AMERICAN FORK CITY COUNCIL
AUGUST 11, 2015
***AMENDED -** NOTICE OF REGULAR SESSION AND AGENDA

REGULAR SESSION

The American Fork City Council will meet in regular session on **Tuesday, August 11, 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 Derric Rykert; 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 July 28, 2015 City Council minutes.
2. Approval of the City bills for payment, manually prepared checks, and purchase requests over $25,000. – *Cathy Jensen*
3. Approval of the purchase of real property for right-of-way associated with the 500 East 980 North Art Dye Park Access - Phase 2 Project. – *Dale Goodman*

ACTION ITEMS

1. Review and action on the July 14, 2015 City Council minutes. – *Councilman Bowen*
2. Review and action on the purchase of real property at 530 North 100 East consisting of 0.33 acres. – *Dale Goodman*
3. Review and action on an ordinance establishing the speed limit of 35 mph on 900 West from State Street to 1120 North. – *Dale Goodman*
4. Review and action on the approval and award of a contract for the AFC – Cave Camp Springs Rehabilitation project to Condie Construction, Inc. and authorize staff to enter into an agreement for the repair/reconstruction of the Civilian Conservation Corps (CCC) rock wall to lowest responsible bidder. – *Dale Goodman*
5. Review and action to grant an easement to Rocky Mountain Power (RMP) on property owned by the City which is a portion of the Fox Hollow Golf Course. – *Dale Goodman*
6. Review and action on the approval and award of a contract for the Main Street Vision Study Phase II contract with Project Engineering Consultants (PEC). – *Dale Goodman*
7. Review and action on the granting of a Class "A" Beer license for Maverik #516 at 1078 East State Road. – *John D. Hillam*
8. Review and action on an Ordinance approving a zone map amendment for Timp Rentals, from the SC-1 Planned Shopping Center zone to the GC-1 General Commercial zone, located at approximately 135 North West State Road. – *Timp Rentals/Bowler Development*

9. 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 the final plat of S&L Solutions LLC Subdivision, consisting of 2 lots, located at 1025 North 900 West in the R1-12,000 Residential Zone. – *Caldwell Richards Sorensen*
   b. Review and action on an Ordinance approving an amended commercial site plan for Watts Automotive, located at 716 South 500 East, in the GC-2 Planned Commercial zone. – *Watts Automotive*
   ***c.** Review and action on a revised final plat of Loefler Park Twin Homes Subdivision, Plat A, consisting of 56 units, located in the vicinity of 400 South Storrs Avenue in the R2-7,500 Zone. – *FJ Clark & Associates*
   ***d.** Review and action on an ordinance adopting the final plat and site plan of Green Spring Meadows PUD, consisting of 68 units and two commercial lots, located at approximately 150 North West State Road, in the SC-1 (Planned Shopping Center) Zone and the R4-7,500 Zone. – *Bowler Development/Ensign Engineering*

***10.** Review and action on an Ordinance adopting an amendment to Section 17.5.128.C.4 of the American Fork City Development Code, relating to Project Identification Signs. – *Woodbury Corporation*

11. Adjournment

Dated this 6 day of August 2015

Richard M. Colborn
City Recorder

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM (Common Consent Agenda) - Purchase of real property for right-of-way associated with the 500East 980 North Art Dye Park Access - Phase 2 Project.

SUMMARY RECOMMENDATION The City Engineer recommends the approval to purchase real property within the above referenced project which is owned by the Ellison family. Total area to be purchased is 1,255 square feet.

BACKGROUND Council representatives and staff have been negotiating for several months regarding the purchase of said property and others in the vicinity. Purchase of this property will enable us to move forward with the improvements planned for the project.

BUDGET IMPACT $5,145.50 for property purchase along 980 North.

SUGGESTED MOTION Move to approve the purchase of real property at approximately 370 East 980 North associated with the 500 East 980 North Art Dye Park Access – Phase 2 Project and authorize the Mayor to sign the Real Estate Purchase Agreement documents.

Note: With passage of the Common Consent Agenda items the City Council will enact the motion and findings as noted in the "Suggested Motion" heading found above.

SUPPORTING DOCUMENTS

1. Purchase Agreement documents for Ellison family

REAL ESTATE PURCHASE AGREEMENT

This Agreement is made on this 27 day of July, 2015 between the City of American Fork (hereinafter referred to as "Purchaser") and William Richard and Kristine P. Ellison (hereinafter referred to as "Seller").

RECITALS

WHEREAS, Purchaser offers to purchase a portion of Seller's property for the purpose of the North Art Dye Park Access; and

WHEREAS, Seller agrees to sell said parcel to Purchaser.

AGREEMENT

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

1. Property Description.
   a. The subject property is a one thousand two hundred and fifty-five square foot (1,255 sq. ft.) parcel of real estate owned by Seller located at approximately 370 East 980 North in the City of American Fork, Utah, County of Utah, State of Utah (hereinafter referred to as the "Property").
   b. The legal description of the Property is one thousand two hundred and fifty-five square feet (1,255 sq. ft.) of Parcel No. 12:061:0227;
2. Purchase Price and Conditions of Payment.
   a. Purchaser shall pay to Seller four dollars and ten cents per square foot ($4.10/sq. ft.) for a total of five thousand one hundred and fourty-five dollars and fifty cents ($5,145.50), to be paid in its entirety in cash or certified funds at the time of closing the sale.
   b. At the option of Purchaser, the transaction may be handled through a title and escrow company selected by Purchaser and at Purchaser's expense, in which event, at closing the title company will disburse funds to lien holders, mortgagees or others having an interest in the Property, with the remainder of the purchase price paid to Seller.
3. Real Estate Taxes, Assessments, and Adjustments.
   a. Real Estate Taxes accrued against the property shall be prorated through the date of closing the sale and Seller shall pay all taxes allocated to the property through the date of closing. Purchaser shall pay all taxes assessed against the Property after the date of closing.
4. Possession of the Property.
   a. Purchaser shall be given possession of the property on or before July 27, 2015.

5. Title to the Property and Grant of Easement.
    a. The Property shall be conveyed to Purchaser by way of Warranty Deed, free of all liens and encumbrances.
6. Improvements.
    a. The Property sale is for real property in an "as is" condition with no further representation of improvement.
    b. All fence improvements will be restored by the City's contractor. Fill slope will be seeded to stabilize as appropriate for the slope. Contractor will place temporary fence at const. limits if requested.
7. General Conditions.
    a. It is expressly agreed that this agreement to purchase real estate includes the entire agreement of Purchaser and Seller.
    b. This agreement shall be binding upon the heirs, personal representatives, successors and assigns of both Purchaser and Seller.
    c. This agreement shall be interpreted and enforced in accordance with the laws of the State of Utah.
    d. The undersigned represent and warrant that he/she/they have the authority to sign on behalf of Purchaser and Seller.
8. Special Conditions.
    a. Seller understands and agrees that Purchaser will not accept delivery of the Warranty Deed and will not take ownership of the Property, unless and until Purchaser is satisfied with the status of title to the Property and the physical and environmental condition of the Property.
    b. Seller understands that this Agreement is not complete until the purchase is approved by the City Council of American Fork City and signed by the Mayor of American Fork City.
9. Grant of Right of Way; Permit to Enter; Indemnity.
    a. Upon execution of this agreement, Seller agrees to allow Purchaser and/or its representatives to enter the Property in order to conduct any necessary testing, surveying, or other due diligence required for the North Art Dye Park Access project.
    b. Upon execution of this Agreement, Seller agrees to allow Purchaser and/or its representatives, contractors, permittees, and assigns the right to immediately occupy and commence construction or other necessary activity on the Property for the purpose of completing the North Art Dye Park Access project.
    c. Seller agrees not to enter into any contract or agreement that will alter or hinder the Purchaser's full use of the Property both prior to and after closing.

d. Purchaser agrees to indemnify and hold harmless Seller for any harm, injury, or damage that occurs to person or property as a result of Purchaser's occupancy, possession, or use of the Property prior to the Property being transferred to Purchaser. Additionally, Purchaser agrees to indemnify and hold harmless Seller for any harm, injury, or damage that occurs to person or property as a result of Purchaser's use of the Temporary Construction Easement referenced above.

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

Dated this 27 day of July, 2015.

Purchaser:

AMERICAN FORK CITY

_____

JAMES H. HADFIELD
Mayor, American Fork City

Seller(s):

WILLIAM RICHARD ELLISON

William R. Ellison

KRISTINE P. ELLISON

Kristine P. Ellison

ATTEST:

_____

RICHARD COLBORN
City Recorder

WHEN RECORDED, MAIL TO:
American Fork City
51 East Main Street
American Fork, Utah 84003

Warranty Deed

Utah County

Affecting Tax ID No. 12:061:0227
Project: American Fork 500 E & 980 N Art Dye Park Access

Ellison, William Richard & Kristine P Grantors, of , County of Utah State of Utah, hereby CONVEY AND WARRANT to AMERICAN FORK CITY, at 51 East Main Street, American Fork, Utah 84003, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

Beginning at a point on the north boundary of the grantors parcel, which is South 00°01'28" East, along the section line 882.62 feet and North 89°58'32" East, 872.81 feet from the West Quarter Corner of Section 12, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 82°03'03" East, 128.26 feet; thence South 00°21'15" West, 9.53 feet; thence South 81°48'18" West, 130.37 feet; thence North 11°15'00" East, 10.58 feet to the point of beginning.
Contains: 1,255 Sq. Ft. more or less

Continued on Page 2

Affecting Tax ID No. 12:061:0227
American Fork 500 E & 980 N Art Dye Park Access

WITNESS, the hand of said Grantors, this 27th day of July, A.D. 2015.

William R. Ellison
Type of print name of grantor

Kristine P. Ellison
Type or print name of grantor

Signed in the presence of:

Robert Shelton

Type or print name of witness

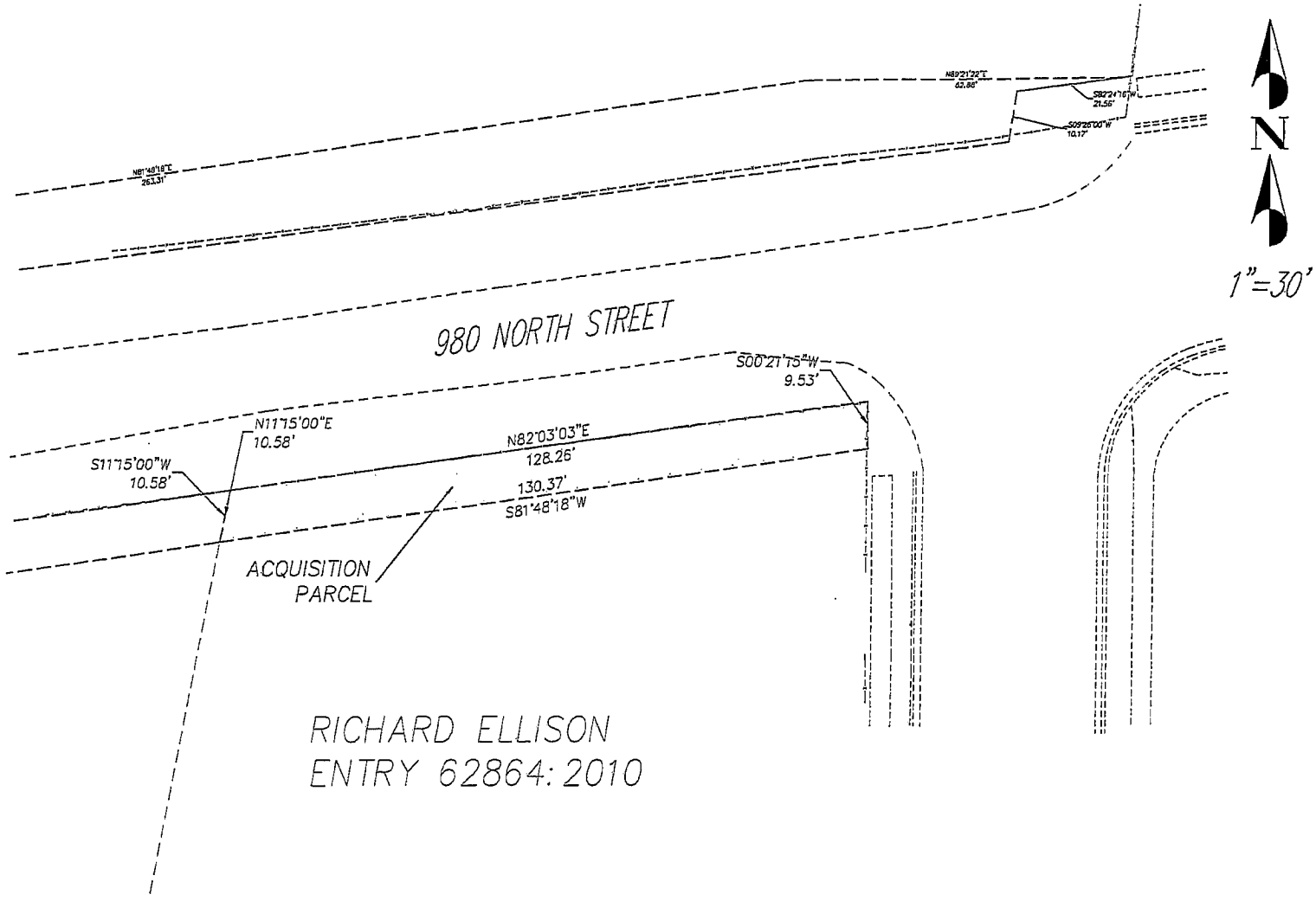
STATE OF Utah)
§
COUNTY OF Utah)

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

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

Notary Public

ROBERT SHELTON
NOTARY PUBLIC·STATE OF UTAH
COMMISSION# 666763
COMM. EXP. 05-16-2017



FORSGREN Associates Inc.
370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: 801.364.4785 FAX: 801.364.4802

PEPG CONSULTING L.L.C.
8805 S. SANDY PARKWAY • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

ELLISON

ROW AND EASEMENT

1042.1420	ELLISON.DWG	03/04/2015
PROJECT NUMBER	FILE NAME	DATE

Owner Name: Ellison, William Richard & Kristine P
Tax ID No. 12:061:0227
Project: American Fork 500 E & 980 N Art Dye Park Access

PERMIT TO ENTER AND CONSTRUCT

I William Richard Ellison & Kristine P Ellison, hereby authorize American Fork City or its agent or contractor to enter upon my property for the purpose of constructing fill slopes and appurtenant parts thereof, and for the purpose of constructing tie-ins to existing ground elevations. It is understood the tie-in will be of same type surfacing or ground cover as currently exists, to be placed at an acceptable slope — 2H:1V for fill and cut slopes or flatter for driveway tie ins and where requested, and agreed to by the City.

I certify that I am the owner of record of said property to which I am giving permission to enter. I understand that said American Fork City or its agent will only be allowed access to and upon my property to the extent necessary for the above described construction and for no other purpose. I understand that said construction will be done at no cost to me. I understand that upon completion of said construction my property will be cleaned up and restored as close as possible to the original condition. I am willing to waive any compensation associated with this entry permission, and understand there will be no monetary compensation to me for the above described access and construction entry permission on my property.

William R Ellison	7/27/15
Kristine P. Ellison	7/27/15
Owner	Date

Witness
Robert Shelton

AMERICAN FORK CITY
COUNCIL MEETING MINUTES
JULY 14, 2015

REGULAR SESSION

The American Fork City Council met in regular session on Tuesday, July 14, 2015 in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m. Those present included Mayor James H. Hadfield and Councilmembers Carlton Bowen, Brad Frost, and Clark Taylor. Councilmembers Rob Shelton and Jeff Shorter were excused.

Staff present: Associate Planner Wendelin Knobloch
City Administrator Craig Whitehead
City Attorney Kasey Wright
City Engineer Andy Spencer
City Planner Adam Olsen
City Recorder Richard Colborn
Finance Director Cathy Jensen
Fire Chief Kriss Garcia
Parks & Recreation Director Derric Rykert
Planning Commission Chairman John Woffinden
Police Chief Lance Call
Public Works Director Dale Goodman
Technology Director George Schade

Also present: Allen Simpson, Mr. and Mrs. Armen Jacobs, Barbara Christiansen, Dan Richards, and 20 additional persons

Mayor Hadfield welcomed City Council Candidate Allen Simpson present in the audience.

Mayor Hadfield led the audience in the Pledge of Allegiance and Richard Colborn offered a prayer.

Mayor Hadfield noted that with two Councilmembers absent any motion must have a unanimous decision.

Mayor Hadfield had the scouts in attendance come forward and introduce themselves. (Some others that arrived later in the meeting are also included)

Troop 814	Dylan Bird	TJ Adamson	Quinton Adamson
Troop 1152	Jefferson Penrod		

Mayor Hadfield wished them well on Scouting's path and when it came time to consider an Eagle Scout Project that they consider American Fork City as there were many things that one could do to benefit the community.

TWENTY-MINUTE PUBLIC COMMENT PERIOD – LIMITED TO TWO MINUTES PER PERSON

There was no public comment at this time.

CITY ADMINISTRATOR'S REPORT

Craig Whitehead thanked the staff and recognized them for all of their hard work during Steel Days this past week. It was another great Steel Days. A lot of effort went into it from volunteers and City staff.

COUNCIL REPORTS CONCERNING COMMITTEE ASSIGNMENTS

Councilman Bowen appreciated the Beautification Committee's efforts along the other efforts involving Steel Days.

Mayor Hadfield commented that he was able to attend four of the nine Garden Tour venues. He appreciated the work done by each. He was envious of those back yards. He asked that the Beautification Committee be thanked.

Councilman Frost reported that it had been an incredible week in American Fork. Steel Days was a great tradition. He had a really good view of watching a really good committee go to work. It took months and months of planning and they went home beat on Saturday night. He thanked the staff noting that it really helped the volunteers feel good when staff supported them. The free Big Show was attended by probably 7,000 to 8,000 persons. His job now was to thank everyone on the Committee, give them about two weeks off, and then commit them for next year.

Councilman Frost noted that American Fork City did something pretty neat when they led out in defense of American Fork Canyon when no one else would. With that beginning it has become a great unity within our County and within other Cities. Yesterday all of the hard work came to fruition. It was very much a hard-fought political battle over American Fork Canyon and keeping public grounds public. It started here and he could not be more proud of the Council, those who supported it and all that they did. "We now had the ability to plan our own ground."

Councilman Taylor expressed that every year he looked forward to Steel Days and this being his hometown he looked forward to Steel Days forever. It was fun to see his kids get excited and they all come back for the Big Show. So many great things happened this year. He loved the Art Dye Park location and the ability to use our own resources for a change. It was great to have additional accesses. There was a lot of hard work from the staff and from the Committees to make such a wonderful event take place.

Councilman Taylor added his thanks and his appreciation because there was something about community and so many people coming together to make something happen. Unless one was involved no one would know how much time Jean Abram and her husband and the entire Committee put into it. They were a great group of people.

Councilman Taylor continued with Kudos to Councilman Frost. He would defray it but someone had to drive that bus and make sure it stayed on task so that Steel Days would be a success. Also, for his work on the Resolution regarding American Fork Canyon. It would not have

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happened if Councilman Frost had not stepped in when he did. This represented people who care.

MAYOR'S REPORT

Mayor Hadfield reported that a week ago Monday there was a ribbon cutting for the new Costa Vida Restaurant in The Meadows shopping area behind the America First Credit Union.

Mayor Hadfield kicked off Steel Days last Monday evening when he introduced the American Fork Symphony and on a couple or three numbers they backed up Joshua Creek. Thursday night he passed out the awards for the annual Arts Show. There were many different mediums that were represented. He complimented everyone that had something to do with Steel Days.

Following the Parade on Saturday Mayor Hadfield attended the dedication of the Grist Mill at 400 South Center and accepted that historic monument that was recognized by the Sons of the Utah Pioneers on behalf of the City.

Mayor Hadfield concluded his remarks by complimenting the staff and the work that was done. At the Big Show they had people that had been trained by the Police Department in parking. They had an exit strategy for the many cars there. In exiting there were three basic alternatives one of which was 980 North over the bridge. The police were active throughout the community including the Car Show and Cruise. He thought that one hour was long enough for the cruise. He applauded the Fire Department in having everything laid out in such a way that there were no consequences or no difficulties associated with the fireworks.

Mayor Hadfield applauded the Steel Days Committee in putting on a Big Show like that and making it free to the public. Thanks go to the merchants and the volunteers.

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 18, 2015 Special Session minutes.
2. Approval of the June 23, 2015 City Council minutes.
3. Approval of the City bills for payment, manually prepared checks, and purchase requests over $25,000. – *Cathy Jensen*

Mayor Hadfield stated that historically the City paid bills twice a month. If they did not approve the payment of bills for these purchases tonight the City will have lost prompt payment discounts on some and may face some penalties for late payments on others.

Councilman Bowen asked that item No. 3 on the Common Consent Agenda be placed in the action items.

Mayor Hadfield moved Common Consent Agenda item No. 3 to the Action Items.

Councilman Taylor moved approval of Common Consent items Nos. 1 & 2 as presented. Councilman Bowen seconded the motion.

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Voting by voice roll call was as follows:

Councilman Bowen	**Aye**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion carried**

ACTION ITEMS

(From Common Consent No. 3) APPROVAL OF THE CITY BILLS FOR PAYMENT, MANUALLY PREPARED CHECKS, AND PURCHASE REQUESTS OVER $25,000 – *Cathy Jensen*

Councilman Bowen stated that since he had been on the Council he encouraged that the financial items not be on the Common Consent Agenda. He almost always voted, no, and that was because they did not have the opportunity to discuss how the money was spent. He thought that was one of the most important things that they can and should do as a Council. He encouraged Mayor Hadfield to put the payment of bills and anything having to do with money on the Action Agenda in the future.

Mayor Hadfield asked what particular questions he had this evening.

Councilman Bowen commented that he had talked to the City Administrator repeatedly in the past about the City implementing an IP phone. One of the things the City paid month after month was long distance charges for multiple departments and other phone bills in his opinion could be significantly reduced by simply implementing current technology of IP Telephony. He wanted some kind of commitment from the City Administrator that they could research and get something before the Council on implementing IP phones this year.

Craig Whitehead responded that they had been looking at different phone systems. Phone systems were not cheap. George Schade has been working with some companies regarding swapping some of the City's dark fiber for a new phone system without cost. They were looking at that. They had a lot of other things going as well.

Councilman Bowen noticed it was not in the budget this year and it wasn't in the budget last year. To him that says it was not really a priority.

Mr. Whitehead explained that they were working on a swap so that there was no cost to the City and that was why it was not there.

Councilman Frost thought if it was important to Councilman Bowen, and if it was going to save money it was important to him, but it was one thing to stand here and give an assignment. It sounded to him like Councilman Bowen has some knowledge of this industry. Some words were said tonight that he did not even know about. He recommended that Councilman Bowen go to Craig Whitehead and be part of a team that looked at it holistically. He would be willing to sit down with Councilman Bowen and listen to his request. It was hard to just sit here and bark out orders. It was a lot easier to be collaborative and be part of a team and find a solution.

Mayor Hadfield stated that he would be happy to put it on a work session so that they could discuss it openly.

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Councilman Bowen responded that he was not barking out orders he was just raising an issue that has come up several times in the past and it had absolutely no traction and it should have. He was happy to work with whomever in the City who would like to work with him or use his input. It needed to be a priority and right now it was not.

Councilman Bowen asked Mayor Hadfield for his commitment that implementing IP Telephony would be a priority for the City and implement that by the end of this year or at least have an excellent game plan to be implemented shortly thereafter.

Mr. Whitehead reminded the Council that they had a Planning Session and IP phones did not come up and was not a priority of the Council. There were a lot of other things listed on those priorities to do. If the Council as a whole wanted to set that as a priority they would be happy to do that.

Councilman Bowen appreciated that but he recognized also that as from our previous budget discussions the number one priority of increased road funding, he did not really feel like it was adequately reflected in this year's budget either. Again he asked Mayor Hadfield if this was something he was willing to do.

Mayor Hadfield responded that this was old hat. About four years ago a new Councilman came on board and he looked at what the City had and what the City was paying to different agencies for communications whether it was hard-wired in the buildings or hand-held in the field. A contract was let to look into some areas where the City had been over-charged. His fee was one-half of the savings. Some areas were cleaned up and some were looked at as spending dollars to save dimes. There was not a lot of traction there. He would commit to look into it before the end of the year and they would have it on a work session for further action. Councilman Bowen's input was certainly valuable.

Councilman Frost suggested that at the work session he would be willing to listen to Councilman Bowen make that presentation looking at what the City currently spent and what it might currently save and all of the options. If money could be saved, he was all for that.

Councilman Bowen appreciated that but stated with all due respect he thought that the people within the City Administration were the most qualified to do that. IP Phones had been around for years now that most major businesses have implemented. There were multiple vendors that would be willing to come and pitch their products for free.

George Schade explained that this had been one of those challenges in the City. The reason for that was that they were looking to trade up to six cables for a phone system. If they could find the companies that want to do that there were still challenges from a legal standpoint. The City had to make sure the rules that were in place by the State and Federal were followed. There were many, many phone providers. It has taken a lot of time but he felt they were getting there. They were at a point now that they had crossed a lot of those hurdles.

Mayor Hadfield commented that the City did not have just one phone system the City had six different phone systems.

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Mr. Schade responded that with new phones it would be a uniform, centrally located, VoIP system.

Councilman Taylor asked if the existing hardware and phones could be used with VoIP.

Mr. Schade explained that there were two types of systems. One of which was a Hosted System where all of the main equipment that dealt with the phone itself was housed in the Cloud. The main system in the City would be the cable that the City already had.

Mayor Hadfield commented that some of the City's system was so old they were shopping on eBay for parts to keep it going. He asked if there were any more questions regarding the bills they needed to pay.

Councilman Bowen stated that he was not sensing that that was going to happen with the IP stuff.

Mayor Hadfield suggested that he then take it as a personal project and bring it forward.

Councilman Bowen asked why it was so hard for the City staff to do ~~what they~~that. They were paid to do that. They worked here 8 hours a day or 10 hours a day, four days a week.

Councilman Taylor expressed that for 18 months this was the first time he ever, ever heard Councilman Bowen bring this up. If this was so critical enough to hold up the payment of the bills tonight, why now and why not have Councilman Bowen take the lead. When anyone of the Council could lend expertise they would get involved and help to the degree they could.

Councilman Bowen responded that as he stated he would be happy to work with whomever. He did not want this to be that he was point on. He thought for this to get done someone on the City staff needed to take point. He brought this up several times in the past.

Mr. Whitehead stated that he had brought it up to him twice. If the Council as a whole gave the staff direction to bring this back in some form they would come back with options. Mr. Schade had been working on this for some time.

Mayor Hadfield stated that he would put this on a future work session agenda and discuss it around the table with all five members of the Council present.

Councilman Taylor moved approval of the City bills for payment, manually prepared checks, and purchase requests over $25,000. Councilman Frost seconded the motion.

Mayor Hadfield asked if there was any discussion on the motion. There was none

Voting by voice roll call was as follows:

Councilman Bowen	**Nay**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion failed**

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REVIEW AND ACTION AMENDING THE ORDINANCE TO PROVIDE A 'PARKING BY PERMIT ONLY' AREA ON THE WEST SIDE OF 900 EAST, FROM 50 SOUTH TO THE CURRENT DEAD END OF THE BLOCK (APPROXIMATELY 100 SOUTH) AND AN ORDINANCE RESTRICTING PARKING ON BOTH THE NORTH AND SOUTH SIDE OF BAMBERGER DRIVE FROM APPROXIMATELY 870 EAST TO 1000 EAST – *Dale Goodman*

Mayor Hadfield explained that this was discussed at the work session. He asked if there were questions.

Dale Goodman felt that Andy Spencer had addressed it well in the work session. It was felt that this was an important issue to those who lived in the area.

Councilman Taylor stated that he was impressed with the situation when this was brought to their attention. Mr. & Mrs. Jacobs were at the work session and he was very impressed with the cooperative nature of all of the involved parties. That night he drove through Haymaker and counted the empty spots. It seemed there were a lot. He was impressed with the Haymaker President and Board Member who were there and their cooperation.

Councilman Taylor moved to approve the Ordinance amending Chapter 10.34, the Residential Parking Permit Program, to include the neighborhood of 900 East from 50 South to approximately 100 South and move to also approve the Ordinance designating Bamberger Drive between 870 East and 1000 East, approximately, as a 'Restricted Parking' zone. Councilman Frost seconded the motion.

Mayor Hadfield asked if there was discussion on the motion.

Councilman Bowen noted that originally the petitioners asked for the curb to be painted red. The City came back with this parking by permit proposal. Which did they prefer?

Mr. Jacobs answered that there were other options besides a red curb that allowed for no parking by anyone. They preferred permit parking.

Councilman Bowen commented that on Bamberger there was not a problem with parking there. It was projected that there could be a problem in the future. He hated to impose restrictions that solve problems that did not exist yet.

Councilman Bowen brought up that there was not really a process spelled out as to how to get a permit; who could apply for a permit; who could not; and residences were not defined.

Councilman Bowen would amend the Ordinance to define how many permits were available; who could apply for them; and was it first come first serve. He was open to suggestions.

Mr. Jacobs responded that there was only a need for a half dozen for each of the two residences.

Councilman Bowen asked how long the permits would last.

Councilman Taylor did not know what that magic number was. They knew that the need was there.

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Mr. Goodman explained that in the original Ordinance that was addressing the high school area, there were not a maximum number of permits that were available for each residence. In this case those on the west side of 900 East could come in and get permits from the Public Works office.

Councilman Frost expressed that it seemed kind of silly to have numbers. Occasionally everyone had an event for a few hours were there were a lot of cars.

Councilman Bowen thought that the number of permits could be the maximum number of cars that could park there.

Mr. Goodman explained that it would be incumbent on the property owner to distribute the permits. He did not think that was a problem.

Councilman Bowen moved to amend the motion to change the language from,

> **"The following area within the City has been specifically designated as a "no parking" zone for anyone but residents of the area"**

to **"The following area within the City has been specifically designated as a "parking by permit only" zone for American Fork residents. Permits shall be issued to American Fork residents at no cost. Permits will be issued by written request to the City. Permits will be issued on a first come, first served basis. Permits will be valid for 30 days."**

Mayor Hadfield commented it would require coming in 12 times a year to park there.

Mayor Hadfield called for second to the motion to amend.

Councilman Bowen stated that if 30 days was too often he was open to suggestions.

Councilman Taylor had no problem changing the language on the first portion. He was not sure on the 30 days.

Councilman Bowen added to his motion to amend, to remove the restricted parking on Bamberger Drive.

Mayor Hadfield commented that there were vehicles parked there that did not get moved after 3 days including trailers and box trucks. It has kind of been the overflow for Haymaker HOA.

Councilman Bowen was not aware of any current problems there.

Mr. Goodman noted that with the restriction on 900 East they would have to relocate to somewhere else and that would probably be Bamberger.

Councilman Bowen thought that if problems came up on Bamberger, it could be brought back to the Council at that time. With regard to the permits, he encouraged the petitioners to be the first served.

DRAFT

Mayor Hadfield called for a second on the motion to amend. There was no second. The motion died for the lack of a second.

Mayor Hadfield asked if there was further discussion on the original motion. There was none.

Voting by voice roll call was as follows:

Councilman Bowen	**Nay**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion failed**

CONSIDERATION AND ACTION ON A RESOLUTION APPROVING A FEE SCHEDULE REAFFIRMING CURRENT AMERICAN CITY FEES AND ADDRESSING PREVIOUSLY UNIDENTIFIED ITEMS IN THE FEE SCHEDULE – *Cathy Jensen*

Mayor Hadfield explained that if was necessary from time to time to review fees for inspections, licenses, etc. and update them. Staff has put together a list of the fee schedule for 2015-2016. He asked if there were any questions on the fee schedule.

Councilman Frost had a question regarding the Home Occupation renewal fee which was $57.00. To the side it says it was 'New.' He asked for an explanation of 'New.'

Cathy Jensen explained that 'New' meant that the fee had not previously been charged.

Councilman Frost asked what the $57.00 covered.

Cathy Jensen added that it also covered the business license renewal.

Councilman Frost had some other questions and asked that this be put on a work session for further discussion. He felt the new fees were going to catch people off-guard.

Councilman Frost moved to defer the Fee Schedule and associated changes to a work session in the coming month. Councilman Taylor seconded the motion.

Mayor Hadfield noted that there would not be a work session on July 23. This would be scheduled for the August 6 work session.

Voting by voice roll call was as follows:

Councilman Bowen	**Nay**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion failed**

Councilman Bowen moved to pass the fee schedule with changes in the base culinary water rate for 2015 and 2016 be moved to the 2014 rate which was $19.41 and also that they strike the 'New' fees.

DRAFT

Mayor Hadfield explained that there was a work session on this some time ago. Information was presented by a consultant on what needed to be charged in order to meet bond payments.

Councilman Bowen also recognized that those funds had robust balances that could continue to make bond payments.

Mayor Hadfield called for second on the motion. There being none, he declared the motion dead for the lack of a second.

Councilman Frost suggested having another discourse in a work session. There were a lot of good questions here. He was a little unprepared on the complexity of this.

Councilman Bowen moved to table for future discussion and encouraged that they look at maintaining 2014 rates. Councilman Frost seconded the motion

Voting by voice roll call was as follows:

Councilman Bowen	**Aye**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion carried**

REVIEW AND ACTION ON A RESOLUTION OF INTENT TO ANNEX THE RICHARDS ANNEXATION CONSISTING OF 11.74 ACRES AT 980 NORTH 900 WEST – *Dan Richards*

Mayor Hadfield recognized Mr. Richards in the audience.

Councilman Taylor moved to adopt Resolution No. 2015-07-20R indicating the City's intent to annex the Richards Annexation consisting of 11.74 acres at 980 North 900 West. Councilman Bowen seconded the motion.

Mayor Hadfield asked if Mr. Richards had anything to add.

Mr. Richards commented that some of the City right-of-way was included.

Voting by voice roll call was as follows:

Councilman Bowen	**Aye**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion carried**

REVIEW AND ACTION ON THE GRANTING OF A CLASS C BEER LICENSE FOR CULINARY DESIGNS, LLC DBA PIG CITY GRILL, FORMERLY RIB CITY GRILL, AT 648 EAST STATE ROAD – *Sarah Bowen*

New owner Sarah Bowen was present. When asked why the name change she reported that it was decided to drop the franchise. Rib City had the same license.

Councilman Frost commented that he ate dinner there last night.

DRAFT

Councilman Frost moved approval of a Class C beer license for Culinary Designs, LLC dba Pig City Grill located at 648 E State Road. Councilman Taylor seconded the motion.

Councilman Bowen stated that even though they shared the same last name there was no relation.

Voting by voice roll call was as follows:

Councilman Bowen	**Aye**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion carried**

REVIEW AND ACTION ON THE AWARD OF CHANGE ORDER NO. 1 FOR THE 500 EAST 980 NORTH ART DYE PARK ACCESS PROJECT PHASE II IN THE AMOUNT OF $1,080,322 – *Dale Goodman*

Mayor Hadfield asked if there were questions on this item.

Councilman Bowen asked if the scope was the same.

Mr. Spencer answered that the trail has been deferred until a future time and some other changes.

Councilman Bowen asked if the neighbors were impacted by the trail and were there houses along where the trail would have been.

Mr. Spencer stated that there was no trail.

Councilman Bowen knew that they had discussions with the individual landowners and wondered if putting this trail in was part of those discussions at all.

Councilman Taylor reported that the trail was absolutely part of the discussion with the neighbors. The bulk of the trail that was being eliminated was going to be on the property that bordered Fox Hollow Golf Course on 980 North. There would be sidewalk on one side of 980 North but it would not be the meandering trail originally planned. The only people that would be impacted trail or sidewalk wise would be the Griffith family who was right next to the American Fork Creek.

Councilman Frost moved to accept the change order submitted by S & L, Inc. for the construction of Phase II of the 500 East 980 North Art Dye Park Access Project in the amount of $982,111 with a ten percent (10%) contingency allowance of $98,211 for a total of $1,080,322 and authorize the Mayor to modify the contract to include this change order. Councilman Taylor seconded the motion.

Mayor Hadfield asked if there were questions on the motion. There were none.

Voting by voice roll call was as follows:

Councilman Bowen	**Aye**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion carried**

DRAFT

REVIEW AND ACTION ON A RESOLUTION OF THE CITY COUNCIL OF AMERICAN FORK AUTHORIZING AND RATIFYING PAYMENT OF ALL OR PART OF EMPLOYEE REQUIRED CONTRIBUTIONS WITHIN THE CONTRIBUTORY RETIREMENT PLAN WITH THE UTAH RETIREMENT SYSTEM (URS) – *Cathy Jensen*

Mayor Hadfield stated this was required. The City was a member of the Utah Retirement System for the employees.

Cathy Jensen explained that this was a requirement of the State and the IRS ratifying that the City would be paying the contributions.

Councilman Taylor moved to adopt Resolution No. 2015-07-21R specifically authorizing payment of all of the employer's required contributions within the contributory retirement plan maintained with the Utah Retirement System for American Fork City employees. Councilman Frost seconded the motion.

Mayor Hadfield asked if there were any questions on the motion.

Councilman Bowen stated that when he read this from the packet it seemed like it was saying that the City would contribute what would normally be contributed by employees.

Ms. Jensen answered that it was in behalf of the employees.

Mr. Whitehead added that it was a Non-Contributory System. The employee did not contribute anything. The City contributed what the State required.

Councilman Bowen wanted time to study this more before they voted on it. He knew that the amount of the contribution did increase.

Councilman Bowen moved to table this item to the next City Council meeting.

Ms. Jensen stated that this was just paperwork. The City could not opt out of the Utah Retirement System.

Councilman Bowen recognized and appreciated that but it was just that what he read in the packet before coming to this meeting and what he was hearing in the public, there was a little bit of a disconnect there. He wanted to make sure because he thought this was an important issue. The City paid a lot into retirement fund. It was a great benefit to the employees. He was not by any means saying that they should not continue to pay into the System.

Mr. Whitehead asked Councilman Bowen if his questions could be answered now. He was not sure what his disconnect was. The State Auditor has come out and said that Cities must reaffirm that they would pay. Nothing was going to change.

Councilman Bowen responded that he would be better prepared at a future time. He would have time to go back through the packet and identify the specific language and then bring that up.

DRAFT

Councilman Taylor took a shot at it as it was only one page. He wondered that in the final paragraph the first, "employee's" should be "employer's."

> "NOW THEREFORE, be it resolved that the City Council of American Fork City hereby specifically authorizes payment of all of the employee's required contributions within the contributory retirement plan maintained with the Utah Retirement Systems for American Fork City employees."

Councilman Bowen moved to amend the motion to change, "employee's" to "employer's" as discussed.

Councilman Frost asked legal counsel if that was okay. Mr. Wright answered that it was.

Councilman Frost seconded the amended motion.

Voting by voice roll call was as follows:

Councilman Bowen	**Aye**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion carried**

REVIEW AND ACTION REGARDING A STATEWIDE UTILITY AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) – *George Schade*

George Schade explained that this was regarding the fiber line that was on a Non-Interstate Highway within the City but along a UDOT right-of-way where they made need to obtain a permit. He noted that costs associated with **Inspections** (4) were the responsibility of the City.

Mr. Schade continued that with regard to (13) **Future Highway Construction,** legal counsel has suggested another sentence be added in the case that damage did occur even with exercising due care.

> "In the event that damage does occur, UDOT will bear the cost for repair for damage by UDOT construction or their contractors."

Councilman Taylor moved approval of the Statewide Utility Agreement with UDOT with the following in item 13:

> **"In the event that damage does occur, UDOT will bear the cost for repair for damage by UDOT construction or their contractors."**

Councilman Bowen seconded the motion.

Mayor Hadfield asked if there was any further discussion.

