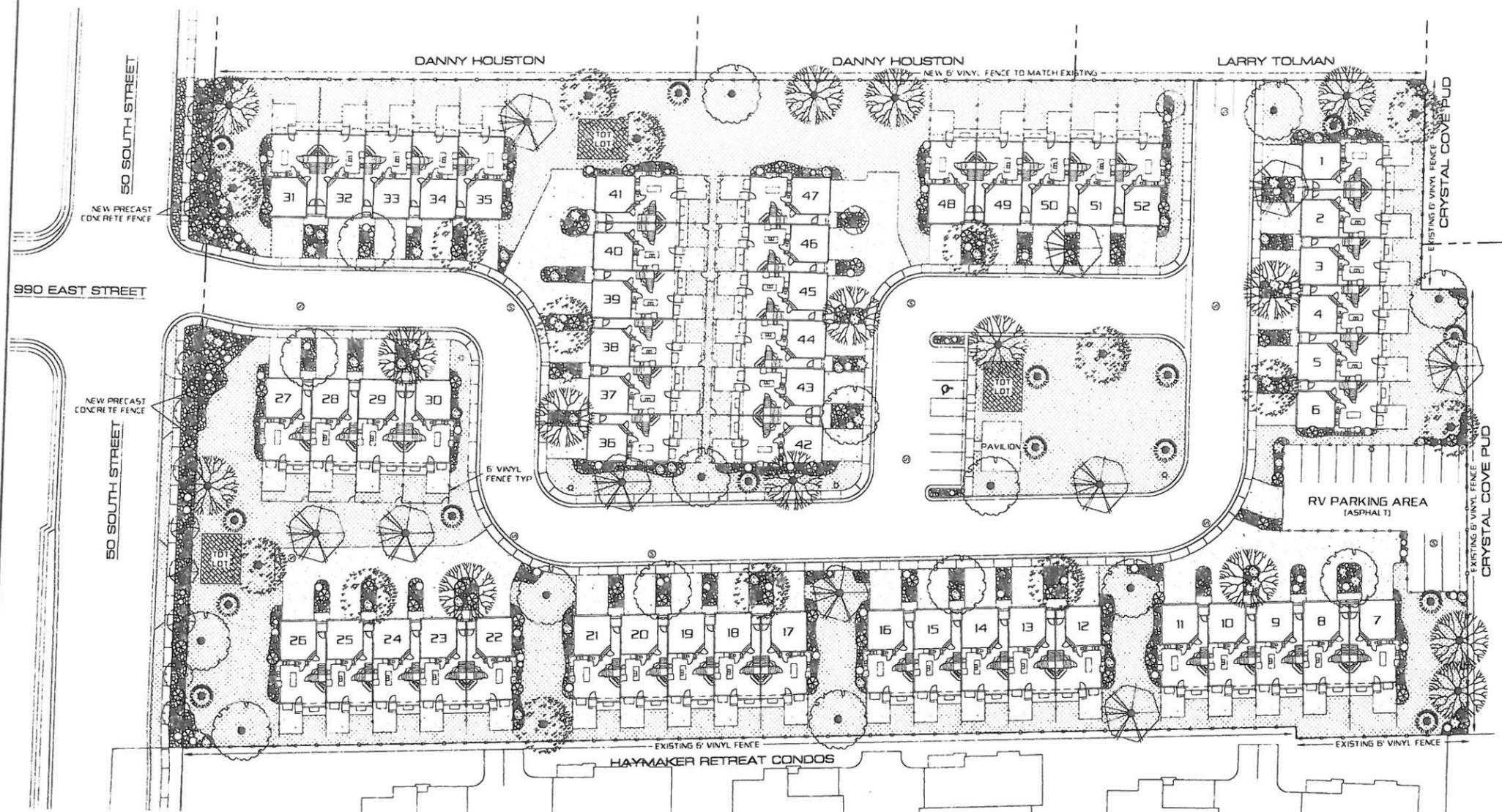
DESCRIPTION: Temporary drains and swales for sediment control.

APPLICATION: Construction sites.

INSTALLATION/APPLICATION CRITERIA: Construction sites.

MAINTENANCE: Maintain temporary drains and swales.

RELATIVE COSTS: High, Medium, Low.



PLANTING SCHEDULE

SYMBOL	SPECIES COMMON NAME SCIENTIFIC NAME	SIZE	QUANTITY
	EUROPEAN HORSEAM CARPINUS BETULUS	2 1/2' CAL	15
	NORWAY MAPLE ACER PLATANOIDES OR AUTUMN BLAZE MAPLE ACER X FREEMANII 'JEFFREY'	2 1/2' CAL	6
	EUROPEAN BEECH FAGUS SYLVATICA	2 1/2' CAL	5
	AMERICAN LINDEN TILIA AMERICANA	2 1/2' CAL	10
	FLOWERING PLUM PRUNUS CERASIFERA	2 1/2' CAL	8
	JAPANESE TREE LILAC SYRINGA RETICULATA	1 1/2' CAL	6
	BLACK HILLS SPRUCE PICEA GLAUCOA 'DENSATA'	6' MIN HEIGHT	15
SHRUBS			
	PIPSQUEAK BURNING BUSH EUONYMUS ALATUS 'PIPZAM'	5 GAL	64
	RED TWIG DOGWOOD CORUS ALBA 'SIBIRICA'	5 GAL	67
	DARK GREEN SPREADER YEW TAXUS X MEDIA (DENSIFORMIS)	5 GAL	69
	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	24
	CRIMSON PYGMY BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY' ('ATROPURPUREA NANA')	5 GAL	28
	COMPACT OREGON GRAPE HOLLY MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL	63
	NEON FLASH SPIREA SPIRAEA JAPONICA 'NEON FLASH'	5 GAL	65
	MAGIC CARPET SPIREA SPIRAEA JAPONICA 'WALBUMA' P.P.# 5363	5 GAL	62
	GOLDFLAME SPIREA SPIRAEA X BUMALDOA 'GOLDFLAME'	5 GAL	28
	BLUE DAT GRASS HELICTOTRICHON SEMPERVIRENS	1 GAL	276

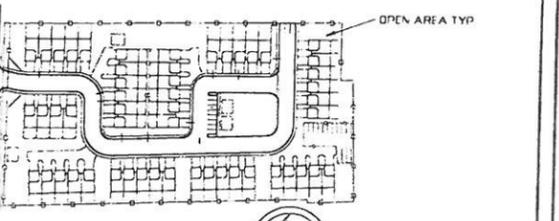
GROUND COVER & MISC.

	SOD LAWN GRASS		RIVER ROCK COBBLES 1'-4' SIZE (4" DEPTH) COLOR TBD OR PEAT MOSS (MULCH)
	BARK SAND OR RUBBER OVER WEED CLOTH		CONCRETE AS PER CIVIL DRAWINGS
	LANDSCAPING TOPOGRAPHY		DECORATIVE LANDSCAPE BOULDERS

PLANTING SCHEDULE NOTES:
TREES & SHRUBS ARE SUBJECT TO CHANGE, BUT MUST MEET THE SIZE, QUANTITY & GENERAL CHARACTERISTICS OF THOSE SPECIFIED IN THE PLANTING SCHEDULE.

LANDSCAPING TABULATIONS

TOTAL GROSS SITE AREA	21029 SF
TOTAL REQUIRED NUMBER OF TREES @ 1/2500 SF	85 TREES
TOTAL NUMBER OF TREES PROVIDED	85 TREES
TOTAL REQUIRED NUMBER OF 5 GAL. SHRUBS @ 1/300 SF	704 SHRUBS
TOTAL TURF REQUIRED FOR 25% SHRUB DEDUCTION @ 1/50 SF	8800 SF
TOTAL TURF PROVIDED	6905 SF
TOTAL 1 GAL. SHRUBS REQUIRED FOR 10% 5 GAL. SHRUB DEDUCTION	210 SHRUBS
TOTAL 1 GAL. SHRUBS PROVIDED	272 SHRUBS
TOTAL REQUIRED NUMBER OF 5 GAL. SHRUBS AFTER DEDUCTIONS	458 SHRUBS
TOTAL NUMBER OF 5 GAL. SHRUBS PROVIDED	464 SHRUBS
TOTAL RV PARKING PROVIDED	500 SF
TOTAL ROAD AREA	4197 SF
TOTAL PROJECT NET AREA (GROSS SITE AREA LESS ROAD AREA)	16972 SF
TOTAL OPEN AREA REQUIRED @ 25% OF PROJECT NET AREA	4226 SF
TOTAL OPEN AREA PROVIDED SEE 5/11 SHOWING AREAS CALCULATED	49154 SF



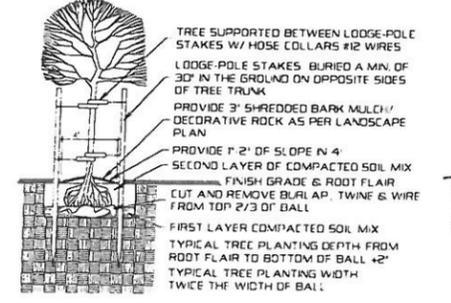
5 KEY PLAN (OPEN AREA)
SCALE: 1"=150'

1 LANDSCAPE PLAN
SCALE: 1"=30'

GENERAL NOTES:

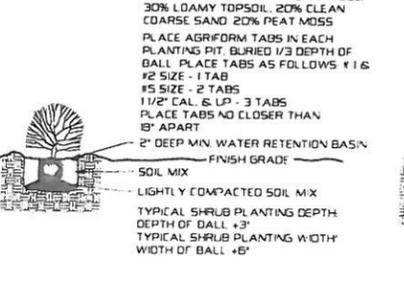
- BEFORE EXCAVATING FOR PLANTING CALL FOR 'BLUE STAKES' FROM APPROPRIATE UTILITY COMPANIES (TELEPHONE, GAS, ELECTRIC, ETC.).
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS.
- PLANT MATERIALS AND OTHER LANDSCAPE ITEMS WILL BE EVALUATED ACCORDING TO COMPLIANCE WITH DRAWINGS, SCHEDULES AND SPECIFICATIONS AS WELL AS OVERALL AESTHETIC QUALITY, GROWER OR SUPPLIER REPUTATION, PHYSICAL INSPECTION AND AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS (AANS). THE DESIGNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL WHICH DOES NOT MEET THE ABOVE GUIDELINES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS. FINISH GRADES WILL BE CONSTRUCTED TO WITHIN 2" OF GRADES SPECIFIED ON GRADING AND DRAINAGE PLAN.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR APPLYING 4" OF TOPSOIL ON LAWN AREAS AND 6" OF TOPSOIL IN SHRUB BEDS.
- BACKFILL ALL TREE AND SHRUB PITS WITH A MIXTURE OF 3 PARTS TOPSOIL, 2 PARTS PEAT MOSS, AND 2 PARTS CLEAN COARSE SAND AND 3 PARTS EXISTING SOIL EXCAVATED FROM PLANT HOLE. REFER TO PLANTING DETAILS.
- UNLESS NOTED OTHERWISE, MEDIUM SHREDDED BARK MULCH TO BE APPLIED 4" IN ALL SHRUB AND TREE PLANTING BEDS.
- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL INSTALL 5 OZ WEED BARRIER AS PER MANUFACTURER'S SPECIFICATIONS IN ALL SHRUB BEDS AND ROCK LANDSCAPING AREAS.
- TOPSOIL SHALL BE A WELL-GRADED SOIL OF 6000 FRABLE SOIL. IT SHALL BE A NATURAL, FRIABLE SOIL, REPRESENTATIVE OF PRODUCTIVE SOILS IN THE VICINITY. TOPSOIL SHALL BE FREE OF ADMIXTURE OF SUBSOIL, FOREIGN MATTER, OBJECTS LARGER THAN ONE INCH IN ANY DIMENSION, TOXIC SUBSTANCES, WEEDS AND ANY MATERIAL OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH AND SHALL BE AMENDED TO A PH LEVEL THAT MEETS APPROPRIATE STANDARDS FOR HEALTHY PLANT DEVELOPMENT (5.5 - 7.7).
- CONTRACTOR SHALL PROVIDE A SOIL TEST THAT VERIFIES THAT SOIL CONDITIONS ARE AT APPROPRIATE LEVELS TO SUPPORT AND ENCOURAGE HEALTHY PLANT DEVELOPMENT. CONTRACTOR SHALL PROVIDE COPIES OF THESE RESULTS TO THE ARCHITECT AND OWNER'S REPRESENTATIVE.
- ALL LANDSCAPED AREAS ARE TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM, UNLESS OTHERWISE DIRECTED BY OWNER OR GENERAL CONTRACTOR. SPRINKLER SYSTEM DESIGN AND INSTALLATION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND SHALL BE UNDER HIS DIRECTION. THE SYSTEM SHALL BE CONNECTED TO THE CITY'S PRESSURIZED IRRIGATION SYSTEM AS PER THE CITY STANDARDS. SEE CIVIL DRAWINGS FOR CONNECTION DETAILS (LOCATIONS).
- DIVIDERS BETWEEN ROCK AND OTHER LANDSCAPE MATERIAL SHALL BE STAKED METAL DIVIDER OR CONCRETE.
- BERMS CAN BE FORMED FROM EXISTING (CLEANED) SOIL FOUND ON SITE.
- COORDINATE & VERIFY ALL PLANTINGS W/ OWNER PRIOR TO ORDERING THEM.
- ALL LANDSCAPING SHALL BE