Councilman Bowen confirmed that it was his understanding of this agreement at a high level was that they were basically putting an agreement in place between the City of American Fork and Utah Department of Transportation to make it easier for both parties to get permits.

DRAFT

Mayor Hadfield responded that was correct.

Voting by voice roll call was as follows:

Councilman Bowen	**Aye**	
Councilman Frost	**Aye**	
Councilman Taylor	**Aye**	**The motion carried**

CONSIDERATION AND ACTION ON ENTERING INTO AN EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION AND A CONTRACT – *Mayor Hadfield*

Mayor Hadfield stated there was no reason for the Executive Session and removed it from the agenda.

ADJOURNMENT

Councilman Taylor moved adjournment at 8:47 p.m. Councilman Frost seconded the motion. All were in favor.

Richard M. Colborn
City Recorder

DRAFT

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM Review and action on the purchase of real property at 530 North 100 East.

SUMMARY RECOMMENDATION The City Engineer recommends the approval to purchase real property located at 530 North 100 East owned by Scott Ecker.

BACKGROUND Current property owner is Scott Ecker of Mesquite, Nevada. Mr. Ecker purchased the property with the intent to build a residence on it. The property consists of two (2) parcels identified by Utah County Parcel Numbers 02:066:0022 and 02:066:0020 and with a total area of .33 acres including all associated perpetual prescriptive easements. The property does not meet the building envelope criteria for the construction of a residence due to the encumbrances of the Mill Lane and Mill Ditch easements.

Mr. Ecker has approach the City with interest in selling the property. The City may consider it to be in their best interest to purchase the property and preserve the easements and incorporate it into a future trails system.

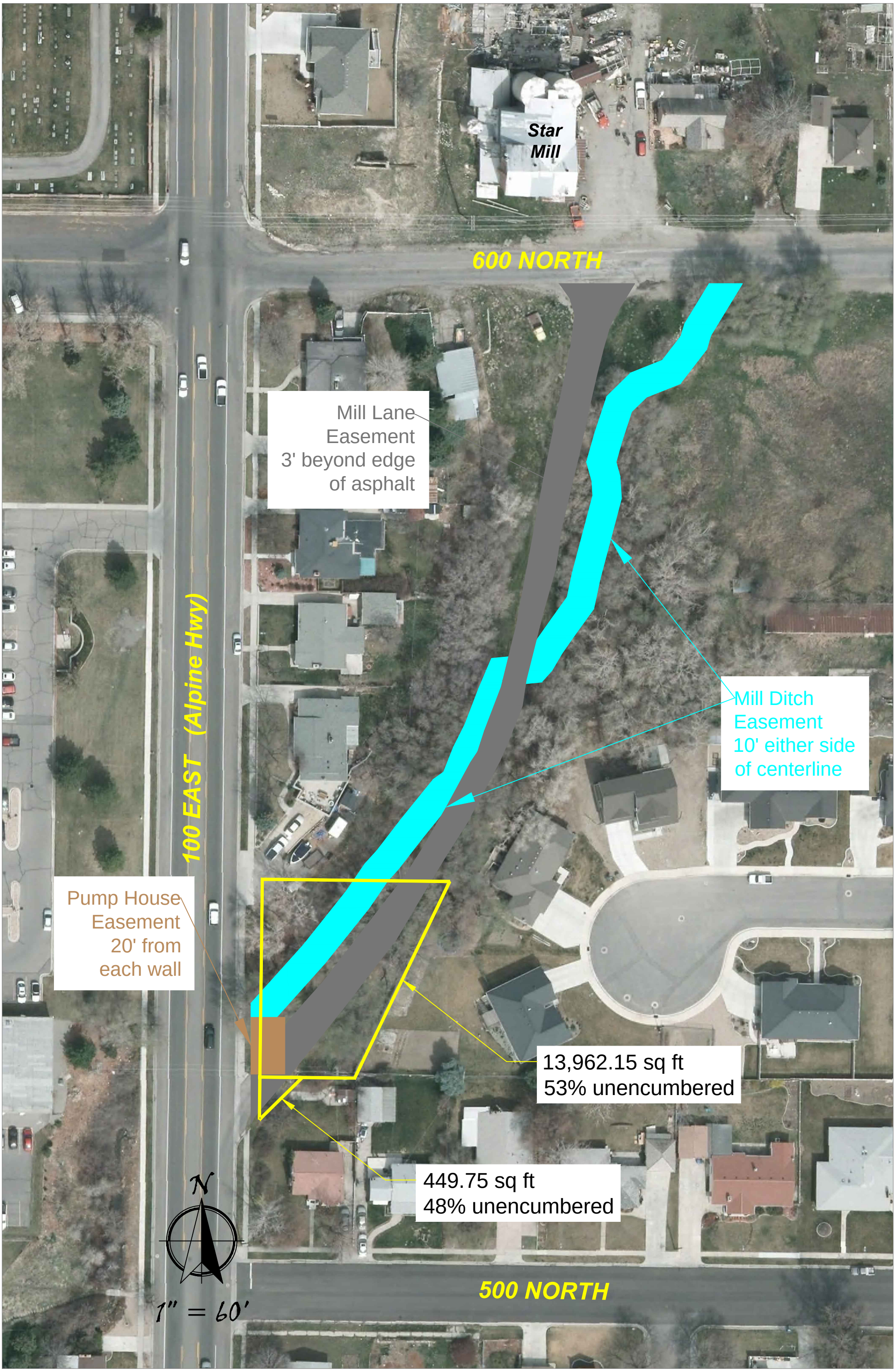
A historic well exists slightly under 100 East at this location. Recently our Water Division crews repaired a water leak at this well site and expressed a desire to preserve access to the historic well and its appurtenant structures. Ownership of this property by the City would allow us to preserve access to this well, and provide for a future restoration of the well.

BUDGET IMPACT $12,000

SUGGESTED MOTION Move to approve the purchase of real property at 530 North 100 East as identified by Utah County Parcel Numbers 02:066:0022 and 02:066:0020 and authorize the Mayor to sign the Real Estate Purchase Agreement documents

SUPPORTING DOCUMENTS

1. Vicinity Map
2. Purchase Agreement


Star
Mill
600 NORTH
Mill Lane
Easement
3' beyond edge
of asphalt
100 EAST (Alpine Hwy)
Mill Ditch
Easement
10' either side
of centerline
Pump House
Easement
20' from
each wall
13,962.15 sq ft
53% unencumbered
449.75 sq ft
48% unencumbered
N
1" = 60'
500 NORTH

REAL ESTATE PURCHASE AGREEMENT

This Agreement is made on this 4 day of August, 2015 between the City of American Fork (hereinafter referred to as "Purchaser") and Scott Ecker (hereinafter referred to as "Seller").

RECITALS

WHEREAS, Purchaser offers to purchase Seller's property located at approximately 530 North 100 East, American Fork, Utah; and

WHEREAS, Seller agrees to sell said parcel to Purchaser.

AGREEMENT

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

1. Property Description Parcel 'A'.
   a. The subject property is a .32 acre parcel of real estate owned by Seller located at approximately 530 North 100 East in the City of American Fork, Utah, County of Utah, State of Utah (hereinafter referred to as the "Property").
   b. The legal description of the Property is as follows:

      COMMENCING NORTH 260 FEET FROM THE SOUTHWEST CORNER OF BLOCK 54, PLAT A, AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE EAST 132.66 FEET; THENCE SOUTH 25 ° 08' WEST154.58 FEET; THENCE WEST 67 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.

      Parcel No. 02:066:0022;

2. Property Description Parcel 'B'.
   a. The subject property is a .01 acre parcel of real estate owned by Seller located at approximately 530 North 100 East in the City of American Fork, Utah, County of Utah, State of Utah (hereinafter referred to as the "Property").
   b. The legal description of the Property is as follows:

      COMMENCING 90 FEET NORTH OF THE SOUTHWEST CORNER OF BLOCK 54, PLAT A, AMERICAN FORK CITY SURVEY OF BUILDING LOTS; THENCE NORTH 30 FEET; THENCE EAST 30 FEET; THENCE SOUTH 45° WEST 42 FEET TO THE POINT OF BEGINNING.

      Parcel No. 02:066:0020

3. Purchase Price and Conditions of Payment.
   a. Purchaser shall pay to Seller a total of twelve thousand dollars ($12,000.00), to be paid in its entirety in cash or certified funds at the time of closing the sale.
   b. At the option of Purchaser, the transaction may be handled through a title and escrow company selected by Purchaser and at Purchaser's expense, in which event, at closing the title company will disburse funds to lien holders, mortgagees

or others having an interest in the Property, with the remainder of the purchase price paid to Seller.

4. Real Estate Taxes, Assessments, and Adjustments.
    a. Real Estate Taxes accrued against the Property shall be prorated through the date of closing the sale and Seller shall pay all taxes allocated to the Property through the date of closing. Purchaser shall pay all taxes assessed against the Property after the date of closing.
5. Possession of the Property.
    a. Purchaser shall be given possession of the property on or before August _____, 2015.
6. Title to the Property.
    a. The Property shall be conveyed to Purchaser by way of Warranty Deed, free of all liens and encumbrances.
7. Improvements.
    a. The Property sale is for real property in an "as is" condition with no further representation of improvement, physical, or environmental condition of the Property.
8. General Conditions.
    a. It is expressly agreed that this agreement to purchase real estate includes the entire agreement of Purchaser and Seller.
    b. This agreement shall be binding upon the heirs, personal representatives, successors and assigns of both Purchaser and Seller.
    c. This agreement shall be interpreted and enforced in accordance with the laws of the State of Utah.
    d. The undersigned represent and warrant that he/she/they have the authority to sign on behalf of Purchaser and Seller.
9. Special Conditions.
    a. Seller understands and agrees that Purchaser will not accept delivery of the Warranty Deed and will not take ownership of the Property, unless and until Purchaser is satisfied with the status of title to the Property and the physical and environmental condition of the Property.
    b. Seller understands that this Agreement is not complete until the purchase is approved by the City Council of American Fork City and signed by the Mayor of American Fork City.
10. Grant of Right of Way; Permit to Enter; Indemnity.
    a. Upon execution of this agreement, Seller agrees to allow Purchaser and/or its representatives to enter the Property.

b. Upon execution of this Agreement, Seller agrees to allow Purchaser and/or its representatives, contractors, permittees, and assigns the right to immediately occupy and commence construction or other necessary activity on the Property.

c. Seller agrees not to enter into any contract or agreement that will alter or hinder the Purchaser's full use of the Property both prior to and after closing.

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

Dated this 4 day of August, 2015.

Purchaser:

AMERICAN FORK CITY

_____

JAMES H. HADFIELD
Mayor, American Fork City

Seller:

SCOTT ECKER

_____

ATTEST:

_____

RICHARD COLBORN
City Recorder

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM Review and action on an ordinance establishing the speed limit on 900 West from State Street to 1120 North.

SUMMARY RECOMMENDATION Staff recommends the speed limit on 900 West from State Street to 1120 North be set at 35 mph. This speed limit is consistent with the 85th-percentile speed study results, which is the engineering basis for establishing speed limits on a roadway as set forth in the Manual on Uniform Traffic Control Devices (MUTCD).

BACKGROUND Upon the completion of the reconstruction of 900 West from State Street to 700 North the speed limit was posted as 35 mph. The City's Master Plan identified 900 West as a Major Collector class road which allows for a 35 mph speed limit. The speed limit between north of 700 North was posted at 30 mph at the Highland City limit. Now that the road has been reconstructed the speed limit could be brought more into alignment with the standard for this class of road as set forth in the MUTCD and with what currently exists south of 700 North.

The 35 mph speed limit is justified and will serve to address the nature of the area as well as 900 West's classification as a major collector.

BUDGET IMPACT None

SUGGESTED MOTION Move to adopt the ordinance modifying the speed limit on 900 West from State Street to 1120 North to 35 miles per hour with the finding that such speed is in keeping with the engineered speed for this class road and is consistent with established speed limit standards.

SUPPORTING DOCUMENTS

1. Ordinance establishing the speed limit on 900 West as 35 mph.
2. Map of proposed area.

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF THE SPEED LIMIT ON 900 WEST.

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

PART 1: **Establish the speed limit on 900 West between State Street and 1120 North as 35 miles per hour.**

A. When appropriate traffic control and regulatory signs are posted, the maximum speed permitted on 900 West from State Street to 1120 North, American Fork, Utah shall be **35 miles per hour**.

1. The City Council recognizes that 900 West is a Major Collector class road as identified in the Master Plan, which provides for a 35 mph speed limit zone. The City Council concludes that the establishment of this speed limit is in the best interest of the health and safety of the residents of American Fork and for all others whether in a vehicle or as a pedestrian.

PART 2: **This Ordinance shall take effect upon its passage and first publication.**

PASSED THIS 11th DAY OF AUGUST, 2015.

_____
James H. Hadfield, Mayor

ATTEST:

_____
Richard M. Colborn, City Recorder

Exhibit A

900 West

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM Approval and award of a contract for the AFC – Cave Camp Springs Rehabilitation project to Condie Construction, Inc. and authorize staff to enter into an agreement for the repair/reconstruction of the Civilian Conservation Corps (CCC) rock wall to lowest responsible bidder.

SUMMARY RECOMMENDATION Recommend the approval of the contract award to Condie Construction, Inc., based on their bid of $549,955 which was submitted in accordance with a request for bids advertised on June 28, 2015. Recommend that staff be authorized to enter into an agreement for up to $72,000 with the lowest responsible bidder for repair/reconstruction work performed on the rock wall built by the CCC as part of this project.

BACKGROUND American Fork City has been working with the State Division of Water Quality (DWQ) and Horrocks Engineers to develop a comprehensive plan to correct issues identified at the Cave Camp Spring source. The DWQ mandated that changes be made to address noted deficits identified in their inspections in previous years. Staff has worked diligently to coordinate the needed work with the Forest Service, National Park Service and Army Corp of Engineers. Plans were prepared and bids received from (6) construction firms. At the recommendation of Horrocks Engineers, staff determined that Condie Construction, Inc. was the low bidder of $549,955.

During the course of the proposed construction work is required to be done on the historic rock wall originally constructed by the Civilian Conservation Corps. The National Park Service and Forest Service have specific guidelines as to how the repairs and reconstruction must be performed and mandates the use of only authorized contractors for this work. We have requested proposals from four of their authorized contractors and have only received one proposal to date for $69,211. Time is of the essence. Work associated with construction to be done by Condie Construction, Inc. hinges on the removal of a portion of the historic wall at the beginning of the project schedule. Staff is requesting authorization to enter into an agreement with the lowest responsible bidder as soon as possible in order to meet the projected construction schedule and honor time commitments made to the Forest Service and National Park Service.

BUDGET IMPACT Funding of $650,000 has been allocated in the Capital Improvement budget for this project. Costs in excess of the $650,000 will be funded through the Water Line Replacement Fund budget.

SUGGESTED MOTION Move to approve the bid from Condie Construction, Inc. in the amount of $549,955 and authorize a ten percent (10%) contingency allowance of $54,995 for a total of $604,950 and authorize staff to proceed with the preparation of contract documents; and to authorize staff to enter into an agreement with Child's Enterprises for the repair of the historic CCC rock wall in an amount that is not to exceed $50,000.

Item	Amount	Funding Sources	Amount
Condie Construction, Inc.	$549,955	FY2016 Capital Improvement	$ 650,000
Contingency (10%)	$54,995		
Horrocks Eng. Construction Management	$70,229	Water replacement funds set aside as required by the Division of Drinking Water.	$75,179
Child's Enterprises CCC Rock Wall Repair/Restoration	$50,000		
Total Project Budget	$725,179	(Funds set aside for this work may require a budget adjustment)	
		Total	$725,179

SUPPORTING DOCUMENTS

1. Bid tabulation
2. Engineer letter of recommendation
3. Notice of Award
4. Rock Wall Restoration Bid

Engineer's Estimate
Horrocks Engineers

Project Manager: John E. Schiess, P.E.
Project Engineer: John E. Schiess, P.E.

Construction Cost Index: 10037

Bid Opening: American Fork Public Works
Date: July 28, 2015
Time: 1:30 PM

For: Cave Camp Springs Rehabilitation
American Fork City
275 East 200 North
Address

Base Bid		**Additive Alternate**	
Contractors	**Bid**	**Contractors**	**Bid**
Condie Construction	$549,955.00		$9,000.00
Vancon Inc	$673,470.00		$6,750.00
Geneva Rock	$735,965.00		$18,750.00
S&L Inc	$775,423.94		$0.00
Fusion Pipline Inc	$797,305.00		$22,500.00
Newman Construction	$1,205,000.00		$45,000.00
Average	**$789,519.82**	**Average**	**$17,000.00**
Engineer's Estimate	**$505,500.00**	**Engineer's Estimate**	**$7,500.00**
Percent Difference	**-36%**	**Percent Difference**	**-56%**

Base Bid

				Engineer's Estimate		Bidder 1 Condie Construction		Bidder 2 Vancon Inc		Bidder 3 Geneva Rock		Bidder 4 S&L Inc	
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	1	LS	$23,600.00	$23,600.00	$55,650.00	$55,650.00	$67,000.00	$67,000.00	$120,000.00	$120,000.00	$99,474.18	$99,474.18
2	Demolition, Clear and Grub	1	LS	$50,000.00	$50,000.00	$15,445.00	$15,445.00	$26,000.00	$26,000.00	$19,000.00	$19,000.00	$45,604.42	$45,604.42
3	16" HDPE Pipe (Solid)	770	LF	$140.00	$107,800.00	$105.00	$80,850.00	$145.00	$111,650.00	$265.00	$204,050.00	$279.42	$215,153.40
4	16" HDPE Pipe (Slotted)	175	LF	$120.00	$21,000.00	$184.00	$32,200.00	$190.00	$33,250.00	$145.00	$25,375.00	$210.44	$36,827.00
5	6" HDPE Drain Pipe (Solid and Slotted)	190	LF	$30.00	$5,700.00	$35.50	$6,745.00	$48.00	$9,120.00	$65.00	$12,350.00	$83.64	$15,891.60
6	2" HDPE Instrumentation Pipe	190	LF	$20.00	$3,800.00	$20.10	$3,819.00	$16.00	$3,040.00	$18.00	$3,420.00	$68.94	$13,098.60
7	Weir Structure	1	LS	$32,000.00	$32,000.00	$48,990.00	$48,990.00	$25,900.00	$25,900.00	$34,000.00	$34,000.00	$62,300.38	$62,300.38
8	Access Vault	2	EA	$9,000.00	$18,000.00	$12,511.00	$25,022.00	$7,000.00	$14,000.00	$8,800.00	$17,600.00	$8,600.39	$17,200.78
9	River Crossing/Construction Access	1	LS	$60,000.00	$60,000.00	$124,185.00	$124,185.00	$90,000.00	$90,000.00	$95,000.00	$95,000.00	$48,870.58	$48,870.58
10	Class A Road Repair (UDOT)	3000	SF	$7.50	$22,500.00	$8.60	$25,800.00	$9.50	$28,500.00	$6.75	$20,250.00	$13.46	$40,380.00
11	Class A Road Repair (NPS Drive)	3000	SF	$5.00	$15,000.00	$4.20	$12,600.00	$6.00	$18,000.00	$3.95	$11,850.00	$7.49	$22,470.00
12	Class A Road Repair (NPS Parking)	4000	SF	$4.50	$18,000.00	$5.00	$20,000.00	$6.49	$25,960.00	$4.35	$17,400.00	$5.46	$21,840.00
13	Clay Dam	210	LF	$110.00	$23,100.00	$136.00	$28,560.00	$95.00	$19,950.00	$147.00	$30,870.00	$72.10	$15,141.00
14	HDPE Liner and bedding	5000	SF	$2.00	$10,000.00	$4.10	$20,500.00	$6.30	$31,500.00	$5.79	$28,950.00	$7.00	$35,000.00
15	Sewer Lateral Relocation	1	LS	$8,000.00	$8,000.00	$4,467.00	$4,467.00	$1,900.00	$1,900.00	$11,000.00	$11,000.00	$11,371.67	$11,371.67
16	Washed Rock	300	CY	$50.00	$15,000.00	$36.80	$11,040.00	$80.00	$24,000.00	$143.00	$42,900.00	$85.61	$25,683.00
17	Air Vent	6	EA	$4,000.00	$24,000.00	$3,422.00	$20,532.00	$2,100.00	$12,600.00	$1,500.00	$9,000.00	$3,492.18	$20,953.08
18	SWPPP Plan/Sediment Removal	1	LS	$40,000.00	$40,000.00	$3,713.00	$3,713.00	$85,000.00	$85,000.00	$20,250.00	$20,250.00	$15,080.07	$15,080.07
19	Disinfection and Testing	1	LS	$5,000.00	$5,000.00	$6,643.00	$6,643.00	$45,000.00	$45,000.00	$3,200.00	$3,200.00	$8,111.68	$8,111.68
20	Re-Seeding	1	LS	$3,000.00	$3,000.00	$3,194.00	$3,194.00	$1,100.00	$1,100.00	$9,500.00	$9,500.00	$4,972.50	$4,972.50
	TOTAL BASE BID				**$505,500.00**		**$549,955.00**		**$673,470.00**		**$735,965.00**		**$775,423.94**

Additive Alternate

				Engineer's Estimate		Condie Construction		Vancon Inc		Geneva Rock		S&L Inc	
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
21	Rock Excavation	150.00	CY	$50.00	$7,500.00	$60.00	$9,000.00	$45.00	$6,750.00	$125.00	$18,750.00	$0.00	$0.00

Base Bid

				Engineer's Estimate		Bidder 5 Fusion Pipline Inc		Bidder 6 Newman Construction				Average	
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT			UNIT PRICE	TOTAL AMOUNT
1	Mobilization	1	LS	23600	23600	$60,000.00	$60,000.00	$50,000.00	$50,000.00			$75,354.03	$75,354.03
2	Demolition, Clear and Grub	1	LS	50000	50000	$25,000.00	$25,000.00	$130,000.00	$130,000.00			$43,508.24	$43,508.24
3	16" HDPE Pipe (Solid)	770	LF	140	107800	$225.00	$173,250.00	$200.00	$154,000.00			$203.24	$156,492.23
4	16" HDPE Pipe (Slotted)	175	LF	120	21000	$325.00	$56,875.00	$300.00	$52,500.00			$225.74	$39,504.50
5	6" HDPE Drain Pipe (Solid and Slotted)	190	LF	30	5700	$100.00	$19,000.00	$175.00	$33,250.00			$84.52	$16,059.43
6	2" HDPE Instrumentation Pipe	190	LF	20	3800	$22.00	$4,180.00	$55.00	$10,450.00			$33.34	$6,334.60
7	Weir Structure	1	LS	32000	32000	$50,000.00	$50,000.00	$103,150.00	$103,150.00			$54,056.73	$54,056.73
8	Access Vault	2	EA	9000	18000	$20,000.00	$40,000.00	$22,000.00	$44,000.00			$13,151.90	$26,303.80
9	River Crossing/Construction Access	1	LS	60000	60000	$40,000.00	$40,000.00	$115,000.00	$115,000.00			$85,509.26	$85,509.26
10	Class A Road Repair (UDOT)	3000	SF	7.5	22500	$10.00	$30,000.00	$9.65	$28,950.00			$9.66	$28,980.00
11	Class A Road Repair (NPS Drive)	3000	SF	5	15000	$5.00	$15,000.00	$9.65	$28,950.00			$6.05	$18,145.00
12	Class A Road Repair (NPS Parking)	4000	SF	4.5	18000	$5.00	$20,000.00	$9.65	$38,600.00			$5.99	$23,966.67
13	Clay Dam	210	LF	110	23100	$400.00	$84,000.00	$215.00	$45,150.00			$177.52	$37,278.50
14	HDPE Liner and bedding	5000	SF	2	10000	$15.00	$75,000.00	$13.50	$67,500.00			$8.62	$43,075.00
15	Sewer Lateral Relocation	1	LS	8000	8000	$8,000.00	$8,000.00	$10,500.00	$10,500.00			$7,873.11	$7,873.11
16	Washed Rock	300	CY	50	15000	$100.00	$30,000.00	$570.00	$171,000.00			$169.24	$50,770.50
17	Air Vent	6	EA	4000	24000	$4,500.00	$27,000.00	$5,500.00	$33,000.00			$3,419.03	$20,514.18
18	SWPPP Plan/Sediment Removal	1	LS	40000	40000	$22,000.00	$22,000.00	$22,000.00	$22,000.00			$28,007.18	$28,007.18
19	Disinfection and Testing	1	LS	5000	5000	$10,000.00	$10,000.00	$62,000.00	$62,000.00			$22,492.45	$22,492.45
20	Re-Seeding	1	LS	3000	3000	$8,000.00	$8,000.00	$5,000.00	$5,000.00			$5,294.42	$5,294.42
	TOTAL BASE BID				**$505,500.00**		**$797,305.00**		**$1,205,000.00**				**$789,519.82**

Additive Alternate

				Engineer's Estimate		Fusion Pipline Inc		Newman Construction				Average	
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT			UNIT PRICE	TOTAL AMOUNT
21	Rock Excavation	150	CY	50	7500	$150.00	$22,500.00	$300.00	$45,000.00			$113.33	$17,000.00

I hereby certify that this is a true and correct Bid Tabulation for the Cave Camp Springs Rehabilitation

LICENSED PROFESSIONAL ENGINEER
JOHN E. SCHIESS
264134
07/28/2015
ELECTRONIC SEAL
STATE OF UTAH

John E. Schiess

Digitally signed by John E Schiess
DN: c=US, o=TrustID personal certificate, ou=Utah, cn=John E Schiess, email=jschiess@horrocks.com, 0.9.2342.19200300.100.1.1=A01414100000147EAEAF7A70000348F
Date: 2015.07.28 15:43:18 -06'00'

2162 West Grove Parkway, Suite 400
Pleasant Grove, Utah 84062
www.horrocks.com

HORROCKS ENGINEERS

Tel: 801.763.5100
Salt Lake line: 532.1545
Fax: 801.763.5101
In state toll free: 800.662.1644

July 30, 2015

Andy Spencer, P.E.
American Fork City Engineer
275 East 200 North
American Fork, Utah 84003

Subject: Cave Camp Springs Rehabilitation Project Bid Award

Dear Andy:

Attached is the bid tabulation for the Cave Camp Springs Rehabilitation Project. The low bidder was Condie Construction. Their base bid was for $549,955.00 which was 9 percent over the engineer's estimate. There additive alternate bid price of $9,000.00 was second lowest but does not change the overall ranking. There were a total of 6 bidders on this project with an average bid price of $789,519.82.

We recommend the project, both base bid and additive alternate, be awarded to Condie Construction. We have checked their license, bonding, and references and have found everything in order. Attached are three (3) copies of the Notice of Award if the City so chooses to award this project to Condie Construction.

If you have any questions please call.

Sincerely,
HORROCKS ENGINEERS

John E. Schiess

Digitally signed by John E Schiess
DN: c=US, o=TrustID personal certificate, ou=Utah, cn=John E Schiess, email=jschiess@horrocks.com, 0.9.2342.19200300.100.1.1=A01414100000147EAEAF7A70000348F
Date: 2015.07.29 11:50:37 -06'00'

John E. Schiess, P.E.
Senior Engineer

cc: Dale Goodman, American Fork City Public Works Director
file

O:\!2013\PG-118-1301 American Fork General\Task 105 - Cave Camp Springs\Project Data\Documentation\Correspondance Out\Cave Camp Rehab Bid Award Recommendation Letter.docx

CHILD ENTERPRISES
PO BOX 186
1033 EAST 400 SOUTH
SPRINGVILLE, UTAH 84663

PHONE: (801) 489-5022
FAX: (801) 491-3467

www.childenterprises.com

Proposal

Date: July 30, 2015

Attn: Nancy Calkins nancyc@horrocks.com

To: **Horrocks Engineers**
2162 West Grove Parkway, Suite 400
Pleasant Grove, UT 84062
801.763.5243 fax: 801.763.5101 Mobile: 801.636.1462

Project: **Cave Camp Historic Stone Wall and Pathway - Stone Removal and Rebuild**

Scope of Work:

1. Remove & Reinstall a Section of Existing Stone Wall and Existing Stone Path:
Per Specifications, document the positions of the existing stone in the wall and the pathway that are to be removed.
Carefully remove existing stone, remove any mortar or soil from the stone, place on pallets and move to the on-site storage location.
Reinstall salvaged stone into their previous locations with mortar that matches the historical mortar.

Base Bid: **$43,200.00**

Bid Excludes:
1. Working not within normal working hours, overtime wages, etc.
2. Any required permits, testing, inspection, engineering, fees, etc.
3. Winter protection (heat and cover)
4. Jobsite power and water (to be provided)
5. Access for a forklift to and from the area of work by others
6. Compacted Sub-grade at the pathway location provided by others
7. Excavation & Backfill to allow for removal and reinstallation of the wall
8. Prevailing Wages (Wages have been estimated at local rates and not per federal wage requirements)

Note: See attached Document for Pre-qualifications

Mike Child - Estimator / Senior Project Manager

Masonry Qualification Statement

History of Child Enterprises: Child Enterprises specializes in all types of masonry work. Much of our focus is in the preservation and restoration of historic masonry buildings but we also do commercial brick, block, terra cotta, and stone work as well as some specialized residential work. Child Enterprises was established in 1974 by Richard Child and has continued to grow with the help of his three sons, Mike, Craig, and Steve. The Child name has long been associated with the masonry trade going back six generations in Utah. This is a legacy that Child Enterprises is proud of.

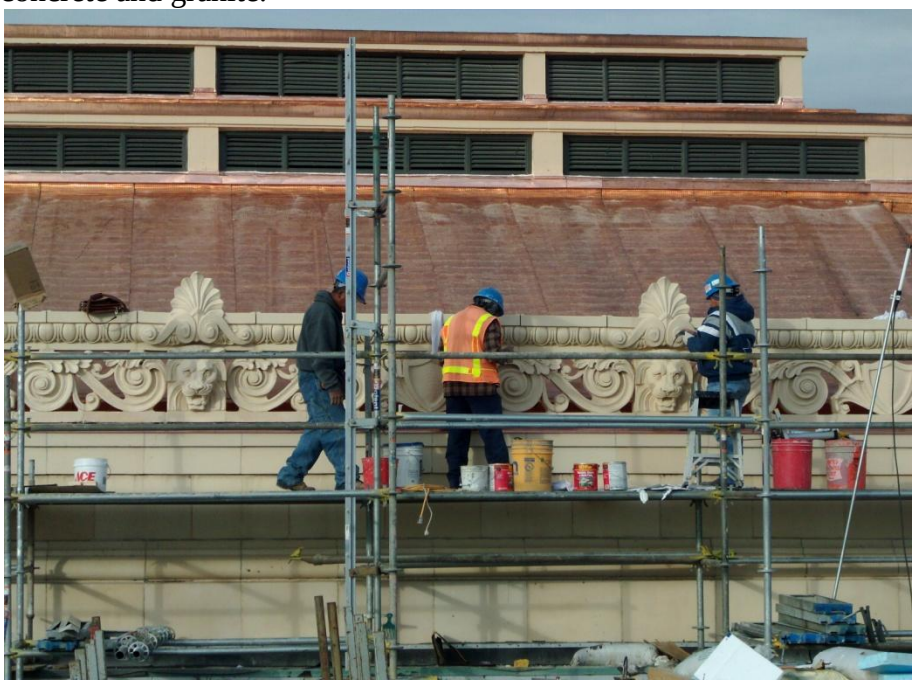
Why choose Child Enterprises for this Project?

Child Enterprises has worked on many restoration projects, including projects that required documentation, careful removal/salvage of masonry materials, and reinstallation of the salvaged historical masonry. Some of the projects that have required this type of work are:

1. **Amussen Facade at City Creek** (2009-2011); Salt Lake City, Utah; Owner: City Creek Preserve; General Contractor: Jacobsen Construction. Scope of work: Document Stone Position in the wall, clean and restore historic stone, reinstall stone units to their previous locations.

2. **Utah State Capitol - Terra Cotta Restoration** (2003-2006); Salt Lake City, Utah; Owner: DFCM -State of Utah; General Contractor: Jacobsen Construction. Scope of work: Carefully documented and removed historic terra cotta form the Utah State Capitol-Dome Area, repaired, patched and cleaned historic terra cotta, reinstalled terra cotta units into their previous locations, repointed mortar with a matching historical mortar blend. Interior stone work was also documented, removed and reinstalled.

3. **John R. Park Building Restoration at the U of U** (2007-2009); Salt Lake City, Utah; Owner: University of Utah; General Contractor: Big-D Construction (Andrew Soderquist 801.415.6000); Scope of Work: Carefully documented and removed historic terra cotta form the building parapet area, repaired, patched and cleaned historic terra cotta, reinstalled terra cotta units into their previous locations, repointed mortar with a matching historical mortar blend. The project also involved the restoration work of the existing limestone, brick, concrete and granite.



4. **Desert Tower / Building Restoration at City Creek** (2009-2011): Salt Lake City, Utah; Owner: City Creek Preserve; General Contractor: McCullough Contracting. Scope of work: Document Interior stone position in the wall, clean and restore historic stone, reinstall stone units to their previous locations. In addition to this work the exterior terra cotta and brick were also restored.

5. **Stone Wall at Beehive House** (2005); Salt Lake City, Utah; Owner: LDS Church; Scope of Work: Remove portions of existing wall, add concrete and cmu structure to the base and wall core, reinstall removed stone and mortar cap. Masonry repairs had blend seamlessly into the existing wall.

6. **Historic Stone Wall at Parley's Nature Preserve** (2010); Salt Lake City, Utah; Owner: Salt Lake City Corporation; Scope of Work: Remove portions of existing historic stone wall, reinstall removed stone to match the historic wall.

Note: Child Enterprises excels in Masonry Restoration work. Employees at Child Enterprises are experts in all types of masonry patching, mortar repointing, and crack repair. We also excel in the area of brick, stone, and terra cotta replacement and installation, historic concrete repair, restoration cleaning and many other types of masonry restoration/repair work. We are certified and trained with the use of many specialty restoration products and techniques. Some of these include: Cathedral Stone Products®, Prosoco®, Sika®, Jahn®, Edison Coatings®, Dumond Chemicals®, Helifix®, Hilti®, St. Astier®, High Angle Technologies®, Cintec ®, etc.

DOCUMENT 003600

NOTICE OF AWARD

To: Condie Construction Co, Inc
53 North 1650 West
Springville, UT 84663

PROJECT Description: American Fork City – Cave Camp Springs Rehabilitation Project

The OWNER has considered the BID submitted by you for the above described WORK in response to its Advertisement for Bids dated date, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of $558,955.00.

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance Bond, Payment Bond, and Certificates of Insurance within ten (10) calendar days from the date of this notice to you.

If you fail to execute said Agreement and to furnish said Bonds within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your Bid Bond. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the OWNER.

Dated this_____ day of August 2015.

_____American Fork City_____
Owner

By_____

Title __Mayor_____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By_____

this the_____ day of _____, 2015.

By_____

Title_____

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM Review and action to grant an easement to Rocky Mountain Power (RMP) on property owned by the City which is a portion of the Fox Hollow Golf Course.

SUMMARY RECOMMENDATION Staff recommends approval to grant an easement to Rocky Mountain Power for the purpose of installing a transformer and meter pedestal.

BACKGROUND Dave Sanderson of Lehi City has been working with Fox Hollow Golf Course to install a water feature in the pond on Hole #8. The location of this pond is in the north and west corner of the golf course and adjacent to the area previously known as the riding arena.

While the golf course has power at this location, it is insufficient to run the pumps that are needed as part of the proposed water feature. RMP also has a power box in an existing easement in the vicinity, however, they would need to set a new transformer and meter pedestal which would require a larger footprint then the current easement allows. They are proposing that a new easement be drafted expanding the easement footprint to accommodate the proposed transformer.

BUDGET IMPACT N/A

SUGGESTED MOTION Move to approve the acceptance of a utility easement for Rocky Mountain Power within Utah County Parcel Number 12:001:0066 as described in the legal description of the easement with Rocky Mountain Power and authorize the Mayor to sign said document on behalf of the City.

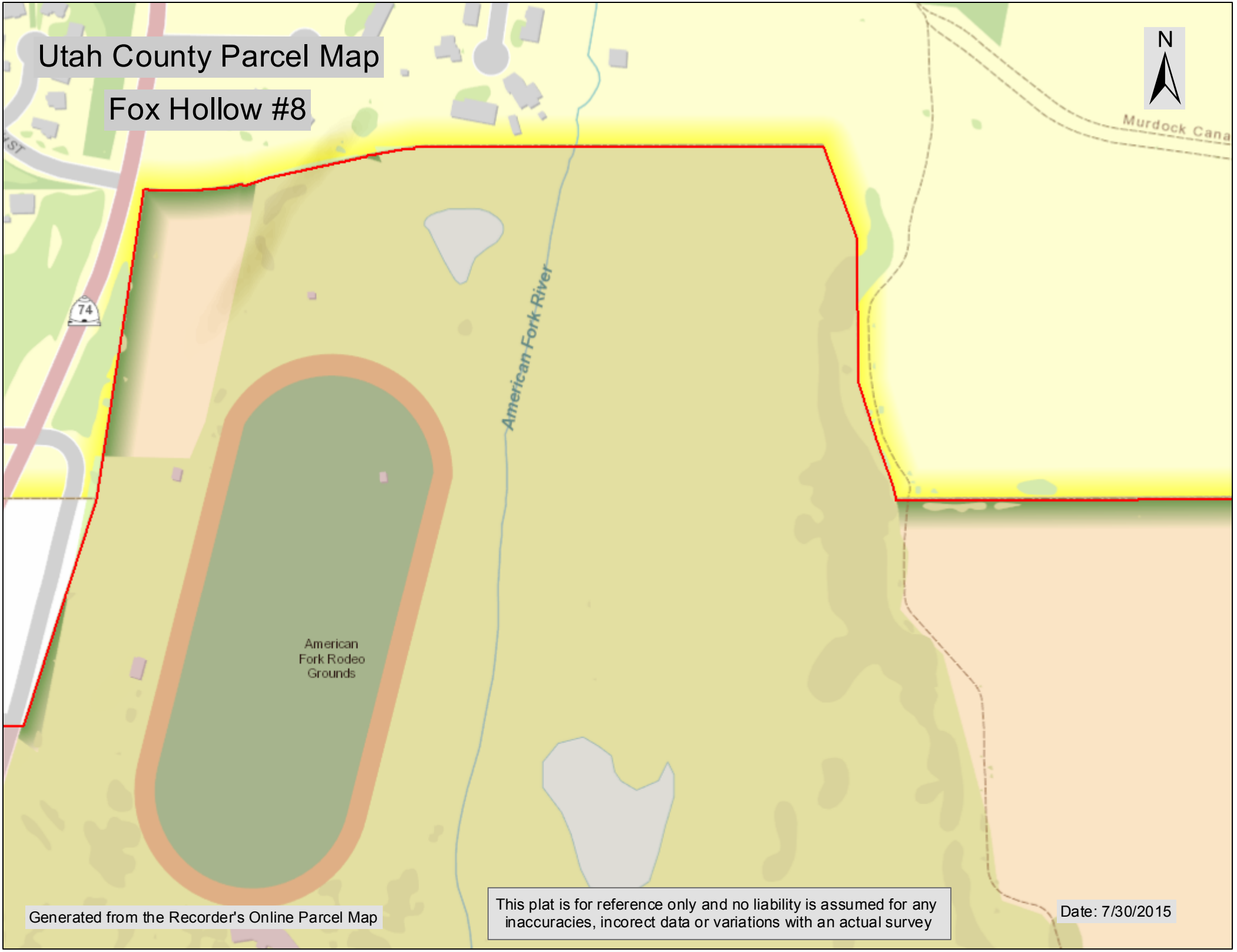
SUPPORTING DOCUMENTS

1. Rocky Mountain Power Easement
2. Parcel Map
3. Site Map

Attachment 'A'
access road
power
box and
easement
7th
green
rodeo
arena
pond
8th
green

Utah County Parcel Map

Fox Hollow #8



Generated from the Recorder's Online Parcel Map

This plat is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 7/30/2015

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/Teria Walker
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: HIG16 Lehi City 1Phase 25kva Com
WO#: 6053199
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, American Fork City, a corporation of the State of Utah ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 20 feet in width and 20 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in Utah County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit(s) "A" attached hereto and by this reference made a part hereof:

Legal Description: Commencing 767.86 feet West and 860.70 feet North from the South 1/4 corner of Section 1, T5S, R1E, SLB&M; thence West 43.00 feet; thence North 42.00 feet; thence East 43.00 feet; thence South 42.00 feet to the point of beginning. Said easement encompassing a 20.00 foot easement in each direction from a 2.00 foot by 3.00 foot power box situated at the north end of the eighth hole of Fox Hollow Golf Course. (area 1,806 sq ft or 0.041 acres)

Assessor Parcel No. 12:001:0050

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this _____ day of _____, 20___.