NOTE: INSTALL TREE IN HOLE, ADD 1ST LAYER OF COMPACTED SOIL MIX, CUT AND REMOVE ALL BURLAP, TWINE AND WIRE FROM TOP 2/3 OF BALL, ADD SECOND LAYER OF SOIL MIX.

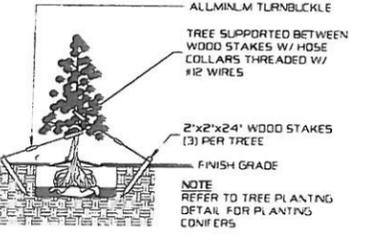


2 TREE PLANTING & STAKING
SCALE: NOT TO SCALE

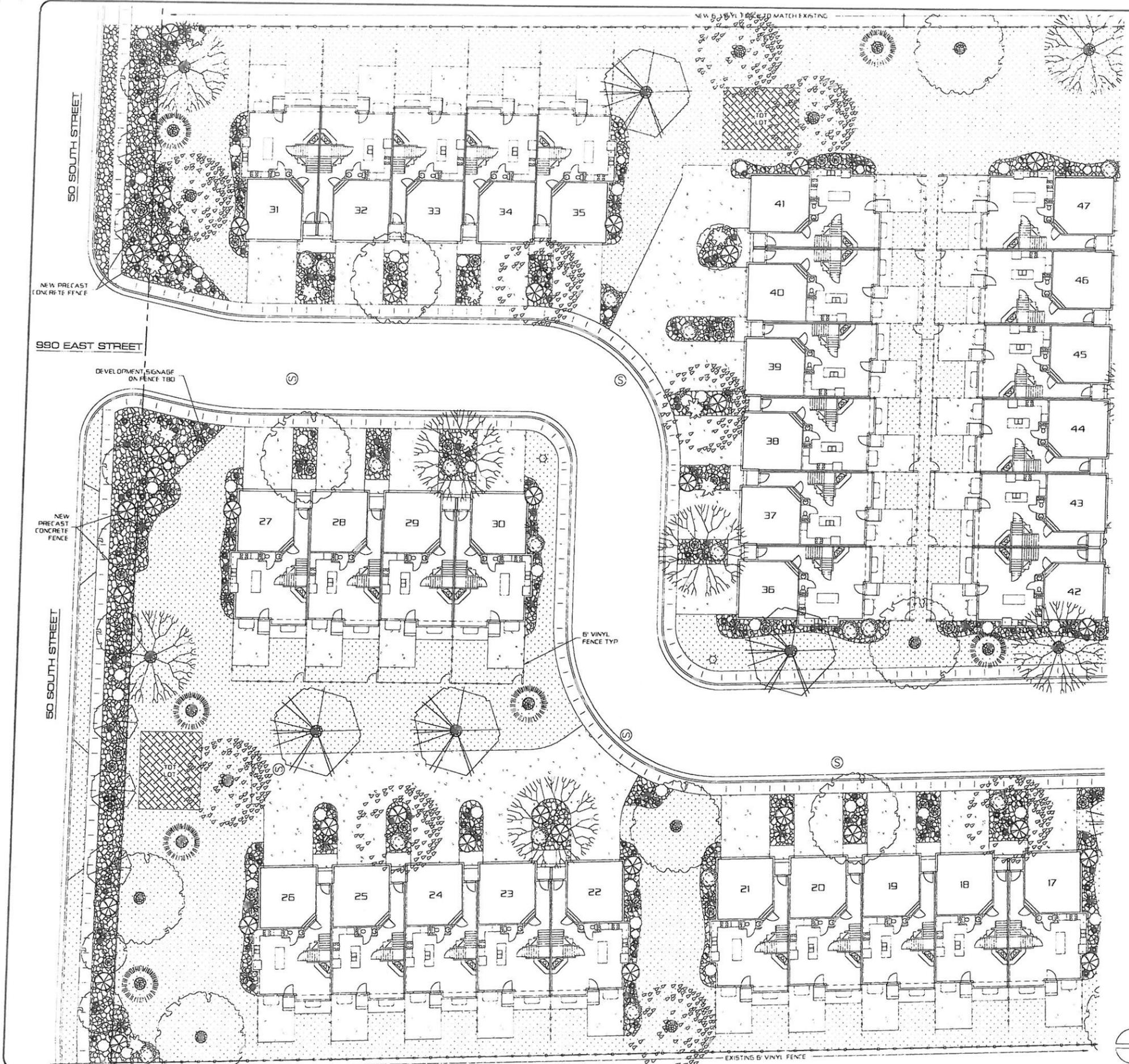
SOIL MIX FOR ALL TREES, SHRUBS AND GROUND COVER SHALL BE 30% EXISTING SOIL EXCAVATED FROM PLANT HOLE, 30% LOAMY TOPSOIL, 20% CLEAN COARSE SAND, 20% PEAT MOSS.



3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



4 CONIFER STAKING DETAIL
SCALE: NOT TO SCALE



PLANTING SCHEDULE			
SYMBOL	SPECIES-COMMON NAME	SIZE	QUANTITY
TREES			
	EUROPEAN HORNBEEAM (ARPINUS BETULUS)	2 1/2" CAL	SEE L11
	NORWAY MAPLE ACER PLATANOIDES OR AUTUMN BLAZE MAPLE ALER X FREEMANNII 'JEFFREYD	2 1/2" CAL	SEE L11
	EUROPEAN BEECH FAGUS SYLVATICA	2 1/2" CAL	SEE L11
	AMERICAN LINDEN TILIA AMERICANA	2 1/2" CAL	SEE L11
	FLOWERING PLUM PRUNUS CERASIFERA	2 1/2" CAL	SEE L11
	JAPANESE TREE LILAC SYRINGA RETICULATA	1 1/2" CAL	SEE L11
SHRUBS			
	PIPSQUEAK BURNING BUSH ELONYMUS ALATUS 'PIPSZAM'	5 GAL	SEE L11
	RED TWIG DOGWOOD CORUS ALBA 'SIBIRICA'	5 GAL	SEE L11
	DARK GREEN SPREADER YEW TAXUS X MEDIA (DENSIFORMIS)	5 GAL	SEE L11
	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	SEE L11
	CRIMSON PYGMY BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY' ('ATROPURPUREA NANA)	5 GAL	SEE L11
	COMPACT OREGON GRAPE HOLLY MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL	SEE L11
	NEON FLASH SPIREA SPIRAEA JAPONICA 'NEON FLASH'	5 GAL	SEE L11
	MAGIC CARPET SPIREA SPIRAEA JAPONICA 'WALBUMA' P.P.# 9363	5 GAL	SEE L11
	GOLDFLAME SPIREA SPIRAEA X BIJUMALDA 'GOLDFLAME'	5 GAL	SEE L11
	BLUE DAT GRASS HELICTOTRICHON SEMPERVIRENS	1 GAL	SEE L11

GROUND COVER & MISC.			
	500 LAWN GRASS		RIVER ROCK COBBLES 1"-4" SIZE (4" DEPTH) COLOR TBD OR PEAT MOSS (MULCH)
	BARK SAND OR RUBBER OVER WEED CLOTH		CONCRETE AS PER CIVIL DRAWINGS
	LANDSCAPING TOPOGRAPHY		DECORATIVE LANDSCAPE BOULDERS

PLANTING SCHEDULE NOTES:
 *TREES & SHRUBS ARE SUBJECT TO CHANGE, BUT MUST MEET THE SIZE, QUANTITY & GENERAL CHARACTERISTICS OF THOSE SPECIFIED IN THE PLANTING SCHEDULE.

1 ENLARGED LANDSCAPE PLAN - NORTH END
 SCALE 1"=15'

DATE: 09/03/13
 SHEET: L1.2

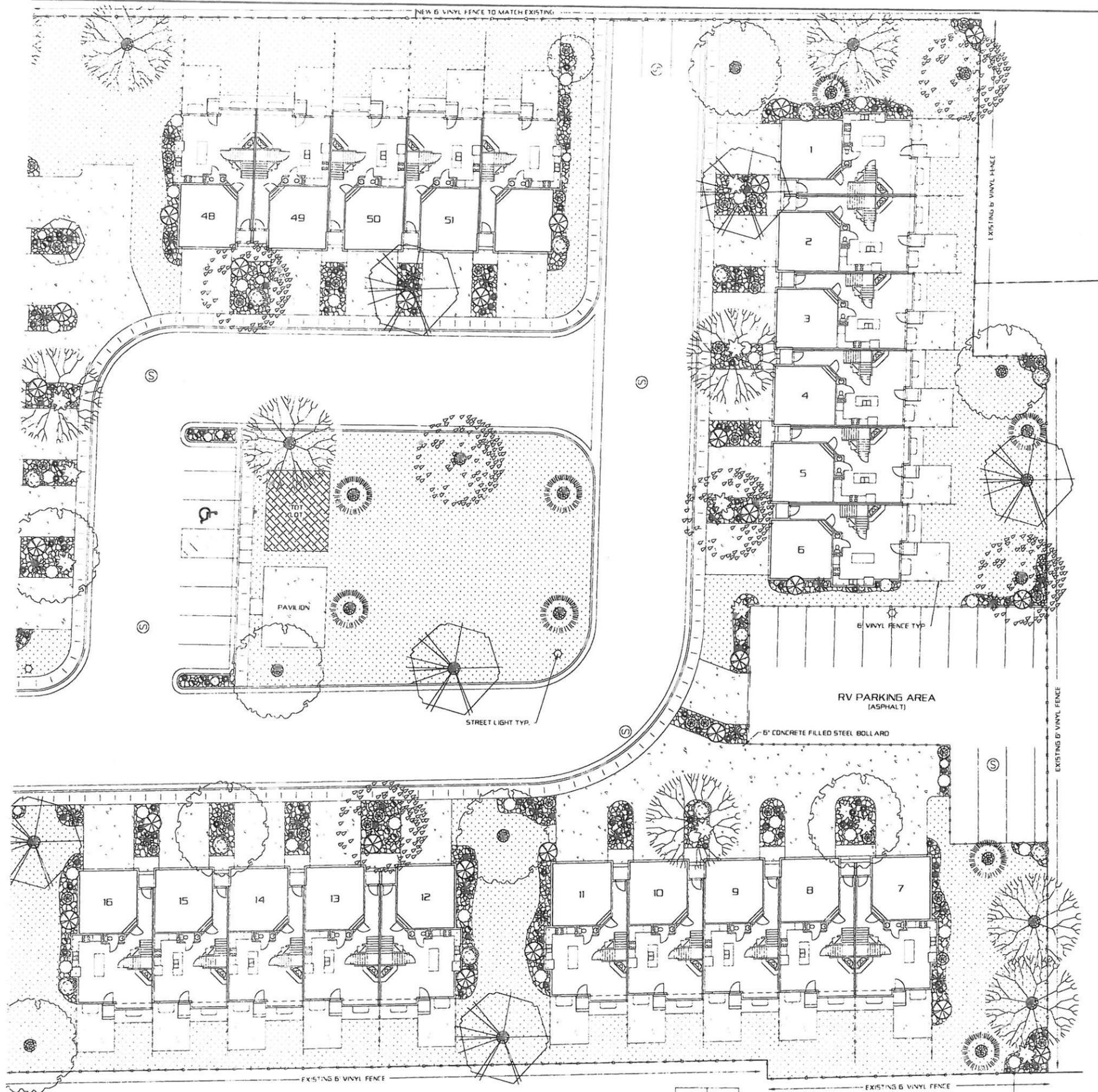
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**BONNEVILLE VISTA
 TOWNHOMES PUD**
 960 E. 50 S., AMERICAN FORK, UT 84003