_____

AMERICAN FORK CITY CORPORATION **GRANTOR**

_____

James H. Hadfield

Mayor

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF_____)
) ss.
County of _____)

On this ___ day of _____, 20____, before me, the undersigned Notary Public in and for said State, personally appeared _____(name), known or identified to me to be the _____ (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of _____ (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
(notary signature)

NOTARY PUBLIC FOR _____ (state)
Residing at: _____ (city, state)
My Commission Expires:_____ (d/m/y)

158730

22175

S-0089(371)348; Utah County
AF Main St. Study
CID No. 71911; PIN 12905
American Fork City
Federal ID No. 87-6000209

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT, made and entered into this 30 day of Dec, 2014 by and between the **UTAH DEPARTMENT OF TRANSPORTATION,** hereinafter referred to as **"UDOT,"** and **AMERICAN FORK CITY**, a political subdivision of the of the State of Utah, hereinafter referred to as the **"CITY"**,

RECITALS:

WHEREAS, UDOT agrees to partner with the **CITY** for the cost of a Main Street Vision Design along US-89 in American Fork City, MP 347.73 – MP 348.81; and

THIS COOPERATIVE AGREEMENT is written to reimburse the **CITY** for the cost of the above noted Main Street Vision Design.

NOW, THEREFORE, it is agreed by and between the parties hereto as follows:

1. The **CITY,** or through its consultant, will perform the Main Street Vision Design for the portion of US-89 noted above.

2. The total cost to **UDOT** shall not exceed **$25,000.00**.

3. **UDOT** agrees to reimburse the **CITY** for the cost of said work upon completion of said design. **CITY** agrees to provide the final documentation of the findings of the Main Street Vision Design prior to **UDOT** releasing payment.

TOTAL ESTIMATED COST TO UDOT
$25,000.00

4. The **CITY** with its regular engineering forces at the standard schedule of wages and working hours and in accordance with the terms of its agreement with such employees, or through qualified consultants with whom it has obtained contracts upon appropriate solicitation in accordance with the laws of the State of Utah, shall perform the necessary field and office engineering, perform the work covered by this Agreement.

5. Upon completion of said work, **CITY** shall provide to **UDOT** the findings of the traffic study. Upon **UDOT's** acceptance of work, **CITY** shall submit to **UDOT** itemized invoices depicting the cost of said traffic study.

6. **UDOT** shall have the right to audit all cost records and accounts of the **CITY** pertaining to this project. For purpose of audit, the **CITY** is required to keep and maintain its records of work covered herein for a minimum of three (3) years after completion of the project.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

By: _____

Title: _____

Date: _____

AMERICAN FORK CITY, a political subdivision of the of the State of Utah

By: _____

Title: Mayor

Date: October 29, 2014

****

RECOMMENDED FOR APPROVAL:

By: _____
Region 3 Utilities and Railroads Leader

Date: 12/29/14

UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Region Director

Date: 12/30/14

COMPTROLLER OFFICE

By: _____
Contract Administrator

Date: 1-7-15

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Public Works **Director Approval** _____

AGENDA ITEM Approval and award of a contract for the Main Street Vision Study Phase II contract with Project Engineering Consultants (PEC).

SUMMARY RECOMMENDATION Recommend the award of a contract to Project Engineering Consultant (PEC), for a fixed price of $50,000 based on their proposal for the detailed concept plan for the Main Street corridor.

BACKGROUND American Fork City in conjunction with Mountainland Association of Governments (MAG) and the Utah Department of Transportation (UDOT) recently completed a study of the Main Street area in American Fork City. The study is known as the Main Street Vision Study. The City, UDOT, and MAG now seek to progress this study to a level allowing for detailed planning of improvements associated with the identified corridor.

The City advertised a Request for Proposals seeking to contract with a consulting firm to create a detailed concept plan for the corridor from which future planning and budgeting can be prepared. The concept plan will also allow for specific and selected improvements to occur on the corridor ahead of the full implementation of the plan. The selected consultant would be responsible to provide an identified minimum scope measures. Consultants were informed that this is a fixed price, variable scope project. Selection of the consultant was based on the most qualified/project suited team who provided the most extensive scope.

On July 21, 2015 we received proposals from (7) qualified firms. A selection team which included representatives from the City, and UDOT reviewed each proposal and rated them based on their proposal and the scope of work. The selection team is prepared to move forward with a contract for PEC to perform this work.

BUDGET IMPACT $50,000

SUGGESTED MOTION Move to approve a contract with Project Engineering Consultants for a fixed cost of $50,000 for the creation of a detailed concept plan of the Main Street corridor known as the Main Street Vision Phase II project and authorize staff to proceed with the preparation of contract documents.

Item	Amount	Funding Sources	Amount
Project Fixed Cost	$50,000	American Fork City participation	$ 25,000
		UDOT participation	$25,000
		Total	$50,000

SUPPORTING DOCUMENT

1. Agreement for Professional Services
2. Cooperative Agreement with UDOT

AGREEMENT FOR PROFESSIONAL SERVICES
Engineering, Design and Construction Services for the
Main Street Vision Study Phase II

WHEREAS, this Agreement is entered into between American Fork City (hereinafter known as the "City"), a municipal corporation in the State of Utah, and Project Engineering Consultants, (hereinafter known as the "Consultant"); and

WHEREAS, this Agreement requires the Consultant to perform all Engineering, Design and Construction services for the Art Dye Roundabout and Bridge Crossing project (hereinafter known as "The Project"), for the City. In consideration of mutual consent the parties agree as follows:

1. SUMMARY OF PROJECT

This Agreement is between the City and the Consultant whereby the Consultant will provide services as requested by the City in the 'Request for Proposal' (RFP) documents, attached as Exhibit "A".

2. AUTHORIZATION TO PROCEED

Execution of this Agreement by the City will be authorization for the Consultant to proceed with the Project, pursuant to the hereinafter stated terms.

3. CONSULTANT SERVICES

A. The City requires that the tasks set out by the Consultant as well as those tasks deemed necessary by the City be performed in a professional and competent manner using the American Fork City, APWA, AWWA standards and to the level hereinafter described and or required in the RFP.

B. The Consultant shall furnish all labor, materials, equipment, tools, transportation, and supplies required to complete the work in accordance with the specifications, requirements, and terms of the RFP.

C. The Consultant will maintain all required professional licensing.

D. The Consultant is an independent contractor and as such has the sole responsibility for paying taxes, workers compensation, and all similar obligations.

E. Services of the Consultant are described in the RFP from the City and the response to said request from the Consultant as contained in Exhibit "A" and Exhibit "B".

F. If additional services are required of the Consultant, a change order shall be submitted by the Consultant to the City and the Consultant will be paid at either his hourly rate, or a rate agreed upon by the parties. Additional services are only authorized in a written letter format with signature by the City.

G. The City will supply the Consultant with documents necessary to complete the Project as described in the RFP. All other documents, measurements, data and other measures necessary to complete the project shall be the responsibility of the Consultant.

4. COMPENSATION AND PAYMENT

A. Compensation for the Consultant's services as herein described shall be per Request for Proposal (RFP) which shall include all costs and services necessary to completion of the Project unless jointly determined to be otherwise by both parties. See Consultant response to RFP as contained in Exhibit "B".

B. The Consultant will submit partial payment requests on the last day of each month. Payments shall be due within 60 days of receipt of the invoice. The invoice shall be sent to the City's project manager as appointed by the City Engineer for review and processing by the City. Deviation from this format may cause delay in payment by the City.

C. The Consultant may discontinue work on the Project by issuing the City a written fourteen-day notice if full payment for an invoice is not received within 60 days of the date of the invoice. Suspension of work will continue until full payment is made for all outstanding invoices. The Consultant accepts no liability for damages or delays that result from its suspension of work. The City may not use information or work product provided by the Consultant until full payment is made. Upon full payment of work that has accrued to any point in the project, said work shall become the property of the City. This shall include both digital and hard copy documents and other work completed on or towards the project.

D. Consultant shall upon request provide the City with lien waivers for any sub-consultant, supplier or other contributor to the project prior to final payment.

5. INSURANCE

The Consultant will maintain adequate insurance coverage for the tasks to be performed throughout the term of the Agreement and as required by any funding agencies for the project.

6. LIMITATION OF LIABILITY

A. The Consultant will obey all federal and state laws pertaining to employment.

B. The Consultant shall not be liable for damages or delays resulting from actions or inaction of a third party that is not under the direct control or subcontract of the Consultant.

C. The Consultant shall be solely responsible for any damages or delays caused by its action or delay thereof.

D. The City shall indemnify and hold the Consultant harmless unless the acts have been negligent, errors or omissions of the Consultant. Commensurately the Consultant shall indemnify the City and add the City as an additional insured party on Consultants liability insurance.

E. Neither the City nor the Consultant is responsible for circumstances, acts of God, etc. beyond the control of either party.

F. Neither the City nor the Consultant shall be liable for consequential damages or indirect liability from a third party. The City and the Consultant will defend and hold the other party, its subcontractors and agents harmless in said cases.

7. TERMINATION

A. This Agreement may be terminated by either party in the event that the other party has not performed any material covenant or has otherwise breached any material term of this Agreement. Said termination shall be under the following conditions:

1) Upon written receipt of notice if the nonperformance or breach is incapable of cure, or
2) Upon the expiration of fourteen (14) calendar days (or such additional cure period as the non-defaulting party may authorized) after receipt of written notice if the nonperformance or breach is capable of cure and has not been cured.

B. Either party may terminate this Agreement without cause at any time upon thirty (30) days written notice to the other party.

C. If the Project is terminated, the Consultant is entitled to full compensation as computed by the parties for the work completed up to the point of termination.

8. ASSIGNMENT

This Agreement shall be binding on the heirs, successors and assignees of each party. This Agreement may not be assigned, transferred, conveyed, or encumbered by either party without the prior written consent of the other party. Unauthorized assignment is void and nonbinding.

9. GOVERNING LAW

A. The laws of the State of Utah shall govern all aspects of this Agreement.
B. Jurisdiction is in Utah County, Utah.

10. ATTORNEY FEES

In the event any action or proceeding is brought by any party against any other party under this Agreement, the prevailing party shall be entitled to recover attorney fees and costs in any such

amount as the court may adjudge reasonable. The financial limits of the Agreement are not a waiver to this clause.

11. SEVERABILITY

The Provisions of this Agreement are severable, and should any provision be void, overly broad or unenforceable, such provision shall not affect any other portion or provision of this Agreement.

12. WAIVER

Any waiver by either party of any breach by the other party, whether said waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the other party.

13. NOTICE

All notices, demands, and requests required or permitted hereunder shall be in writing and shall be deemed duly given if delivered or if mailed by registered or certified mail, postage prepaid, addressed to the designated contacts indicated below.

14. HAZARDOUS SUBSTANCE INDEMNIFICATION

To the extent permitted by law and to the extent that the Consultant is not the cause of the pollutants, the City shall indemnify and hold harmless the Consultant against claims arising from hazardous waste, pollutants, contaminates, or asbestos or our about the City's property. This exemption shall not apply when the Consultant has been notified in advance of the contaminants by the City or its assigns.

15. CONTRACTOR'S METHODS AND PRICES

The City acknowledges that the Consultant will provide construction cost estimates based upon its experience and judgment and that the Consultant makes no guarantee regarding actual construction costs as bid a contractor.

16. CONTRACTOR'S PERFORMANCE INDEMNIFICATION AND ADDITIONAL INSUREDS.

If the project involves construction by a third party contractor of any kind which is not acting as a subcontractor or assign for the consultant, the parties agree that the City and the Consultant shall be indemnified by the contractor to the fullest extent permitted by law for all claims, damages, losses, and expenses, including attorney's fees, arising out of or resulting from the contractor's performance of work. This includes any injury to any worker on the job site except for negligence that arises out of the City or Consultant. Both the City and the Consultant shall be named as additional insureds by the contractor's General Liability and Builders All Risk insurance policies as applicable and appropriate for the project. It shall be the responsibility of the Consultant

to ensure that these provisions are included in construction contracts with wording acceptable to both parties in the received contractor's insurance policy documents.

17. CONTRACTOR'S SAFETY METHODS

Neither the City nor the Consultant shall be responsible for the means, methods, techniques, sequences, or procedures of construction selected by contractors or the safety precautions and programs incident to the work of contractors and shall not be responsible for contractor's failure to carry out work in a safe manner. Consultant shall advise both the City and the contractor if practices which cause potential safety concerns are observed.

18. CONTACTS

CITY

Andy Spencer, American Fork City Engineer
American Fork City Public Works Office
275 East 200 North
American Fork, Utah 84003

Cathy Jensen, American Fork City Finance Director
American Fork City
51 East Main Street
American Fork, Utah 84003

CONSULTANT
_____
_____
_____
_____

19. ATTACHMENTS

The following attachments are included and made part of this Agreement:
Exhibit "A" – Request for Proposal (RFP) from the City to Consultant including all addenda.
Exhibit "B" – Consultant response to RFP

20. SPECIAL PROVISIONS

Commencing with execution of the contract, Consultant shall only be authorized to proceed with the scope as outlined in the RFP. Consultant shall receive written confirmation from the City's appointed project manager before proceeding with any given phase of the project. Consultant shall receive a written designation from the City Engineer or other City contact official as named herein regarding the City's project manager for the project.

This Agreement constitutes the entire understanding and agreement between the parties and supersedes all prior agreements and understandings, whether written or oral, and may only be changed by written amendment executed by both parties. By signing this, the undersigned swear that they are duly designated and have the power to sign this document for the respective parties.

Approved for American Fork City:

By: _____

Title: _____

Date: _____

Accepted for: **Project Engineering Consultants**

By: _____

Title: _____

Date: _____

ATTEST:

_____
City Recorder

Exhibit 'A'

American Fork Public Works
275 East 200 North
American Fork, UT 84003
801-763-3050

American Fork City
Public Works / Engineering
Request for Proposals (RFP)
Main Street Vision Phase II

American Fork City (AFC) in conjunction with Mountainland Association of Governments and the Utah Department of Transportation (UDOT) recently completed a study of the Main Street area in American Fork City. The study is known as the Main Street Vision Study. The City, UDOT, and Mountainland Association of Governments (MAG), now seek to progress this study to a level allowing for detailed planning of improvements associated with the identified Corridor. The City seeks to contract with a consulting firm to create a detailed concept plan for the corridor from which future planning and budgeting can be prepared. The concept plan will also allow for specific and selected improvements to occur on the corridor ahead of the full implementation of the plan. Selected consultant will be responsible to provide the identified minimum scope measures. Selection of the consultant will be based upon a fixed price, variable scope process. The selected consultant will be deemed to provide the most qualified/project suited team while providing the most extensive scope.

Point of Contact: Questions concerning submission of a proposal in response to this RFP should be addressed to the American Fork Public Works/Engineering office named below:

Adam Olsen
Senior Planner
275 East 200 North
American Fork, UT 84003
Phone: 801-763-3060
Fax: 801-763-3005
aolsen@afcity.net

Andy Spencer P. E.
City Engineer
275 East 200 North
American Fork, UT 84003
Phone: 801-763-3050
Fax: 801-763-3005
aspencer@afcity.net

Mr. Olsen and Mr. Spencer will not be available to meet individually with proposing parties. They will respond as available via phone or email.

In the event that it becomes necessary to provide additional clarifying data or information, or to revise any part of this RFP, revisions, amendments or supplements will be provided to all recipients of this initial RFP and all who have requested information in writing by emailing joann@afcity.net or sending a written response via US Mail to JoAnn Scott at the address indicated above. Oral communications shall not be binding to AFC and can in no way modify the terms, conditions, or specifications of this RFP or relieve the successful firm(s) of any obligations under any contract resulting from this RFP.

Objective:

American Fork City is soliciting proposals from qualified firms, groups of firms or individuals to create a detailed concept plan for the Main Street corridor between 500 East and 500 West in American Fork. The goal is to provide a base conceptual design creating a modern boulevard theme or similar alternative that will enhance traffic flow, improve safety and create an aesthetically pleasing corridor through the heart of the City. The plan should utilize sustainable concepts relative to landscaping, lighting, islands and other theme elements that beautify the corridor while preserving functionality and promoting commercial growth. All previous planning efforts should be put together into one feasible corridor plan with a defined budget and anticipated timeline.

The corridor will be upgraded with new City utility systems. Project budgets will include an option for a corridor pavement reconstruction. All drainage systems on the corridor will be replaced/upgraded as well.

It is requisite to identify if implementation of the UDOT and American Fork City Bicycle and Pedestrian Master Plan is spatially possible within the corridor.

As work may be phased as funding is available, the concept plan should allow for specific and selected improvements to occur on the corridor ahead of the full implementation of the plan. Selected consultant will be responsible to provide the identified minimum scope measures.

Items to be addressed and evaluated:

1. Parking and user comfort while maximizing on-street parking
2. Pedestrian friendly movement in the corridor
3. Landscape and street furniture (islands)
4. Lighting, addressing theme and locations
5. Bicycle traffic patterns and locations implementing a N – S interface with the plans
6. City utility replacement including basic layout for budgeting
7. Drainage replacement including basic layout for budgeting
8. Pavement reconstruction including budgeting figures
9. General layout to embrace all known future signals and expansion projects on the corridor

Reference materials:

1. Main Street Vision Plan
2. American Fork City Vehicular and Bicycle/Pedestrian Master Plan
3. UDOT Active Transportation Plan
4. 2008 Environmental study of the corridor to 200 East (SR-74)
5. Conceptual layovers for 100 East expansion
6. Conceptual drawings for 200 East / Main Street signalization
7. Conceptual drawings for 500 East / US-89 intersection expansion
8. American Fork City Water, PI, Sewer, and Storm Drain Master Plans

9. American Fork Irrigation Company Ditch Plan

Submission Guidelines:

To be considered by American Fork City, the City is requesting (1) one pdf copy of the complete proposal which must be received no later than **4:00 p.m. July 21, 2015.** Submittals should be submitted to joann@afcity.net . Please identify in the subject line that this is an RFP for the Main Street Vision Plan.

Late Proposals:

Any proposal received by the city after the 4:00 pm July 21, 2015 will not be considered.

Minimum Project Scope:

Listed in anticipated sequence,

1. Meet with project management team in a minimum of two brain-storming sessions to identify the feasible design elements, improvements, and street fixtures/furniture that will be acceptable for implementation on the corridor. This step will also identify if a bicycle facility is feasible on the corridor.
2. Using UDOT LiDAR mapping data supplemented by field survey as necessary, create preliminary horizontal concept plans for improvement of the corridor from the US-89/Main Street intersection on the west (approximately 500 West in American Fork) to the 500 East/US-89 intersection. Concept plans shall consider the Environmental Documentation completed in 2008 by UDOT while balancing the Main Street Vision study's goals and objectives. A signal is also planned for 200 East / State Street. This signal shall be conceptually included in layouts.
3. In conjunction with City staff, advertise and conduct a public involvement meeting to gather input from stake holders regarding improvements to the corridor at the American Fork Senior Center. Advertisement will be a partnered effort between City and consultant. City will pay costs of any mailing or other non-digital communication method.
4. Refine preliminary plans based upon input received in the public meeting and present findings and suggestions to the project management team.
5. Refine preliminary plans based upon project team comments.
6. Prepare/attend a joint work session between the American Fork City Planning Commission and City Council to present preliminary plans and gather input. This meeting will also involve the public and a public input forum.
7. Refine preliminary plans based upon input received.
8. Meet with project management team to present findings and updated preliminary plan.
9. Prepare a final document for review and adoption by both the American Fork City Planning Commission/City Council and UDOT. Attend meetings as necessary for adoption of the concept plans.

10. Adopted plan will become a local area plan in the American Fork City Transportation Master Plan.
11. Final deliverable to be the following
    a. Contain dimensioned horizontal geometric roadway plans for the corridor
    b. Contain renderings or manufacturer drawings or specification sheets for acceptable thematic improvements such as street lights, benches, etc.
    c. Contain schematic landscape plans for the corridor identifying tree locations and types of landscape improvements (i.e. planting areas, rock beds, grass areas, etc.)
    d. Provide a corridor reconstruction budget that is divided into phases as directed. Each phase shall identify major UDOT budget items and major American Fork budget items for aesthetic betterments and utility line improvements.
    e. Provide a section for insertion of American Fork City adoption resolution. City attorney will prepare actual resolution document.
12. Final deliverable shall be provided in both electronic and paper copies. Both American Fork and UDOT and MAG shall be provided up to 10 paper copies each of the final study/deliverable.

Proposal Guidelines:

Each proposal should contain the following:

1. A Cover Letter is required and should display clear understanding of the work, including a positive commitment to complete the work in the specified time-period, and briefly summarize why the firm should be selected. Address and contact information for each party in a proposed joint venture should be included.
2. Qualifications: Proposer submittals must include a statement of qualifications documenting the relevant qualifications of the firm or firms, as well as information summarizing the relevant qualifications of the personnel involved. A discussion of the firm's experience in municipal utility design and construction services should also be included along with any projects intended to show the firm's experience in similar type work.
3. Cost Proposal: Proposers must submit a cost proposal confirming they can perform all work for a fixed price using the form provided as Attachment 'A'. Cost Proposals may also detail on additional pages a scope of work plan if additional services are proposed beyond those listed in the RFP. There will be no advanced payment for start-up.
4. Project Approach: Consultant shall furnish a one-page summary of planned project design concepts, theme, features, and other items deemed pertinent to evaluate consultant's ability to complete the project.
5. Scope: Consultant shall identify any value-added services that will be provided beyond the minimum scope.

   Proposals shall be limited to (6) six single-side pages. Cover letter and binding pages and price proposal sheet and required forms shall not be counted toward the maximum page limit. Oversize pages (11 x 17) will count as one page.

Termination:

1. The contract may be terminated for any reason by American Fork City upon thirty (30) days written notice to the Proposer, without prejudice to any other right or remedy American Fork City may have.
2. Failure of the Proposer to adhere to any of the performance requirements of the RFP shall be cause for termination.
3. The contract may be terminated for any reason by the Proposer upon ninety (90) days written notice to the City.

Payments:

Payments may be withheld from the Proposer by City in order to protect City from loss due to:

1. Liens or claims filed against Proposer, or reasonable evidence of probable filing.
2. The Proposer's failure to promptly pay subcontractors or suppliers for labor and/or services accepted by the Proposer.
3. Failure to perform.
4. Final payment requires lien release from all subcontractors.

Inspection and Acceptance:

American Fork City or its authorized representatives shall have the right to enter premises of the selected bidder, or such other places where RFP services are being performed, to inspect, audit, monitor or otherwise evaluate the services being provided and the financial records pertaining to the RFP. The selected proposer must provide reasonable access to all facilities and assistance to American Fork City or its authorized representatives.

Independent Contractor:

1. Proposer states and affirms that he is acting as an independent design professional or firm, holding himself out to the general public as an independent design professional or firm for other work or contracts as he sees fit; that he advertises his services as he sees fit to the general public, maintains his office or place of employment separate from American Fork City, and this AGREEMENT is not exclusive of other agreements, contracts or opportunities.
2. The parties intend that an independent contractor relationship will be created by this AGREEMENT. American Fork City is interested only in the results to be achieved and the conduct and control of the work will lie solely with the Proposer. Proposer is not to

be considered an agent or employee of American Fork City for any purpose, and the employees of the Proposer are not entitled to any of the benefits that American Fork city provides for City's employees. It is understood that American Fork City does not agree to use Proposer exclusively. It is further understood that Proposer is free to contract for similar services to be performed for others while working under the provisions of this AGREEMENT with American Fork City.

3. Both parties agree that Proposer shall be deemed an independent design professional or firm in the performance of this AGREEMENT, and shall comply with all laws regarding unemployment insurance, disability insurance, and workers' compensation. As such, Proposer shall have no authorization, express or implied, to bind American Fork City to any agreement, settlement, liability, or understanding whatsoever, and agrees not to perform any acts as agent for American Fork City. The compensation provided for herein shall be the total compensation payable hereunder by American Fork City.

Assignment:

The parties to this contract shall not assign said contract, or any part hereof, without the prior written consent of the other party to the contract. No assignment shall relieve the original parties from any liability hereunder.

Disposition of Proposals:

1. All proposals (and the information contained therein) shall become the property of American Fork City. No proposal shall be returned to the respondent regardless of the outcome of the selection process.
2. American Fork City will award a contract in reliance upon the information contained in proposals submitted in response to the request for proposals. American Fork City will be legally bound only when and if there is a signed contract entered into between American Fork City and the awarded proposer.
3. It is important that any person who signs a bid or RFP on behalf of a respondent certifies that he or she has the authority to so act. The provider who has its proposal accepted may be required to answer further questions and provide further clarification of its proposal and responses.
4. Receiving of this request for proposal or responding to it does not entitle any entity to participate in services or transactions resulting from or arising in connection with this request for proposal. American Fork City shall have no liability to any person or entity under or in connection with this request for proposal, unless and until American Fork City and such person have executed and entered into a contract pursuant to the terms of this request for proposal.
5. By responding to this request for proposal each responding party acknowledges that neither American Fork City nor any of its representatives is making or has made any representation or warranty, either express or implied, as to the accuracy or completeness of any portion of the information contained in this request for proposal. The responding

party further agrees that neither American Fork City nor any of its representatives shall have any liability to the responding party or any of its representatives as a result of this request for proposal process or the use of the information contained in this request for proposal. Only the terms and conditions contained in the contract when, as, and if executed, and subject to such limitations and restrictions as may be specified therein, any be relied upon by the parties in any manner as having any legal effect whatsoever.

Attorney's Fees:

If City shall be made a party to any litigation commenced by or against Proposer arising out of Proposer's operations and as a result of which Proposer is held liable, in whole or in part, by settlement, adjudication, or otherwise, then Proposer shall pay all costs and reasonable attorney fees incurred by or imposed upon City in connection with such litigation. Each party shall give prompt notice to the other of any claim or suit instituted against it that may affect the other party.

Indemnification:

In addition to the insurance and bonding requirements as set forth in this RFP, the Proposer must undertake and agree to defend, indemnify and hold harmless the City, its departments, boards, officers, agents, employees, assigns and successors in interest from and against all suits and causes of actions, claims, losses, demands and expenses, including, but not limited to attorney's fees and cost of litigation, and damages or liability of any nature whatsoever, for: death or injury to any person, including Proposer's employees and agents, or damage of or destruction to any property of either party hereto or of third persons, in any manner arising by reasons of or incident to the performance of the contract on the part of Proposer, its officers, directors, agents, servants, employees, contractors, whether or not contributed to by any act or omission of City or any of the City's boards, officers, agents, or employees.

Completion

Time is of the essence. Proposals shall include a self-imposed completion deadline by the consultant. Completion schedule will be considered as part of the selection criteria. An aggressive completion schedule will be viewed as favorable.

American Fork Public Works
275 East 200 North
American Fork, UT 84003
801-763-3050

American Fork City
Public Works / Engineering
Request for Proposals (RFP)
Main Street Vision Phase II

THIS PAGE MUST BE COMPLETED, PROPERLY SIGNED, AND RETURNED FOR THIS PROPOSAL TO BE CONSIDERED COMPLETE.

CERTIFICATION

I, the undersigned, affirm that this proposal is made on behalf of the below-named individual/company, for whom I have legal authority to commit to the terms and conditions set forth in the RFP and this response, to which I/we agree to be bound if this proposal is found acceptable by American Fork City; and that this proposal is made without any collusion or coercion on the part of any person, firm, corporation, or other entity.

Company Name:		
Address:		
Representative:		
Title:		
Phone:	Fax:	
Email address:		
Insurer:	Policy #:	Coverage Amounts:
Price $50,000.00 Lump Sum		

Signature of authorized representative:

_____ Date:_____

This page will be required at time of contract with selected party. Submittal is not required at time of proposal.

AMERICAN FORK PUBLIC WORKS
275 EAST 200 NORTH
AMERICAN FORK, UT 84003
801-763-3050

American Fork City
Public Works / Engineering
Request for Proposals (RFP)
Main Street Vision Phase II

E-VERIFY CERTIFICATION

WHEREAS, the undersigned proposes to provide services under a contract for American Fork City and the Citizens of American Fork City, County of Utah.

NOW THEREFOR, this _____ day of _____, 2015, the undersigned firm verifies its compliance with Utah Code Ann. § G63-11-103 and 13-47-201, stating affirmatively that the individual, firm, or corporation which is contracting with American Fork City has registered with and is participating in a federal work authorization program in accordance with the applicable provisions and deadlines established in Utah Code Ann. § G63-11-103 and 13-47-201.

The undersigned contractor/firm further agrees that should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to the contract with American Fork City, of which this certification is a part, the undersigned contractor/firm will secure from such subcontractor(s) similar verification of compliance with Utah Code Ann. G63-11-103 and 13-47-201. The undersigned contractor further agrees to maintain records of such compliance and provide a copy of each such verification to American Fork City at the time the subcontractor(s) is retained to perform such services

E-Verify Number_____

_____
Proposer
(Name of sole ownership, corporation or partnership)

{AFFIX CORPORATE SEAL HERE}

_____
(Signature of Authorized Representative)

_____
Title

Exhibit 'B'

American Fork Public Works
275 East 200 North
American Fork, UT 84003
801-763-3050

American Fork City
Public Works / Engineering
Request for Proposals (RFP)
Main Street Vision Phase II

THIS PAGE MUST BE COMPLETED, PROPERLY SIGNED, AND RETURNED FOR THIS PROPOSAL TO BE CONSIDERED COMPLETE.

CERTIFICATION

I, the undersigned, affirm that this proposal is made on behalf of the below-named individual/company, for whom I have legal authority to commit to the terms and conditions set forth in the RFP and this response, to which I/we agree to be bound if this proposal is found acceptable by American Fork City; and that this proposal is made without any collusion or coercion on the part of any person, firm, corporation, or other entity.

Company Name: Project Engineering Consultants		
Address: 986 West 9000 South		
West Jordan, Utah 84088		
Representative: Lars Anderson		
Title: Project Manager		
Phone: 801.953.5578	Fax: 801.495.4244	
Email address: landerson@pec.us.com		
Insurer: Hancock International	Policy #: 680-326M3684-TIA-13	Coverage Amounts: $2,000,000
Price $50,000.00 Lump Sum		

Signature of authorized representative:

Date: July, 21, 2015

PEC
PROIECT ENGINEERING CONSULTANTS

21 July 2015

Adam Olsen & Andy Spencer
275 East 200 North
American Fork, Utah 84003

Subject: American Fork City Public Works/Engineering Request for Proposals Main Street Vision Phase II

Dear Mr. Olsen & Mr. Spencer:

American Fork City (City) with Mountainland Association of Governments (MAG) and the Utah Department of Transportation (UDOT) is seeking a consulting firm to create a detailed concept plan for the Main Street corridor in the City.

Project Engineering Consultants Ltd. (PEC) is an established landscape architecture and transportation engineering firm that will provide American Fork City with a concept plan with the following elements:

- a modern boulevard with sustainable landscaping, lighting, and other features;
- alternatives that will enhance traffic flow and improve safety; and
- a defined budget accompanied with an anticipated timeline.

By choosing PEC do develop this concept plan, the City will gain a firm that is committed to completing the work by November 15, 2015, has recently completed similar projects, and can meet the goals set forth by the City by involving our local staff of landscape architects and transportation engineers. Because services required for this project can be provided in-house, PEC can better manage project schedule and provide a competitive design for the cost.

In addition, the City will be able to collaborate easily with PEC because of our proximity to the project location and because of our commitment to communication and stakeholder involvement. PEC will involve the City in every phase of the project, working as an extension of the City to meet the goals of the project. As an added value to the project, two of our key team members, Lars Anderson and Geoff Dupaix, live in the community.

Lars will serve as project manager for this project and as key contact person. If you have any questions about our qualifications, please contact Lars by email at landerson@pec.us.com or by phone at 801.953.5578.

Sincerely,

Project Engineering Consultants Ltd.

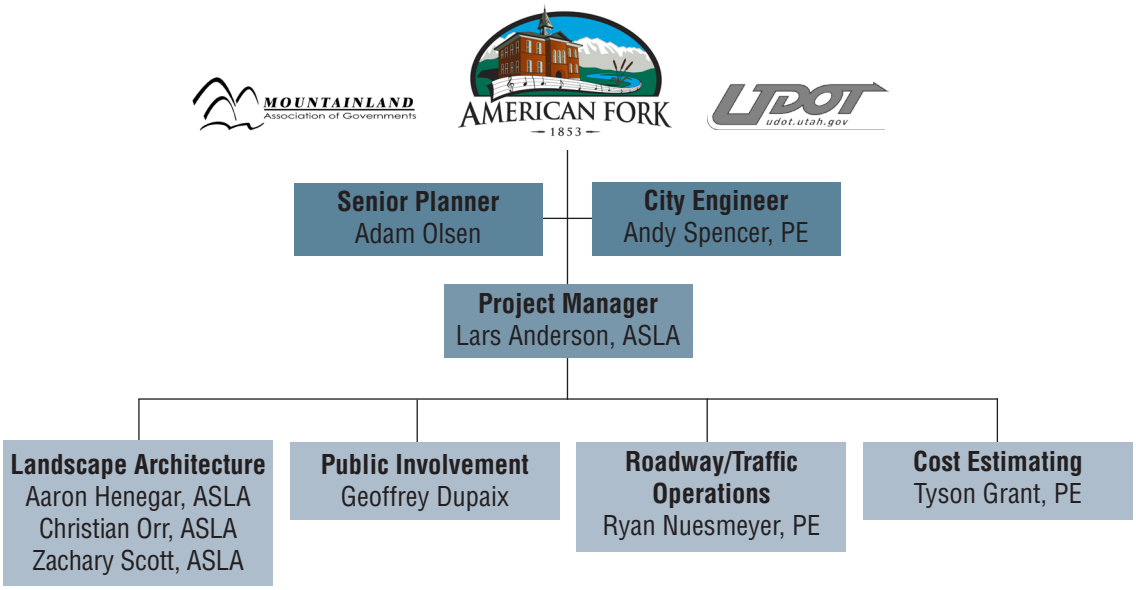
Lars Anderson, ASLA
Principle
801.953.5578

Statement of Qualifications

Project Engineering Consultants (PEC) is a multidiscipline engineering firm providing services to government, municipalities, and private clients for more than 30 years. PEC specializes in landscape architecture and transportation engineering, bringing an engineering background that will be ideal for the American Fork Main Street Vision Phase II concept plan.

Our project manager and many of our skilled staff who are available for this project are current or former residents of American Fork City and have a vested interest in the continued success of the community.

Personnel Qualifications



Project Manager Lars Anderson, ASLA

Education: MLA Landscape Architecture, Utah State University; BS Environmental Science, Brigham Young University

Lars has 17 years' experience working for UDOT and PEC as a project manager, regional environmental manager, and landscape architect. In these capacities, Lars has managed landscape projects for various municipalities throughout Utah, including Cedar Hills, Lehi, Orem, Alpine, Saratoga Springs, Spanish Fork, Cedar Hills, and West Jordan, Utah. Projects in these cities have ranged from parks, trails, recreational areas, interchanges, and roadways. Having worked in both the public and private sectors, Lars brings a rounded skill set and a broad understanding of the construction industry to the projects he manages.

Landscape Architecture Aaron Henegar, ASLA

Education: MS Landscape Architecture, University of Arizona; BS Resource Management, University of Montana

Aaron has 17 years' experience creating master plans, aesthetic designs, and landscape plans for communities, parks, and roadways throughout Utah. Aaron led much of the aesthetic design efforts for the Mountain View Corridor, Porter Rockwell Road, and Red Hills Parkway in Utah. He designed the Spanish Fork Main Street Interchange in Utah. His undergraduate background in resource management has influenced his perspective and design approach to be more environmentally focused.

Landscape Architecture | Zachary Scott, ASLA

Education: BS Landscape Architecture, Utah State University

Zachary has five years' experience creating landscape designs for cities, residential communities, and commercial projects. He has exceptional design skills, knowledge of plant material and wetlands, and communications skills that aid him in creating a landscape design that is catered to each project. Zach has on-site construction management experience that he can draw upon when creating designs. With this experience, he has cultivated the ability to create designs that are functional and low maintenance within scope, schedule, and budget.

Landscape Architecture | Christian Orr, ASLA

Education: BS Landscape Architecture, Utah State University

Christian has five years' experience on various residential and commercial planning projects. He has produced presentation graphics within each project phase that communicate design intent and ideas. He is experienced in preparing photo-realistic 3-D modeling, specifications, and construction drawings. Christian prepared graphics for the Provo University Avenue Realignment and the Wasatch Railroad Trails. He completed monument and sign designs for Clearfield City. Christian was involved with the Spanish Fork LID concept plans, as well as the Bunkerville/Mesquite Overpass aesthetics plan. He also completed designs for Saratoga Springs Regal Park. He has researched and designed low-impact development stormwater management systems.

Public Involvement | Geoffrey Dupaix

Education: BA Communications, Brigham Young University

Geoff is resident of American Fork, is a former member of the American Fork Planning Commission, and worked on the original Main Street Vision Study. Geoff's background in public involvement includes the management of the daily communications and public outreach for UDOT's $1.725 billion Utah County I-15 Corridor Expansion (I-15 CORE) for three years. For nearly a decade, Geoff led all UDOT Region 3 communications and community outreach efforts. During that time, he worked one-on-one with residents, government leaders, business owners, and media to ensure that project impacts were successfully communicated and adequately coordinated. Geoff understands that great communication and outreach requires proactively informing people and helping them know what to expect, when to expect it, and how to cope with the effects of civil engineering projects.

Roadway/Traffic Operations | Ryan Nuesmeyer, PE

Education: MS Civil Engineering, University of Utah; BS Civil Engineering, University of Utah

Ryan has experience providing design for roadways, utilities, intersections, and signals on transportation projects ranging from the I-15 Layton Interchanges to the Draper Lonepeak Signal projects. He has led the design for many roadway and signal projects for UDOT and cities. Ryan recently completed the Spanish Fork River Trail design and collaborated with the city on their LID development. He has extensive experience preparing plans, specifications, estimates, and advertising documents for both urban and rural roadways. Ryan will use his diverse roadway design experience to provide a design that will increase sight distance, reduce crash frequency, and is constructable.

Cost Estimating | Tyson Grant, PE

Education: BS Civil Engineering, Utah State University

Tyson has been providing site civil engineering services for 11 years. He has completed projects ranging from small commercial site developments and subdivisions to large roadway and highway designs. By accurately estimating project costs, Tyson provides clients with effective and simple solutions to sometimes complex problems. Tyson has providing cost estimating on projects throughout Utah, including the I-15 CORE, Regal Park in Saratoga Springs, and East Village in Sandy.

Relevant Projects

Pioneer Crossing
UDOT

Pioneer crossing included 7 miles of new roadway starting at I-15 and American Fork Main Street extending west to Redwood Road in Saratoga Springs. A total of four structures were included on the project and a full diverging diamond interchange at I-15 was the first to be constructed in Utah. Several environmental challenges were faced on this project, including relocation of a BOR aqueduct through wetlands and under the Jordan River, noise mitigation for residents and an elementary school, hazardous materials mitigation, and a pair of red-tailed hawks nesting in a tree on the proposed alignment. Lars Anderson provided environmental oversight for the preparation of the procurement documents and authored the sections of the RFP that related to environmental, landscape architecture, and aesthetics.

Spanish Fork Main Street
UDOT

PEC worked with Spanish Fork City and UDOT to improve the landscape and aesthetics on the Spanish Fork Main Street and I-15 Interchange. PEC provided the aesthetics package, construction documents, and construction administration. PEC worked with the city to reduce maintenance requirements and create a memorable entry to Main Street. We used cobble rock and dry stream beds to manage the storm water from I-15 and included strategically placed turf grass near the end of the off-ramp to create a friendly atmosphere for those visiting the city. A custom monument sign with low voltage lighting was included in the project. PEC followed principles of xeriscape by grouping the plantings and incorporating a variety of rock mulches.

12300 South; ThrU-Turn
UDOT

PEC was contracted by UDOT to perform survey, right-of-way (ROW), and roadway design services for the intersection of 12300 South and State Street (Minuteman Drive/Factory Outlet Drive). Various solutions were considered, and a ThrU-Turn intersection was selected as the preferred alternative in part because of the minimal impacts to ROW and businesses created by this alternative. Due to the type of project and construction methods, accurate survey and detailed mapping was key to successfully tying in at driveways and other features of the roadway. PEC also prepared ROW documents for use during design and acquisition.

2100 North, Mountain View
UDOT

The 2100 North project is a new four lane arterial road (approximately 3 miles) that connects Redwood Road to I-15 in Lehi. PEC coordinated all landscape, aesthetics, and irrigation designs. The landscape and aesthetics included landscaped medians and park strips, wall and bridge treatments, and a monument sign for the City of Lehi. Several key components that were addressed included pedestrian crossings, bridge aesthetics, and park strip planting. For example, the school pedestrian crossing in the medians were designed to improve safety while providing pedestrians and motorists visual appeal and safety. As part of this project, the aesthetics theme for the entire Mountain View Corridor project was established.

Mountain View Corridor
UDOT

The Mountain View Corridor is a freeway, transit, and trail system in western Salt Lake and northwestern Utah counties, serving 13 municipalities. The PEC design team completed the landscape and aesthetics design of the entire 15-mile segment. The responsibility of the design team included the implementation of unique design elements that tied in with communities impacted by the new freeway. The design of unique bridges, signs, and landscape made this project challenging. PEC satisfied the toughest critics of this project by providing in-depth, 3-D perspectives of the major design components.

Project Approach

Design Parameters

Project Engineering Consultants (PEC) has considered the American Fork Main Street Vision Phase II as design consultants, residents, and Steel Days' participants. As residents and frequent visitors of American Fork, we understand the importance of Main Street as an economic engine, gathering place for residents, and identity of the community. We understand the design theme must visually communicate the sense of community and decades of history found on Main Street. As we evaluated the primary characteristics of Main Street American Fork, we developed three main identifiers for Main Street Vision Phase II:

1. **Steel**—The Steel Days events span an entire week. Members of the community love this annual event, and the parade—one of the biggest in Utah—is the heart of the week-long activities. The Main Street Vision should take this into account and cannot impede, hinder, or otherwise impact the parade; rather, the vision should enhance, improve, and celebrate American Fork City.

The Steel Days parade is a staple of American Fork City.

2. **Music**—The American Fork community identifies with music. The Alpine Stake Tabernacle at 110 East and Main Street has a history of hosting musical events. In addition, the American Fork High School marching band is one of the best in the country. When people think of American Fork, they think music.

The American Fork High School marching Band is a community icon.

3. **Historic Buildings**—The Bank of American Fork, built in 1911, and the Alpine Stake Tabernacle, completed in 1914, are icons in this community. Between these two buildings, a string of historic buildings and facades front the American Fork Main Street. Whatever vision is adopted for Main Street, the architecture of these buildings should be celebrated and included in the Main Street Vision.

The Alpine Stake Tabernacle is one of many historical buildings along Main Street.

Design Theme

PEC will incorporate Victorian elements into the Main Street Vision.

In anticipation of this project, the PEC team has been developing a theme for American Fork Main Street during the past several months. We have used the three identifiers described above to develop a Victorian design theme for the project. The Victorian architecture is already present with many of the buildings and structures, including the Alpine Stake Tabernacle. As this theme is developed, future buildings can replicate the Victorian architecture. While this theme is already woven into the fabric of Main Street, it can be elevated by more clearly incorporating Victorian site elements into the Main Street Vision.

The theme will be incorporated throughout Main Street, beginning on the West end of Main Street at 500 West. At this location, we propose the placement of two clock towers, one on the north side and one on the south side of the street. The clock towers will provide a highly visible entrance as residents and visitors enter the Main Street corridor. The clock towers can also act as anchors to display banners across Main Street to advertise special events such as Steel Days. These clock towers will become the icon for West Main just as the tabernacle has become the icon for East Main.

PEC proposes the placement of two clock towers to welcome residents and visitors to American Fork City.

Other ways to incorporate the Victorian design theme into Main Street include the use of Victorian pavers, street lamps (replacing the UDOT cobra heads), benches, and planter boxes. New street elements will strengthen the Victorian theme and the already present Victorian architecture. As we incorporate these design elements, we will keep in mind that these features must be durable and movable for events such as the parade or for maintenance work.

PEC suggests the use of Victorian pavers as part of the vision.

Scope

1. Parking and user comfort

The PEC team will consider various parking solutions to improve the parking along Main Street. One such solution could be to modify the side street parking from 45 degrees to 90 degrees where it can be done safely.

2. Pedestrian friendly movement

Pedestrian friendly movement means the corridor has enough space for pedestrians to walk without running into bicycles, other shoppers, restaurant patrons, or site features. The PEC team proposes widening the sidewalks in the shopping district (200 West to 100 East) and creating a landscape feature through the re-alignment of 200 East with Main and State streets.

3. Landscape and street furniture (islands)

Landscape planters typically slow motorists. The City of Lehi witnessed this with the moveable plants along Lehi Main Street. The PEC team proposes the use of Victorian-themed, moveable plants, with either trees or Victorian street lamps located in the median of Main Street. This will reinforce the theme, calm traffic, and will not block the businesses along Main Street. The turn lanes at the intersections will function as they currently do. We also recommend narrowing the center turn lane to 10 feet to allow for more widening and improvements of the sidewalks and drainage along Main Street.

4. Lighting, addressing theme & locations

The PEC team proposes the use of a Victorian-themed lighting plan. This will include replacing the UDOT cobra heads as well as pedestrian lighting. At intersections, we propose the use of reasonably-priced, black, powder-coated signal arms and lighting, which will also help to reinforce the Victorian theme.

5. Bicycle traffic patterns

Generally, bicycle traffic in the area does not travel east to west along Main Street. Most cyclists prefer side streets to Main Street. However crossings are needed at key intersections such as 100 East and Center Street.

The PEC team believes we can incorporate the Bicycle and Pedestrian Master Plan into the Main Street Vision by using techniques such as sharrows and green lanes to visually indicate where bicycles should cross and wait for the signals.

6. Utility replacement

Our visioning plan will include the layout for street lighting and other utilities such as water and sewer services. Light poles or planter boxes will be strategically placed as to not interfere with utility services.

7. Drainage replacement

The PEC team includes experts in Low Impact Development (LID). Having recently developed LID standards for Spanish Fork City, the PEC team will include these cutting edge design concepts into the Main Street Vision project for American Fork. LID concepts may include placing rain gardens at the bulb-outs near the intersections to handle typical storm drainage. As an engineering firm, we will include the existing storm drain system as the LID overflow and can model the storm drainage system for the corridor with the proposed design.

8. Pavement reconstruction

PEC is a transportation planning and engineering firm. We have provided pavement reconstruction plans and prepared engineers estimates on dozens of UDOT and municipal projects. During the visioning process, we will develop a pavement design for future use that incorporates the Victorian theme with pavers but also evaluates and includes traditional roadway surface.

9. General layout to embrace all known future signals and expansion projects on the corridor

PEC has been working with Andy Spencer at American Fork City for a few years now on the concept for the 200 East/State Street/Main Street intersection. We have designed several High-T intersections and will incorporate the concept plan American Fork City provided to MAG and UDOT into this corridor plan.

1. Moveable Planters
2. Trees in Grates
3. Parallel Parking
4. Planters Along Buildings
5. Pavers/Colored Concrete
6. Sitting Benches
7. Music Art
8. 20 Inch Walls
9. Corner Art
10. Crossing Safety Walls
11. Bike Lane
12. Pavers to Denote Parking
Main Street
Center Street

Center Street
Main Street

1. Music Instrument Bronzes
2. Sitting Walls
3. Pergola Covered Sitting Areas
4. Curb Cuts
5. Entry Columns
Main Street
Center Street

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Finance **Director Approval** C Jensen

AGENDA ITEM Review and action on a class "A" Beer license for Maverik #516.

SUMMARY RECOMMENDATION Finance Officer recommends approval of the class "A" beer license for Maverik #516.

BACKGROUND Maverik #516 is a new gas station/convenience store located at 1078 East State Road. John D. Hillam has applied for a class "A" beer license on behalf of the establishment. Please see the attached application.

According to Section 5.08.050 (Retail beer licenses) the parameters for the class "A" retail license is that the class "A" license will allow the licensee to sell beer on their premises in the originally-labeled containers for consumption off their premises.

BUDGET IMPACT No impact to the budget.

SUGGESTED MOTION I move approval of a class "A" beer license for Maverik #516 located at 1078 East State Road.

SUPPORTING DOCUMENTS Class "A" beer license Application.

300.00

AMERICAN FORK CITY
51 East Main, American Fork, Utah 84003
Phone (801) 763-3000 • www.afcity.org

CLASS A, B, OR C BEER LICENSE APPLICATION

I hereby submit my application for a Class A Beer License to sell and/or distribute beer strictly within the terms of Chapter 5.08 of the American Fork City Code and the Liquor Control Act of the State of Utah.

Name of Applicant: John D. Hillam - Maverik #516

Home Phone: 801-447-9065 Business Phone: 801-936-5557

Home Address: 1801 S. 200 W., Kaysville, UT 84307

Addresses for the past 5 years: 1801 S. 200 W. Kaysville, UT 84307

Date of Birth: 02/03/1979 Age: 36

Social Security #: 529-53-2428 Citizenship: USA - YES

Name of business to be licensed: Maverik #516

Address of business: 1078 East State Road, American Fork, UT 84003

I hereby certify that I have complied with the requirements and possess the qualifications specified in the Alcoholic Beverage Control Act, and that all the information I have provided in the application is true.

I hereby certify that I have never been convicted of a felony, or any misdemeanor inflicting moral turpitude, or of any violation of any law or ordinance relating to alcoholic beverages, or of drunken driving.

I agree that if a license is issued, it shall be subject to suspension or revocation as provided in Chapter 5.08 of the American Fork City Code. I further agree to post any bonds required by the City pursuant to the terms of Chapter 5.08 of the City Code.

Signature of Applicant

Office Use Only

Date approved by City Council: _____ License #: _____ Completed by: _____

Amount Paid: _____ Date Paid: _____

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Ordinance approving a zone map amendment for Timp Rentals, from the SC-1 Planned Shopping Center zone to the GC-1 General Commercial zone, located at approximately 135 North West State Road.

SUMMARY RECOMMENDATION The planning commission recommended approval of the zone map amendment for Timp Rentals as stated in the attached minutes of the July 22, 2015 planning commission meeting.

BACKGROUND The applicant, Bowler Development, proposes to change the zoning for a portion of their property to the GC-1 zone in order to serve as an addition to the Timp Rentals site plan. The city council suggested this course of action in order to accommodate Mr. Phelon's desire to operate Timp Rentals with a larger parking lot and storage area that is meant to serve as a buffer for the future residential dwellings in the Green Springs Meadows development. For further analysis please refer to the attached application, 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 adopt the ordinance approving a zone map amendment for Timp Rentals, from the SC-1 Planned Shopping Center zone to the GC-1 General Commercial zone, located at approximately 135 North West State Road.

SUPPORTING DOCUMENTS

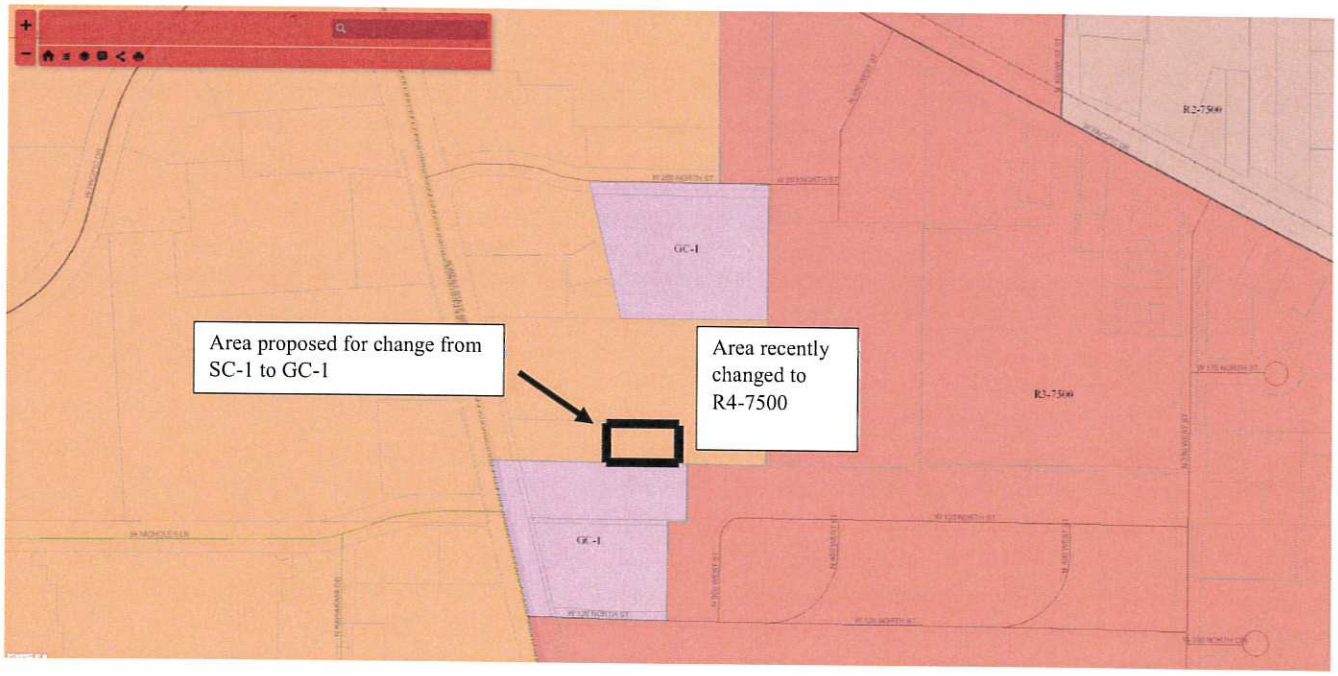
1. Ordinance
2. Application
3. Staff report
4. Planning commission meeting minutes, July 22, 2015

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF AMERICAN FORK, UTAH. BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH:

PART I

That the Official Zone Map of American Fork, Utah, is hereby amended as shown on the map below in the area of 135 North West State Road, from the SC-1 zone to the GC-1 General Commercial zone.



PART II

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

PART III

That this Ordinance shall be in force and effect upon its passage and first publication. PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 11 DAY OF AUGUST, 2015.

ATTEST: James H. Hadfield, Mayor

Richard M. Colborn, City Recorder

AMERICAN FORK CITY – Public Works Department
275 EAST 200 NORTH, AMERICAN FORK UT 84003
Phone: 801-763-3060 Fax: 801-763-3005 www.afcity.org

ZONE CHANGE (blue)

Technical Review Committee Submittal Form

Project Name: Green Spring Commercial

Location: 135 North State Street

Description: Town House Community

Utah County Parcel No(s): 66-051-001

Property Owner Name: Seven C's Community LLC

Property Owner Signature: See attached authorization

Property Owner or Authorized Representative Contact Information: (By indicating an authorized representative, all communication from the City regarding the project will be directed to your authorized representative.)

Name: Bawler Development LC

Address: PO Box 2111, West Jordan, UT 84084

Telephone: 801-562-9292 Fax: 801-562-2934

Email: lynn@bawlercompanies.com, randy@bawlercompanies.com
heidi@bawlercompanies.com

Submit the following to Kim E. Holindrake, Public Works Dept, 275 East 200 North, by 3:00 p.m. on Monday, (date) 05/18/15

1. **Five paper** submittals including plans (sized 11" x 17") and all reports (sized 8.5" x 11")
2. **Electronic** submittal on disc or flash drive:
   a. a full plan set in one (1) single pdf
   b. an electronic design file AutoCAD 2009 format (N.A.D. 83 Coordinates)
   c. reports (drainage, geotechnical, title) each in a separate pdf
3. **Fee** as determined at time of Site Plan Review Fee: _____

Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.

Acceptance of this submittal to the Technical Review Committee (TRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the TRC in accordance with UCA 10-9a-509.5

By submitting an application, owner/authorized representative hereby authorizes American Fork City Representatives to enter the property for purposes of evaluating this application.

SUBMITTAL CHECKLIST (applicant – check the box to indicate items are included in this submittal)

☒	Property Size (acres): 0.36 Current Zone Classification: SC-1
☐	What changed or changing conditions make the proposed amendment reasonably necessary to promote the purposes of the American Fork City Development Code? (typewritten)

☒	Does the proposed zone change conform to the Land Use Plan? ☒ Yes ☐ No If no, please submit a request for General Plan Amendment with this application.
☒	What zone classification are you proposing for the area to be considered? GC-1
☒	Map illustrating property to be changed.

Link to Development Code

http://library.municode.com/index.aspx?clientId=14764

- Amendments – Chapter 17.11
- General Provisions – Sections 17.1.101 and 17.1.102

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. 11.15 DU / ACRE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 6" CURB WALL
2. INSTALL ASPHALT PAVEMENT
3. CONCRETE DRIVEWAY
4. INSTALL 4' CMU WALL
5. INSTALL GATE
6. INSTALL LANDSCAPING (DECORATIVE ROCK WITH TREES AND BUSHES)
7. COVERED PARKING
8. CATCH BASIN WITH SUMP PER AMERICAN FORK CITY DETAIL 15.14
9. PICNIC TABLE WITH CONCRETE PAD
10. REMOVE EXISTING WALL

Project :	TIMP RENTALS	Project No. :	6386
By :	J. Hawks	Checked By :	J. Ford
Date :	6-Jul-2015	Sheet :	1 of 1

ENSIGN
THE STANDARD IN ENGINEERING

RETENTION CALCULATION SUMP

Area Calculations			Area Runoff Coefficients	
Hardscaped Area (Ap):	0.30	acres	Cp :	0.85
LANDSCAPE AREA (Al):	0.00	acres	Cl :	0.20
TOTAL AREA (A):	0.30	acres	WEIGHTED C:	0.85

Runoff Calculations

Soil Percolation Rate: 4 in/hr
Outflow Rate: 0.049 cfs

Time (min)	CA (Acres)	Precipitation (in)	Time (sec)	Cumulative Runoff (ft^3)	Allowed Runoff (ft^3)	Storage (ft^3)
15	0.25	1.15	900	1,045	44	1,001
30	0.25	1.52	1,800	1,381	88	1,293
60	0.25	1.83	3,600	1,662	176	1,486
120	0.25	2.05	7,200	1,862	352	1,510
180	0.25	2.21	10,800	2,007	528	1,480
720	0.25	2.75	43,200	2,498	2,110	388
1440	0.25	3.48	86,400	3,161	4,220	-1,059
NOTE: 100 Year Storm				STORAGE REQUIRED :		1,510
				STORAGE PROVIDED :		**1,590**

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

TIMP RENTALS PARKING LOT EXPANSION

STREET
AMERICAN FORK, UTAH

CONCEPTUAL PLAN

PROJECT NUMBER 6386	PRINT DATE 7/7/15
DRAWN BY J. HAWKS	CHECKED BY J. FORD
PROJECT MANAGER J. FORD	

C-1

BOWLER DEVELOPMENT, L.C.
PO BOX 2111
WEST JORDAN, UT 84084
801-562-9292

AMERICAN FORK CITY
ADAM OLSEN
CITY PLANNER
275 EAST 200 NORTH
AMERICAN FORK, UT 84003
801-763-3060

May 18, 2015

RE: Zone change application for property located at 135 North State Street in American Fork

Dear Mr. Olsen,

We are excited to develop in American Fork City. This 0.36 acre property is currently zoned SC-1, however, because of direction give from the planning commission and city council, we are in negotiations with Timp Rental to purchase this parcel of land to extend their current business operations, we would like to change the zoning to GC-1.

By changing these zones we will match the City's General Plan and we will coexist well with the new commercial development, that we hope to bring to the city, plus, support the existing commercial development in that area of your city.

Thank you again for your consideration, should you have any questions or concerns, please let me know.

Sincerely,

Lynn Bowler
Manager
Bowler Development, L.C.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 22, 2015
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on a zone map amendment for Timp Rentals, from the SC-1 (Planned Shopping Center) Zone to the GC-1 (General Commercial) Zone, located at approximately 135 North West State Road.

ACTION REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION					
Location:		135 North West State Road			
Applicants:		Timp Rentals/Bowler Development			
Existing Land Use:		Vacant			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Vacant (future residential)			
	South	Commercial			
	East	Vacant (future residential)			
	West	Commercial			
Existing Zoning:		SC-1 (Planned Shopping Cente)			
Proposed Zoning:		GC-1 (General Commercial)			
Surrounding Zoning:	North	SC-1 (Planned Shopping Center)			
	South	GC-1 (General Commercial)			
	East	R4-7500)			
	West	SC-1 (Planned Shopping Center)			
Land Use Plan Designation:		Design Commercial			
Zoning within Land Use Plan?		X	Yes		No

PROJECT DESCRIPTION:

A request for a recommendation of approval for a zone map amendment for property located at approximately 135 North West State Road.

Background

This request is for a portion of land that went before the Planning Commission and City Council in March 2015 for a zone change from SC-1 to R4-7500. Timp Rentals is the adjacent landowner and would like to acquire additional land for expansion of their parking area; as well as to act as a buffer between their commercial use and the future residential use proposed in the area.

When the initial zone change went before the Council, Timp Rentals petitioned the Council to consider allowing this property to remain commercial and act as a buffer between the housing units and Timp Rentals. The Council directed the applicants (Bowler Development) to work with Timp Rentals to come to an agreement on property that could be sold to Timp Rentals for this purpose.

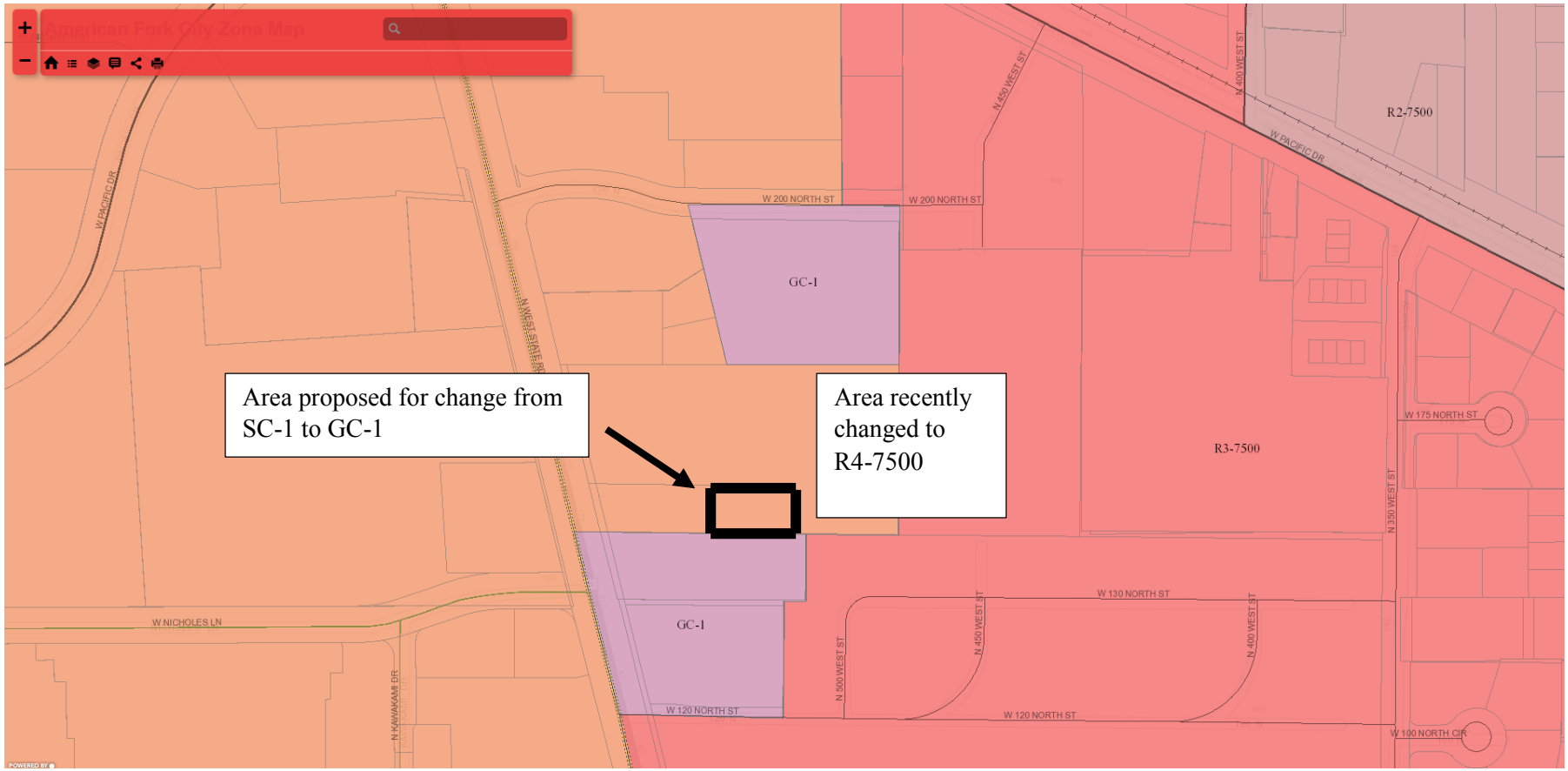
Ensign Engineering has prepared a basic site plan illustrating how this property is to be used. Timp Rentals proposes a 14' landscaped buffer along the east side of the property. Within this area are trees and picnic tables for use of Timp Rentals Employees. At the eastern edge of this landscaped area, a 4' CMU wall will be installed. A small, landscaped buffer area is proposed along the north side of the property, with another 4' CMU wall.

Staff has stressed the importance of this area acting as a true buffer; as that was the concern expressed by Timp Rentals at the City Council meeting in March. Timp Rentals has stated that this area will be used for storage, and that it will not be an area where vehicle start-ups occur in the morning; thereby creating a quiet atmosphere. They feel that the landscaped areas, as well as the fact that this will be used for storage only, creates the buffer they intended; as opposed to having the rear of townhome units back directly on their current lot.

If the Planning Commission feels that adequate buffering is provided, a recommendation of approval is prudent.

POTENTIAL MOTION

Mr. Chairman, I move that we recommend approval of a zone map amendment in the area of 135 North West State Road, from the SC-1 Zone to the GC-1 zone.


American Fork City Zone Map
W PACIFIC DR
W 200 NORTH ST
N 450 WEST ST
N 400 WEST ST
R2-7500
GC-1
N WEST STATE RD
Area proposed for change from SC-1 to GC-1
Area recently changed to R4-7500
R3-7500
W 175 NORTH ST
N 350 WEST ST
W NICHOLES LN
W 130 NORTH ST
N 500 WEST ST
N KANWAKAMI DR
W 120 NORTH ST
W 100 NORTH CIR

John Woffinden Motion passes.

5. Hearing, review and action on a zone map amendment for Timp Rentals, from the SC-1 (Planned Shopping Center) Zone to the GC-1 (General Commercial) Zone, located at approximately 135 North West State Road (7:22 p.m.)

Staff Presentation:
Wendelin Knobloch stated this is directly connected to the next two items, Green Spring Meadows. During original zone change and hearing, there were some neighbors that fought the change and got a discussion going. In the end the developer decided to enter into an agreement with Timp Rental to transfer a portion of the property to them. There is an exhibit in the zone change that shows a parking lot, which will be an expansion of Timp Rental. The original idea has been to buffer the residents from the business and vise a versa. The concept in the packet isn't legally binding but communicates what might happen. We are only discussing the zone change at this time. It will come back as an amendment to the site plan for Timp Rental. A business can't be expanded on new property without a site plan revision.

Andy Spencer stated the site plan and zone change could be tied together. Meaning the zone change doesn't become effective until the site plan is approved.

Applicant Presentation:
Joe Phelon stated there was previously a developer concerned with their operations being close to the residential units. Timp Rental have never had a complaint from the Seven Seas community in our 17 years of operation. They wanted to have a buffer to be a good neighbor. They put in landscaping in the 14-foot buffer. The building is zoned for general commercial 1. They are asking for the new property to be in the same zone. It will have an eight-foot wall between the commercial and residential. They park equipment along the wall that isn't motorized. Timp Rentals opens at 7:30 a.m., and they want to continue to be good neighbors.

Leonard Hight noted that note 4 on the plans calls for a four-foot wall so that needs to be changed.

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

MOTION: Nathan Schellenberg - To recommend approval of a zone map amendment in the area of 135 North West State Road, from the SC-1 Zone to the GC-1 Zone. Seconded by Leonard Hight.

Yes - Christine Anderson
Leonard Hight
Nathan Schellenberg
John Woffinden Motion passes.

6. Hearing, review and action on a preliminary plan for Green Spring Meadows PUD, consisting of 68 units and two commercial lots, located at approximately 150 North West

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Final plat of S&L Solutions LLC Subdivision, consisting of 2 lots, located at 1025 North 900 West in the R1-12,000 Residential Zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the of the final plat of S&L Solutions LLC Subdivision as stated in the attached minutes of the July 22, 2015 planning commission meeting.

BACKGROUND The applicant proposes to subdivide the existing parcel into two lots of 0.27 acres and 0.65 acres respectively. For further analysis please refer to the attached final plat, staff report and planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as part of this final plat approval.

SUGGESTED MOTION I move to approve the final plat of S&L Solutions LLC Subdivision, consisting of 2 lots, located at 1025 North 900 West in the R1-12,000 Residential Zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to:

- All conditions identified in the public record associated with the July 22, 2015 planning commission meeting.

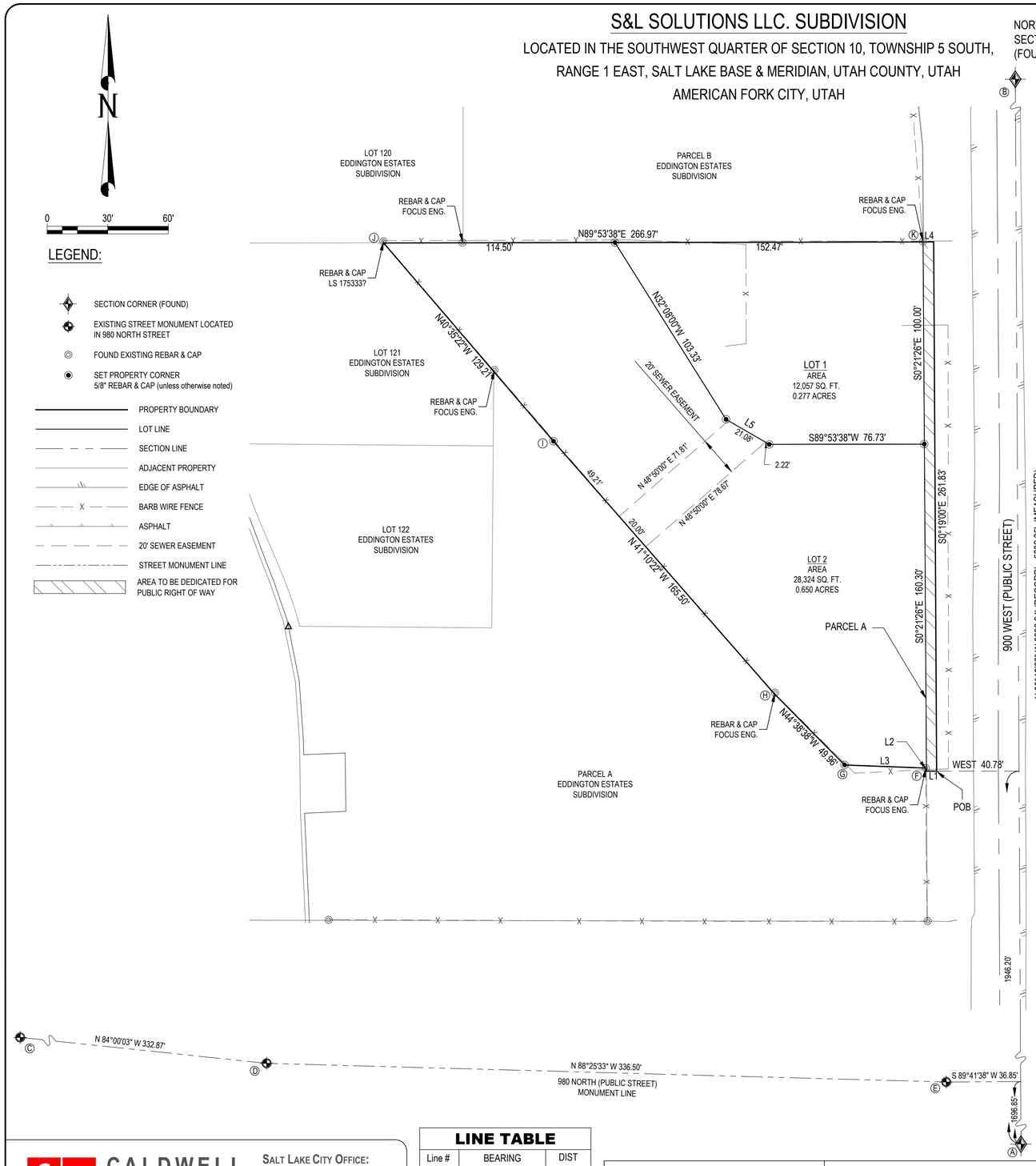
SUPPORTING DOCUMENTS

1. Plat
2. Staff report
3. Planning commission meeting minutes, July 22, 2015

S&L SOLUTIONS LLC. SUBDIVISION

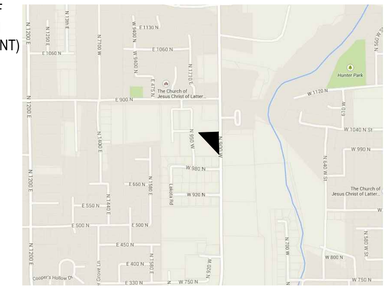
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH

AMERICAN FORK CITY, UTAH



LEGEND:

- SECTION CORNER (FOUND)
- EXISTING STREET MONUMENT LOCATED IN 980 NORTH STREET
- FOUND EXISTING REBAR & CAP
- SET PROPERTY CORNER 5/8" REBAR & CAP (unless otherwise noted)
- PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- ADJACENT PROPERTY
- EDGE OF ASPHALT
- BARB WIRE FENCE
- ASPHALT
- 20' SEWER EASEMENT
- STREET MONUMENT LINE
- AREA TO BE DEDICATED FOR PUBLIC RIGHT OF WAY



VICINITY MAP
N.T.S.

NAD 83 MODIFIED STATE PLANE UTAH CENTRAL ZONE GROUND COORDINATES

	NORTHING	EASTING
Ⓐ	7311561.527	1551121.386
Ⓑ	7316863.803	1551093.067
Ⓒ	7313302.184	1550408.05
Ⓓ	7313267.395	1550739.099
Ⓔ	7313258.151	1551075.471
Ⓕ	7313509.207	1551065.122
Ⓖ	7313510.765	1551024.658
Ⓗ	7313546.311	1550989.551
Ⓘ	7313670.887	1550880.597
Ⓙ	7313769.009	1550796.529
Ⓚ	7313769.502	1551063.499

GROUND TO GRID
SCALE FACTOR = 0.9997286991

SURVEYOR'S CERTIFICATE

I, BRUCE A. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368351 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE ENDO SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BRUCE A. WILLIAMS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 368351

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN AMERICAN FORK, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1946.20 FEET NORTH 00°18'22" WEST ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 25 AND 40.78 FEET WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 10; AND RUNNING THENCE SOUTH 89°59'33" WEST 5.08 FEET; THENCE NORTH 00°20'24" WEST 1.51 FEET; THENCE ALONG THE BOUNDARY LINE AGREEMENT LINE AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE DATED OCTOBER 15, 2013 AS ENTRY NUMBER 96659 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 87°47'00" WEST 40.49 FEET ALONG A FENCE LINE; (2) NORTH 44°38'38" WEST 49.96 FEET ALONG A FENCE LINE; (3) NORTH 41°10'22" WEST 165.50 FEET ALONG A FENCE LINE; (4) NORTH 40°35'22" WEST 129.21 FEET ALONG A FENCE LINE; (5) NORTH 89°53'38" EAST 266.97 FEET ALONG A FENCE LINE; THENCE NORTH 89°45'25" EAST 5.26 FEET; THENCE SOUTH 00°19'00" EAST 261.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 41,733.665 SQUARE FEET OR 0.958 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE HEREAFTER KNOWN AS:

ROBERT'S SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS AS SHOWN ON THIS PLAT AS INTENDED FOR PRIVATE AND PUBLIC USE.

DATED THIS_____ DAY OF _____, 20_____.

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF AMERICAN FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20_____.

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY ENGINEER (SEE SEAL BELOW)

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

ATTEST:
CITY RECORDER (SEE SEAL BELOW)

NOTES:

1. PARCEL A TO BE DEDICATED TO AMERICAN FORK CITY FOR 900 WEST STREET.
2. BY EXECUTING THIS PLAT, THE OWNERS OF LOT 1 (THE "LOT") HEREBY AGREE THAT THEY SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF AMERICAN FORK FROM ANY AND ALL CLAIMS, OBLIGATIONS AND LIABILITIES ARISING FROM OR RELATED TO THE INSTALLATION, USE AND MAINTENANCE OF A 4-INCH SEWER LINE FROM THE LOT AND ITS CONNECTION TO THE CITY'S SEWER LINE IN 900 WEST, AMERICAN FORK, UTAH. THIS COVENANT IS COUPLED WITH AN INTEREST AND SHALL RUN WITH THE LAND AND BE BINDING UPON THE OWNERS OF SUCH PROPERTY AND THEIR SUCCESSORS AND ASSIGNS.
3. DRIVEWAY ACCESS FOR LOT 2:
   - ALIGN ACCESS TO 900 WEST WITH RECORDED SUBDIVISION ACCESS EAST OF 900 WEST.
   - PROVIDE TURNAROUND WITHIN THE LOT.

ACKNOWLEDGEMENT

STATE OF UTAH)
:S.S.
COUNTY OF _____)

ON THIS _____ DAY _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME, _____,

WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (T)(S)HE(Y) IS/ARE THE TRUSTEE(S) OF THE ENDO TRUST, AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)HE(Y) IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TRUST, AND SAID

_____

ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

SHEET 1 OF 1

S&L SOLUTIONS LLC. SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, AMERICAN FORK CITY, UTAH.

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CITY-COUNTY RECORDER SEAL

CALDWELL RICHARDS SORENSEN
ANSWERS TO INFRASTRUCTURE

SALT LAKE CITY OFFICE:
2060 EAST 2100 SOUTH
SALT LAKE CITY, UTAH 84109
PHONE: 801 . 359 . 5565
FAX: 801 . 359 . 4272
www.crsengineers.com

LINE TABLE

Line #	BEARING	DIST
L1	S 89°59'33" W	5.08'
L2	N 00°20'24" W	1.51'
L3	N 87°47'00" W	40.49'
L4	N 89°45'25" E	5.26'
L5	N 60°00'00" W	24.72'

City Planner

Approved by the American Fork City Planner on this _____day of _____, A.D. 20_____.