DRAWING TITLE:
 ENLARGED LANDSCAPE PLAN -
 NORTH END

DATE: 09/03/13
 SHEET: L1.2



PLANTING SCHEDULE			
SYMBOL	SPECIES (COMMON NAME)	SIZE	QUANTITY
TREES			
	EUROPEAN HORNBREAM (CARPINUS BETULUS)	2 1/2' CAL	SEE L11
	NORWAY MAPLE ACER PLATANOIDES OR AUTUMN BLAZE MAPLE ACER X FREEMANI 'JEFFSRED'	2 1/2' CAL	SEE L11
	EUROPEAN BEECH FAGUS SYLVATICA	2 1/2' CAL	SEE L11
	AMERICAN LINDEN TILIA AMERICANA	2 1/2' CAL	SEE L11
	FLOWERING PLUM PRUNUS CERASIFERA	2 1/2' CAL	SEE L11
	JAPANESE TREE LILAC SYRINGA RETICULATA	1 1/2' CAL	SEE L11
SHRUBS			
	PIPSQUEAK BURNING BUSH EUONYMUS ALATUS 'PIPSAM'	5 GAL	SEE L11
	RED TWIG DOGWOOD CORUS ALBA 'SIBIRICA'	5 GAL	SEE L11
	DARK GREEN SPREADER YEW TAXUS X MEDIA (DENSIFORMIS)	5 GAL	SEE L11
	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	SEE L11
	CRIMSON PYGMY BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY' (ATROPURPUREA NANA)	5 GAL	SEE L11
	COMPACT OREGON GRAPE HOLLY MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL	SEE L11
	NEON FLASH SPIREA SPIRAEA JAPONICA 'NEON FLASH'	5 GAL	SEE L11
	MAGIC CARPET SPIREA SPIRAEA JAPONICA 'WALBUMA' P.P.# 9363	5 GAL	SEE L11
	GOLDFLAME SPIREA SPIRAEA X BUMALDA 'GOLDFLAME'	5 GAL	SEE L11
	BLUE DAT GRASS HELICTOTRICHON SEMPERVIRENS	16 GAL	SEE L11

GROUND COVER & MISC.			
	500 LAWN GRASS		RIVER ROCK COBBLES 1'-4" SIZE (4" DEPTH) COLOR TBD OR PEAT MOSS (MULCH)
	BARK SAND OR RUBBER COVER WEED CLOTH		CONCRETE AS PER CIVIL DRAWINGS
	LANDSCAPING TOPOGRAPHY		DECORATIVE LANDSCAPE BOULDERS

PLANTING SCHEDULE NOTES:
 - TREES & SHRUBS ARE SUBJECT TO CHANGE BUT MUST MEET THE SIZE QUANTITY & GENERAL CHARACTERISTICS OF THOSE SPECIFIED IN THE PLANTING SCHEDULE.

1 ENLARGED LANDSCAPE PLAN - SOUTH END
 SCALE: 1"=15'



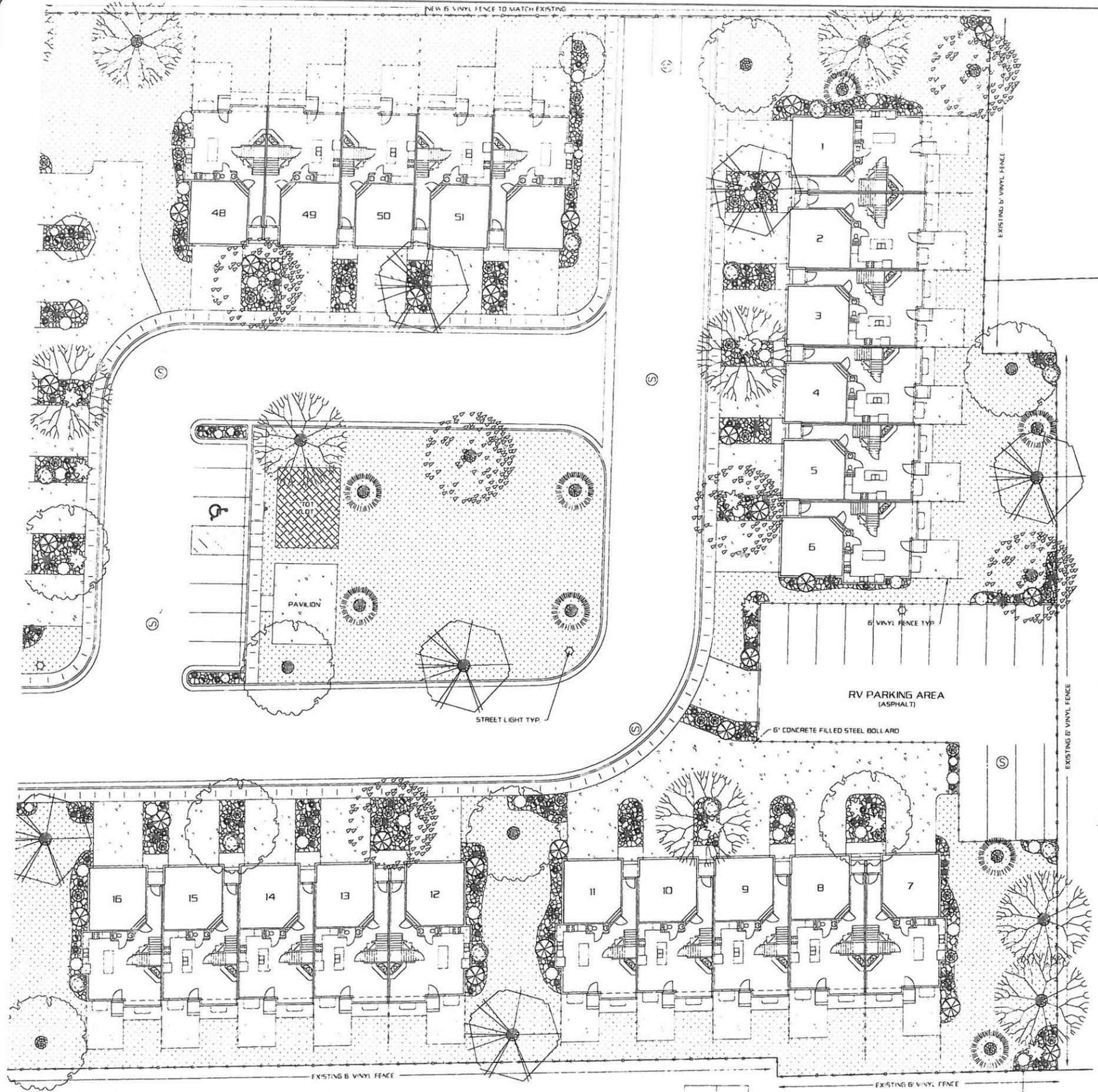
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JSD
 JSJ DESIGN, L.L.C.

DRAWING TITLE:
 ENLARGED LANDSCAPE PLAN -
 NORTH END

DATE:
 09/03/13

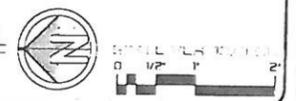
SCALE:
 L1.3



PLANTING SCHEDULE			
SYMBOL	SPECIES - COMMON NAME SCIENTIFIC NAME	SIZE	QUANTITY
	EUROPEAN HORNBREAM CARPINUS BETULUS	2 1/2" CAL	SEE L11
	NORWAY MAPLE ACER PLATANOIDES OR AUTUMN BLAZE MAPLE ACER X FREEMANNI 'JEFFREO'	2 1/2" CAL	SEE L11
	EUROPEAN BEECH FAGUS SYLVATICA	2 1/2" CAL	SEE L11
	AMERICAN LINDEN TILIA AMERICANA	2 1/2" CAL	SEE L11
	FLOWERING PLUM PRUNUS CERASIFERA	2 1/2" CAL	SEE L11
	JAPANESE TREE LILAC SYRINGA RETICULATA	1 1/2" CAL	SEE L11
SHRUBS			
	PIPSQUEAK BURNING BUSH EUDONYMUS ALATUS 'PIPSAM'	5 GAL	SEE L11
	RED TWIG DOGWOOD CORUS ALBA 'SIBIRICA'	5 GAL	SEE L11
	DARK GREEN SPREADER YEW TAXUS X MEDIA (DENSIFORMIS)	5 GAL	SEE L11
	BLUE CHIP JUNIPER JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	SEE L11
	CRIMSON PYGMY BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY' ('ATROPURPUREA NANA')	5 GAL	SEE L11
	COMPACT OREGON GRAPE HOLLY MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL	SEE L11
	NEON FLASH SPIREA SPIRAEA JAPONICA 'NEON FLASH'	5 GAL	SEE L11
	MAGIC CARPET SPIREA SPIRAEA JAPONICA 'WALBUMA' P.P.# 9363	5 GAL	SEE L11
	GOLDFLAME SPIREA SPIRAEA X BIMALDA 'GOLDFLAME'	5 GAL	SEE L11
	BLUE OAT GRASS HELICTOTRICHON SEMPERVIRENS	1.5 GAL	SEE L11
GROUND COVER & MISC.			
	SOD LAWN GRASS		
	BARK SAND OR RUBBER OVER WEED CLOTH		
	LANDSCAPING TOPOGRAPHY		
	RIVER ROCK COBBLES (1/4" SIZE 14" DEPTH) COLOR TBD OR PEAT MOSS (MULCH)		
	CONCRETE AS PER CIVIL DRAWINGS		
	DECORATIVE LANDSCAPE BOULDERS		

PLANTING SCHEDULE NOTES:
- TREES & SHRUBS ARE SUBJECT TO CHANGE BUT MUST MEET THE SIZE, QUANTITY & GENERAL CHARACTERISTICS OF THOSE SPECIFIED IN THE PLANTING SCHEDULE

1 ENLARGED LANDSCAPE PLAN - SOUTH END
SCALE: 1"=15'



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T: (801) 492-8770
F: (801) 492-8770