AMERICAN FORK CITY PLANNER

American Fork Sewer Dept.

Approved by the American Fork Sewer Department on this _____day of _____, A.D. 20_____.

AMERICAN FORK PUBLIC WORKS DIRECTOR

American Fork Culinary Water Dept.

Approved by the American Fork Culinary Water Department on this _____day of _____, A.D. 20_____.

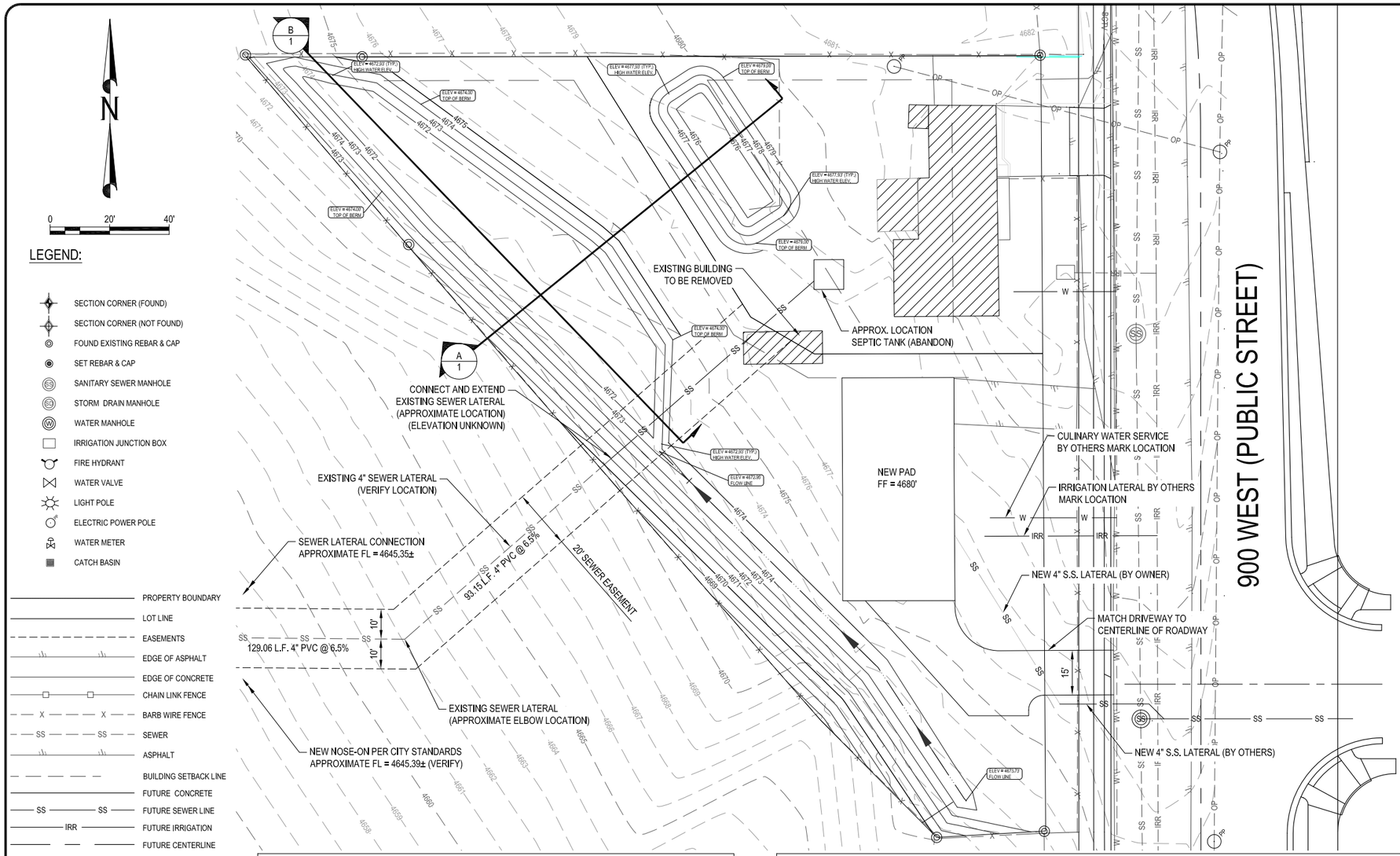
AMERICAN FORK PUBLIC WORKS DIRECTOR

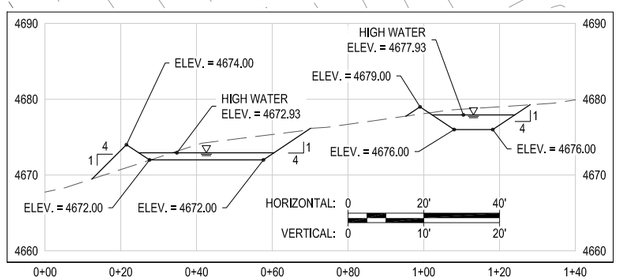
Planning Commission Approval

Approved by the Planning Commission on this _____day of _____, A.D. 20_____.

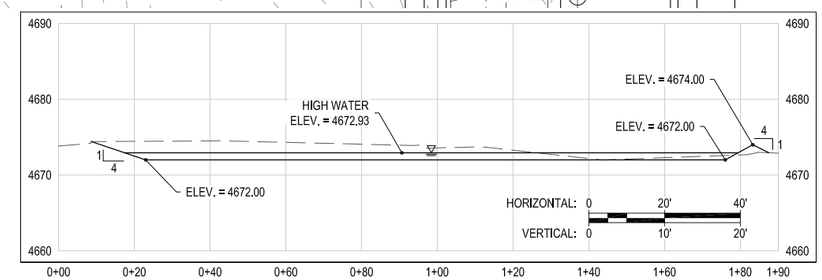
CHAIRMAN, PLANNING COMMISSION

File Path:P:\15023S S&L Solutions LLC-co Mic Bischoff-Subdivision Plat\Drawings\2015-06-18 Final Plat with AFC Comments.dwg Jul 27, 2015 - 8:56am





A 1 **POND SECTION A**
SCALE: NONE



B 1 **POND SECTION B**
SCALE: NONE

STORM WATER RETENTION BASIN SIZING CALCULATIONS (by INTENSITY)

PROJECT: S&L Solutions LLC - co Mic Bischoff - Subdivison Lot 1
LOCATION: American Fork, UT
PERCOLATION RATE: 0 cfm (assume no infiltration)

			Runoff Coefficient	
Railroad Yard:	0	S.F.	C-Railroad:	0.3
Paved Area:	0	S.F.	C-Pavement:	0.9
Landscaped Area:	12056	S.F.	C-Landscape:	0.35
Total:	12056	S.F.	Weighted C:	0.35
	0.28	Acres	CA:	0.09686869

LAPSED TIME (MIN.)	RAINFALL* INTENSITY (IN.HR)	"CA" (SQ.FT.)	ACCUM. FLOW (C.F.)	DISPERSAL RATE INTO THE SOIL (C.F.)	REQUIRED STORAGE (C.F.)
5	7.24	0.0968687	210.40	0.00	210.40
10	5.6	0.0968687	325.48	0.00	325.48
30	4.61	0.0968687	803.82	0.00	803.82
60	3.04	0.0968687	1060.13	0.00	1060.13
120	1.83	0.0968687	1276.34	0.00	1276.34
180	1.03	0.0968687	1077.57	0.00	1077.57
360	0.74	0.0968687	1548.35	0.00	1548.35
1440	0.125	0.0968687	1046.18	0.00	1046.18

* 100 year return period per Farmer-Fletcher Storm Distribution

Total Needed Storage **1548.35 CF**

STORM WATER RETENTION BASIN SIZING CALCULATIONS (by INTENSITY)

PROJECT: S&L Solutions LLC - co Mic Bischoff - Subdivison Lot 2
LOCATION: American Fork, UT
PERCOLATION RATE: 0 cfm (assume no infiltration)

			Runoff Coefficient	
Railroad Yard:	0	S.F.	C-Railroad:	0.3
Paved Area:	0	S.F.	C-Pavement:	0.9
Landscaped Area:	28394	S.F.	C-Landscape:	0.35
Total:	28394	S.F.	Weighted C:	0.35
	0.65	Acres	CA:	0.22814279

LAPSED TIME (MIN.)	RAINFALL* INTENSITY (IN.HR)	"CA" (SQ.FT.)	ACCUM. FLOW (C.F.)	DISPERSAL RATE INTO THE SOIL (C.F.)	REQUIRED STORAGE (C.F.)
5	7.24	0.2281428	495.53	0.00	495.53
10	5.6	0.2281428	766.56	0.00	766.56
30	4.61	0.2281428	1893.13	0.00	1893.13
60	3.04	0.2281428	2496.79	0.00	2496.79
120	1.83	0.2281428	3006.01	0.00	3006.01
180	1.03	0.2281428	2537.86	0.00	2537.86
360	0.74	0.2281428	3646.63	0.00	3646.63
1440	0.125	0.2281428	2463.94	0.00	2463.94

* 100 year return period per Farmer-Fletcher Storm Distribution

Total Needed Storage **3646.63 CF**

RECORD OF REVISIONS

0 1 2

IF THE ABOVE SCALE BAR DOES NOT MEASURE 1-INCH IN LENGTH, DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALED MEASUREMENTS.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF *CRS ENGINEERS* AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH *CRS ENGINEERS*.

PRINCIPAL: MATT H
PROJECT MANAGER: PAUL H
CHECKED BY:
DRAWN BY: T. BASS
DRAWING SCALE: 1" = 20'
ISSUE DATE: JULY 2, 2015

CALDWELL RICHARDS SORENSEN
ANSWERS TO INFRASTRUCTURE

SALT LAKE CITY OFFICE:
2060 EAST 2100 SOUTH
SALT LAKE CITY, UTAH 84109
PHONE: 801.359.5565
FAX: 801.359.4272
www.crsengineers.com

STANLEY L AND LILLIE T ROBERTS
S&L SOLUTIONS
SITE PLAN

1000 NORTH 900 WEST

AMERICAN FORK, UTAH

STAMP: REGISTERED PROFESSIONAL ENGINEER 4832 PAUL J. HIRST STATE OF UTAH

PROJECT NUMBER: 15023S
SHEET 1 OF 1
SHEET NUMBER

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 22, 2015
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Hearing, review and action on the preliminary plan for S&L Solutions LLC Subdivision, consisting of 2 lots, located at 1025 North 900 West in the R1-12,000 Residential Zone.

Review and action on the final plat for S&L Solutions LLC Subdivision, consisting of 2 lots, located at 1025 North 900 West in the R1-12,000 Residential Zone.

ACTIONS REQUESTED: Approval of the preliminary plan and a recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		1025 North 900 West			
Applicants:		CRS (Caldwell Richards Sorensen)			
Existing Land Use:		Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Residential			
Existing Zoning:		R1-12,000			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R1-12,000			
	South	R1-12,000			
	East	TR-5 (Utah County)			
	West	R1-12,000			
Growth Plan Designation:		Low Density Residential			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Preliminary plan and final plat of S&L Solutions LLC Subdivision, consisting of two lots.

Background

Although listed as two separate agenda items, this report covers both the preliminary plan and final plat for S&L Solutions LLC Subdivision.

In 2006, this area was annexed as part of the Metcalf Annexation. It was envisioned in the annexation agreement that this property would be developed into two lots. The S&L Solutions LLC plat divides this property into the two lots as envisioned at the time of annexation.

Lot one will consist of .27 acres and Lot 2 will consist of .65 acres. Access to both lots will be off of 900 West. There is one building that crosses a proposed lot line and this will be demolished.

All drainage from both lots will be contained on-site. This is illustrated on the sheet labeled "site plan", through the use of detention areas.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Low Density Residential". The proposed subdivision, with a density of 2 du/ac, is consistent with the Land Use Plan designation of "Low Density Residential".

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 and preliminary plan are being processed concurrently. The final plat conforms to the preliminary plan and will conform to any 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 any required improvements are realistic.

e. The water rights conveyance documents have been provided.

Water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).

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

3. Water rights conveyance shall occur prior to final plat recordation.

POTENTIAL MOTIONS

Mr. Chairman, I move that we approve the preliminary plan of S&L Solutions LLC Subdivision, subject to the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

Mr. Chairman, I move that we recommend approval of the final plat of S&L Solutions LLC Subdivision, with the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 7/22/2015

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: S & L Solutions LLC Subdivision

Project Address: 1025 North 900 West

Developer / Applicant's Name: CRS (Caldwell Richards Sorensen)

Type of Application:

- ☒ Subdivision Final Plat
- ☒ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☐ Residential Accessory Structure Site Plan

<u>Engineering Division Recommendation:</u> 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 7/22/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

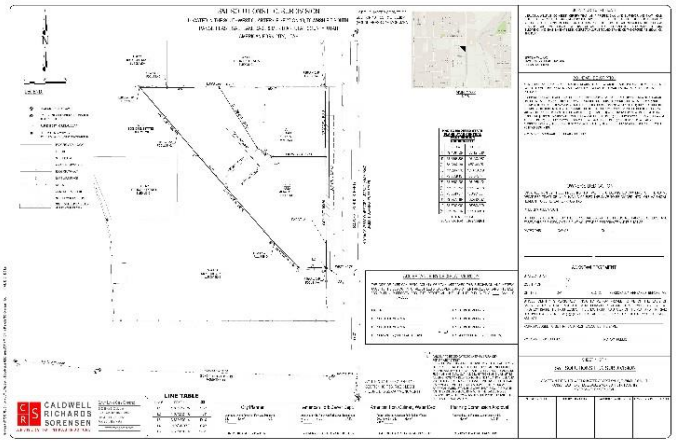
<u>Applicant is requesting that the Planning Commission waive the following requirement(s):</u>

1. NA

☐ Requested waivers **ARE** necessary for the proposed development to move forward.

☐ Requested waivers **ARE NOT** necessary for the proposed development to move forward.

<u>Plan Submittal:</u>



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. RB&G Engineering Inc. should verify the accuracy of the east boundary of the subdivision with the 900 West project.
2. A new title report is required which description matches the final plat description and shows clear title.
3. Provide a sewer liability letter that indemnifies American Fork City for the method that is be proposed to sewer the subdivision lots.
4. Provide a note on the plans and include in the indemnification letter the requirement on the sewer line for Lot #2 to install a back flow valve to prevent main line sewer from causing flooding or damage to the home or property.
5. Any comments by the Robert Autrey and the GIS Department from their review of the boundary and closure.

AMERICAN FORK CITY
PLANNING COMMISSION MEETING MINUTES
JULY 22, 2015

The American Fork Planning Commission met in a regular session on July 22, 2015, in the American Fork City Hall, located at 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden, Chairman
Commission Members: Nathan Schellenberg, Leonard Hight
Absent Commission Members: Harold Dudley, Rebecca Staten, Marie Adams, Eric Franson
Alternate Member: Christine Anderson
Wendelin Knobloch, Associate Planner
Andy Spencer, City Engineer
Kim E. Holindrake, Public Works Administrative Assistant
Others: Stan Roberts, Lillie Roberts, Joe Phelon, John Gassman, Lynn Bowler, Kevin Scholtz, John Gaston – McArthur Homes, David Adams

1. Pledge of Allegiance

Those in attendance stood and stated the Pledge of Allegiance.

Christine Anderson was recognized as a voting member.

2. Hearing, review and action on a preliminary plan for S&L Solutions LLC Subdivision, consisting of 2 lots, located at 1025 North 900 West in the R1-12,000 Residential Zone

Staff Presentation:
Wendelin Knobloch stated a year and a half ago a project was approved surrounding this property, Eddington Estates Subdivision. The property owner wants a two-lot subdivision. Lot 1 includes the existing home, and lot 2 will be for a new home. This subdivision was anticipated as part of the original annexation. The engineering division has worked with the petitioner on access to 900 West, which is being reconstructed. The project meets all the zoning requirements.

Andy Spencer stated the new home will need to have a forward entry to 900 West. It is shown on the plans and needs to be added to the plat. The driveway will be restricted to the location shown on the plat also. The applicant is aware of this. He recommends approval.

Applicant Presentation:
Stan Roberts stated he has owned the property for ten years. Initially they wanted three lots but two is good. They have buyers for this property. He understands the driveway being a forward entry.

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

DRAFT

MOTION: Christine Anderson - To approve the preliminary plan of S&L Solutions LLC Subdivision, subject to the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

Findings:

- **The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).**
- **The final plat meets the criteria as found in Section 17.8.211 of the Development Code.**

Conditions:

- **Water rights conveyance shall occur prior to final plat recordation.**
- **A forward entry driveway being added to the plat.**

Seconded by Leonard Hight.

Yes - Christine Anderson
Leonard Hight
Nathan Schellenberg
John Woffinden Motion passes.

3. Review and action on a final plat for S&L Solutions LLC Subdivision, consisting of 2 lots, located at 1025 North 900 West in the R1-12,000 Residential Zone (

MOTION: Christine Anderson - To recommend approval of the final plat of S&L Solutions LLC Subdivision, subject to the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

Findings:

- **The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).**
- **The final plat meets the criteria as found in Section 17.8.211 of the Development Code.**

Conditions:

- **Water rights conveyance shall occur prior to final plat recordation.**
- **All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 7/22/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**
- **A forward entry driveway being added to the plat.**

Seconded by Leonard Hight.

Yes - Christine Anderson
Leonard Hight
Nathan Schellenberg
John Woffinden Motion passes.

4. Hearing, review and action on an amended commercial site plan for Watts Automotive, located at 716 South 500 East, in the GC-2 (Planned Commercial) Zone (7:10 p.m.)

Staff Presentation:

DRAFT

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Ordinance approving a commercial site plan for Watts Automotive, located at 716 South 500 East, in the GC-2 Planned Commercial zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the commercial site plan for Watts Automotive as stated in the attached minutes of the July 22, 2015 planning commission meeting.

BACKGROUND The applicant proposes to replace the existing dealership structure with a new larger facility. For further analysis please refer to the attached site plan, staff report and planning commission minutes.

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

SUGGESTED MOTION I motion to adopt the ordinance approving a commercial site plan for Watts Automotive, located at 716 South 500 East, in the GC-2 Planned Commercial zone with instructions to the city recorder to withhold publication of the ordinance subject to:

- All conditions identified in the public record associated with the July 22, 2015 planning commission meeting.

SUPPORTING DOCUMENTS

1. Ordinance
2. Site plan
3. Staff report
4. Planning commission meeting minutes, July 22, 2015

ORDINANCE NO.

AN ORDINANCE APPROVING AN AMENDED COMMERCIAL SITE PLAN FOR WATTS AUTOMOTIVE AT 716 SOUTH 500 EAST, AMERICAN FORK, UTAH

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

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

A. The Amended Commercial Site Plan for Watts Automotive at 716 South 500 East, American Fork, Utah, as set forth in Attachment A, is hereby approved.

B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone _____.

C. Said Plans shall hereafter constitute the zone requirements applicable within the property so described.

PART II

ENFORCEMENT, PENALTY, SEVERABILITY, EFFECTIVE DATE

A. Hereafter, these amendments shall be construed as 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.

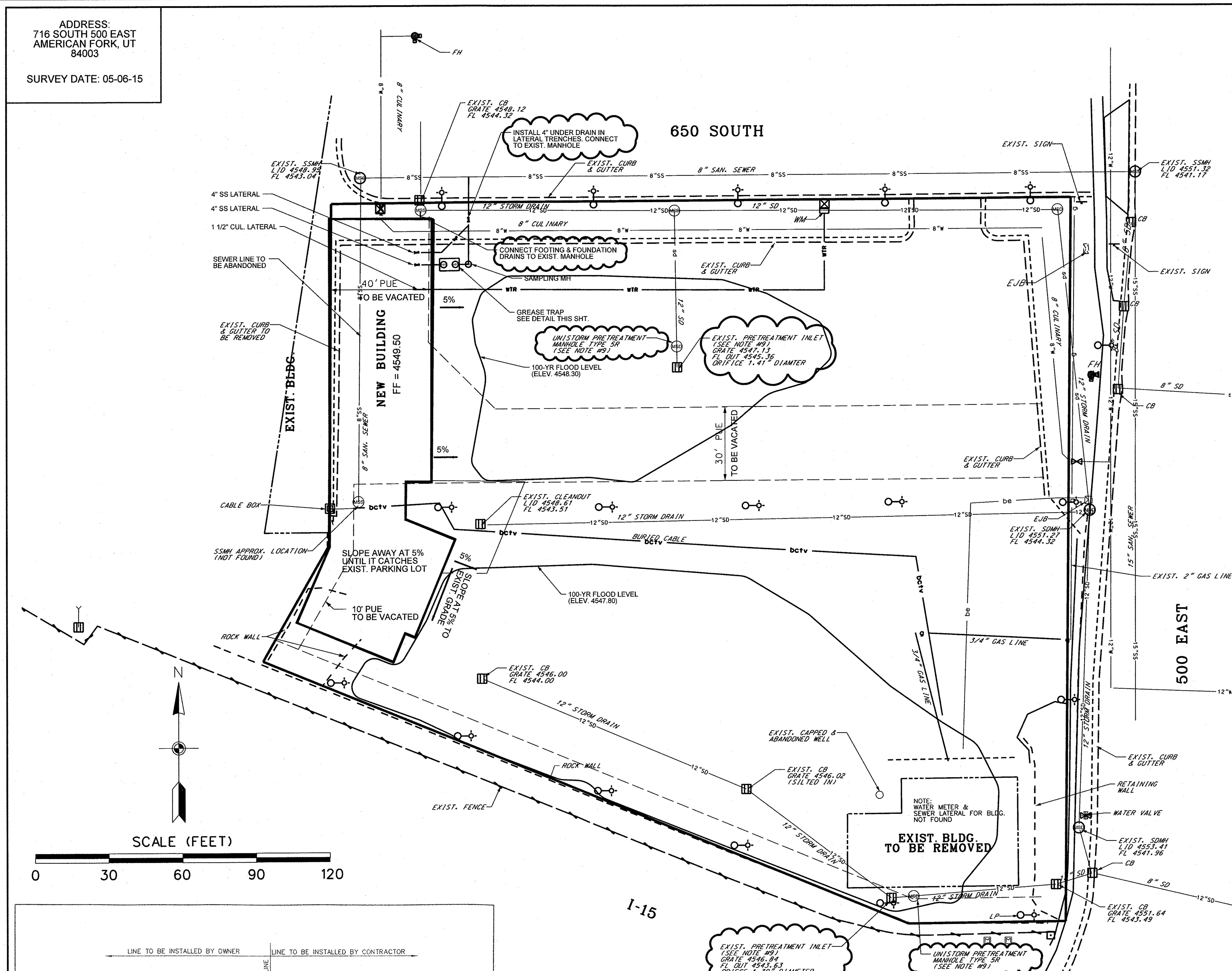
C. This ordinance shall take effect upon its passage and first publication.

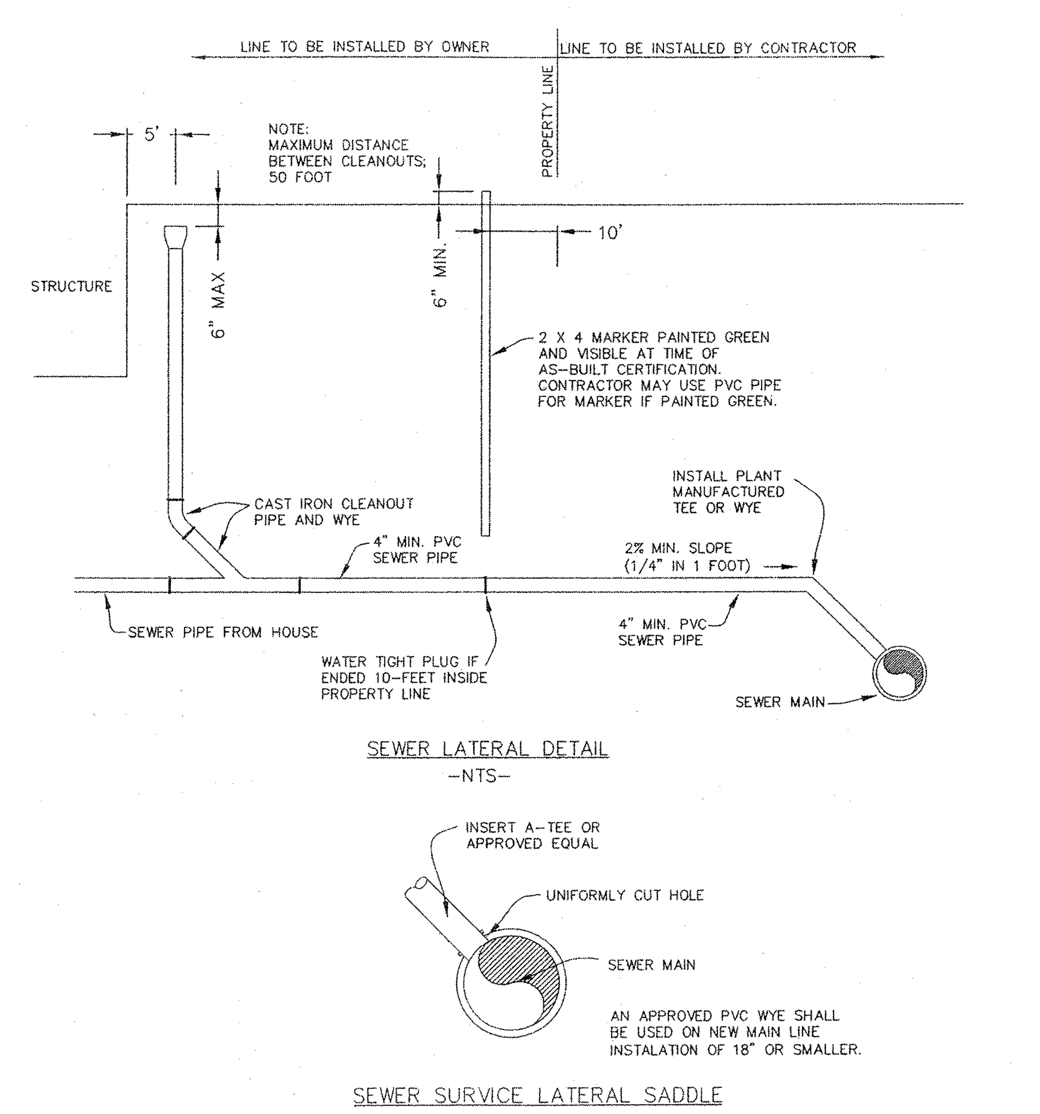
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 11 DAY OF AUGUST, 2015.

James H. Hadfield, Mayor

ATTEST:

Richard M. Colborn, City Recorder





SEWER LATERAL DETAIL
–NTS–

SEWER SURVICE LATERAL SADDLE
–NTS–

NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

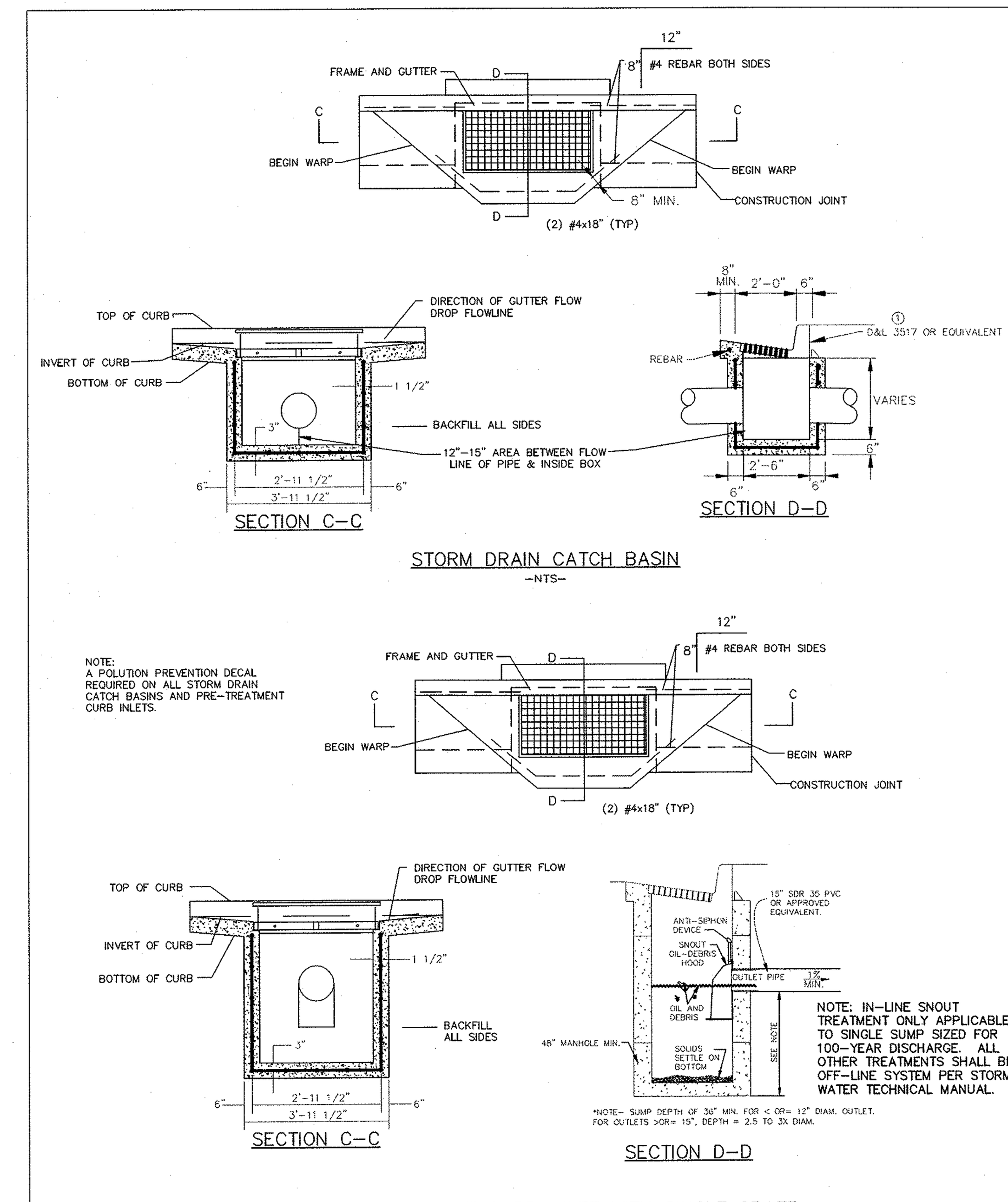
DRAWN: JRP | REVISED: | DATE: JULY 2002 | SCALE: VARIES
Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR: SANITARY SEWER LATERAL AND CLEAN OUT
DRAWING NO. 15.23

NOTES:

1. UTILITY LATERALS TO THE EXISTING BUILDING ARE TO BE ABANDONED.
2. IRRIGATION SYSTEM TO THE EXISTING PLANTERS WILL REMAIN THE SAME.
3. CONTRACTOR TO PREPARE AND SUBMIT REQUIRED SWPPP AND NOI DOCUMENTS.
4. CONTRACTOR TO VERIFY EXISTING UTILITIES AND NOTIFY ENGINEER OF CONFLICTS.
5. PRIVATE PARKING LOT LIGHTS TO BE DESIGN BUILD. CONTRACTOR TO VERIFY EXIST. CONDUIT RUNS & CONNECT TO NEW POWER SOURCE IN NEW BUILDING.
6. EXISTING LATTERALS TO EXISTING STRUCTURE TO BE ABANDONED PER CITY REQUIREMENTS.
7. EXISTING PUE'S TO BE VACATED FROM UNDER BLDG.. FOOTPRINT PRIOR TO CONSTRUCTION.
8. UNDERDRAIN TO BE INSTALLED IN ALL UTILITLY TRENCHES EXCEPT CULINARY WATER SERVICE (WATER SERVICE HAS POSITIVE PRESSURE)
9. CLEAN OUT BOX & VERIFY FL OUT AND ORIFICE DIAMETER. INSTALL UNISTORM PRETREATMENT MANHOLE TYPE 5R INLINE WITH OUTLET PIPE TO MEET PRETREATMENT REQUIREMENTS.

LEGEND

Symbol	Description
g	EXISTING GAS LINE
be	EXISTING BURIED ELECTRICAL
—	EXISTING OVERHEAD POWER
wtr	EXISTING WATER LINE
X" W	NEW SDR-21 CLASS 200 CULINARY WATER LINE
X" ir	EXISTING PRESSURIZED IRRIGATION LINE
X" PI	NEW C900 PURPLE PRESSURE IRRIGATION LINE
swr	EXISTING SANITARY SEWER
X" SS	NEW SDR-35 SANITARY SEWER PIPE
sd	EXISTING STORM DRAIN PIPE
X" SD	NEW STORM DRAIN PIPE
LD	NEW ROOF DRAIN LATERAL
SWR	NEW SAN. SEWER LATERAL
WTR	NEW CULINARY WATER LATERAL
IR	NEW PRESSURE IRRIGATION LATERAL
MSD	(SDMH) EXISTING STORM DRAIN MANHOLE
MSD	(SDMH) NEW STORM DRAIN MANHOLE
▽	(BO) NEW BLOW OFF
▽	(BO) EXISTING BLOW OFF
	(LP) LIGHT POLE
	(CB) EXISTING CATCH BASIN
	(CB) NEW CATCH BASIN
⋈	(wv) EXISTING WATER VALVE
⋈	(WV) WATER VALVE
	(FH) EXISTING FIRE HYDRANT
	(FH) NEW FIRE HYDRANT
WM	(WM) WATER METER
	(SIGN) STREET SIGN
MSS	(SSMH) EXIST. SEWER MANHOLE
MSS	(SSMH) NEW SEWER MANHOLE
P	POST INDICATOR VALVE



STORM DRAIN CATCH BASIN
–NTS–

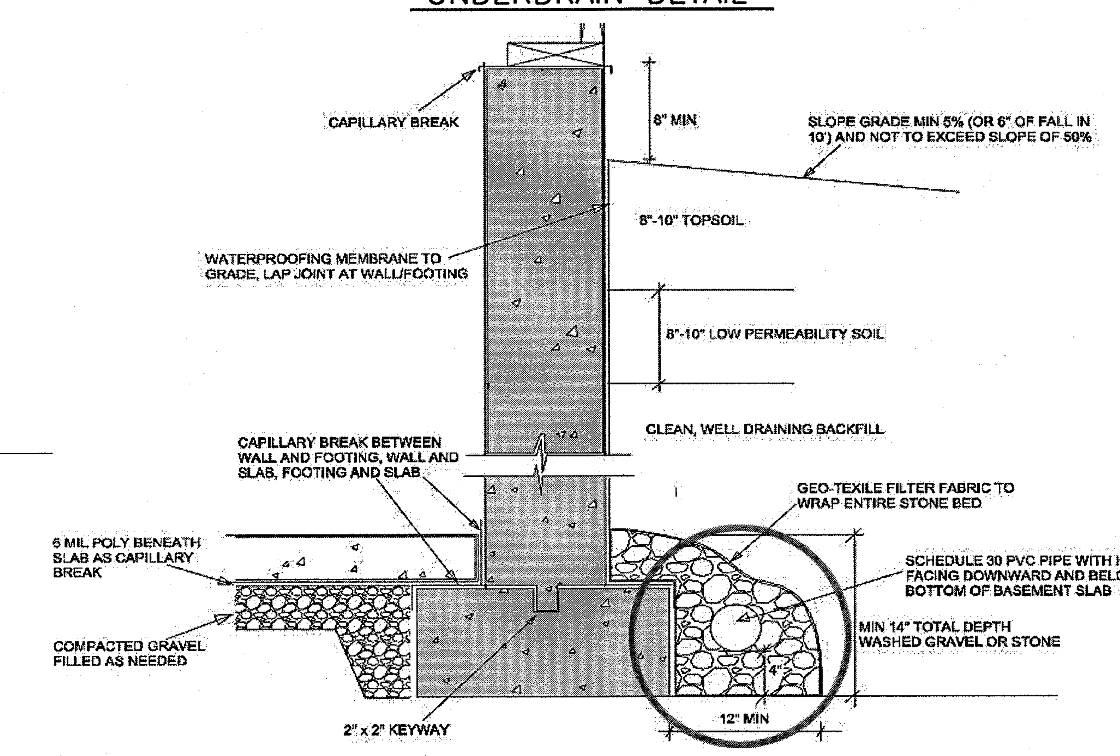
NOTE:
A POLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.

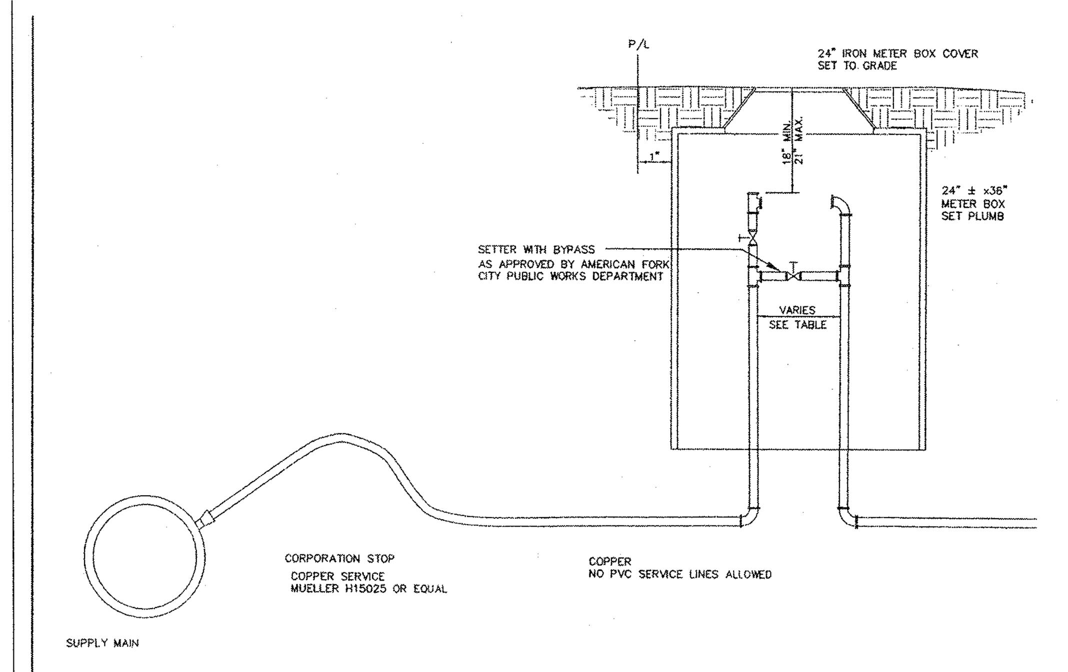
NOTE: IN-LINE SNOUT TREATMENT ONLY APPLICABLE TO SINGLE SUMP SIZED FOR 100-YEAR DISCHARGE. ALL OTHER TREATMENTS SHALL BE OFF-LINE SYSTEM PER STORM WATER TECHNICAL MANUAL.