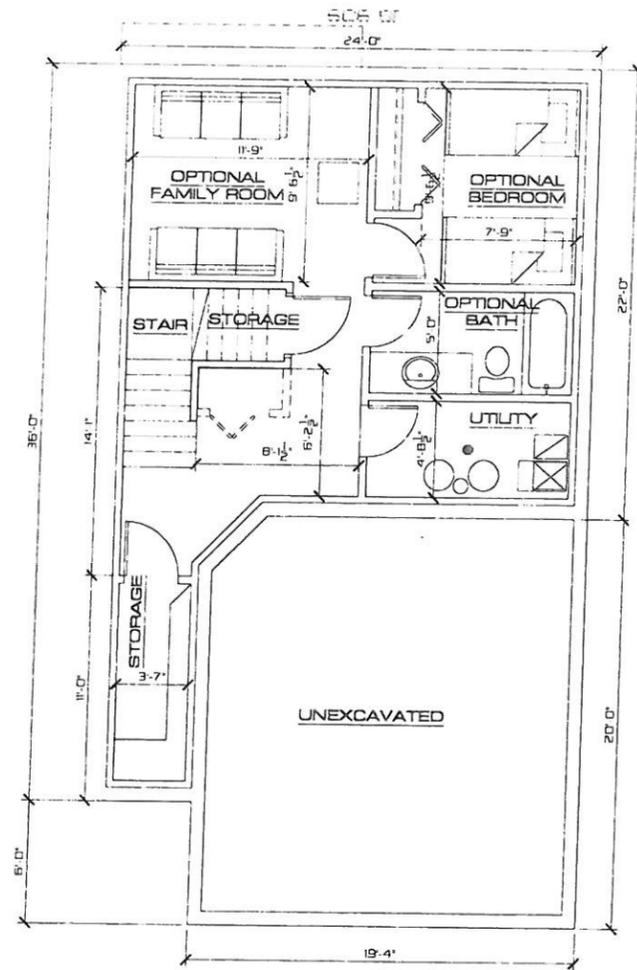
JSJ
JSJ DESIGN, L.L.C.
BONNEVILLE VISTA
TOWNHOMES PHD
960 E. 50 S., AMERICAN FORK, UT 84003

DRAWING TITLE:
ENLARGED LANDSCAPE PLAN -
NORTH END

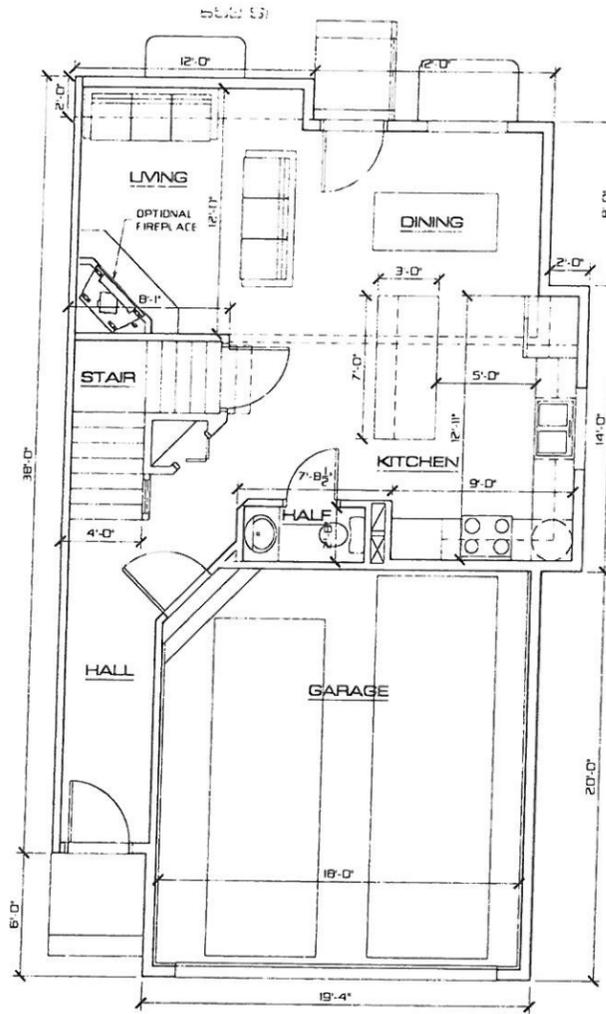
REVISIONS
24x36 SHOWN
1/2" HALF"
OTHER NONE

NO.	DATE	DESCRIPTION

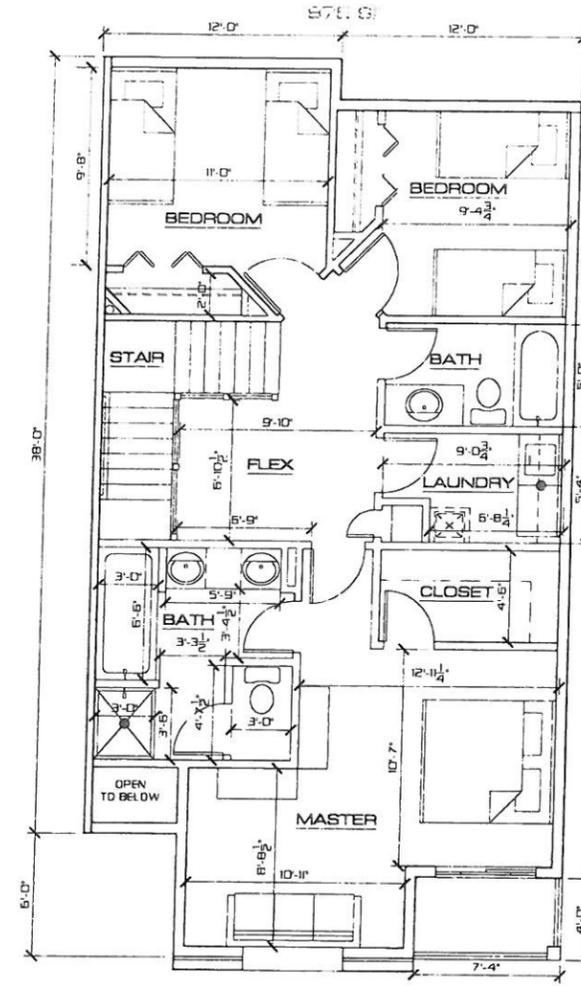
09/03/13
L1.3



1 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

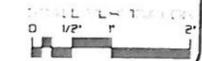


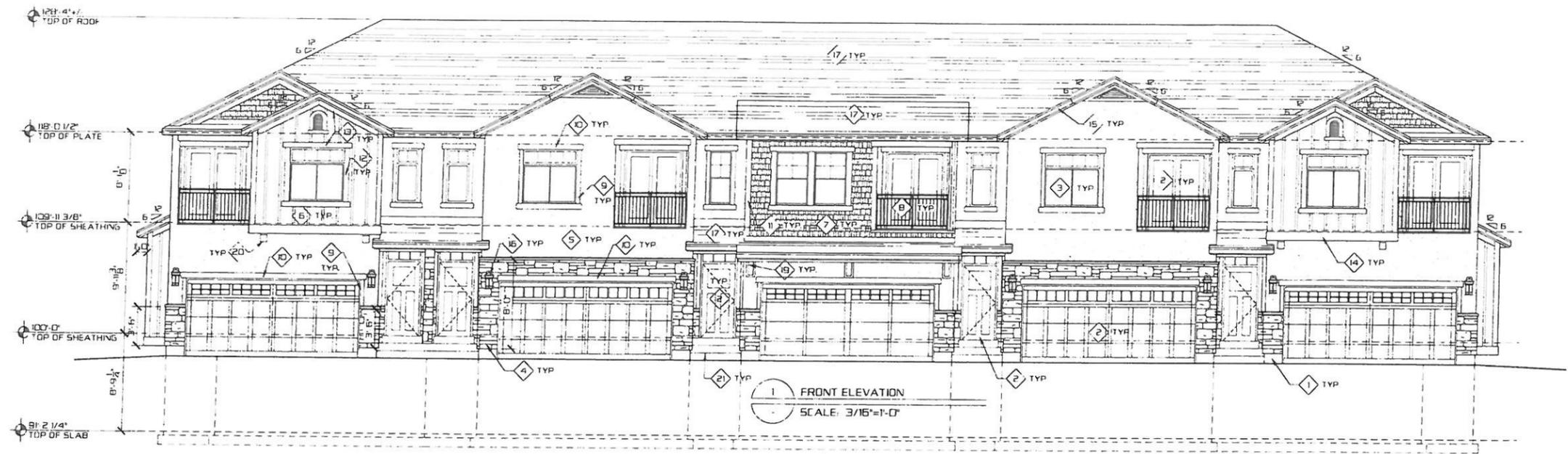
3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL	24x36	SHOW
DOOR	12x6	HALF
OTHER		NONE