PRE-TREATMENT CURB INLET WITH SINGLE GRATE
–NTS–

DRAWN: JRP | REVISED: AJS | DATE: APRIL 2012 | SCALE: VARIES
AMERICAN FORK
AMERICAN FORK CITY
STANDARD DETAIL FOR: CATCH BASIN
DRAWING NO. 15.2

UNDERDRAIN DETAIL

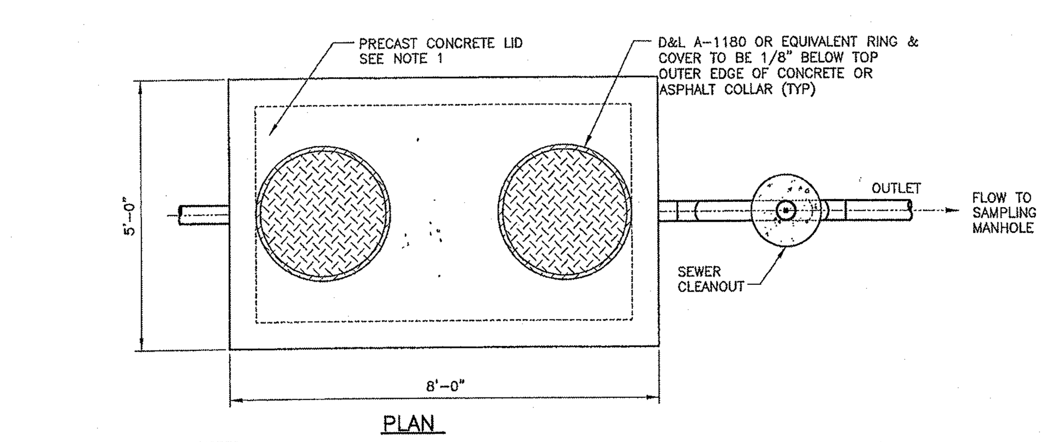




SPACING TABLE

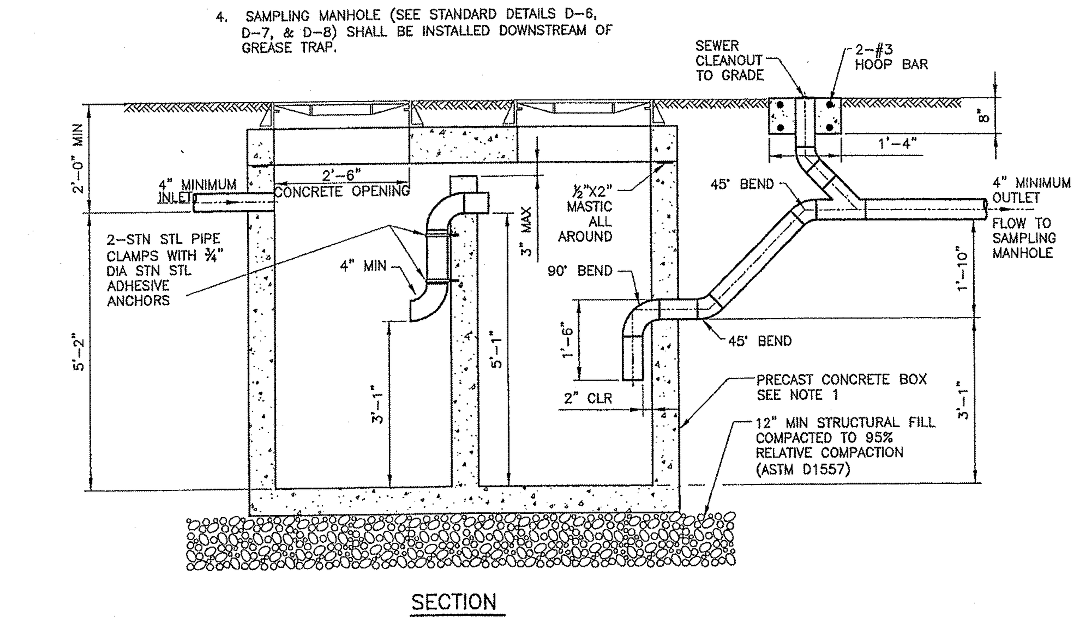
SIZE	SPACING
3/4"	7 1/2"
1"	10 3/4"
1 1/2"	13"
2"	17"

DRAWN: JRP | REVISED: | DATE: MAY 2002 | SCALE: VARIES
Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992
AMERICAN FORK CITY
STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION
DRAWING NO. 15.5



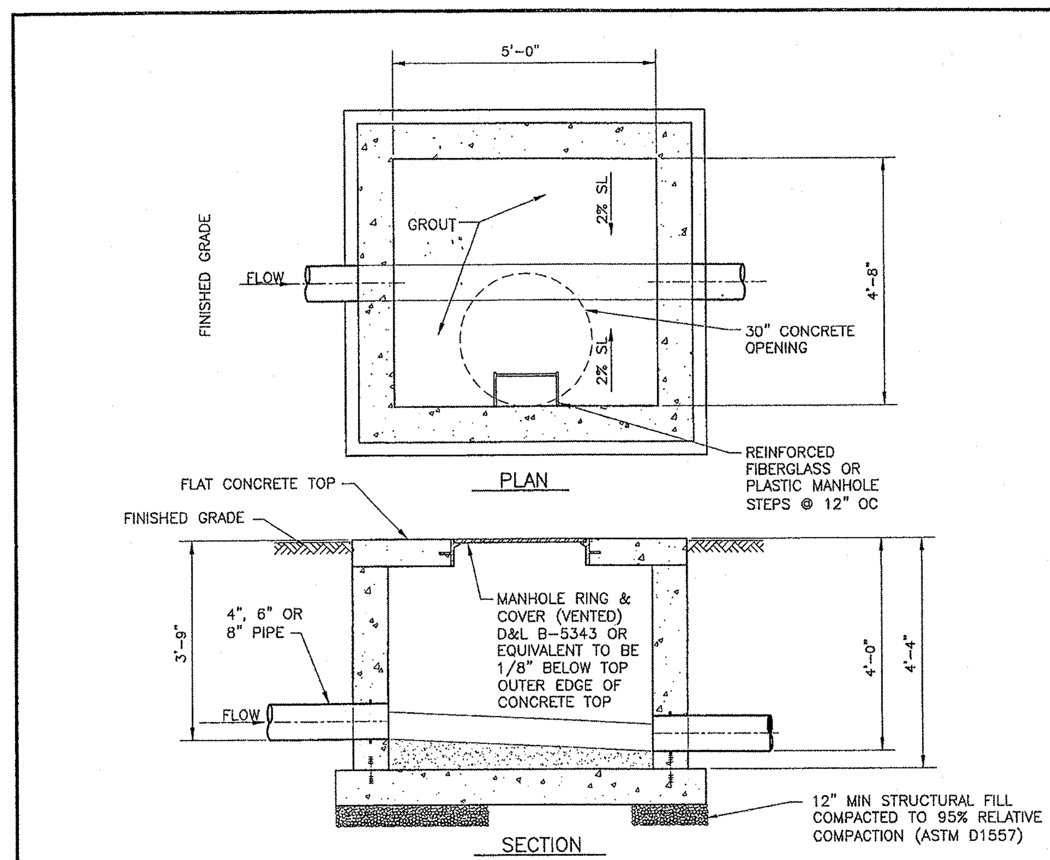
PLAN

NOTES:
1. THE SUPPLIER OF THE PRECAST BOX, SHALL DESIGN AND PROVIDE DRAWINGS AND CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH AND SUBMITTED TO TSSD FOR REVIEW.
2. SUPPLIER SHALL COORDINATE WITH OWNER THE SIZE AND LOCATION OF ALL PIPE PENETRATIONS PRIOR TO FABRICATION.
3. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
4. SAMPLING MANHOLE (SEE STANDARD DETAILS D-6, D-7, & D-8) SHALL BE INSTALLED DOWNSTREAM OF GREASE TRAP.



SECTION

TIMPANOGOS SPECIAL SERVICES DISTRICT
1000 GALLON STANDARD GREASE TRAP
DRAWN: | DESIGNED: | CHECKED: | APPROVED:
DATE: AUG 07 | FILE NAME: | DRAWING NAME: D-10



SECTION

NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTW A615 GRADE 60.
3. THE CONCRETE COVER OVER THE REINFORCING STEEL SHALL BE A MINIMUM OF 1½-INCH.
4. THE STRUCTURE SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. THE STRUCTURE SHALL AT MINIMUM MEET THE FOLLOWING DESIGN CRITERIA:
   a) WALLS DESIGNED FOR SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 120 PCF PLUS TRUCK SURCHARGE.
   b) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
6. PIPING PER CITY OR DISTRICT REQUIREMENTS.
7. ALL MANHOLES SHALL HAVE REINFORCED FIBERGLASS OR PLASTIC MANHOLE STEPS.
8. ALL MANHOLES MUST HAVE ROUND, NOTCHED, VENTED LIDS WITH PICK HOLES FOR REMOVAL.
9. THE MINIMUM WIDTH OF CHANNEL WITHIN MANHOLE TO BE DIAMETER OF PIPE.
10. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.

TIMPANOGOS SPECIAL SERVICES DISTRICT
SAMPLING MANHOLE 4FT OR LESS
DRAWN: | DESIGNED: | CHECKED: | APPROVED:
DATE: AUG 07 | FILE NAME: | DRAWING NAME: D-6

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
NO. 174774
MATT W. BROWN
STATE OF UTAH

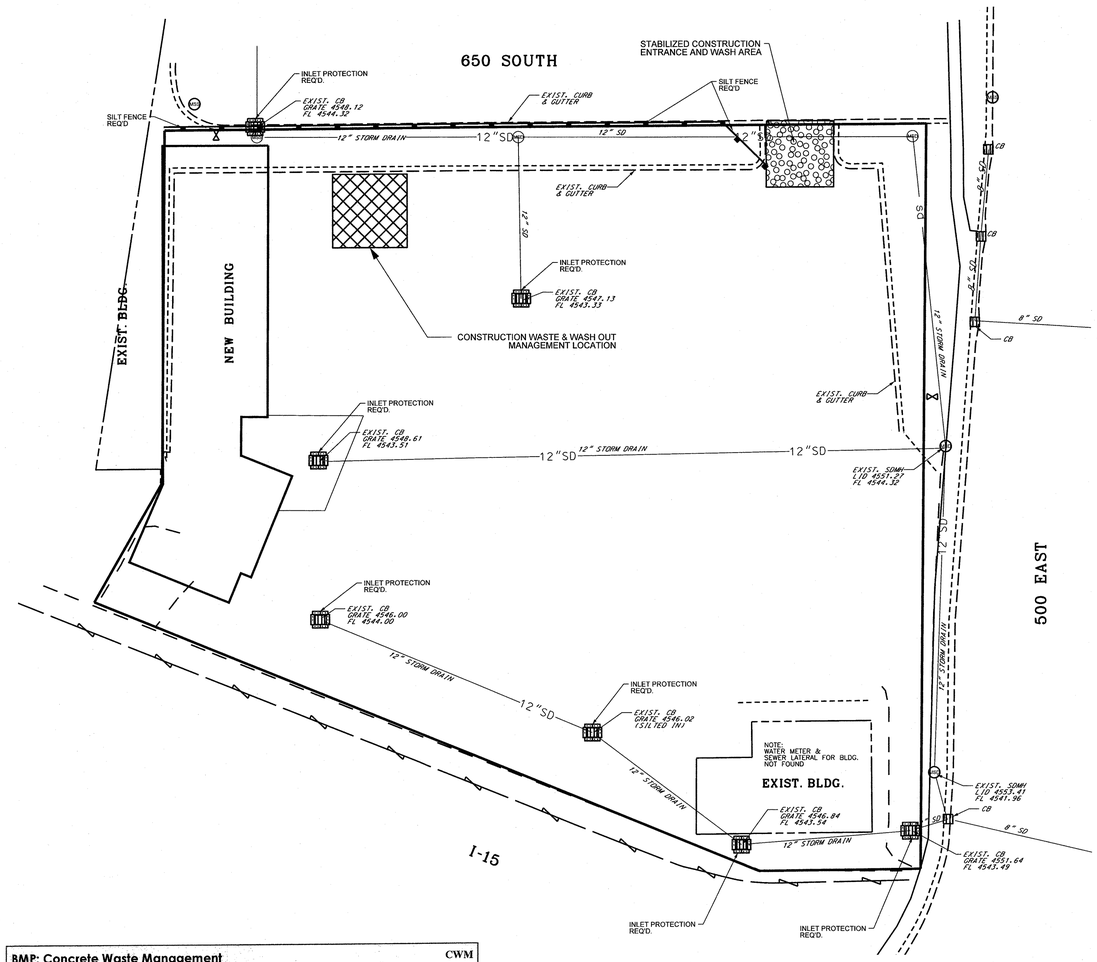
REVISIONS
No. | Date | By | Notes

Designed
Drawn D.B.
Checked
Date JULY, 2014

Title: WATTS AUTOMOTIVE
Location: AMERICAN FORK, UTAH
Drawing Name: SITE & UTILITY PLAN

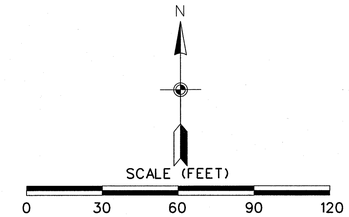
PROJECT NO.
2015.047

SHEET NO.
1.00



NOTES:

1. CONTRACTOR TO PREPARE AND SUBMIT REQUIRED SWPPP AND NOI DOCUMENTS AND OBTAIN STATE PERMIT.



BMP: Street Cleaning

SC

Program Elements

- ☐ New Development
- ☐ Residential
- ☐ Commercial Activities
- ☐ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

Description:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

Approach:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Reduce the number of parked vehicles using regulations.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

Limitations:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

Maintenance:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants

- ■ Sediment
- ■ Nutrients
- ■ Heavy Metals
- ☒ Toxic Materials
- ■ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

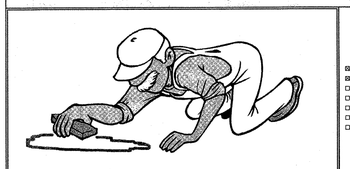
- ■ Capital Costs
- ■ O&M Costs
- ☒ Regulatory
- ☒ Training
- ■ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

American Fork City Storm Water Management Program-2004

BMP: Spill Clean-Up

SCU



Objectives

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

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

Application:
All sites

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

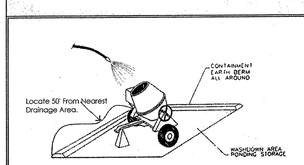
- ■ Capital Costs
- ■ O&M Costs
- ■ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

American Fork City Storm Water Management Program-2004

BMP: Concrete Waste Management

CWM



Objectives

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

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

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

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

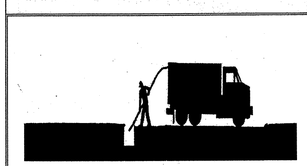
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

American Fork City Storm Water Management Program-2004

BMP: Catch Basin Cleaning

CBC



Program Elements

- ☐ New Development
- ☐ Residential
- ☐ Commercial Activities
- ☐ Industrial Activities
- ☒ Municipal Facilities
- ☒ Illegal Discharges

Description:
Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basins' sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

Approach:
Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:
- At least annual inspections.
- Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.

Limitations:
There are no major limitations to this best management practice.

Maintenance:
Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:
- Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a stenciling of catch basins and inlets.
- Keep logs of the number of catch basins cleaned.
- Record the amount of waste collected.

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants

- ■ Sediment
- ☒ Nutrients
- ■ Heavy Metals
- ☐ Toxic Materials
- ☒ Oxygen Demanding Substances
- ☒ Oil & Grease
- ☒ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

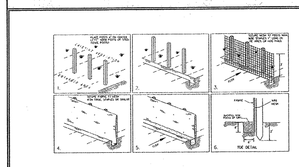
- ☒ Capital Costs
- ■ O&M Costs
- ☐ Regulatory
- ☒ Training
- ■ Staffing
- ☒ Administrative

■ High ☒ Medium ☐ Low

American Fork City Storm Water Management Program-2004

BMP: Silt Fence

SF



Objectives

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

Description:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:
- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier near top of stream bank
- Inlet protection: place fence surrounding catchbasins

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

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

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

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants

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

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

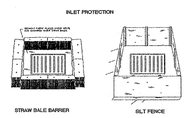
- ■ Capital Costs
- ■ O&M Costs
- ■ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

American Fork City Storm Water Management Program-2004

BMP: Inlet Protection - Silt Fence or Straw Bale

IPS



Objectives

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

Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection)

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

Limitations:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

ADAPTED FROM SALT LAKE COUNTY BMP FACTSHEET

Targeted Pollutants

- ■ Sediment
- ■ Nutrients
- ■ Toxic Materials
- ■ Oil & Grease
- ■ Floatable Materials
- ■ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

- ■ Capital Costs
- ■ O&M Costs
- ■ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

American Fork City Storm Water Management Program-2004

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER NO. 174775 MATT W. BROWN STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn D.B.
Checked
Date JULY , 2014

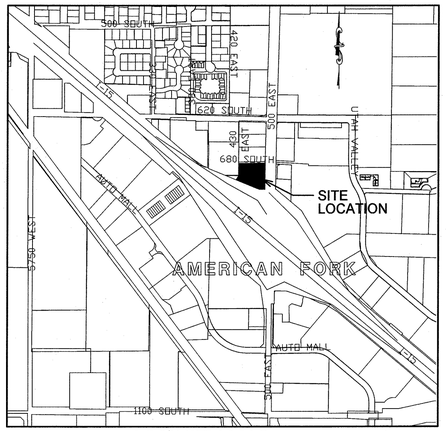
Title: WATTS AUTOMOTIVE
Location: AMERICAN FORK, UTAH
Drawing Name: SWPPP

PROJECT NO. 2015.047

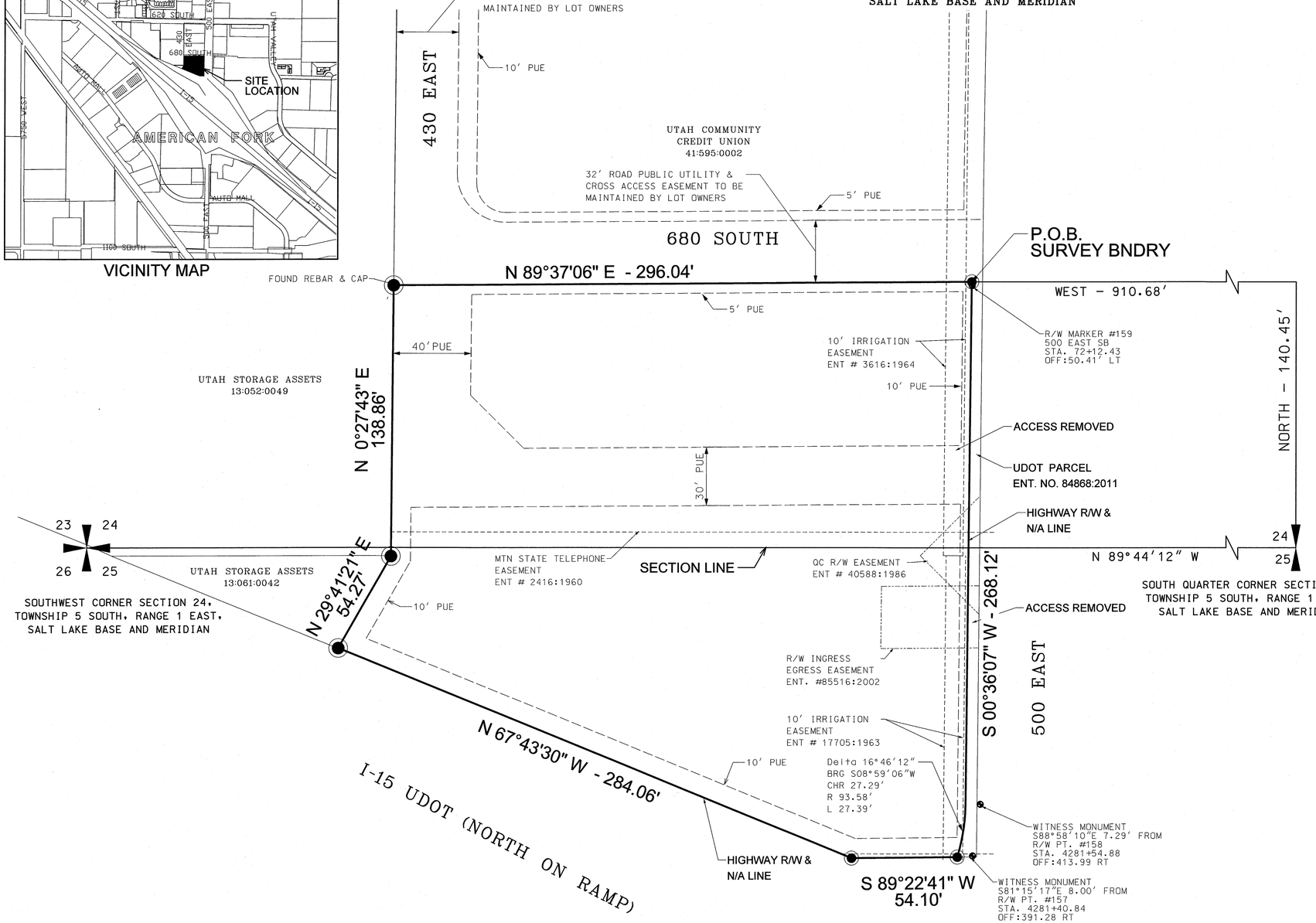
SHEET NO. 2.00

WATTS AUTOMOTIVE

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



VICINITY MAP



SCALE (FEET)

0 30 60 90 120

PLAT NOTES:
THIS EASEMENT SHALL CONSTITUTE: (1) THE RECIPROCAL RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS BY THE OWNERS AND PATRONS OF USES CONSTRUCTED UPON EACH LOT WITHIN PLATS A AND B OF THIS SUBDIVISION, (2) THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS TO THE GENERAL PUBLIC, AND (3) THE RIGHT OF AMERICAN FORK CITY AND OTHER PUBLIC ENTITIES TO CONSTRUCT AND MAINTAIN WATER, SEWER, STORM DRAIN, AND SIMILAR UTILITY SYSTEMS AND FACILITIES PROVIDED THAT ANY SUCH SYSTEMS OR FACILITIES SHALL CONFLICT WITH THE USE OF THE EASEMENT AS A VEHICULAR TRAVELWAY.

THE OWNER OF EACH LOT SHALL HAVE RESPONSIBILITY FOR MAINTENANCE, REPAIR AND / OR REPLACEMENT OF THE TRAVELWAY IMPROVEMENTS UPON THE PORTION OF THE VEHICULAR ACCESS EASEMENT APPURTENANT TO THEIR RESPECTIVE LOT.

PROPERTY DESCRIPTION

Lot 4, Plat "A", Holmstead Center Subdivision, American Fork, Utah, according to the official plat thereof in the Utah County Recorder's Office.

Together with an easement for access, public utilities and drainage, as shown by the Notice of Multi-Purpose Easement, recorded January 10, 2005, as Entry No. 2660:2005, and on the official recorded plat.

Less and Excepting Therefrom that portion described in the Final Judgment of Condemnation, recorded November 28, 2011, as Entry No. 84868:2011, described as follows:

A parcel of land in fee, being part of Lot 4, Plat "A", Holmstead Center Subdivision, situate in the SE 1/4 of SW 1/4 of Section 24 and the NE 1/4 of NW 1/4 of Section 25, Township 5 South, Range 1 East, SLB&M, incident to the construction of a freeway known as Project No. MP-I15-6. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of said Lot 4, said corner being located in the existing westerly right of way line of 500 East Street American Fork; and running thence S.0°31'20"W. 295.00 feel along the easterly boundary line of said Lot 4 and said right of way line to the southeast corner of said Lot 4, said corner being in the existing northerly highway right of way and no access line of Interstate 15; thence S.89°22'41"W. 9.86 feet along the southerly boundary line of said Lot 4 and said highway right of way and no access line to a point 55.61 feet perpendicularly distant westerly from the centerline of said SB 500 East Street, opposite approximate Engineers Station 69+22.80; thence Northeasterly 27.39 feet along the arc of a 93.58-foot radius non-tangent curve to the left, (chord bears N.8°59'06"E. 27.29 feet); thence N.0°36'07"E. 268.12 feet to the northerly boundary line of Lot 4, at a point 50.42 feet perpendicularly distant westerly from said centerline, opposite approximate Engineers Station 72+14.42; thence N.89°37'06"E. 5.48 feet along said boundary line to the point of beginning.

(Note: Rotate the above described 0°00'19" counterclockwise to equal record bearings)

Tax Parcel No. 41-595-0008

NARRATIVE

PURPOSE:
AT THE REQUEST OF THE OWNER, TO RETRACE THE BOUNDARY OF LOT 4, HOLMSTEAD CENTER PLAT A AND SET MONUMENTS AT THE LOT CORNERS. ALSO, TO PREPARE A TOPOGRAPHIC MAP OF THE SITE INCLUDING CONTOURS, EXISTING FEATURES AND IMPROVEMENTS.

PROCEDURE:
THE PLAT OF RECORD WAS OBTAINED FROM THE UTAH COUNTY RECORDER'S OFFICE ALONG WITH ADJOINING PROPERTIES AND THEY WERE PLOTTED HEREON. A FIELD SURVEY WAS CONDUCTED FROM SECTION CORNERS AS SHOWN FOR THE PURPOSE OF STAKING THE LOT CORNERS AND FOR LOCATING EXISTING GROUND FEATURES AND IMPROVEMENTS.

RESULTS:
THE LOT CORNERS WERE SET ACCORDING TO THE PLAT OF RECORD AS SHOWN HEREON. THERE ARE NO GAPS OR OVERLAPS BETWEEN ADJOINING PROPERTIES OR ANY VISIBLE ENCROACHMENTS. THE TOPOGRAPHY OF THE SITE WAS SURVEYED ACCORDING TO THE REQUIREMENTS OF THE OWNER AND A MAP WAS PROVIDED. A BENCH MARK WAS SET NEAR THE SOUTHEASTERLY LINE OF THE LOT AS SHOWN ON THE TOPOGRAPHY MAP.

BASIS OF BEARING:
N74°59'46"E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 24 AND THE SOUTHWEST CORNER OF SAID SECTION 24, T5S, R1E, SLB&M.

SURVEY DESCRIPTION

BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF UDOT PROPERTY ENTRY NO. 84868:2011 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT ALSO NORTH 140.45 FEET AND WEST 910.68 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID PARCEL THE FOLLOWING 2 CALLS: (1) S 0°36'07" W 268.12 FEET TO A POINT OF CURVATURE; (2) ALONG AN ARC 27.39 FEET TO THE RIGHT, HAVING A RADIUS OF 93.58 FEET, THE CHORD BEARS S 8°59'06" W 27.29 FEET; THENCE S 89°22'41" W 54.10 FEET; THENCE N 67°43'30" W 284.06 FEET; THENCE N 29°41'21" E 54.27 FEET; THENCE N 0°27'43" E 138.86 FEET; THENCE N 89°37'06" E 296.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.753 ACRES (76345 SQ. FT.)

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I HEREBY STATE THAT THIS PROPERTY DESCRIPTION AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

BARRY ANDREASON — DATE: July 27 2015

ADDRESS: 716 SOUTH 500 EAST AMERICAN FORK, UTAH 84663

SURVEY DATE: 05-06-15

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED LAND SURVEYOR 7/27/15 NO.166572 BARRY ANDREASON STATE of Utah

No.	Date	By	Notes

REVISIONS

Designed
Drawn D. BUFFO
Checked BARRY ANDREASON
Date MAY 20, 2015

Title: WATTS AUTOMOTIVE
Location: AMERICAN FORK, UTAH
Drawing Name: RECORD OF SURVEY

PROJECT NO. 2015.047

SHEET NO. 1

650 SOUTH

500 EAST

I-15

EXIST. BLDG.

NOTE:
WATER METER &
SEWER LATERAL FOR BLDG.
NOT FOUND

EXIST. BLDG.

EXIST. CB
GRATE 4548.12
FL 4544.32

EXIST MH
(NOT FOUND)

EXIST. CURB
& GUTTER

EXIST. SDMH
(NOT FOUND)

SPRINKLER
VALVE

EXIST. SIGN

EXIST. SSMH
LID 4548.88
FL 4543.04

EXIST. SSMH
(NOT FOUND)
LID 4551.32
FL 4541.17

8" SAN. SEWER

12" STORM DRAIN

8" CULINARY

Water Valve

EXIST. GB W/SNOUT
GRATE 4547.13
FL 4543.33

EXIST. CLEAN OUT
GRATE 4548.61
FL 4543.51

CABLE BOX

SSMH APPROX. LOCATION
(NOT FOUND)

BURIED CABLE

ROCK WALL

EXIST. CB
GRATE 4546.00
FL 4544.00

EXIST. CAPPED &
ABANDONED WELL

EXIST. CB
GRATE 4546.02
(SILTED IN)

EXIST. FENCE

EXIST. CB W/SNOUT
GRATE 4546.84
FL 4543.54

EXIST. SDMH
LID 4551.27
FL 4544.32

EXIST. 2" GAS LINE

3/4" GAS LINE

18" SD

15" SS

EXIST. CB
GRATE 4551.64
FL 4543.49

RETAINING
WALL

WATER VALVE

EXIST. SDMH
LID 4553.41
FL 4547.96

EXIST. CURB
& GUTTER

15" SAN. SEWER

12" STORM DRAIN

LEGEND

- 24" REBAR & YELLOW CAP
- PERMANENT BENCHMARK
- (LP) EXISTING LIGHT POLE
- (CB) EXISTING CATCH BASIN
- (TRANS.) EXISTING POWER TRANSFORMER
- (WV) EXISTING WATER VALVE
- (PIV) PRESSURE IRRIGATION VALVE
- (FH) EXISTING FIRE HYDRANT
- (SIGN) EXISTING STREET SIGN
- (SSMH) EXISTING SEWER MANHOLE
- (SCB) EXISTING IRRIGATION (SPRINKLER) CONTROL VALVE BOX
- (EJB) EXISTING ELECTRICAL JUNCTION BOX
- (SDMH) EXISTING STORM DRAIN MANHOLE
- EXISTING ROCK WALL
- —g— EXISTING GAS LINE (APPROX. 4' DEEP)
- —6"— EXISTING 6" WATER LINE (APPROX. 4' DEEP)
- —8"— EXISTING 8" PRESSURIZED IRRIGATION LINE (APPROX. 4' DEEP)
- —sd— EXISTING STORM DRAIN LINE
- —swr— EXISTING 8" SANITARY SEWER LINE
- —btv— EXISTING BURIED CABLE
- EXISTING DECIDUOUS TREE
- OVERHEAD POWER POLE
- (BO) EXIST. BLOW OFF

NOTE:

UTILITIES ARE BASED UPON CITY /PUBLIC UTILITY COMPANY MAPS. TO BE VERIFIED BY BLUE STAKES PRIOR TO CONSTRUCTION.

SCALE (FEET)
0 20 40 60 80

ADDRESS:
716 SOUTH 500 EAST
AMERICAN FORK, UT
84003

SURVEY DATE: 05-06-15

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED LAND SURVEYOR
7/2/15
NO.166572
BARRY ANDREASON
STATE OF UTAH

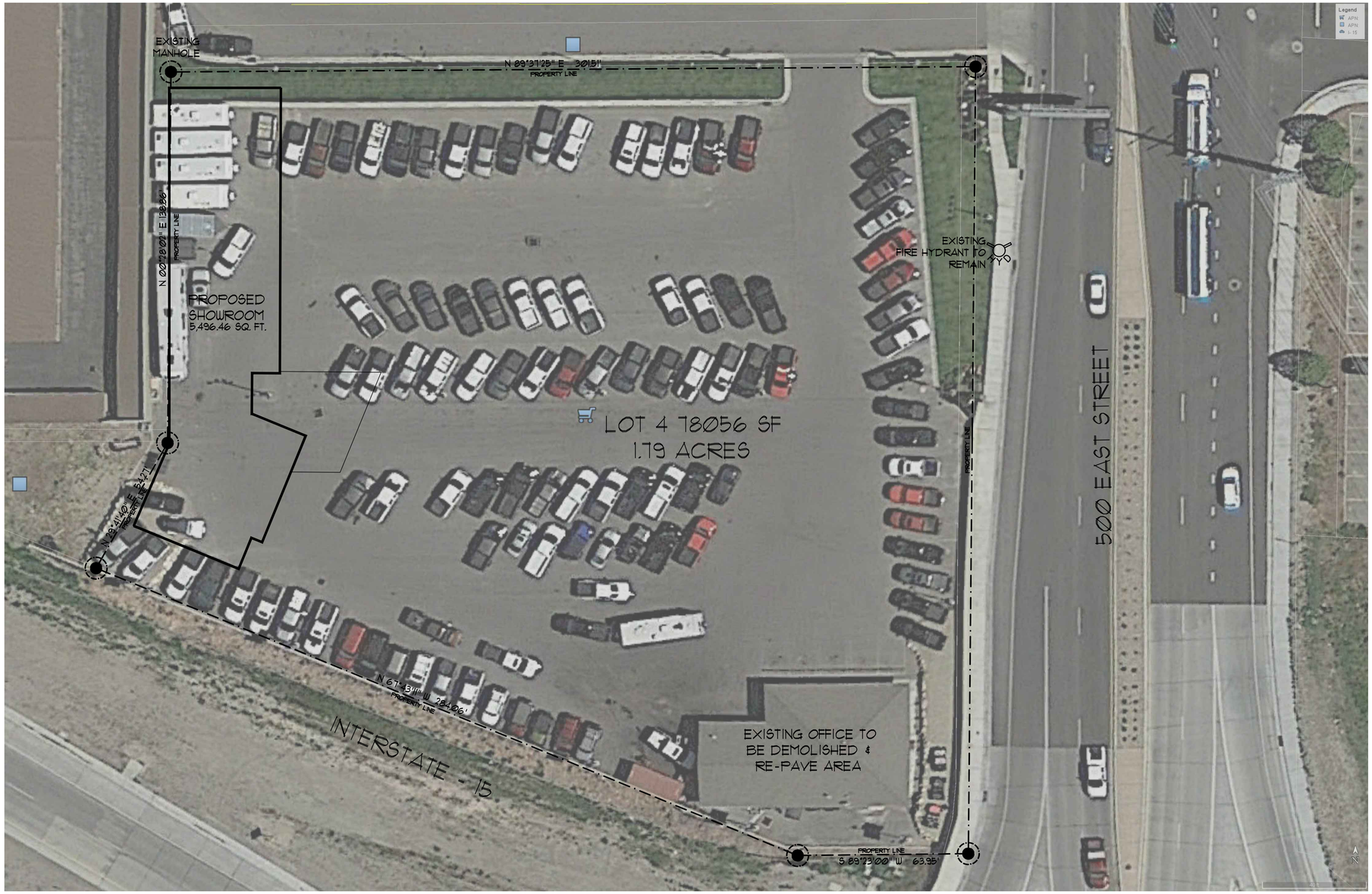
No.	Date	By	REVISIONS Notes

Designed
Drawn D. BUFFO
Checked BARRY ANDREASON
Date MAY 20, 2015

Title: WATTS AUTOMOTIVE
Location: AMERICAN FORK, UTAH
Drawing Name: TOPOGRAPHICAL SURVEY

PROJECT NO. 2015.047

SHEET NO. 2



A SD SITE PLAN

SCALE: 1"=20'

NORTH

SITE NOTES:

1. ALL SITE GRADING AND DRAINAGE IS EXISTING AND WILL REMAIN. ALL EXISTING PAVING WILL REMAIN.
2. ALL SITE UTILITIES ARE EXISTING AND WILL REMAIN, AND WILL BE CONNECTED TO THE NEW SHOWROOM.
3. ALL SITE LIGHTING IS EXISTING AND WILL REMAIN.
4. PRESSURIZED IRRIGATION DOES NOT CURRENTLY SERVE THIS SITE. IT IS CURRENTLY LOCATED 500' TO THE NORTH.
5. ALL REQUIRED LANDSCAPE SETBACKS ARE EXISTING AND WILL REMAIN.
6. SEE CIVIL ENGINEERING PLANS FOR UTILITIES LOCATIONS

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

WATTS AUTOMOTIVE

AMERICAN FORK, UTAH

SITE PLAN

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PLOT SCALE: 1/4"=1'-0"

DATE: 5/6/2015

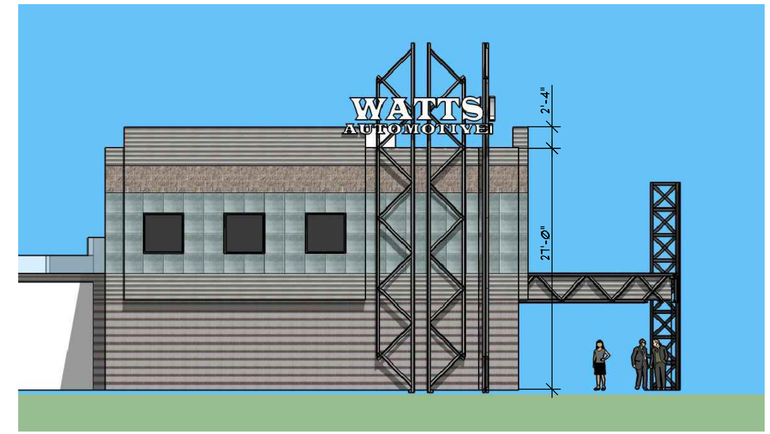
JOB: 15-007 SD_WA_SD PM

ISSUES/REV:	DATE:

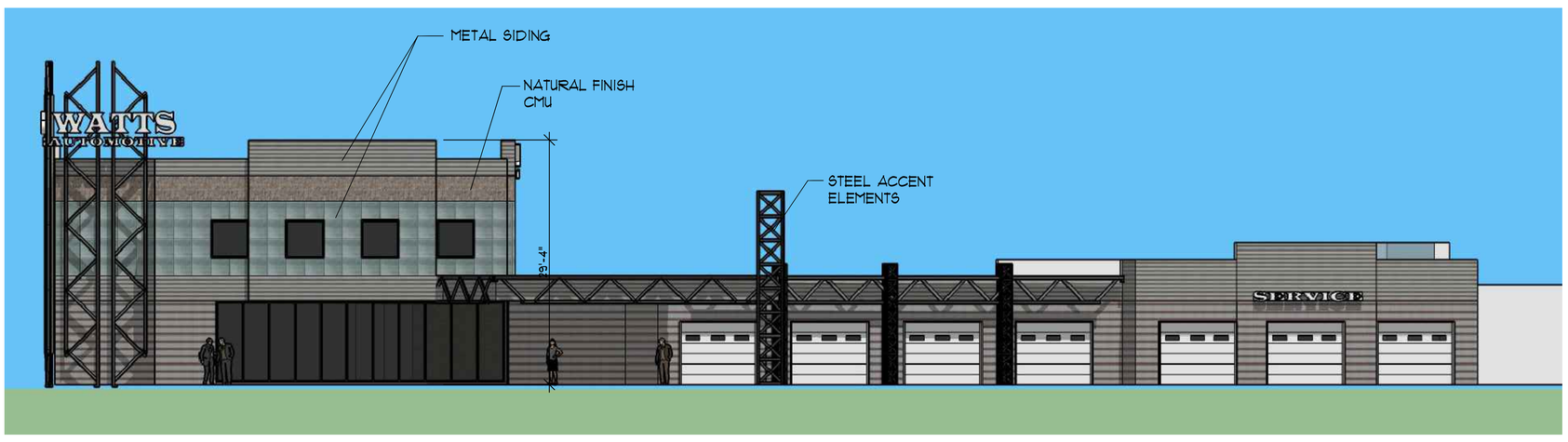
SD

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

A
A2.1
NORTH ELEVATION
SCALE: 1/8"=1'-0"



B
A2.1
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



C
A2.1
EAST ELEVATION
SCALE: 1/8"=1'-0"

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

WATTS AUTOMOTIVE
AMERICAN FORK, UTAH

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ELEVATIONS

PLOT SCALE: 1/8"=1'-0"
DATE: 5/6/2015
JOB: 15-007
A2.1_WA_ELEV
PM

ISSUES/REV:	DATE:

A2.1

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 22, 2015
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on an amended commercial site plan for Watts Automotive, located at 716 South 500 East, in the GC-2 (Planned Commercial) Zone.

ACTION REQUESTED: Recommendation of approval to City Council.

BACKGROUND INFORMATION					
Location:		716 South 500 East			
Applicants:		Watts Automotive			
Existing Land Use:		Commercial			
Proposed Land Use:		Commercial			
Surrounding Land Use:	North	Commercial			
	South	I-15			
	East	Commercial			
	West	Commercial			
Existing Zoning:		GC-2 (Planned Commercial)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	GC-2 (Planned Commercial)			
	South	PF (Public Facilities)			
	East	GC-2 (Planned Commercial)			
	West	GC-2 (Planned Commercial)			
Growth Plan Designation:		Design Commercial			
Zoning within density range?		x	Yes		No

Background

Watts Automotive was originally approved in 2002. The property owners would like to demolish the existing structure and replace it with a new structure along the western boundary of the property. This will allow increased visibility for the dealership. The area of the existing structure will be replaced with asphalt for auto display. The proposed structure will consist of 8,000 sq. ft. Renderings of the proposed structure are included in the packet materials. Landscaping and access points will remain unchanged.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Design Commercial”. The site is consistent with the Land Use Plan Designation.

FINDING OF FACT

After reviewing the application for site plan approval, the following finding of fact is offered for consideration:

1. The proposed site plan meets the criteria as found in Section 17.7.601 of the Development Code.

POTENTIAL MOTION

Mr. Chairman, I move that we recommend approval of an amended commercial site plan for Watts Automotive, located at 716 South 500 East, in the GC-2 Planned Commercial Zone, with the finding 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: 7/22/2015

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: Watts Automotive

Project Address: 716 South 500 East

Developer / Applicant's Name: Watts Automotive

Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☒ Commercial Site Plan
- ☐ 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 7/22/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

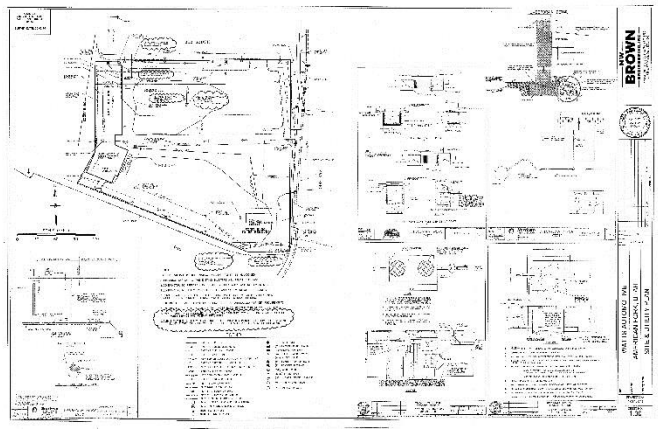
Applicant is requesting that the Planning Commission waive the following requirement(s):

1. NA

☐ Requested waivers **ARE** necessary for the proposed development to move forward.

☐ 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. UWR #55-769 and its associated well id #13414 must be properly abandoned according to the Utah State Procedures.
2. This plan requires the partial vacation of a certain PUD. Approval is subject to the completion of this vacation.
3. A Non Public Easement should be cleared from this site by obtaining releases from the current owners.
4. A Commercial Sewer Application has been submitted to TSSD and must receive a favorable response back from the District.

MOTION: Christine Anderson - To approve the preliminary plan of S&L Solutions LLC Subdivision, subject to the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

Findings:

- **The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).**
- **The final plat meets the criteria as found in Section 17.8.211 of the Development Code.**

Conditions:

- **Water rights conveyance shall occur prior to final plat recordation.**
- **A forward entry driveway being added to the plat.**

Seconded by Leonard Hight.

Yes - Christine Anderson
Leonard Hight
Nathan Schellenberg
John Woffinden Motion passes.

3. Review and action on a final plat for S&L Solutions LLC Subdivision, consisting of 2 lots, located at 1025 North 900 West in the R1-12,000 Residential Zone (

MOTION: Christine Anderson - To recommend approval of the final plat of S&L Solutions LLC Subdivision, subject to the findings and condition listed in the staff report and subject to any findings, conditions and modifications found in the engineering report.

Findings:

- **The final plat meets Section 17.8.101 (Intent) of Chapter 17.8 (Subdivisions).**
- **The final plat meets the criteria as found in Section 17.8.211 of the Development Code.**

Conditions:

- **Water rights conveyance shall occur prior to final plat recordation.**
- **All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 7/22/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**
- **A forward entry driveway being added to the plat.**

Seconded by Leonard Hight.

Yes - Christine Anderson
Leonard Hight
Nathan Schellenberg
John Woffinden Motion passes.

4. Hearing, review and action on an amended commercial site plan for Watts Automotive, located at 716 South 500 East, in the GC-2 (Planned Commercial) Zone (7:10 p.m.)

Staff Presentation:

Wendelin Knobloch reported this project was originally approved in 2002. The petitioner has come in with a new building. The existing building is proposed to be demolished and replaced with a larger showroom in a different location. There is a rendering of the building, which is an upgrade to the site.

Andy Spencer noted for the record the one commitment going to construction is all car washing on the site will have to be done in the new bays. Staff will look for that formal commitment.

Applicant Presentation:
Kevin Scholtz is the architect. They are excited about the new facility. They are selling trucks all over the world. The commitment letter has been prepared and will be forwarded to the City. On the landscaping they will be adding some here and there. Their understanding is that the current landscaping is compliant.

John Woffinden stated this is a gateway to the City. He would like to see some grass and shrubs.

Kevin Scholtz stated they will be landscaping the area where the existing building is located to showcase the vehicles. There will be boulders and plants. There is a wall surrounding the facility so landscaping wouldn't show down inside the facility. Outside of that it is not their property. They want to make the area as nice as possible. The landscape they have is compliant. He is not sure they are against doing some things, but again it is not their ground. They don't want to put in a bunch of trees that would hide the vehicles. They would be friendly to augmenting what's there. He would commit to putting in some lawn in the narrow strip there.

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

MOTION: Nathan Schellenberg - To recommend approval of an amended commercial site plan for Watts Automotive, located at 716 South 500 East, in the GC-2 Planned Commercial Zone, with the finding as outlined in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

Findings:

- **The proposed site plan meets the criteria as found in Section 17.7.601 of the Development Code.**

Conditions:

- **All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 7/22/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**
- **Submittal of a formal commitment that all the car washing will be done in the bays.**

Seconded by Leonard Hight.

Yes - Christine Anderson
Leonard Hight
Nathan Schellenberg

DRAFT

John Woffinden Motion passes.

5. Hearing, review and action on a zone map amendment for Timp Rentals, from the SC-1 (Planned Shopping Center) Zone to the GC-1 (General Commercial) Zone, located at approximately 135 North West State Road (7:22 p.m.)

Staff Presentation:
Wendelin Knobloch stated this is directly connected to the next two items, Green Spring Meadows. During original zone change and hearing, there were some neighbors that fought the change and got a discussion going. In the end the developer decided to enter into an agreement with Timp Rental to transfer a portion of the property to them. There is an exhibit in the zone change that shows a parking lot, which will be an expansion of Timp Rental. The original idea has been to buffer the residents from the business and vise a versa. The concept in the packet isn't legally binding but communicates what might happen. We are only discussing the zone change at this time. It will come back as an amendment to the site plan for Timp Rental. A business can't be expanded on new property without a site plan revision.

Andy Spencer stated the site plan and zone change could be tied together. Meaning the zone change doesn't become effective until the site plan is approved.

Applicant Presentation:
Joe Phelon stated there was previously a developer concerned with their operations being close to the residential units. Timp Rental have never had a complaint from the Seven Seas community in our 17 years of operation. They wanted to have a buffer to be a good neighbor. They put in landscaping in the 14-foot buffer. The building is zoned for general commercial 1. They are asking for the new property to be in the same zone. It will have an eight-foot wall between the commercial and residential. They park equipment along the wall that isn't motorized. Timp Rentals opens at 7:30 a.m., and they want to continue to be good neighbors.

Leonard Hight noted that note 4 on the plans calls for a four-foot wall so that needs to be changed.

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

MOTION: Nathan Schellenberg - To recommend approval of a zone map amendment in the area of 135 North West State Road, from the SC-1 Zone to the GC-1 Zone. Seconded by Leonard Hight.

Yes - Christine Anderson
Leonard Hight
Nathan Schellenberg
John Woffinden Motion passes.

6. Hearing, review and action on a preliminary plan for Green Spring Meadows PUD, consisting of 68 units and two commercial lots, located at approximately 150 North West

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
AUGUST 11, 2015

Department Planning **Director Approval** *Adam Olsen*

AGENDA ITEM Revised final plat of Loefler Park Twin Homes Subdivision, Plat A, consisting of 56 units, located in the vicinity of 400 South Storrs Avenue in the R2-7,500 Zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the original final plat of Loefler Park Twin Homes Subdivision as stated in the attached minutes of the July 8, 2015 planning commission meeting. The city council also approved the original subdivision at its July 28, 2015 regular session.

BACKGROUND On August 3, 2015 the developer submitted an altered version of the plat, which shows temporary turn-arounds for 310 South and 350 South Streets on the Roberts Parcel (tax id number 13:044:0024). - The applicant proposes a 56 unit twin home subdivision which is bounded by 400 South, Storrs Ave and the I-15 Frontage Road. For further analysis please refer to the attached final plat, staff report and planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as part of this final plat approval.

SUGGESTED MOTION I move to: (1) Void any previous approvals for the final plat of Loefler Park Twin Homes Subdivision, Plat A; and (2) Approve the revised final plat of Loefler Park Twin Homes Subdivision, Plat A, consisting of 56 units, located in the vicinity of 400 South Storrs Avenue in the R2-7,500 Zone and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat subject to:

- All conditions identified in the public record associated with the July 8, 2015 planning commission meeting and the July 28, 2015 city council meeting.

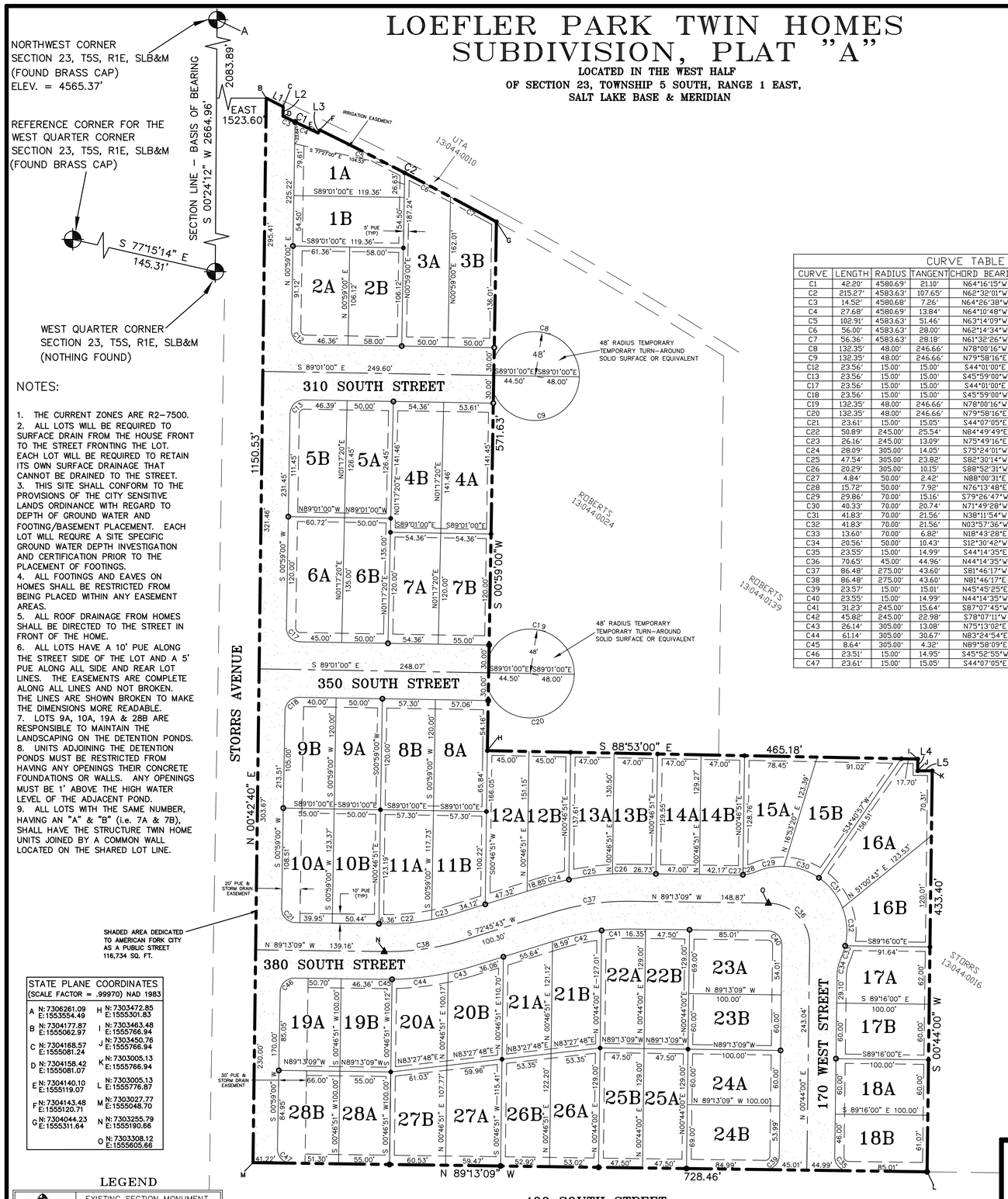
SUPPORTING DOCUMENTS

1. Final Plat (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)

New submittal received on 8/3/2015 10.00 a.m.

LOEFLER PARK TWIN HOMES SUBDIVISION, PLAT "A"

LOCATED IN THE WEST HALF
OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



NOTES:

1. THE CURRENT ZONES ARE R2–7500.
2. ALL LOTS WILL BE REQUIRED TO SURFACE DRAIN FROM THE HOUSE FRONT TO THE STREET FRONTING THE LOT. EACH LOT WILL BE REQUIRED TO RETAIN ITS OWN SURFACE DRAINAGE THAT CANNOT BE DRAINED TO THE STREET.
3. THIS SITE SHALL CONFORM TO THE PROVISIONS OF THE CITY SENSITIVE LANDS ORDINANCE WITH REGARD TO DEPTH OF GROUND WATER AND FOOTING/BASEMENT PLACEMENT. EACH LOT WILL REQURE A SITE SPECIFIC GROUND WATER DEPTH INVESTIGATION AND CERTIFICATION PRIOR TO THE PLACEMENT OF FOOTINGS.
4. ALL FOOTINGS AND EAVES ON HOMES SHALL BE RESTRICTED FROM BEING PLACED WITHIN ANY EASEMENT AREAS.
5. ALL ROOF DRAINAGE FROM HOMES SHALL BE DIRECTED TO THE STREET IN FRONT OF THE HOME.
6. ALL LOTS HAVE A 10' PUE ALONG THE STREET SIDE OF THE LOT AND A 5' PUE ALONG ALL SIDE AND REAR LOT LINES. THE EASEMENTS ARE COMPLETE ALONG ALL LINES AND NOT BROKEN. THE LINES ARE SHOWN BROKEN TO MAKE THE DIMENSIONS MORE READABLE.
7. LOTS 9A, 10A, 19A & 28B ARE RESPONSIBLE TO MAINTAIN THE LANDSCAPING ON THE DETENTION PONDS.
8. UNITS ADJOINING THE DETENTION PONDS MUST BE RESTRICTED FROM HAVING ANY OPENINGS THEIR CONCRETE FOUNDATIONS OR WALLS. ANY OPENINGS MUST BE 1' ABOVE THE HIGH WATER LEVEL OF THE ADJACENT POND.
9. ALL LOTS WITH THE SAME NUMBER, HAVING AN "A" & "B" (i.e. 7A & 7B), SHALL HAVE THE STRUCTURE TWIN HOME UNITS JOINED BY A COMMON WALL LOCATED ON THE SHARED LOT LINE.

STATE PLANE COORDINATES
(SCALE FACTOR = .99970) NAD 1983

A	N: 7306261.09 E: 1553554.49	H	N: 7303472.85 E: 1555301.83
B	N: 7304177.87 E: 1555062.97	I	N: 7303463.48 E: 1555766.94
C	N: 7304168.57 E: 1555081.24	J	N: 7303450.76 E: 1555766.94
D	N: 7304158.42 E: 1555081.07	K	N: 7303005.13 E: 1555766.94
E	N: 7304140.10 E: 1555119.07	L	N: 7303005.13 E: 1555776.87
F	N: 7304143.48 E: 1555120.71	M	N: 7303027.77 E: 1555048.70
G	N: 7304044.23 E: 1555311.64	N	N: 7303255.79 E: 1555190.66
		O	N: 7303308.12 E: 1555605.66

LEGEND

◆	EXISTING SECTION MONUMENT
▲	PROPOSED STREET MONUMENT
○	SET PLUGS IN THE CURB ON LOT LINE EXTENSIONS
●	SET REBAR AND CAP OR FOUND REBAR AND CAP

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	42.20'	4580.69'	21.10'	N64°16'15"W	42.20'	0°31'40"
C2	215.27'	4583.63'	107.65'	N62°32'01"W	215.25'	2°41'27"
C3	14.52'	4580.68'	7.26'	N64°26'38"W	14.52'	0°10'54"
C4	27.68'	4580.69'	13.84'	N64°10'48"W	27.68'	0°20'46"
C5	102.91'	4583.63'	51.46'	N63°14'09"W	102.90'	1°17'11"
C6	56.00'	4583.63'	28.00'	N62°14'34"W	56.00'	0°42'00"
C7	56.36'	4583.63'	28.18'	N61°32'26"W	56.36'	0°42'16"
C8	132.35'	48.00'	246.66'	N78°00'16"W	94.23'	157°58'32"
C9	132.35'	48.00'	246.66'	N79°58'16"E	94.23'	157°58'32"
C12	23.56'	15.00'	15.00'	S44°01'00"E	21.21'	90°00'00"
C13	23.56'	15.00'	15.00'	S45°59'00"W	21.21'	90°00'00"
C17	23.56'	15.00'	15.00'	S44°01'00"E	21.21'	90°00'00"
C18	23.56'	15.00'	15.00'	S45°59'00"W	21.21'	90°00'00"
C19	132.35'	48.00'	246.66'	N78°00'16"W	94.23'	157°58'32"
C20	132.35'	48.00'	246.66'	N79°58'16"E	94.23'	157°58'32"
C21	23.61'	15.00'	15.05'	S44°07'05"E	21.25'	90°12'09"
C22	50.89'	245.00'	25.54'	N84°49'49"E	50.80'	11°54'03"
C23	26.16'	245.00'	13.09'	N75°49'16"E	26.15'	6°07'05"
C24	28.09'	305.00'	14.05'	S75°24'01"W	28.08'	5°16'35"
C25	47.54'	305.00'	23.82'	S82°30'14"W	47.49'	8°55'52"
C26	20.29'	305.00'	10.15'	S88°52'31"W	20.28'	3°48'41"
C27	4.84'	50.00'	2.42'	N88°00'31"E	4.84'	5°32'40"
C28	15.72'	50.00'	7.92'	N76°13'48"E	15.65'	18°00'46"
C29	29.86'	70.00'	15.16'	S79°26'47"W	29.64'	24°26'39"
C30	40.33'	70.00'	20.74'	N71°49'28"W	39.78'	33°00'51"
C31	41.83'	70.00'	21.56'	N38°11'54"W	41.21'	34°14'18"
C32	41.83'	70.00'	21.56'	N03°57'36"W	41.21'	34°14'18"
C33	13.60'	70.00'	6.82'	N18°43'28"E	13.58'	11°07'50"
C34	20.56'	50.00'	10.43'	S12°30'42"W	20.41'	23°33'23"
C35	23.55'	15.00'	14.99'	S44°14'35"E	21.20'	89°57'09"
C36	70.65'	45.00'	44.96'	N44°14'35"W	63.61'	89°57'09"
C37	86.48'	275.00'	43.60'	S81°46'17"W	86.13'	18°01'08"
C38	86.48'	275.00'	43.60'	N81°46'17"E	86.13'	18°01'08"
C39	23.57'	15.00'	15.01'	N45°45'25"E	21.22'	90°02'51"
C40	23.55'	15.00'	14.99'	N44°14'35"W	21.20'	89°57'09"
C41	31.23'	245.00'	15.64'	S87°07'45"W	31.21'	7°18'12"
C42	45.82'	245.00'	22.98'	S78°07'11"W	45.75'	10°42'56"
C43	26.14'	305.00'	13.08'	N75°13'02"E	26.13'	4°54'38"
C44	61.14'	305.00'	30.67'	N83°24'54"E	61.03'	11°29'05"
C45	8.64'	305.00'	4.32'	N89°58'09"E	8.64'	1°37'24"
C46	23.51'	15.00'	14.95'	S45°52'55"W	21.18'	89°47'51"
C47	23.61'	15.00'	15.05'	S44°07'05"E	21.25'	90°12'09"

LINE TABLE

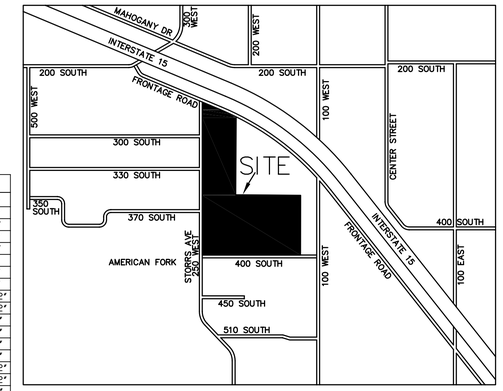
LINE	LENGTH	BEARING
L1	20.51'	S63°00'00"E
L2	10.15'	S00°57'07"W
L3	3.75'	N25°53'47"E
L4	12.72'	S00°00'00"E
L5	15.64'	N90°00'00"E

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH



VICINITY MAP
NOT TO SCALE

LOT AREAS			LOT AREAS		
LOT #	SQ. FT.	ACREAGE	LOT #	SQ. FT.	ACREAGE
1A	6,525 sq. ft.	0.15 acres	15A	7,466 sq. ft.	0.17 acres
1B	6,505 sq. ft.	0.15 acres	15B	8,312 sq. ft.	0.19 acres
2A	6,463 sq. ft.	0.15 acres	16A	9,448 sq. ft.	0.22 acres
2B	6,155 sq. ft.	0.14 acres	16B	7,498 sq. ft.	0.17 acres
3A	8,735 sq. ft.	0.20 acres	17A	6,089 sq. ft.	0.14 acres
3B	7,454 sq. ft.	0.17 acres	17B	6,000 sq. ft.	0.14 acres
4A	7,636 sq. ft.	0.18 acres	18A	6,000 sq. ft.	0.14 acres
4B	7,690 sq. ft.	0.18 acres	18B	6,055 sq. ft.	0.14 acres
5A	6,323 sq. ft.	0.14 acres	19A	6,534 sq. ft.	0.15 acres
5B	7,672 sq. ft.	0.18 acres	19B	5,500 sq. ft.	0.13 acres
6A	8,100 sq. ft.	0.19 acres	20A	6,000 sq. ft.	0.14 acres
6B	6,750 sq. ft.	0.15 acres	20B	6,245 sq. ft.	0.14 acres
7A	6,523 sq. ft.	0.15 acres	21A	6,134 sq. ft.	0.14 acres
7B	6,562 sq. ft.	0.15 acres	21B	6,610 sq. ft.	0.15 acres
8A	6,855 sq. ft.	0.16 acres	22A	6,107 sq. ft.	0.14 acres
8B	6,876 sq. ft.	0.16 acres	22B	6,128 sq. ft.	0.14 acres
9A	6,000 sq. ft.	0.14 acres	23A	6,852 sq. ft.	0.16 acres
9B	6,552 sq. ft.	0.15 acres	23B	6,000 sq. ft.	0.14 acres
10A	6,742 sq. ft.	0.15 acres	24A	6,000 sq. ft.	0.14 acres
10B	6,191 sq. ft.	0.14 acres	24B	6,852 sq. ft.	0.16 acres
11A	6,938 sq. ft.	0.16 acres	25A	6,128 sq. ft.	0.14 acres
11B	6,295 sq. ft.	0.14 acres	25B	6,128 sq. ft.	0.14 acres
12A	7,137 sq. ft.	0.16 acres	26A	6,653 sq. ft.	0.15 acres
12B	6,479 sq. ft.	0.15 acres	26B	6,287 sq. ft.	0.14 acres
13A	6,271sq. ft.	0.14 acres	27A	6,636 sq. ft.	0.15 acres
13B	6,100 sq. ft.	0.14 acres	27B	6,288 sq. ft.	0.14 acres
14A	6,082 sq. ft.	0.14 acres	28A	5,500 sq. ft.	0.13 acres
14B	6,069 sq. ft.	0.14 acres	28B	6,569 sq. ft.	0.15 acres

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°24'12" WEST ALONG THE SECTION LINE 2083.89 FEET AND EAST 1523.60 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 63°00'00" EAST 20.51 FEET; THENCE SOUTH 00°57'07" WEST 10.15 FEET; THENCE ALONG THE ARC OF A 4580.69-FOOT CURVE TO THE RIGHT 42.20 FEET (CHORD BEARS S 64°16'15" E 42.20 FEET); THENCE NORTH 25°53'47" EAST 3.75 FEET; THENCE ALONG THE ARC OF A 4583.63-FOOT CURVE TO THE RIGHT 215.27 FEET (CHORD BEARS S 62°32'01" E 215.25 FEET); THENCE SOUTH 00°59'00" WEST 571.63 FEET; THENCE SOUTH 88°53'00" EAST 465.18 FEET; THENCE SOUTH 12.72 FEET; THENCE EAST 15.63 FEET THENCE SOUTH 00°44'00" WEST 433.40 FEET; THENCE NORTH 89°13'09" WEST 728.46 FEET; THENCE NORTH 00°42'40" EAST 1150.53 FEET TO THE POINT OF BEGINNING.

AREA = 11.1147 ACRES

OF LOTS = 28

Basis of Bearing = SOUTH 00°24'12" WEST ALONG THE SECTION LINE FROM THE NORTHWEST TO THE WEST QUARTER CORNER OF SAID SECTION 23.

DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

ACCEPTANCE OF LEGISLATIVE BODY

THE_____ OF _____ , COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____DAY OF _____ A.D. 20 .

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED

CITY ENGINEER
(See Seal Below)

ATTEST

CITY RECORDER
(See Seal Below)

SEWER AUTHORITY

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

PUBLIC WORKS DIRECTOR

WATER AUTHORITY

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20___ BY THE _____ PLANNING COMMISSION.

PLANNING DEPT. DIRECTOR

CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

F. J. CLARK
and ASSOCIATES
9448 North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701–0268

ACKNOWLEDGEMENT (PERSONAL)

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THE ____ DAY OF _____ A.D. 20 ___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES : _____

NOTARY PUBLIC (SEE SEAL)

PLAT "A"

LOEFLER PARK TWIN HOMES

LOCATED IN THE WEST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

A RESIDENTIAL SUBDIVISION

AMERICAN FORK _____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

ACKNOWLEDGEMENT (CORPORATE)

ON THE ___DAY OF_____. A.D. 20 , PERSONALLY APPEARED BEFORE ME_____ AND_____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID_____IS THE PRESIDENT AND HE THE SAID_____IS THE SECRETARY OF _____CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID_____AND_____EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES

NOTARY PUBLIC

RESIDING AT

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL

CITY–COUNTY ENGINEER SEAL

CLERK–RECORDER SEAL

This and following pages comprise the submittal that was approved on 7/28/2015.

LOEFLER PARK TWIN HOMES SUBDIVISION, PLAT "A"

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

NORTHWEST CORNER
SECTION 23, T5S, R1E, SLB&M
(FOUND BRASS CAP)
ELEV. = 4565.37'

REFERENCE CORNER FOR THE WEST QUARTER CORNER
SECTION 23, T5S, R1E, SLB&M
(FOUND BRASS CAP)

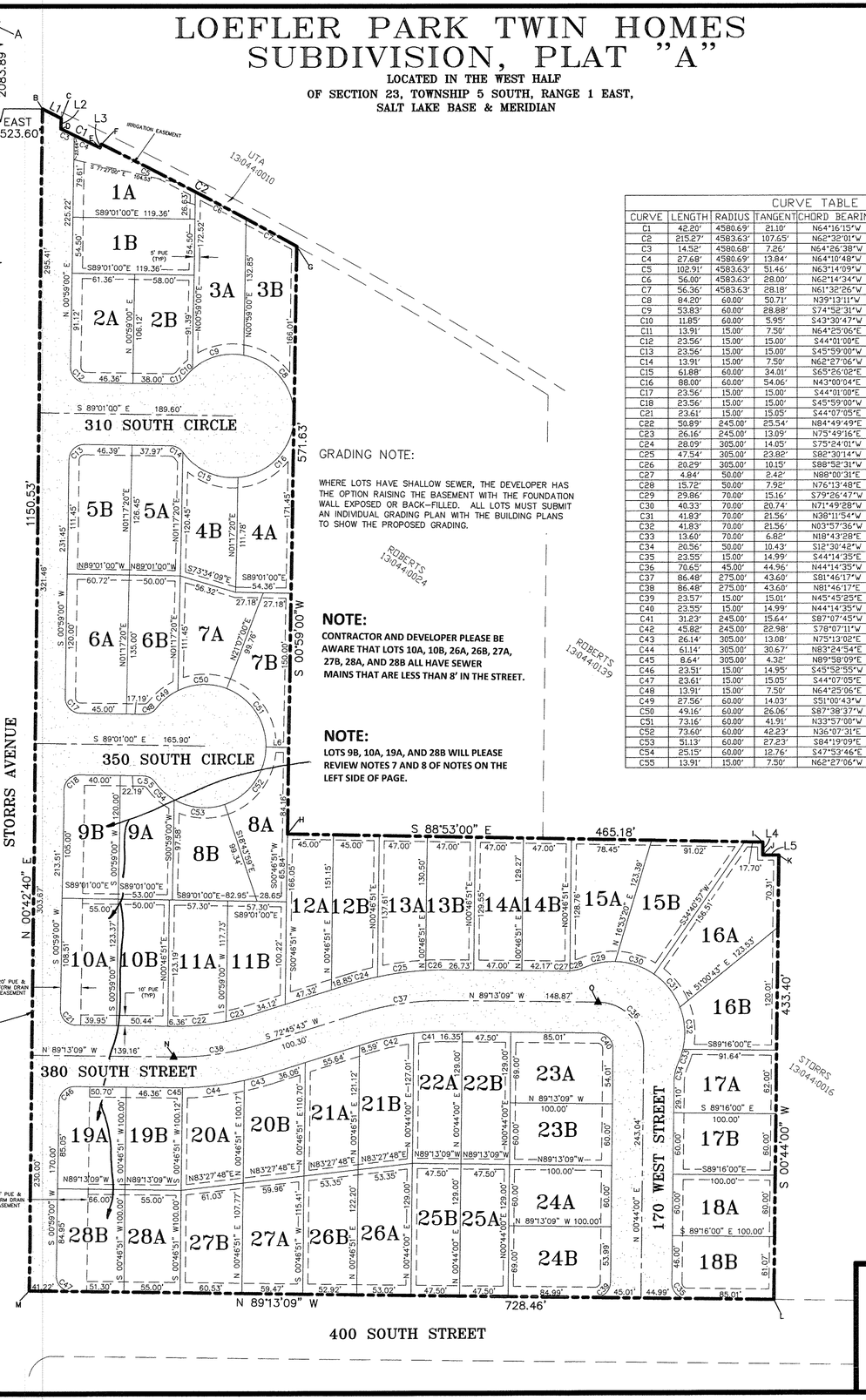
SECTION LINE – BASIS OF BEARING
S 00°24'12" W 2664.96'

2083.89'

EAST 1523.60

S 77°15'14" E 145.31'

WEST QUARTER CORNER
SECTION 23, T5S, R1E, SLB&M
(NOTHING FOUND)



NOTES:

1. THE CURRENT ZONES ARE R2–7500.
2. ALL LOTS WILL BE REQUIRED TO SURFACE DRAIN FROM THE HOUSE FRONT TO THE STREET FRONTING THE LOT. EACH LOT WILL BE REQUIRED TO RETAIN ITS OWN SURFACE DRAINAGE THAT CANNOT BE DRAINED TO THE STREET.
3. THIS SITE SHALL CONFORM TO THE PROVISIONS OF THE CITY SENSITIVE LANDS ORDINANCE WITH REGARD TO DEPTH OF GROUND WATER AND FOOTING/BASEMENT PLACEMENT. EACH LOT WILL REQURE A SITE SPECIFIC GROUND WATER DEPTH INVESTIGATION AND CERTIFICATION PRIOR TO THE PLACEMENT OF FOOTINGS.
4. ALL FOOTINGS AND EAVES ON HOMES SHALL BE RESTRICTED FROM BEING PLACED WITHIN ANY EASEMENT AREAS.
5. ALL ROOF DRAINAGE FROM HOMES SHALL BE DIRECTED TO THE STREET IN FRONT OF THE HOME.
6. ALL LOTS HAVE A 10' PUE ALONG THE STREET SIDE OF THE LOT AND A 5' PUE ALONG ALL SIDE AND REAR LOT LINES. THE EASEMENTS ARE COMPLETE ALONG ALL LINES AND NOT BROKEN. THE LINES ARE SHOWN BROKEN TO MAKE THE DIMENSIONS MORE READABLE.
7. LOTS 9B, 10A, 19A, AND 28B ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING ON THE DETENTION BASINS. THESE LOTS SHALL NOT MODIFY THE GRADES ON THE DETENTION BASINS NOR BUILD ANY FENCE CROSSING DETENTION BASIN WITHIN THE EASEMENT AREA DELINEATED AS PUE AND STORM DRAIN EASEMENT WITHOUT WRITTEN APPROVAL FROM THE AMERICAN FORK CITY ENGINEER.
8. LOTS 9B, 10A, 19A, AND 28B ADJOINING THE DETENTION BASINS MUST BE RESTRICTED FROM HAVING OPENINGS IN THEIR CONCRETE FOUNDATIONS OR WALLS. ANY OPENINGS MUST BE 1' ABOVE HIGH WATER MARK OF EACH POND. LOTS 9B AND 10A WILL BE 1' ABOVE 4554.50 AND LOTS 19A AND 28B WILL BE 1' ABOVE 4652.50.
9. ALL LOTS WITH THE SAME NUMBER HAVING AN "A" AND "B" (IE 7A AND 7B) SHALL HAVE THE STRUCTURE TWIN HOME UNITS JOINED BY A COMMON WALL LOCATED ON THE SHARED LOT LINE.

GRADING NOTE:

WHERE LOTS HAVE SHALLOW SEWER, THE DEVELOPER HAS THE OPTION RAISING THE BASEMENT WITH THE FOUNDATION WALL EXPOSED OR BACK–FILLED. ALL LOTS MUST SUBMIT AN INDIVIDUAL GRADING PLAN WITH THE BUILDING PLANS TO SHOW THE PROPOSED GRADING.

NOTE:
CONTRACTOR AND DEVELOPER PLEASE BE AWARE THAT LOTS 10A, 10B, 26A, 26B, 27A, 27B, 28A, AND 28B ALL HAVE SEWER MAINS THAT ARE LESS THAN 8' IN THE STREET.

NOTE:
LOTS 9B, 10A, 19A, AND 28B WILL PLEASE REVIEW NOTES 7 AND 8 OF NOTES ON THE LEFT SIDE OF PAGE.