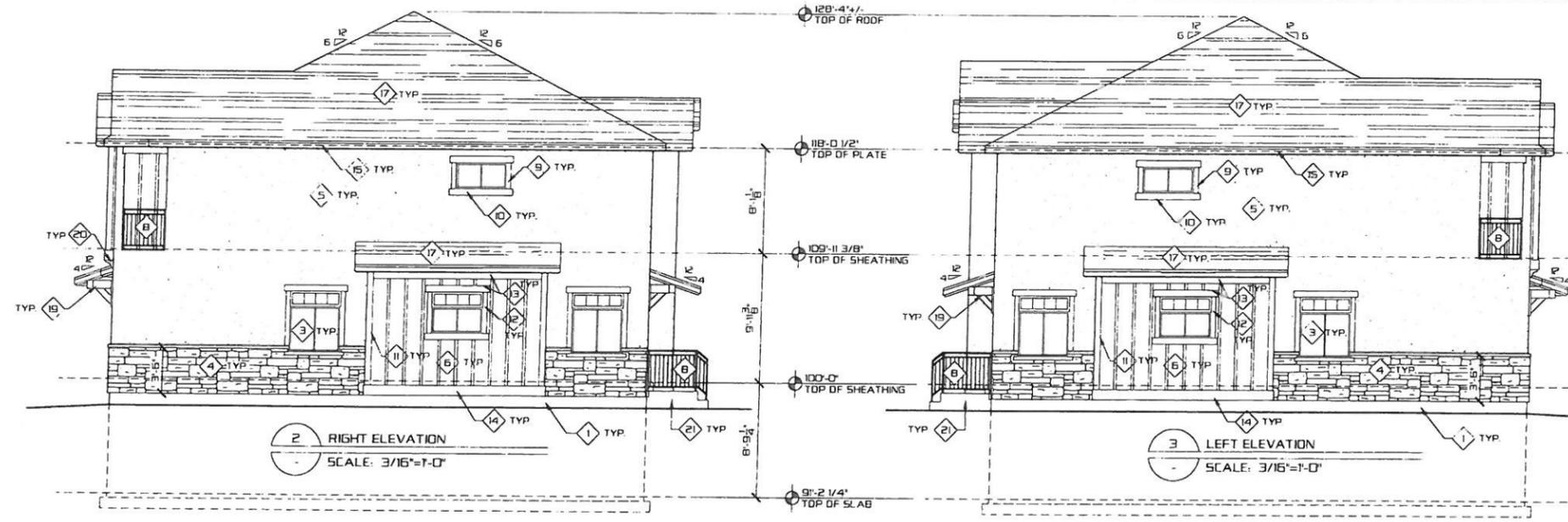
REVISION	NO.	DATE	BY

DATE: 09/03/13
SCALE: A1.1





1 FRONT ELEVATION
 SCALE: 3/16"=1'-0"



2 RIGHT ELEVATION
 SCALE: 3/16"=1'-0"

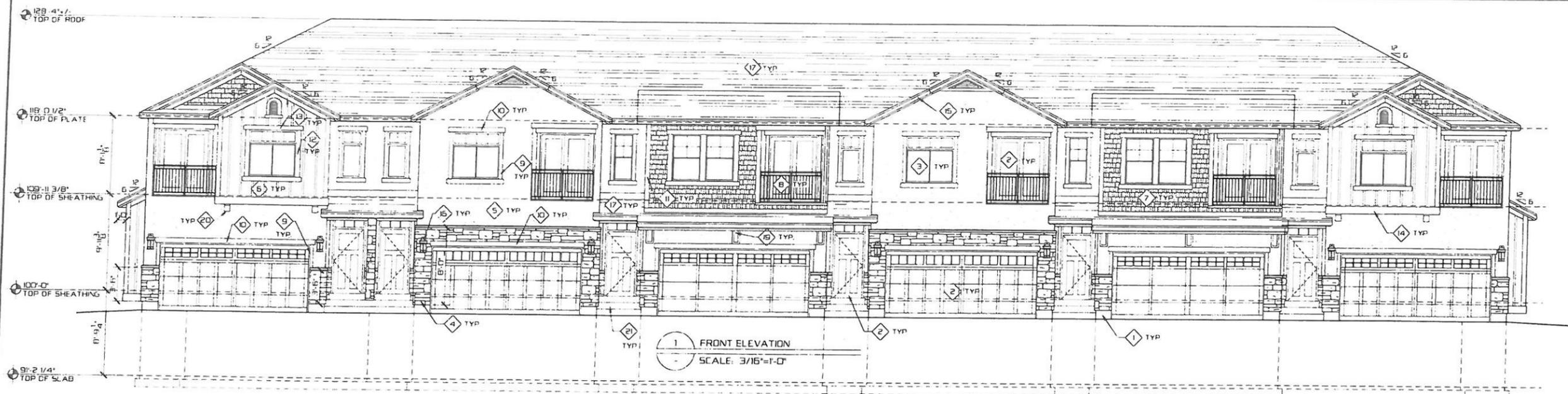
3 LEFT ELEVATION
 SCALE: 3/16"=1'-0"

KEYED NOTES:

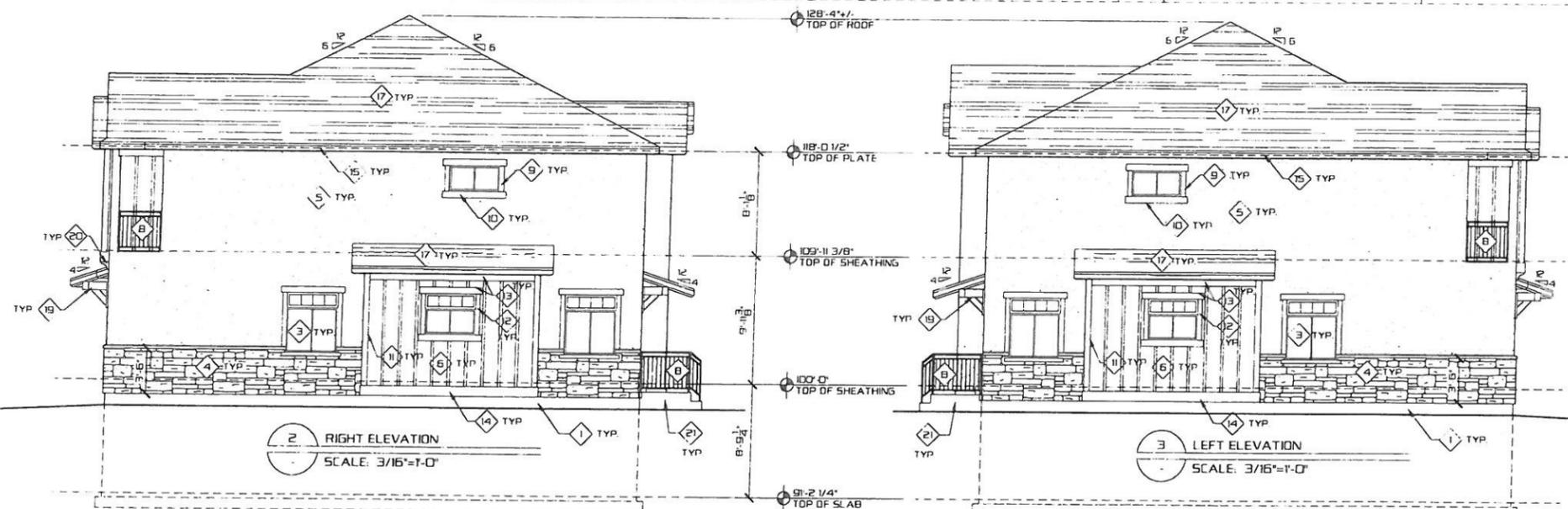
- 1 PARGE EXPOSED CONCRETE FOUNDATION TYP.
- 2 DOOR AS DIRECTED BY GENERAL.
- 3 VINYL WINDOW
- 4 STONE VENEER SYSTEM
- 5 STUCCO SYSTEM
- 6 FIBER CEMENT BOARD & BATTEN SIDING SYSTEM.
- 7 FIBER CEMENT SHAKE SIDING SYSTEM.
- 8 RAILING SYSTEM.
- 9 3/4"x4" STUCCO SIDE TRIM
- 10 1"x6" STUCCO HEADER/ SILL TRIM
- 11 3/4"x5 1/2" CORNER TRIM (COLLINS CO. TRUWOOD OR EQUAL)
- 12 3/4"x5 1/2" SIDE TRIM (COLLINS CO. TRUWOOD OR EQUAL)
- 13 3/4"x5 1/2" HEADER/ SILL OR OTHER TRIM (COLLINS CO. TRUWOOD OR EQUAL)
- 14 1"x9 1/4" TRIM (COLLINS CO. TRUWOOD OR EQUAL)
- 15 ALUMINUM WRAPPED FASCIA & DRIP EDGE AS PER EAVE DETAILS.
- 16 LIGHT FIXTURE.
- 17 30 YR. ASPHALT SHINGLE ROOFING.
- 18 WINDOW WELL.
- 19 STRUCTURAL WOOD BRACE/BREAM STUCCO FINISH.
- 20 FIBERGLASS CORBEL-STUCCO FINISH
- 21 CONCRETE STAIRS AS REQUIRED



4 REAR ELEVATION
 SCALE: 3/16"=1'-0"



1 FRONT ELEVATION
SCALE: 3/16"=1'-0"

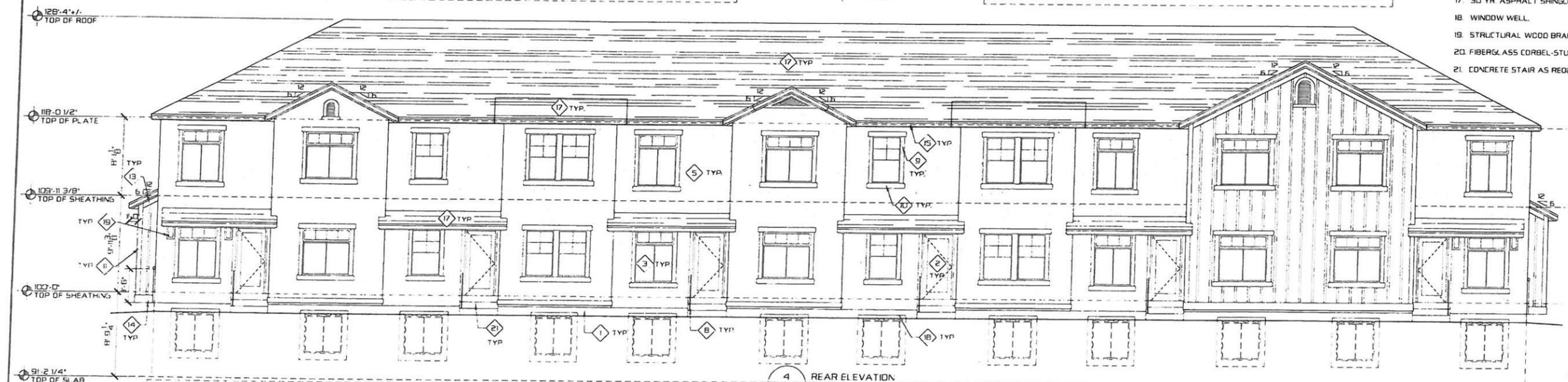


2 RIGHT ELEVATION
SCALE: 3/16"=1'-0"

3 LEFT ELEVATION
SCALE: 3/16"=1'-0"

KEYED NOTES: ◆

1. PARGE EXPOSED CONCRETE FOUNDATION TYP.
2. DDDR AS DIRECTED BY GENERAL
3. VINYL WINDOW.
4. STONE VENEER SYSTEM
5. STUCCO SYSTEM
6. FIBER CEMENT BOARD & BATTEN SIDING SYSTEM.
7. FIBER CEMENT SHAKE SIDING SYSTEM
8. RAILING SYSTEM.
9. 3/4"x4" STUCCO SIDE TRIM.
10. 1"x6" STUCCO HEADER/ SILL TRIM
11. 3/4"x5 1/2" CORNER TRM (COLLINS CO. TRUWOOD OR EQUAL)
12. 3/4"x5 1/2" SIDE TRIM (COLLINS CO. TRUWOOD OR EQUAL)
13. 3/4"x5 1/2" HEADER/ SILL OR OTHER TRIM (COLLINS CO. TRUWOOD OR EQUAL)
14. 1"x9 1/4" TRIM (COLLINS CO. TRUWOOD OR EQUAL)
15. ALUMINUM WRAPPED FASCIA & DRIP EDGE AS PER EAVE DETAILS
16. LIGHT FIXTURE
17. 30 YR ASPHALT SHINGLE ROOFING
18. WINDOW WELL.
19. STRUCTURAL WOOD BRACE/BEAM-STUCCO FINISH
20. FIBERGLASS CORBEL-STUCCO FINISH
21. CONCRETE STAIR AS REQUIRED.



4 REAR ELEVATION
SCALE: 3/16"=1'-0"

SCALE	24x36	SHOWN
	12x18	HALF
	OTHER	NONE

DATE:
09/03/13

NO.:
A6-2.1

AGENDA TOPIC: Review and action on the final plat for Bonneville Vista Townhomes Plat C, consisting of 27 units, located in the area of 990 East 50 South, in the R4-7500 Residential Zone.

ACTIONS REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION			
Location:		Approximately 990 E. 50 S.	
Applicants:		Jon Davis/Dudley & Associates	
Existing Land Use:		Residential	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		R4-7500	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	R1-9000	
	South	R3-7500	
	East	R1-9000	
	West	R3-7500	
Growth Plan Designation:		High Density Residential	
Zoning within density range?		<input checked="" type="checkbox"/>	<input type="checkbox"/> No

PROJECT DESCRIPTION: Recommendation of approval for Bonneville Vista Townhomes, Plat C.

Background

Bonneville Vista preliminary plan and Plat A (20 units) were approved in October 2013. In April 2014, an amended Plat A was approved to account for bump-outs, cantilevers, and bay windows on the structures. Plat B, consisting of 5 units, was approved in May 2015. This is a request for approval of Plat C, consisting of 27 units. Plat C will finish the development and includes an RV parking area, pavilion, tot lot and central park area.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “High Density Residential”. The proposed subdivision is consistent with the Land Use Plan.

Section 17.8.211 of the Development Code

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

- a. The final plat conforms with the terms of the preliminary plan approval.

The final plat conforms to the terms of the preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to Subdivisions.

This criterion has been met.

- c. The detailed engineering plans and materials comply with the City standards and policies.

Engineering will address concerns, if any, at the time of the Planning Commission Meeting.

- d. The estimates of cost of constructing the required improvements are realistic.

Engineering will determine whether the cost estimates of constructing the required improvements are realistic.

- e. The water rights conveyance documents have been provided.

The water rights conveyance has been satisfied with the annexation agreement.

FINDINGS OF FACT/CONDITION OF APPROVAL

After reviewing the applications for final plat approval, the following findings and condition of approval are offered for consideration:

- 1. The final plat is consistent with the Land Use Plan.
- 2. The final plat is consistent with the Preliminary Plan.
- 3. The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

POTENTIAL MOTION

Mr. Chairman, I move that we recommend approval of Bonneville Vista Townhomes Plat C, with the findings as outlined in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 6/3/2015

This report is a summary of the American Fork City Engineering Division plan review comments regarding the subject plan as submitted by the applicant for American Fork City Land Use Authority approval:

Project Name: Bonneville Vista PUD Plat C

Project Address: 990 East 50 South

Developer / Applicant's Name: Jon Davis / Dudley & Associates

Type of Application:

- | | | |
|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Subdivision Final Plat | <input type="checkbox"/> Subdivision Preliminary Plan | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> Code Text Amendment | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> Residential Accessory Structure Site Plan | |

Engineering Division Recommendation: The Engineering Division recommends APPROVAL of the proposed development subject to the following findings and conditions:

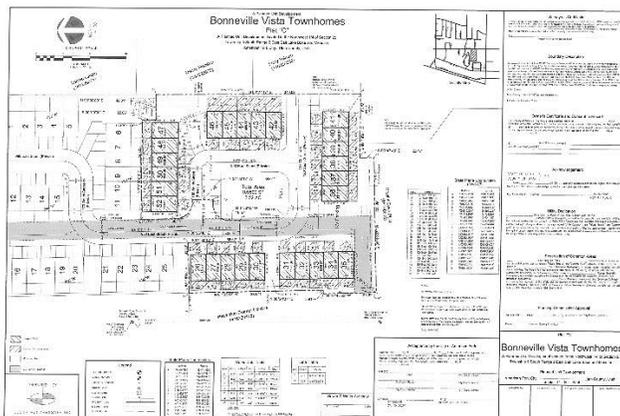
1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 6/3/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Applicant is requesting that the Planning Commission waive the following requirement(s):

1. NA

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Requested waivers ARE necessary for the proposed development to move forward. |
| <input type="checkbox"/> | Requested waivers ARE NOT necessary for the proposed development to move forward. |

Plan Submittal:



STANDARD CONDITIONS OF APPROVAL

Standard Conditions of Approval:

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Engineering Division 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, street light, 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).

Plan Modifications Required:

1. Make corrections noted on Redline Plans from GIS Department by Robert Autrey dated 4/07/2015. These corrections involve fixing the closure error and boundary overlaps with adjoining property.

1 AMERICAN FORK CITY
2 PLANNING COMMISSION MEETING MINUTES
3 JUNE 3, 2015
4

5 The American Fork Planning Commission met in a regular session on June 3, 2015, in the
6 American Fork City Hall, located at 31 North Church Street, commencing at 7:02 p.m.
7

8 Present: John Woffinden, Chairman
9 Commission Members: Rebecca Staten, Nathan Schellenberg, Leonard Hight,
10 Harold Dudley
11 Absent Commission Members: Eric Franson, Marie Adams, Christine Anderson
12 (alternate member)
13 Wendelin Knobloch, Associate Planner
14 Howard Denney, Engineering Services Manager
15 Kim E. Holindrake, Public Works Administrative Assistant
16 Others: Jon Davis
17

18 1. Pledge of Allegiance
19

20 Those in attendance stood and stated the Pledge of Allegiance.
21

22 2. Review and action on a final plat for Bonneville Vista PUD Plat C, consisting of 27 units,
23 located in the area of 990 East 50 South in the R4-7,500 Residential zone
24

25 Staff Presentation:

26 Adam Olsen stated this is the last phase of this project. The first 20 units in were approved in
27 October 2013 with an amended plat. Plat B had 5 units and was approved by the Council last
28 week. This is Plat C with 27 units. He recommended approval.
29

30 Howard Denney stated the GIS division is having problems with closure and overlapping with
31 adjacent parcels. This needs to be resolved. This phase completes the large park and the RV area.
32

33 Applicant Presentation:

34 Jon Davis stated this phase will be done with the in-lieu of bond so they can begin as soon as
35 possible.
36

37 John Woffinden stated page c-11 needs the north arrow corrected.
38

39 PUBLIC HEARING

40 No comments were made, and the public hearing was closed.
41

42 **MOTION: Nathan Schellenberg - To recommend approval of Bonneville Vista Townhomes**
43 **Plat C, with the findings as outlined in the staff report and subject to any findings,**
44 **conditions and modifications listed in the engineering report.**
45

45 **Findings:**

- 46 • **The final plat is consistent with the Land Use Plan.**
- 47 • **The final plat is consistent with the Preliminary Plan.**

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- The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

Conditions:

- All Standard Conditions of Approval and items denoted as “Plan Modification(s) Required” in the 6/3/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Seconded by Leonard Hight.

Yes - Harold Dudley
Leonard Hight
Nathan Schellenberg
Rebecca Staten
John Woffinden Motion passes.

3. Hearing, review and action on a development code text amendment to Sections 17.5.115.B.2 and 17.5.115.C, relating to fences (7:09 p.m.)

Staff Presentation:

Adam Olsen reported this takes the appeal authority away from the city administrator and gives it to the Board of Adjustment. In the past when a fence permit was denied, the petitioner could go to the city administrator for an appeal. This change was driven through discussions with the city attorney who provided input and the language. The attorney also felt there should be a clarifying phrase where the height of a fence is measured. Basically this is a housekeeping item. There is also criteria on what makes an unusual or unique shaped parcel or property. The ordinance was changed from the 20 foot setback to the 10 foot setback on corner lots. Staff lets residents know a permit is required, but there are many that have been installed without a permit. The code enforcement officer can go out and give a citation if needed.

PUBLIC HEARING

No comments were made, and the public hearing was closed.

MOTION: Harold Dudley - To recommend approval of the proposed Development Code text amendments to Sections 17.5.115.B.2 and 17.5.115.C. Seconded by Rebecca Staten.

Yes - Harold Dudley
Leonard Hight
Nathan Schellenberg
Rebecca Staten
John Woffinden Motion passes.

4. Discussion on electronic sign displays (7:14 p.m.)

Adam Olsen reported that the sign in question has been placed with no electronic portion. If the code changes, the owner would probably add an electronic display. The question was, electronic signs have popped up and some existed before the code changed to allow them. The issue is



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
June 23, 2015

Department Public Works

Director Approval 

AGENDA ITEM Review and action on a development agreement with Davis-Harman Development, LLC, regarding actual construction in lieu of providing an Improvements Construction Guarantee associated with the Bonneville Vista Townhomes, Plat C.

SUMMARY RECOMMENDATION Staff recommends approval of the Agreement.

BACKGROUND City ordinance provides for an option wherein a developer can petition the City Council to allow construction of improvements in lieu of providing a performance guarantee. In this instance the recording of the plat is deferred until the project improvements are deemed complete. The Council has the option to require a petitioner to prove sufficient resources to complete the project. At this time Plat A is nearly complete, which shows the developer has sufficient resources.

BUDGET IMPACT None

SUGGESTED MOTION I move to approve the Development Agreement with Davis-Harman Development, LLC, for Bonneville Vista Townhomes, Plat C, and authorize the Mayor to execute the documents.

SUPPORTING DOCUMENTS

1. Improvement Agreement.
2. Bonneville Vista Townhomes, Plat C

Development Agreement

for actual construction of improvements in-lieu
of posting a Performance Guarantee
between

(City)

American Fork City Corporation
51 East Main Street
American Fork, Utah 84003

(Developer)

Davis-Harman Development LLC
1468 North 450 East
Pleasant Grove UT 84062

(Project)

Bonneville Vista Townhomes, Plat C

Whereas City ordinance 2009-08-29, section 17.9.600 provides for a Developer to construct the required improvements for subdivisions and/or similar projects in lieu of posting an Improvement Construction Guarantee, and;

Whereas the Developer has recently proposed to the City and obtained conditional approval to commence with the Project on a parcel of real property located within American Fork City, Utah and;

Whereas the Developer is proposing to adhere to the provisions of section 17.9.600 by constructing Project improvements prior to recording of the plat at the office of the Utah County Recorder;

Be it therefore ordained that this Development Agreement between the City and the Developer shall authorize construction of the Project improvements without the posting of the Improvements Construction Guarantee;

Subject to the following:

1. Project improvements shall be completed by June 23, 2016. Any extension of this time period shall be in accordance with 17.9.601 of City ordinance 2009-08-29.
2. Construction shall commence immediately following execution of this Development Agreement upon approval to proceed by the City Engineer following his review of all final construction documents and permits for concurrence with City ordinances.
3. All construction shall comply with all applicable City ordinances, standards, and specifications.

4. Developer shall provide a construction schedule to the City Engineer for review and concurrence.
5. Payment of City inspection fees and all other applicable City inspection, recording, or management fees associated with the Project.
6. Payment of all costs incurred by the City for public street light installation, connection, and inspection.
7. Obtaining a Land Disturbance Permit per City ordinance and providing of long-term storm water management commitment to the City. Said agreement shall be recorded at the office of the Utah County Recorder and shall be applicable to all heirs and assigns.
8. Posting of a Durability Retainer per section 17.9.400 of City ordinance 2009-08-29.
9. Payment to City for street tree specific Initial Construction Guarantee. This guarantee shall be managed independent of the other required Project improvements. The Durability Testing Period shall also be enacted independent of this requirement. Planting of trees shall be deferred until the structure constructed on a given lot is ready for first occupancy inspection.
10. Submittal of a recorded temporary public utility easement over the entire site, which shall expire at the recording of the plat at the office of the Utah County Recorder.
11. Developer agrees and acknowledges that if construction is not complete within the specified date herein, or Developer fails to obtain an authorized extension, the Project may be declared by the City a Dormant Project per section 17.9.700 of City Ordinance 2009-08-29.
12. Prior to the recording of the plat, all Project construction shall be deemed final by the City Council who shall issue a Notice of Completion and Acceptance of Improvements and Release of Guarantee per Section 17.9.302-A. The Developer shall submit all lien release verification and title clearance documentation as outlined in the City ordinance. The Durability Testing Period shall commence at the recording of the final plat or as otherwise specified in the approval documents at that time.
13. If at any point during the construction process, the Developer wishes to record the plat, an Improvements Construction Guarantee shall be provided per the terms of City ordinance 17.9 for any and all remaining public and essential common items as determined by the City Engineer. Upon verification of this posting and any other approval condition, the City Recorder shall be authorized to record the plat.

Project construction shall not commence until receipt of written City Engineer authorization.

This Development Agreement constitutes the entire agreement between the two parties on the subject matter of the Improvements Construction Guarantee for the Project. Any provision that may be deemed unlawful shall be removed and the balance of the agreement shall remain in full effect.

The City Council hereby finds that the Developer has sufficient financial resources to accomplish the construction of the required improvements for the Project within the time frame outlined in this Development Agreement.

City Authorization:

Developer Authorization:

James H. Hadfield, Mayor

Attest:

Title

Richard M. Colborn, City Recorder

City Seal:

State of Utah)
 §
County of)

On the _____ day of _____, 2015, _____ did
appear before me as a duly authorized representative of _____
and did indicate that he executed this document for and in behalf of
_____ freely and of his own free will.

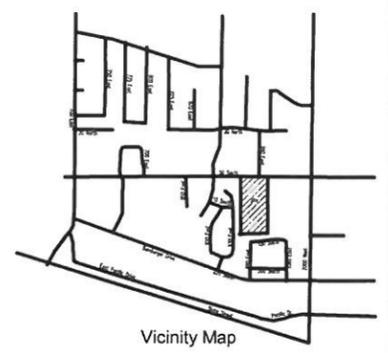
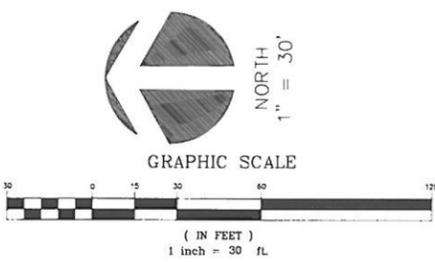
Notary Public

Residing in: _____

Bonneville Vista Townhomes

Plat "C"

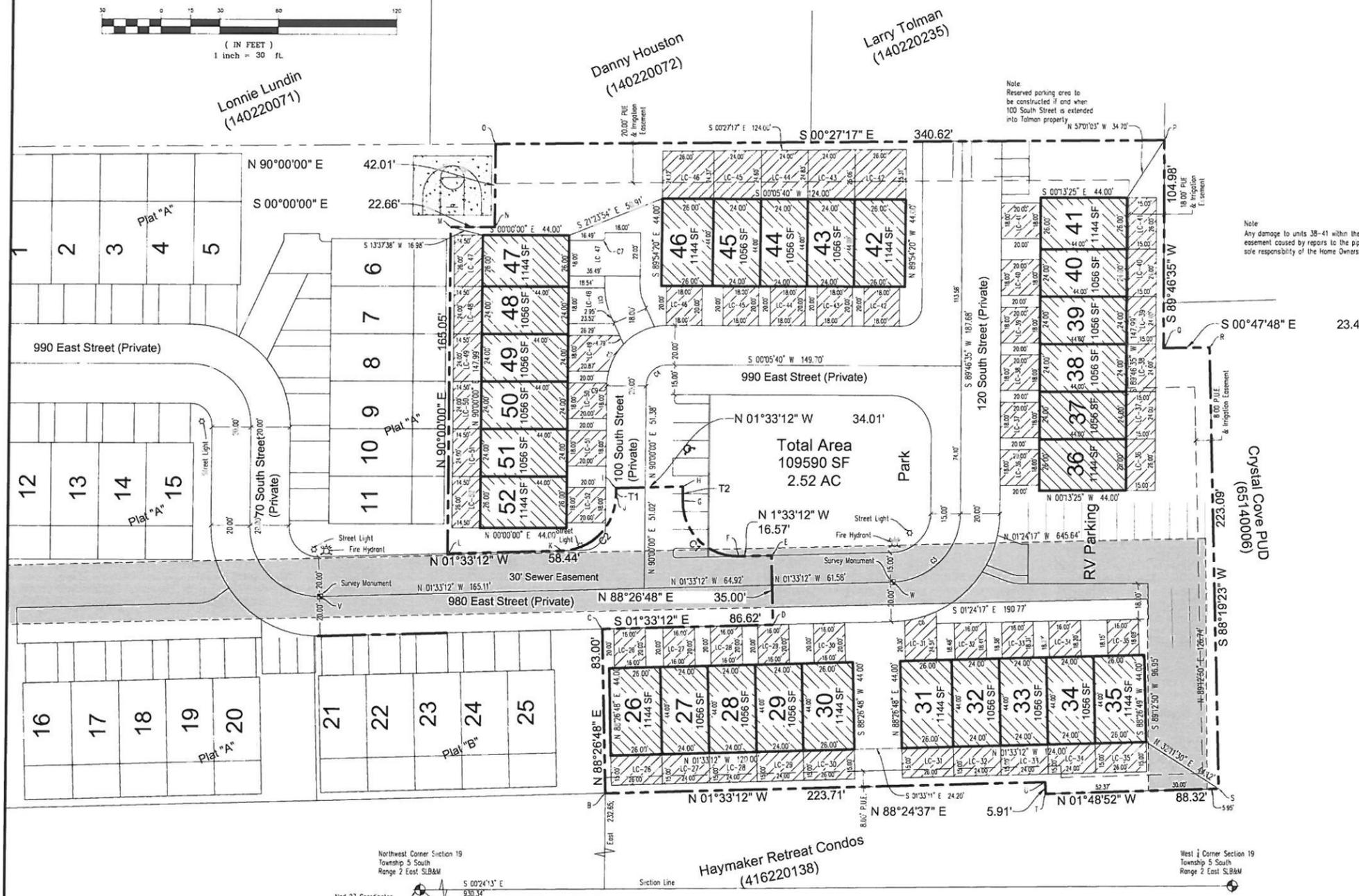
A Planned Unit Development located in the Northwest 1/4 of Section 25
Township 5 South Range 2 East Salt Lake Base and Meridian
American Fork City, Utah County, Utah



Lonnie Lundin
(140220071)

Danny Houston
(140220072)

Larry Tolman
(140220235)



Note:
Reserved parking area to be constructed if and when 100 South Street is extended into Tolman property.

Note:
Any damage to units 38-41 within the 20' irrigation easement caused by repairs to the pipe will be the sole responsibility of the Home Owners Association.

State Plane Coordinates (Nad-83)

Point	Northing	Easting
A	7306237.0000	1534375.9800
B	7305306.9580	1564576.1096
C	7305309.2073	1564559.0541
D	7305222.6475	1564661.4014
E	7305223.0500	1564696.3780
F	7305240.1534	1564695.9289
G	7305308.9087	1564723.9162
H	7305258.9097	1564731.1517
I	7305302.8995	1564739.2300
J	7305302.8995	1564726.4707
K	7305302.8995	1564698.4894
L	7305388.5272	1564696.9056
M	7305388.5272	1564681.9040
N	7305305.8852	1564681.9040
O	7305365.8852	1564903.9057
P	7305025.3784	1564906.6077
Q	7305024.9688	1564801.6582
R	7305001.5081	1564801.9504
S	7304994.9817	1564579.0504
T	7305083.2301	1564576.2649
U	7305083.3942	1564582.1720
V	7305163.0706	1564675.1544
W	7305161.6534	1564603.0568

- NOTES:
- All common areas are P.U.E.'s
 - The lowest floor slab elevation must be a minimum of 3 feet above water level measured during the Spring Season.
 - Off-set pins to be placed in the back of curb and 5/8" x 18" rebar with numbered surveyed cap to be placed at all lot rear corners prior to occupancy.
 - Building permits will not be issued for any home until 1) asphalt paving is installed and 2) fire hydrants are installed, and approved by the Fire Marshal and charged with culinary water.
 - Zoning R-4-7500

Surveyor's Certificate

I, Roger D. Dudley, do hereby certify that I am a Registered Land Surveyor, and that I had Certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the above described land, I performed a Survey of said land that the boundary description below correctly describes the land surface upon which will be constructed.

A Planned Residential Development Project. I further certify that the reference markers shown on said map are located as shown and are sufficient to readily retrace this survey.

Date: _____
(Registered Land Surveyor (see seal below))

Boundary Description

Commencing at a point located South 02°13' East along the Section line 930.34 feet and East 232.65 feet from the Northwest corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, thence North 88°26'48" East 35.00 feet, thence South 01°33'12" East 86.62 feet, thence North 85°26'48" East 35.00 feet, thence North 01°33'12" West 16.57 feet, thence along the arc of a 28.00 foot radius curve to the right 44.74 feet (chord bears North 44°13'24" East 40.13 feet), thence East 7.24 feet, thence North 01°33'12" West 34.01 feet, thence West 3.76 feet, thence along the arc of a 28.00 foot radius curve to the right 43.22 feet (chord bears North 45°46'36" West 39.55 feet), thence North 01°33'12" West 58.44 feet, thence East 185.65 feet, thence South 22.16 feet, thence East 42.01 feet, thence South 02°27'17" East along a fence line 340.62 feet, thence along Crystal Cove PUD the following 3 courses: South 89°46'35" West 104.98 feet, South 02°47'48" East 23.47 feet, South 88°19'23" West 223.09 feet, thence along Haymaker Retreat Condominiums the following 3 courses: North 01°48'52" West 88.32 feet, North 88°24'37" East 5.91 feet, North 01°33'12" West 223.71 feet to the point of beginning.

AREA=2.52 acres

Basis of bearing = South 02°13' East along the Section line.

of units created by plat = 27 units

Owner's Certificate and Consent to Record

The undersigned Owners of the tract of land described herein as _____ Planned Residential Development located on said tract of land have caused a survey to be made and this Plat consisting of _____ sheet(s) to be prepared, do hereby dedicate the streets and other public areas as indicated hereon for the perpetual use of the land and does hereby consent to the recording of this Plat this _____ day of _____ A.D. 20____.

By: _____ David R. Harmon (Manager)
Davis-Harmon Development LLC

Acknowledgement

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

My Commission Expires _____ (See Seal Below)
NOTARY PUBLIC

Utility Dedication

Owner(s) of the Parcel of land which is shown upon the Plat of _____ Planned Residential Development, consent to the preparation and recording of this Plat and does hereby offer and convey to all Public Utility Agency; and their successors and assigns a permanent easement and right of way as shown by the areas marked "Utility Easement", and "Private Streets", and "Common Area" on the within Plat for the construction and maintenance of public utilities and appurtenances, together with the right of access thereto. It is also hereby understood that all units have a cross easement through each other for the placement of necessary utilities to serve adjacent units.

Reservation of Common Areas

in recording this Plat of _____ Planned Residential Development, has designated certain areas of land as "Private Streets", and "Common Areas", intended for the use by the owners in _____ Planned Residential Development, for ingress, egress, recreation, and other related activities. The designated areas are not dedicated hereby for the use by the general public but are reserved for the common use and enjoyment of the owners in _____ Planned Residential Development, as more fully provided in the Declaration of Protective Easements, Covenants, Conditions and Restriction, applicable to _____ Planned Residential Development. Said Declaration is hereby incorporated and made part of this official plat and becomes effective upon the date that this Plat is recorded in the official records of Utah County, Utah, of this official plat and becomes effective upon the date that this plat is recorded in the official records of Utah County, Utah.

Planning Commission Approval

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

Planner: _____ Chairman, Planning Commission

Plat "C"

Bonneville Vista Townhomes

A Planned Unit Development located in the Northwest 1/4 of Section 25
Township 5 South Range 2 East Salt Lake Base and Meridian

Planned Unit Development
American Fork City, Utah County, Utah
Scale: 1" = 30 Feet

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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PREPARED BY

DUDLEY AND ASSOCIATES INC.

Legend

- SECTION CORNER
- STREET MONUMENT
- PROPERTY CORNER
- STREET LIGHT
- FIRE HYDRANT
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE

State Plane Coordinates

Point	Northing	Easting
A	744570.7800	1924132.2800
B	743785.4834	1924367.4845
C	743787.7432	1924450.4475
D	743786.0775	1924450.4122
E	743722.3271	1924452.2030
F	743722.3271	1924452.2030
G	743699.6751	1924657.2040
H	743699.6751	1924699.2057
I	743353.1683	1924701.9078
J	743353.1683	1924706.9592
K	743335.2280	1924597.2854
L	743328.7715	1924374.3605
M	743417.1841	1924371.5649
N	743417.1841	1924177.4711

Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	28.00'	44.74'	40.13'	N 41°33'12" E	91°33'12"
C2	28.00'	43.22'	39.06'	N 45°46'36" W	88°26'48"
C3	35.00'	54.17'	48.92'	S 45°33'19" E	88°10'13"
C4	10.50'	16.51'	14.16'	N 44°57'10" W	90°05'40"
C5	31.50'	15.71'	15.55'	N 81°28'09" W	29°32'39"
C6	55.00'	16.67'	16.61'	S 16°14'43" E	17°22'09"
C7	2.00'	3.14'	2.81'	S 45°00'00" E	90°00'00"

FLOOD ZONE

The subject property lies in Zone B according to the FIRM Rate Map - panel No. 420152-0003-B dated November 25, 1980.

Line Table

Line	Length	Direction
T1	3.76'	N 90°00'00" W
T2	7.24'	N 90°00'00" E

Sewer & Water Authority

Approved _____ Date _____

Approved _____ Date _____

Acceptance by the City of American Fork

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

APPROVED _____ Mayor _____ City Council Member

_____ City Council Member _____ City Council Member

_____ City Council Member _____ City Council Member

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) _____ A.T.E.S.T. AMERICAN FORK CITY RECORDER



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
June 23, 2015

Department Planning

Director Approval *Adrian Oh*

AGENDA ITEM Ordinance adopting an amendment to sections 17.5.115.B.2 and 17.5.115.C of the American Fork City Development Code relating to fences.

SUMMARY RECOMMENDATION The planning commission recommended approval of the development code text amendment as stated in the attached minutes of the June 3, 2015 planning commission meeting.

BACKGROUND This development code text amendment proposes to (1) assign the board of adjustment to be the appeal authority for fencing matters; (2) clarify how fence height is determined; and (3) define “unique or unusual shaped parcels”. For further analysis please refer to the attached development code text amendment, staff report and planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as a result of this approval.

SUGGESTED MOTION I move to approve the ordinance adopting an amendment to sections 17.5.115.B.2 and 17.5.115.C of the American Fork City Development Code relating to fences.

SUPPORTING DOCUMENTS

1. Ordinance
2. Staff report
3. Planning commission meeting minutes, June 3, 2015

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTIONS 17.5.115.B.2 AND 17.5.115.C RELATING TO FENCES, WALLS AND HEDGES, AND PROVIDING FOR THE ADOPTION AND ENFORCEMENT OF THE AMENDMENTS.

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

PART I

TEXT OF ORDINANCE

SECTION 1. Section 17.5.115.B.2 of the Development Code of American Fork, Utah, is hereby amended to read as follows:

2. Fences having a height of not greater than six feet (tall fence) may be constructed and maintained in any portion of the tall fence enclosure area of a residential lot, as defined on Figure 17.5.115. **The height of a fence shall be measured from the grade upon which it is to be placed.** Said Fences may be open mesh or sight obscuring.

SECTION 2. Section 17.5.115.C of the Development Code of American Fork, Utah, is hereby amended to read as follows:

Fence Permit Required—Building Inspector to Approve—Appeals. Before commencing construction of any fence or wall having a height greater than forty-eight inches a plan showing the proposed placement and design of the fence shall be submitted by the lot owner (or any individual or company retained by the lot owner to construct the fence) to the building division. If found to comply with the terms of this section, the building division shall issue a permit for the construction of the fence, **except when it is determined by the chief building official that it is impractical to adhere to the provisions of this Section in a literal manner, as discussed in the paragraph below.** Any applicant aggrieved by a decision of the building division may appeal said decision to the ~~city administrator~~ **Board of Adjustments**, ~~who~~ **which** shall have the authority to reverse, affirm or modify any decision of the building division.

In the case of a unique or unusual shaped parcel (i:e: triple-frontage lots), or a parcel on which a home's placement makes it difficult to differentiate between the front and rear of the home; and, whereby it is impractical to adhere to the provisions of this section (17.5.115.C) in a literal manner as determined by the chief building inspector, an application shall be presented to the Board of Adjustments for review and determination of fence placement. Upon review, and with the recommendation of the chief building official, the Board of Adjustments shall have the authority to make the determination of fence placement.

PART II

PENALTY AND ADOPTION

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

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

SECTION 3 – Amendment to be Added to Development Code. The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the Official copies of the American Fork Development Code in the office of the City Recorder.

SECTION 4 – Penalty. Hereafter these amendments shall be construed as part of the Development Code of American Fork City, Utah, to the same effect as if originally a part thereof, and all provisions of said Code shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

SECTION 5 – Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH, THIS ____ DAY OF _____ 2015.

Mayor

ATTEST:

City Recorder

Hearing, review and action on a Development Code Text Amendment to Sections 17.5.115B.2 and 17.5.115.C, relating to fences.

The Development Code text amendments propose the following: (1) to define the point from which the height of a fence is measured, (2) to designate the Board of Adjustment as the appeal authority for fence permits, and (3) to elaborate on what constitutes an unusual or unique shaped parcel for residential fence placement; for which the Board of Adjustment may consider.

The Development Code lists the City Administrator as the appeal authority for fence permits. After discussion with the City Administrator and Chief Building Official, a more logical appeal authority is the Board of Adjustment. Further, as mentioned above, additional guidance is provided through this amendment on what constitutes a unique or unusual shaped parcel for residential fence placement.

These amendments provide clarification on point of measurement for fence height and moves the appeal authority from the City Administrator to the more appropriate Board of Adjustment. City legal has reviewed the proposed amendment and provided the language as presented.

Potential Motion

Mr. Chairman, I move that we recommend approval of the proposed Development Code text amendments to Sections 17.5.115.B.2 and 17.5.115.C.

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- The final plat meets the criteria as found in Section 17.8.211 of the Development Code.

Conditions:

- All Standard Conditions of Approval and items denoted as “Plan Modification(s) Required” in the 6/3/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Seconded by Leonard Hight.

Yes - Harold Dudley
Leonard Hight
Nathan Schellenberg
Rebecca Staten
John Woffinden Motion passes.

3. Hearing, review and action on a development code text amendment to Sections 17.5.115.B.2 and 17.5.115.C, relating to fences (7:09 p.m.)

Staff Presentation:

Adam Olsen reported this takes the appeal authority away from the city administrator and gives it to the Board of Adjustment. In the past when a fence permit was denied, the petitioner could go to the city administrator for an appeal. This change was driven through discussions with the city attorney who provided input and the language. The attorney also felt there should be a clarifying phrase where the height of a fence is measured. Basically this is a housekeeping item. There is also criteria on what makes an unusual or unique shaped parcel or property. The ordinance was changed from the 20 foot setback to the 10 foot setback on corner lots. Staff lets residents know a permit is required, but there are many that have been installed without a permit. The code enforcement officer can go out and give a citation if needed.

PUBLIC HEARING

No comments were made, and the public hearing was closed.

MOTION: Harold Dudley - To recommend approval of the proposed Development Code text amendments to Sections 17.5.115.B.2 and 17.5.115.C. Seconded by Rebecca Staten.

Yes - Harold Dudley
Leonard Hight
Nathan Schellenberg
Rebecca Staten
John Woffinden Motion passes.

4. Discussion on electronic sign displays (7:14 p.m.)

Adam Olsen reported that the sign in question has been placed with no electronic portion. If the code changes, the owner would probably add an electronic display. The question was, electronic signs have popped up and some existed before the code changed to allow them. The issue is



REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
June 23, 2015

Department Administration

Director Approval *Richard M. Colborn*

AGENDA ITEM Review and action on a Resolution indicating the City's intent to annex the Catalyst Business Park Annexation consisting of 111.26 acres at approximately 150 East 1500 South.

SUMMARY RECOMMENDATION Approval of the Resolution

BACKGROUND This property is in the City's Annexation declaration area.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the Resolution indicating the City's intent to annex the Catalyst Business Park Annexation consisting of 111.26 acres at approximately 150 East 1500 South.

SUPPORTING DOCUMENTS

1. Resolution

RESOLUTION NO.

**Catalyst Business Park Annexation
(150 East 1500 South)**

A RESOLUTION INDICATING THE INTENT OF THE CITY COUNCIL TO ANNEX A PORTION OF AN EXISTING ISLAND OR PENINSULA, IDENTIFYING THE AREA PROPOSED FOR ANNEXATION; AUTHORIZING A PUBLIC HEARING ON THE PROPOSED ANNEXATION AND PROVIDING FOR THE PUBLICATION OF NOTICE OF SAID HEARING:

WHEREAS, Section 10-2-418, Utah Code Annotated, 1953, as amended, establishes a procedure and criteria for the annexation of unincorporated territory within an existing peninsula or island, and

WHEREAS, the City has received a request from owners of real property within an existing peninsula or island of unincorporated territory situated contiguous to the boundaries of American Fork City, requesting annexation of said territory to the City, and

WHEREAS, the City desires to honor the request of the property owners and effectuate the annexation in accordance with the procedures set forth under State Law,

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

SECTION 1. The City Council hereby acknowledges receipt of a written notice from the owners of real property within an existing peninsula or island requesting that the property be annexed into American Fork City, in accordance with the terms of the State Law relating to annexation of property within an island or peninsula (UCA 10-2-418). A copy of the request signed by the owner of each parcel requesting annexation is set forth on Exhibit A. Further, an annexation plat showing the location of the area proposed for annexation and designating the area as the "**Catalyst Business Park Annexation**" is set forth on Exhibit B which exhibits are attached hereto and by this reference made part of this Resolution.

SECTION 2. The City Council hereby indicates its desire and intent to annex the territory identified on Exhibit B.

SECTION 3. The City hereby acknowledges that the proposed annexation area constitutes only a portion of the existing island or peninsula, but hereby finds and determines that annexation of only a portion of the existing island or peninsula is in the best interest of the City.

SECTION 4. The City Council hereby authorizes a public hearing on the proposed annexation and instructs the City Recorder to publish notice thereof to the public and provide

written notice to the County Commission, and each special district whose boundaries contain some or all of the area proposed for annexation, all in accordance with the provisions of State Law.

SECTION 5. The provisions of this Resolution shall take effect upon its passage.

PASSED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 23 DAY OF JUNE, 2015.

James H. Hadfield, Mayor

ATTEST:

Richard M. Colborn, City Recorder

EXHIBIT A

DATE: January 13, 2014
TO: Applicants for Annexation to American Fork City
FROM: Richard Colborn, City Recorder

1. Since most annexations to American Fork will follow the procedure for City initiated annexations, the typical language on the plat used in the instance of petition initiated annexations is not appropriate. Plats containing the typical statement have been rejected by the Utah County Recorder's Office.

The following statement should be used and has been reviewed and approved for use by the Utah County Recorder's Office.

ACCEPTANCE OF LEGISLATIVE BODY

We, the duly elected Council of the City of American Fork, Utah, have received a request to initiate procedures for the annexation of the tract of land shown hereon, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, and do hereby certify: (1) the Council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City; all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of American Fork City, to be known here after as the Catalyst Business Park Annexation.

Dated this 5 day of June, 2015.

2. Space and wording needs to be added to the plat for the Utah County Surveyor's signature and stamp. The wording should be:

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann §17-23-20 as amended.

3. Items needed to begin the annexation procedure:

1. A signed "Request to Initiate Annexation"
2. One 24"x 36" mylar annexation plat map
3. Two 24"x 36" paper copies of the annexation plat map
4. One 11"x17" paper copy of the annexation plat map
5. Payment of the annexation fee (\$350 <1 acre, \$750 1 to 5 acres, \$1250 > 5 acres).
6. Payment of \$125 made payable to Utah County Surveyor (review fee)
7. Publication Fees (see attached form)

4. Point of Contact for the Annexation Request

Name: Darryl R Adams

Company Name: Catalyst Development LC

Mailing Address: 274 So 600 E, Alpine UT 84004

Phone: (Home or Business) _____ (Cell) 801.372.4200

Fax: _____ Email: _____

Dr Adams @ Providence Realty Group.com