STATE PLANE COORDINATES (SCALE FACTOR = .99970) NAD 1983	
A N: 7306261.09 E: 1553554.49	H N: 7303472.85 E: 1555301.83
B N: 7304177.87 E: 1555062.97	I N: 7303463.48 E: 1555766.94
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G N: 7304044.23 E: 1555311.64	N N: 7303255.79 E: 1555190.66
	O N: 7303308.12 E: 1555605.66

LEGEND

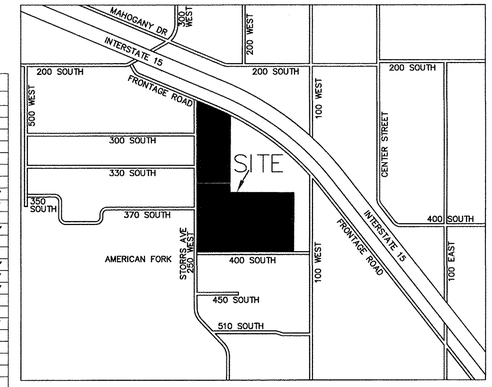
◆	EXISTING SECTION MONUMENT
▲	PROPOSED STREET MONUMENT
○	SET PLUGS IN THE CURB ON LOT LINE EXTENSIONS
●	SET REBAR AND CAP OR FOUND REBAR AND CAP

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH



VICINITY MAP
NOT TO SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	42.20'	4580.69'	21.10'	N64°16'15"W	42.20'	0°31'40"
C2	215.27'	4583.63'	107.65'	N62°32'01"W	215.25'	2°41'27"
C3	14.52'	4580.68'	7.26'	N64°26'38"W	14.52'	0°10'54"
C4	27.68'	4580.69'	13.84'	N64°10'48"W	27.68'	0°20'46'
C5	102.91'	4583.63'	51.46'	N63°14'09"W	102.90'	1°17'11'
C6	56.00'	4583.63'	28.00'	N62°14'34"W	56.00'	0°42'00'
C7	56.36'	4583.63'	28.18'	N61°32'26"W	56.36'	0°42'16'
C8	84.20'	60.00'	50.71'	N39°13'11"W	77.46'	80°24'21'
C9	53.83'	60.00'	28.88'	S74°52'31"W	52.04'	51°24'16'
C10	11.85'	60.00'	5.95'	S43°30'47"W	11.83'	11°19'11'
C11	13.91'	15.00'	7.50'	N64°25'06"E	13.42'	53°07'48'
C12	23.56'	15.00'	15.00'	S44°01'00"E	21.21'	90°00'00'
C13	23.56'	15.00'	15.00'	S45°59'00"W	21.21'	90°00'00'
C14	13.91'	15.00'	7.50'	N62°27'06"W	13.42'	53°07'48'
C15	61.88'	60.00'	34.01'	S65°26'02"E	59.18'	59°05'41'
C16	88.00'	60.00'	54.06'	N43°00'04"E	80.32'	84°02'07'
C17	23.56'	15.00'	15.00'	S44°01'00"E	21.21'	90°00'00'
C18	23.56'	15.00'	15.00'	S45°59'00"W	21.21'	90°00'00'
C21	23.61'	15.00'	15.05'	S44°07'05"E	21.25'	90°12'09'
C22	50.89'	245.00'	25.54'	N84°49'49"E	50.80'	11°54'03'
C23	26.16'	245.00'	13.09'	N75°49'16"E	26.15'	6°07'05'
C24	28.09'	305.00'	14.05'	S75°24'01"W	28.08'	5°16'35'
C25	47.54'	305.00'	23.82'	S82°30'14"W	47.49'	8°55'52'
C26	20.29'	305.00'	10.15'	S88°52'31"W	20.28'	3°48'41'
C27	4.84'	50.00'	2.42'	N89°00'31"E	4.84'	5°32'40'
C28	15.72'	50.00'	7.92'	N76°13'48"E	15.65'	18°00'46'
C29	29.86'	70.00'	15.16'	S79°26'47"W	29.64'	24°26'39'
C30	40.33'	70.00'	20.74'	N71°49'28"W	39.78'	33°00'51'
C31	41.83'	70.00'	21.56'	N38°11'54"W	41.21'	34°14'18'
C32	41.83'	70.00'	21.56'	N03°57'36"W	41.21'	34°14'18'
C33	13.60'	70.00'	6.82'	N18°43'28"E	13.58'	11°07'50'
C34	20.56'	50.00'	10.43'	S12°30'42"W	20.41'	23°33'23'
C35	23.55'	15.00'	14.99'	S44°14'35"E	21.20'	89°57'09'
C36	70.65'	45.00'	44.96'	N44°14'35"W	63.61'	89°57'09'
C37	86.48'	275.00'	43.60'	S81°46'17"W	86.13'	18°01'08'
C38	86.48'	275.00'	43.60'	N81°46'17"E	86.13'	18°01'08'
C39	23.57'	15.00'	15.01'	N45°45'25"E	21.22'	90°02'51'
C40	23.55'	15.00'	14.99'	N44°14'35"W	21.20'	89°57'09'
C41	31.23'	245.00'	15.64'	S87°07'45"W	31.21'	7°18'12'
C42	45.82'	245.00'	22.98'	S78°07'11"W	45.75'	10°42'56'
C43	26.14'	305.00'	13.08'	N75°13'02"E	26.13'	4°54'38'
C44	61.14'	305.00'	30.67'	N83°24'54"E	61.03'	11°29'05'
C45	8.64'	305.00'	4.32'	N89°58'09"E	8.64'	1°37'24'
C46	23.51'	15.00'	14.95'	S45°52'55"W	21.18'	89°47'51'
C47	23.61'	15.00'	15.05'	S44°07'05"E	21.25'	90°12'09'
C48	13.91'	15.00'	7.50'	N64°25'06"E	13.42'	53°07'48'
C49	27.56'	60.00'	14.03'	S51°00'43"W	27.32'	26°19'02'
C50	49.16'	60.00'	26.06'	S87°38'37"W	47.80'	46°56'47'
C51	73.16'	60.00'	41.91'	N33°57'00"W	68.71'	69°52'00'
C52	73.60'	60.00'	42.23'	N36°07'31"E	69.07'	70°17'01'
C53	51.13'	60.00'	27.23'	S84°19'09"E	49.60'	48°49'39'
C54	25.15'	60.00'	12.76'	S47°53'46"E	24.97'	24°01'08'
C55	13.91'	15.00'	7.50'	N62°27'06"W	13.42'	53°07'48'

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.51'	S63°00'00"E
L2	18.15'	S30°57'07"W
L3	3.75'	N85°53'47"E
L4	12.72'	S00°00'00"E
L5	15.64'	N90°00'00"E
L6	52.17'	S89°01'00"E

LOT AREAS			LOT AREAS		
LOT #	SQ. FT.	ACREAGE	LOT #	SQ. FT.	ACREAGE
1A	6,525 sq. ft.	0.15 acres	15A	7,466 sq. ft.	0.17 acres
1B	6,505 sq. ft.	0.15 acres	15B	8,312 sq. ft.	0.19 acres
2A	6,463 sq. ft.	0.15 acres	16A	9,448 sq. ft.	0.22 acres
2B	6,048 sq. ft.	0.14 acres	16B	7,498 sq. ft.	0.17 acres
3A	7,429 sq. ft.	0.17 acres	17A	6,089 sq. ft.	0.14 acres
3B	6,724 sq. ft.	0.15 acres	17B	6,000 sq. ft.	0.14 acres
4A	6,797 sq. ft.	0.16 acres	18A	6,000 sq. ft.	0.14 acres
4B	6,000 sq. ft.	0.14 acres	18B	6,055 sq. ft.	0.14 acres
5A	6,301 sq. ft.	0.14 acres	19A	6,534 sq. ft.	0.15 acres
5B	7,672 sq. ft.	0.18 acres	19B	5,500 sq. ft.	0.13 acres
6A	8,100 sq. ft.	0.19 acres	20A	6,000 sq. ft.	0.14 acres
6B	6,392 sq. ft.	0.15 acres	20B	6,245 sq. ft.	0.14 acres
7A	6,367 sq. ft.	0.15 acres	21A	6,134 sq. ft.	0.14 acres
7B	6,007 sq. ft.	0.14 acres	21B	6,610 sq. ft.	0.15 acres
8A	6,094 sq. ft.	0.14 acres	22A	6,107 sq. ft.	0.14 acres
8B	6,111 sq. ft.	0.14 acres	22B	6,128 sq. ft.	0.14 acres
9A	6,049 sq. ft.	0.14 acres	23A	6,852 sq. ft.	0.16 acres
9B	6,552 sq. ft.	0.15 acres	23B	6,000 sq. ft.	0.14 acres
10A	6,742 sq. ft.	0.15 acres	24A	6,000 sq. ft.	0.14 acres
10B	6,191 sq. ft.	0.14 acres	24B	6,852 sq. ft.	0.16 acres
11A	6,938 sq. ft.	0.16 acres	25A	6,128 sq. ft.	0.14 acres
11B	6,295 sq. ft.	0.14 acres	25B	6,128 sq. ft.	0.14 acres
12A	7,137 sq. ft.	0.16 acres	26A	6,653 sq. ft.	0.15 acres
12B	6,479 sq. ft.	0.15 acres	26B	6,287 sq. ft.	0.14 acres
13A	6,271sq. ft.	0.14 acres	27A	6,636 sq. ft.	0.15 acres
13B	6,100 sq. ft.	0.14 acres	27B	6,288 sq. ft.	0.14 acres
14A	6,082 sq. ft.	0.14 acres	28A	5,500 sq. ft.	0.13 acres
14B	6,069 sq. ft.	0.14 acres	28B	6,569 sq. ft.	0.15 acres

SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°24'12" WEST ALONG THE SECTION LINE 2083.89 FEET AND EAST 1523.60 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 63°00'00" EAST 20.51 FEET; THENCE SOUTH 00°57'07" WEST 10.15 FEET; THENCE ALONG THE ARC OF A 4580.69-FOOT CURVE TO THE RIGHT 42.20 FEET (CHORD BEARS S 64°16'15" E 42.20 FEET); THENCE NORTH 25°53'47" EAST 3.75 FEET; THENCE ALONG THE ARC OF A 4583.63-FOOT CURVE TO THE RIGHT 215.27 FEET (CHORD BEARS S 62°32'01" E 215.25 FEET); THENCE SOUTH 00°59'00" WEST 571.63 FEET; THENCE SOUTH 88°53'00" EAST 465.18 FEET; THENCE SOUTH 12.72 FEET; THENCE EAST 15.63 FEET THENCE SOUTH 00°44'00" WEST 433.40 FEET; THENCE NORTH 89°13'09" WEST 728.46 FEET; THENCE NORTH 00°42'40" EAST 1150.53 FEET TO THE POINT OF BEGINNING.

AREA = 11.1147 ACRES

OF LOTS = 28

Basis of Bearing = SOUTH 00°24'12" WEST ALONG THE SECTION LINE FROM THE NORTHWEST TO THE WEST QUARTER CORNER OF SAID SECTION 23.

DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

ACCEPTANCE OF LEGISLATIVE BODY

THE _____ OF _____, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____DAY OF _____ A.D. 20 .

MAYOR

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

APPROVED — ATTEST

CITY ENGINEER (See Seal Below) — CITY RECORDER (See Seal Below)

SEWER AUTHORITY

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

PUBLIC WORKS DIRECTOR

WATER AUTHORITY

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

PUBLIC WORKS DIRECTOR

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____ A.D. 20___ BY THE _____ PLANNING COMMISSION.

PLANNING DEPT. DIRECTOR — CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

F. J. CLARK and ASSOCIATES
9448 North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701–0268

ACKNOWLEDGEMENT (PERSONAL)

STATE OF UTAH
COUNTY OF UTAH S.S.

ON THE ____ DAY OF _____ A.D. 20 ___ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES : _____ NOTARY PUBLIC (SEE SEAL)

ACKNOWLEDGEMENT (CORPORATE)

ON THE ___DAY OF _____ A.D. 20 , PERSONALLY APPEARED BEFORE ME, _____ AND _____, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES — NOTARY PUBLIC RESIDING AT

NOTARY PUBLIC SEAL | SURVEYOR'S SEAL | CITY–COUNTY ENGINEER SEAL | CLERK–RECORDER SEAL

PLAT "A"

LOEFLER PARK TWIN HOMES

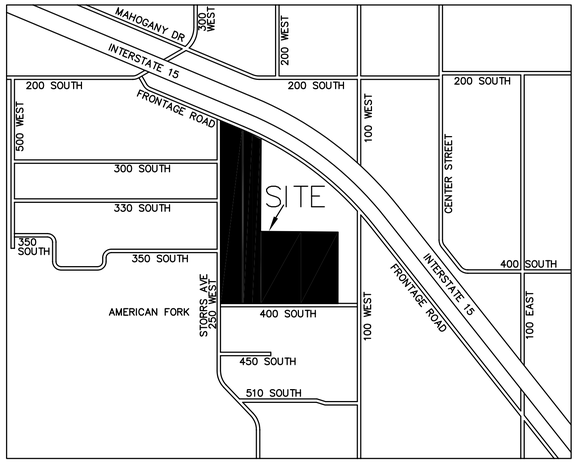
LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

A RESIDENTIAL SUBDIVISION

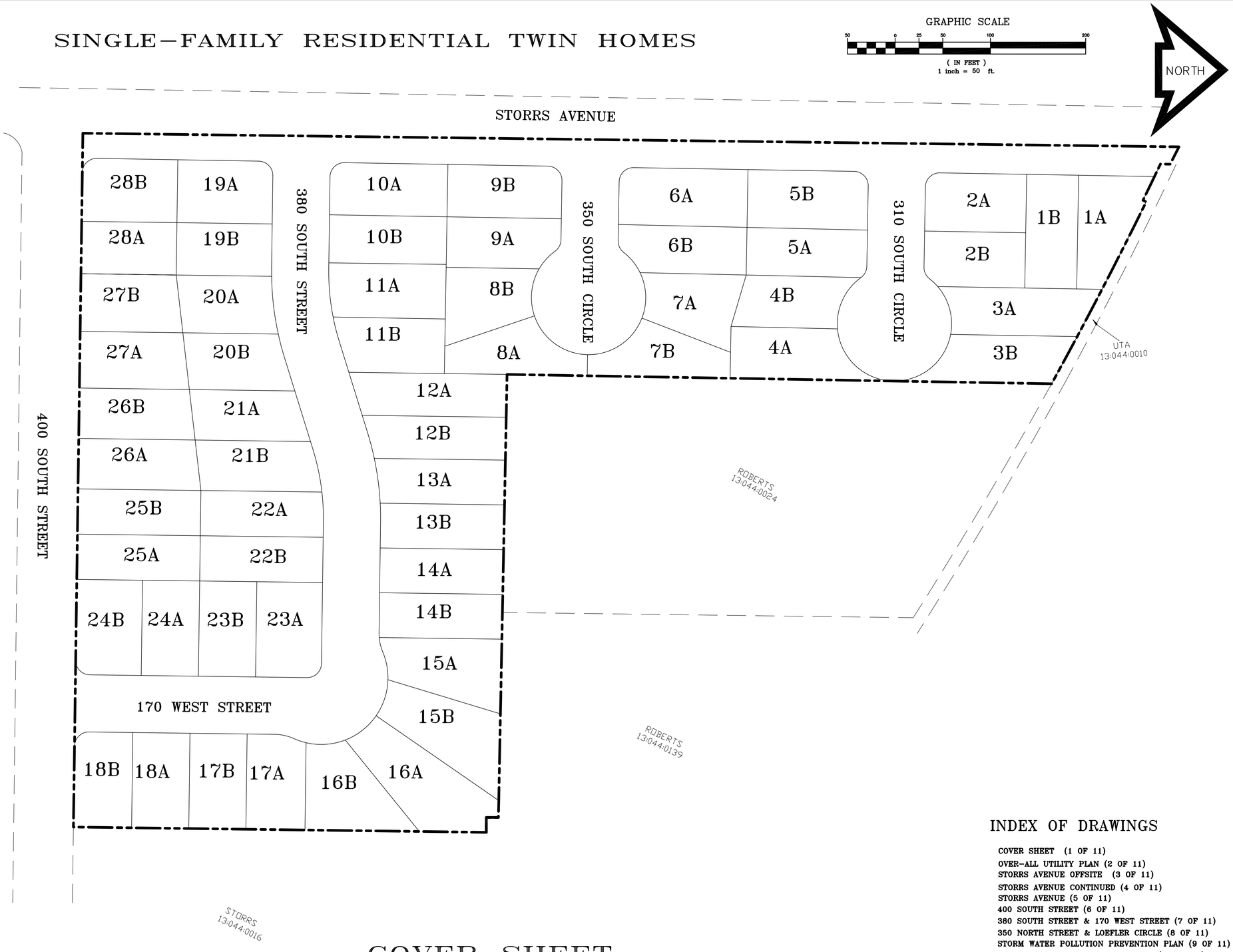
AMERICAN FORK _____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SINGLE–FAMILY RESIDENTIAL TWIN HOMES



VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°24'12" WEST ALONG THE SECTION LINE 2083.89 FEET AND EAST 1523.60 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 63°00'00" EAST 20.51 FEET; THENCE SOUTH 00°57'07" WEST 10.15 FEET; THENCE ALONG THE ARC OF A 4580.69-FOOT CURVE TO THE RIGHT 42.20 FEET (CHORD BEARS S 64°16'15" E 42.20 FEET); THENCE NORTH 25°53'47" EAST 3.75 FEET; THENCE ALONG THE ARC OF A 4583.63-FOOT CURVE TO THE RIGHT 215.27 FEET (CHORD BEARS S 62°32'01" E 215.25 FEET); THENCE SOUTH 00°59'00" WEST 571.63 FEET; THENCE SOUTH 88°53'00" EAST 480.98 FEET; THENCE SOUTH 00°44'00" WEST 445.81 FEET; THENCE NORTH 89°13'09" WEST 728.46 FEET; THENCE NORTH 00°42'40" EAST 1150.53 FEET TO THE POINT OF BEGINNING.

AREA = 11.0826 ACRES

OF LOTS = 28

Basis of Bearing = SOUTH 00°24'12" WEST ALONG THE SECTION LINE FROM THE NORTHWEST TO THE WEST QUARTER CORNER OF SAID SECTION 23.

SITE TABULATIONS

ZONE = R2–7500
# OF LOTS = 28 TWIN HOME LOTS
TOTAL AREA = 11.0826 ACRES
STREET DEDICATED AREA = 2.6798 ACRES
TOTAL OPEN SPACE AREA = 0
DENSITY = 2.5265 LOTS/ACRE

ENGINEER

FRED J. CLARK
9448 NORTH TIMPANOGOS COVE
CEDAR HILLS, UT 84062
(801) 701–0268

DEVELOPER

DJR INVESTMENTS
772 SOUTH CARTERVILLE ROAD
OREM, UT 84097
(801) 885–1040

INDEX OF DRAWINGS

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COVER SHEET

REVISIONS	BY
03–24–15	DFH
04–02–15	DFH
05–04–15	DFH
05–30–15	DFH

F . J. CLARK and ASSOCIATES
9448 North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701–0268

Plans prepared under the direction of: _____
Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"
STREET IMPROVEMENT PLANS
AMERICAN FORK UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	1 OF 11
DATE 02–06–15	SCALE 1" = 60'	PROJECT NO.	

SINGLE–FAMILY RESIDENTIAL TWIN HOMES

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH

SEWER NOTE:

IN THE AREAS OF HIGH GROUND WATER WHERE THE GROUND WATER IS ABOVE THE SEWER LINE AND WHERE THE SEWER LINE CANNOT BE PROJECTED BY THE GROUND WATER DRAIN, THE SEWER LINE SHALL BE NOTED AS PVC C–900 (GREEN) WHERE THE SLOPE IS LESS THAN 1% AND DR 17 HDPE (BLACK WITH A GREEN LINE) WHERE THE SLOPE IS ABOVE 1%.

SEWER LATERAL NOTE:

ALL PROPOSED SEWER LATERALS WILL BE WILL BE A.B.S. PIPE INSTALLED AT 1%. CONNECTION AT THE MAIN WILL BE A FLAT CONNECTION THAT IS MINIMUM STANDARD TO ALLOW FOR MAXIMUM DEPTH OF THE LATERALS. ALSO NOTE THAT ANY EXISTING STRUCTURE HAS A MAXIMUM HEIGHT OF 36'.

STREET LIGHTING NOTE:

PUBLIC STREET ILLUMINATION LIGHTING SYSTEM SHOWN HEREON IS PRELIMINARY. FINAL DESIGN WILL BE COMPLETED BY AMERICAN FORK CITY LIGHTING CONSULTANT FOLLOWING FINAL APPROVAL BY THE CITY LAND USE AUTHORITY. CONTRACTOR SHALL VERIFY ALL LIGHTING AND CONDUIT SYSTEMS WITH CITY APPROVED STREET ILLUMINATION LIGHTING PLANS.

CONTRACTOR NOTE:

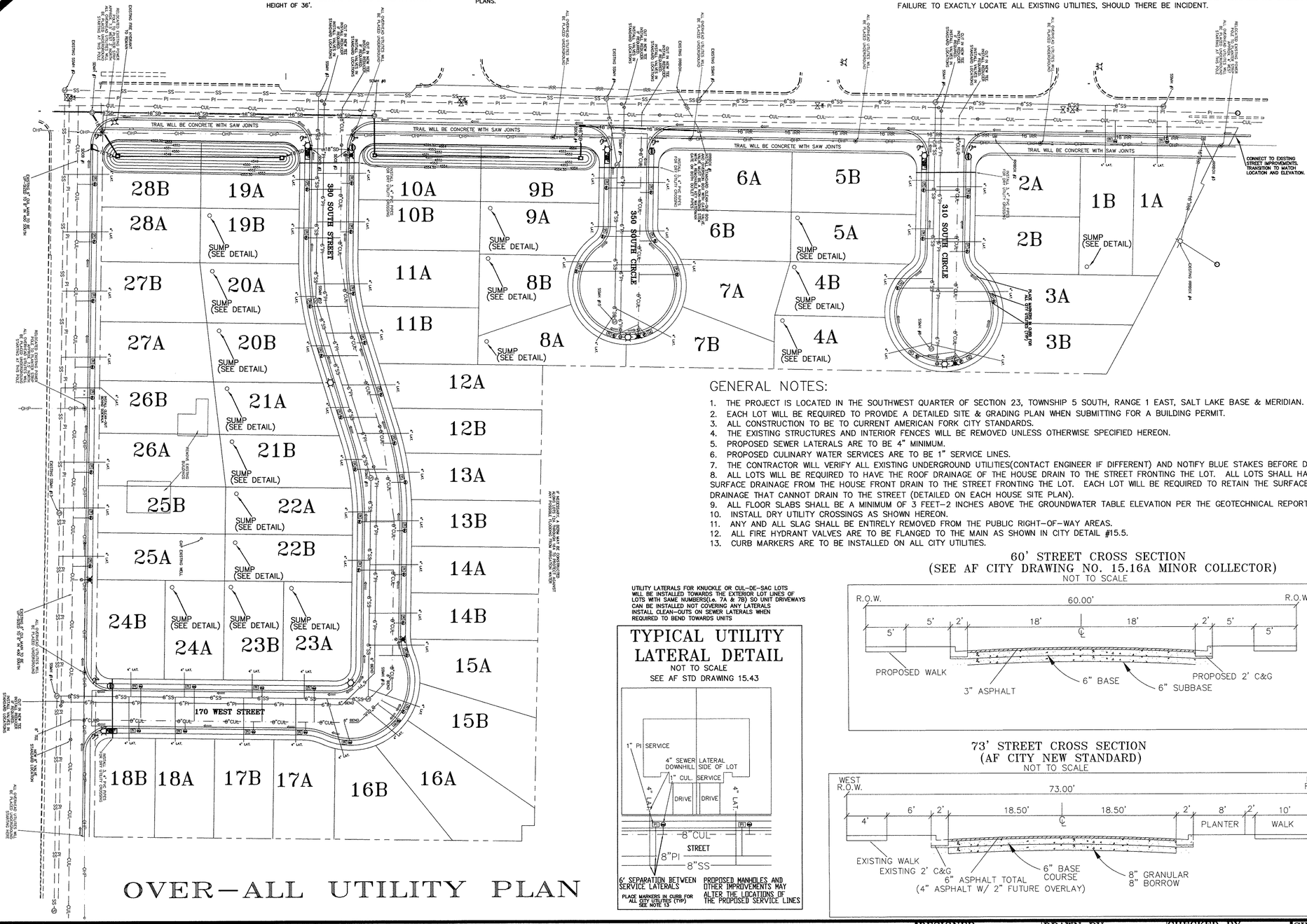
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPENCIES, THE ENGINEER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE ENGINEER WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY AND ALL CHANGES OR VARIATIONS VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE ENGINEER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE ENGINEER ASSUMES NO RESPONSIBLITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

GRADING NOTE:

WHERE LOTS HAVE SHALLOW SEWER, THE DEVELOPER HAS THE OPTION RAISING THE BASEMENT WITH THE FOUNDATION WALL EXPOSED OR BACK–FILLED. ALL LOTS MUST SUBMIT AN INDIVIDUAL GRADING PLAN WITH THE BUILDING PLANS TO SHOW THE PROPOSED GRADING.

SYMBOL LEGEND

SS	EXISTING 8" PVC SANITARY SEWER LINE
8"SS	PROPOSED 8" PVC SANITARY SEWER LINE D 3034 SDR 35 OR EQUIVALENT
SSMH	48" SANITARY SEWER MANHOLE
8"SS (S)	PROPOSED SEWER MANHOLE
4" LAT.	PROPOSED 4" SEWER LATERAL
8"SS	PROPOSED 4" SEWER LATERAL
8"PI	PROPOSED 8" PRESSURIZED IRRIGATION (PI) DUCTILE IRON CL 250
6"PI	PROPOSED 6" PRESSURIZED IRRIGATION (PI) DUCTILE IRON CL 250
PI	PRESSURIZED IRRIGATION SERVICES
PI	EXISTING PI MAIN SIZE AS SHOWN
(V)	PROPOSED TAPPING TEE & VALVE W/ REDUCER TO MATCH PIPE SIZE
(V)	PROPOSED WATER VALVE (PI & CULINARY)
CUL	EXISTING WATER MAIN
	EXISTING WATER VALVE
(B)	PROPOSED BLOW–OFF
8"cul	PROPOSED 8" PVC WATER MAIN C–905 PVC OR EQUIVALENT
(M)	PROPOSED WATER SERVICE & METER
	PROPOSED FIRE HYDRANT W/ ASSEMBLY
	EXISTING FIRE HYDRANT
PRV	PROPOSED PRV FOR CULINARY & P.I. (IF REQUIRED)
	EXISTING STORM DRAIN CATCH BASIN
(D)	PROPOSED STORM DRAIN MANHOLE 60" DIA.
15"SD	PROPOSED 15" RCP STORM DRAIN PIPE
18"SD	PROPOSED 18" RCP STORM DRAIN PIPE
	PROPOSED PRE–TREATMENT STORM DRAIN DETENTION BOX (AF CITY STANDARD)
IR	PROPOSED 3' X 3' I.D. CONCRETE IRRIGATION BOX
18"IRR	PROPOSED 18" ADS IRRIGATION PIPE
IRR	EXISTING IRRIGATION PIPE
OHP	EXISTING POWER POLE & OVERHEAD POWER LINE TO BE RELOCATED AS SHOWN HEREON PER ROCKY MOUNTAIN POWER
	PROPOSED A.D.A. HANDICAP RAMP
	DIRECTION OF SURFACE FLOW
STOP	PROPOSED STOP SIGN
STREET SIGN	PROPOSED STREET SIGN
	PROPOSED STREET LIGHT (SEE STREET LIGHTING NOTE)
MB	PROPOSED MAIL BOX CLUSTER
	PROPOSED SURVEY MONUMENT
TBC	TOP BACK OF CURB ELEVATION
STA.	STATION
RIM	MANHOLE RIM ELEVATION
PRC	POINT OF REVERSE CURVATURE
4+00	STREET STATIONING
PC	POINT OF CURVATURE
CL	STREET CENTERLINE
PCC	POINT OF COMPOUND CURVATURE
PVI	POINT VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE



OVER–ALL UTILITY PLAN

GENERAL NOTES:

1. THE PROJECT IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
2. EACH LOT WILL BE REQUIRED TO PROVIDE A DETAILED SITE & GRADING PLAN WHEN SUBMITTING FOR A BUILDING PERMIT.
3. ALL CONSTRUCTION TO BE TO CURRENT AMERICAN FORK CITY STANDARDS.
4. THE EXISTING STRUCTURES AND INTERIOR FENCES WILL BE REMOVED UNLESS OTHERWISE SPECIFIED HEREON.
5. PROPOSED SEWER LATERALS ARE TO BE 4" MINIMUM.
6. PROPOSED CULINARY WATER SERVICES ARE TO BE 1" SERVICE LINES.
7. THE CONTRACTOR WILL VERIFY ALL EXISTING UNDERGROUND UTILITIES(CONTACT ENGINEER IF DIFFERENT) AND NOTIFY BLUE STAKES BEFORE DIGGING.
8. ALL LOTS WILL BE REQUIRED TO HAVE THE ROOF DRAINAGE OF THE HOUSE DRAIN TO THE STREET FRONTING THE LOT. ALL LOTS SHALL HAVE SURFACE DRAINAGE FROM THE HOUSE FRONT DRAIN TO THE STREET FRONTING THE LOT. EACH LOT WILL BE REQUIRED TO RETAIN THE SURFACE DRAINAGE THAT CANNOT DRAIN TO THE STREET (DETAILED ON EACH HOUSE SITE PLAN).
9. ALL FLOOR SLABS SHALL BE A MINIMUM OF 3 FEET–2 INCHES ABOVE THE GROUNDWATER TABLE ELEVATION PER THE GEOTECHNICAL REPORTS.
10. INSTALL DRY UTILITY CROSSINGS AS SHOWN HEREON.
11. ANY AND ALL SLAG SHALL BE ENTIRELY REMOVED FROM THE PUBLIC RIGHT–OF–WAY AREAS.
12. ALL FIRE HYDRANT VALVES ARE TO BE FLANGED TO THE MAIN AS SHOWN IN CITY DETAIL #15.5.
13. CURB MARKERS ARE TO BE INSTALLED ON ALL CITY UTILITIES.

UTILITY LATERALS FOR KNUCKLE OR CUL–DE–SAC LOTS WILL BE INSTALLED TOWARDS THE EXTERIOR LOT LINES OF LOTS WITH SAME NUMBERS(i.e. 7A & 7B) SO UNIT DRIVEWAYS CAN BE INSTALLED NOT COVERING ANY LATERALS INSTALL CLEAN–OUTS ON SEWER LATERALS WHEN REQUIRED TO BEND TOWARDS UNITS

TYPICAL UTILITY LATERAL DETAIL

NOT TO SCALE
SEE AF STD DRAWING 15.43

60' STREET CROSS SECTION
(SEE AF CITY DRAWING NO. 15.16A MINOR COLLECTOR)

NOT TO SCALE

73' STREET CROSS SECTION
(AF CITY NEW STANDARD)

NOT TO SCALE

REVISIONS	BY
03–24–15	DFH
04–02–15	DFH
05–04–15	DFH
05–30–15	DFH

F . J. CLARK and ASSOCIATES
9448 North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701–0268

Plans prepared under the direction of: _____ Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"
STREET IMPROVEMENT PLANS

AMERICAN FORK UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	2 OF 11
DATE 02–06–15	SCALE 1" = 60'	PROJECT NO.	

GRAPHIC SCALE

50 0 25 50 100 200

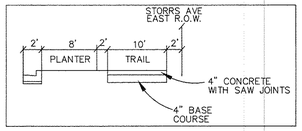
(IN FEET)
1 inch = 50 ft.

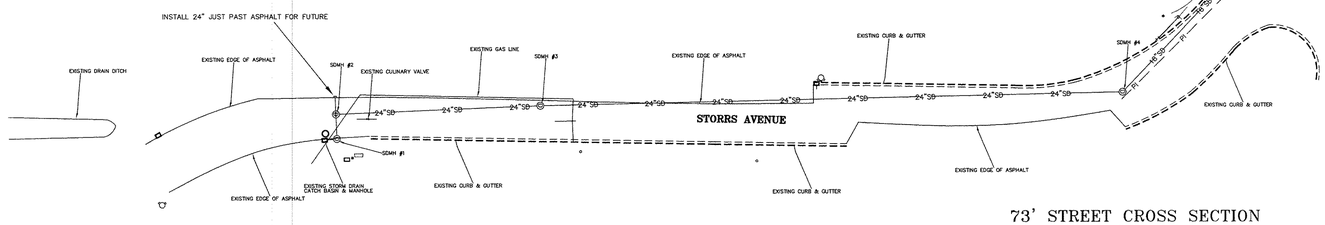
NORTH

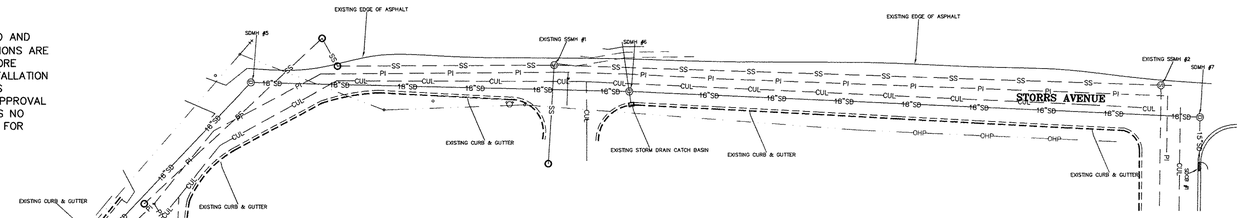
CONTRACTOR NOTE:

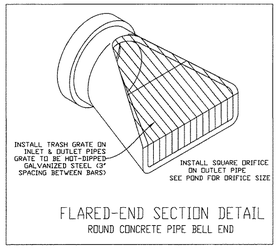
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPENCIES, THE ENGINEER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE ENGINEER WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY AND ALL CHANGES OR VARIATIONS VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE ENGINEER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

10' TRAIL CROSS SECTION
NOT TO SCALE



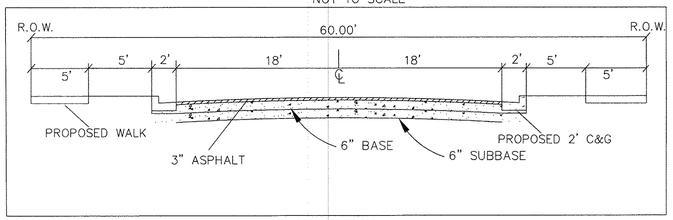




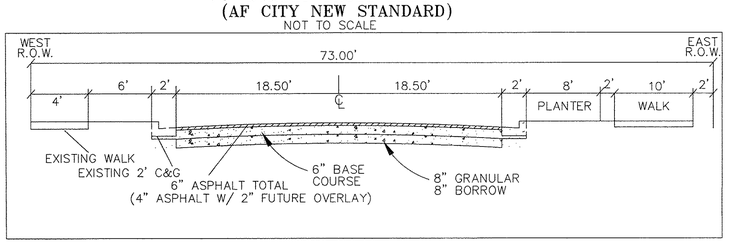


FLARED-END SECTION DETAIL
ROUND CONCRETE PIPE BELL END

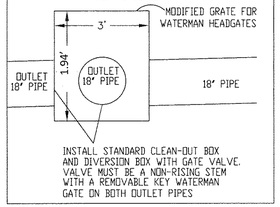
60' STREET CROSS SECTION
(SEE AF CITY DRAWING NO. 15.16A MINOR COLLECTOR)
NOT TO SCALE



73' STREET CROSS SECTION
(AF CITY NEW STANDARD)
NOT TO SCALE



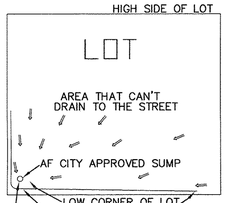
3' X 3' ID BOX DETAIL
NOT TO SCALE



SYMBOL LEGEND

SS	EXISTING 8" PVC SANITARY SEWER LINE
8"SS	PROPOSED 8" PVC SANITARY SEWER LINE D 3034 SDR 35 OR EQUIVALENT
SSMH	48" SANITARY SEWER MANHOLE
8"SS	PROPOSED SEWER MANHOLE
4" LAT.	PROPOSED 4" SEWER LATERAL
SS 8"	PROPOSED 4" SEWER LATERAL
8"PI	PROPOSED 8" PRESSURIZED IRRIGATION (PI) DUCTILE IRON CL 250
6"PI	PROPOSED 6" PRESSURIZED IRRIGATION (PI) DUCTILE IRON CL 250
PI	PRESSURIZED IRRIGATION SERVICES
PI	EXISTING PI MAIN SIZE AS SHOWN
PI	PROPOSED TAPPING TEE & VALVE W/ REDUCER TO MATCH PIPE SIZE
V	PROPOSED WATER VALVE (PI & CULINARY)
CUL	EXISTING WATER MAIN
	EXISTING WATER VALVE
B	PROPOSED BLOW-OFF
8"cul	PROPOSED 8" PVC WATER MAIN C-905 PVC OR EQUIVALENT
WM	PROPOSED WATER SERVICE & METER
	PROPOSED FIRE HYDRANT W/ ASSEMBLY
	EXISTING FIRE HYDRANT
PRV	PROPOSED PRV FOR CULINARY & P.I. (IF REQUIRED)
	EXISTING STORM DRAIN CATCH BASIN
D	PROPOSED STORM DRAIN MANHOLE 60" DIA.
15"SD	PROPOSED 15" RCP STORM DRAIN PIPE
18"SD	PROPOSED 18" RCP STORM DRAIN PIPE
	PROPOSED PRE-TREATMENT STORM DRAIN DETENTION BOX (AF CITY STANDARD)
IR	PROPOSED 3' X 3' I.D. CONCRETE IRRIGATION BOX
18"IRR	PROPOSED 18" ADS IRRIGATION PIPE
IRR	EXISTING IRRIGATION PIPE
OHP	EXISTING POWER POLE & OVERHEAD POWER LINE TO BE RELOCATED AS SHOWN HEREON PER ROCKY MOUNTAIN POWER
	PROPOSED A.D.A. HANDICAP RAMP
	DIRECTION OF SURFACE FLOW
STOP	PROPOSED STOP SIGN
STREET SIGN	PROPOSED STREET SIGN
	PROPOSED STREET LIGHT (SEE STREET LIGHTING NOTE)
MB	PROPOSED MAIL BOX CLUSTER
	PROPOSED SURVEY MONUMENT
TBC	TOP BACK OF CURB ELEVATION
STA.	STATION
RIM	MANHOLE RIM ELEVATION
PRC	POINT OF REVERSE CURVATURE
4+00	STREET STATIONING
PC	POINT OF CURVATURE
CL	STREET CENTERLINE
PCC	POINT OF COMPOUND CURVATURE
PVI	POINT VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE
EVC	END VERTICAL CURVE

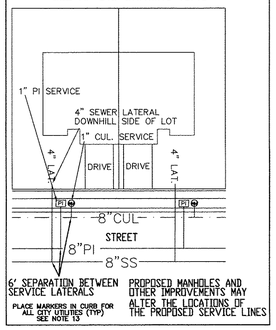
TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



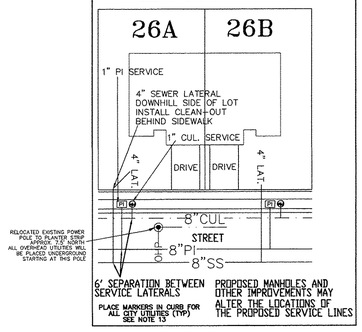
PROPOSED SHALLOW SUMP
4' DEEP, 18" DIA. C.M.P.
SURROUNDED WITH 1' GRAVEL
STANDARD GRATED LID
SUBJECT TO GEOTECH REPORT

UTILITY LATERALS FOR KNUCKLE OR CUL-DE-SAC LOTS WILL BE INSTALLED TOWARDS THE EXTERIOR LOT LINES OF LOTS WITH SAME NUMBERS(i.e. 7A & 7B) SO UNIT DRIVEWAYS CAN BE INSTALLED NOT COVERING ANY LATERALS
INSTALL CLEAN-OUTS ON SEWER LATERALS WHEN REQUIRED TO BEND TOWARDS UNITS

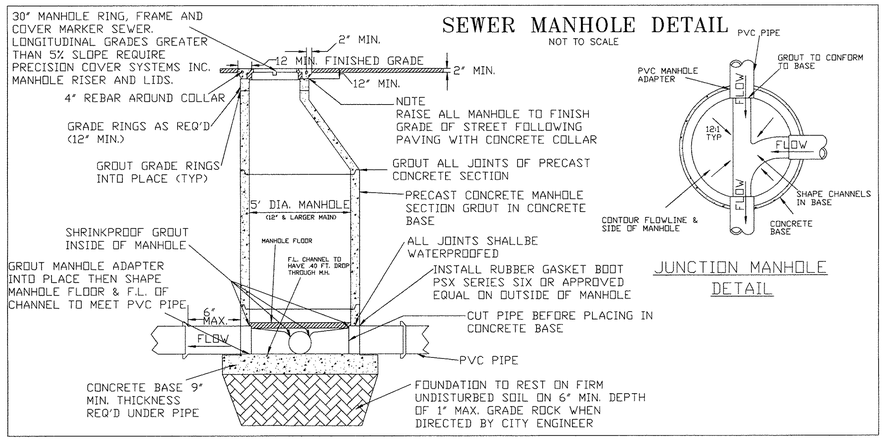
TYPICAL UTILITY LATERAL DETAIL
NOT TO SCALE
SEE AF STD DRAWING 15.43



UNITS 26A & 26B LATERAL DETAIL
NOT TO SCALE
SEE AF STD DRAWING 15.43



SEWER MANHOLE DETAIL
NOT TO SCALE



JUNCTION MANHOLE DETAIL

OFFSITE UTILITY PLAN & DETAIL SHEET

REVISIONS	BY
03-24-15	DFH
04-02-15	DFH
05-04-15	DFH
05-30-15	DFH

F . J. CLARK and ASSOCIATES
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Cedar Hills, Utah 84062
(801) 701-0268
Plans prepared under the direction of: Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"

STREET IMPROVEMENT PLANS

AMERICAN FORK UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	3 OF 11
DATE 02-06-15	SCALE 1" = 60'	PROJECT NO.	

GRAPHIC SCALE

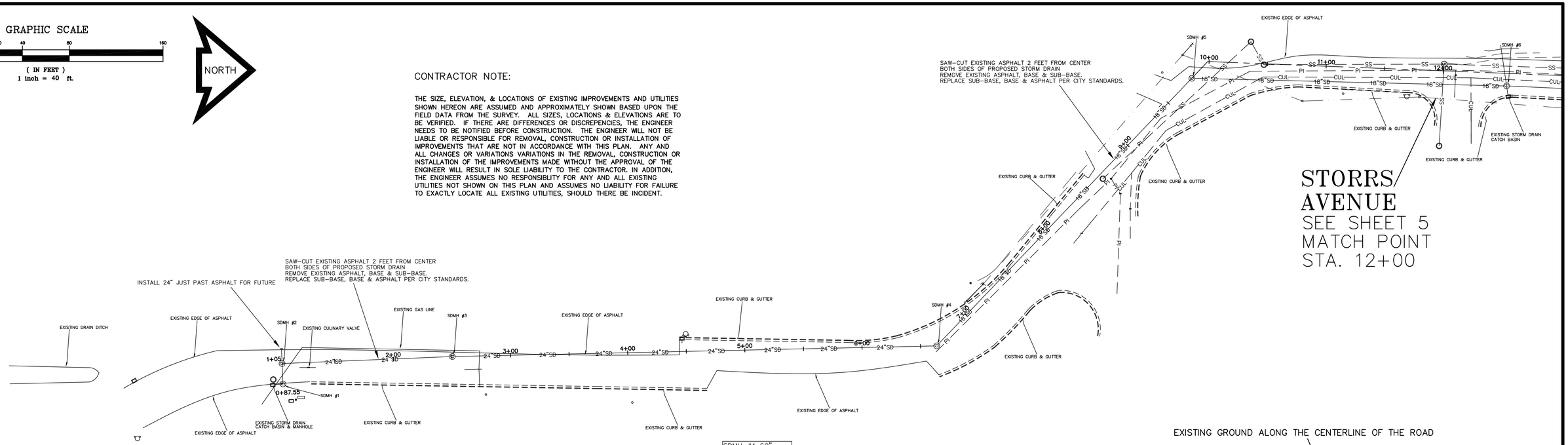
40 0 20 40 80 160

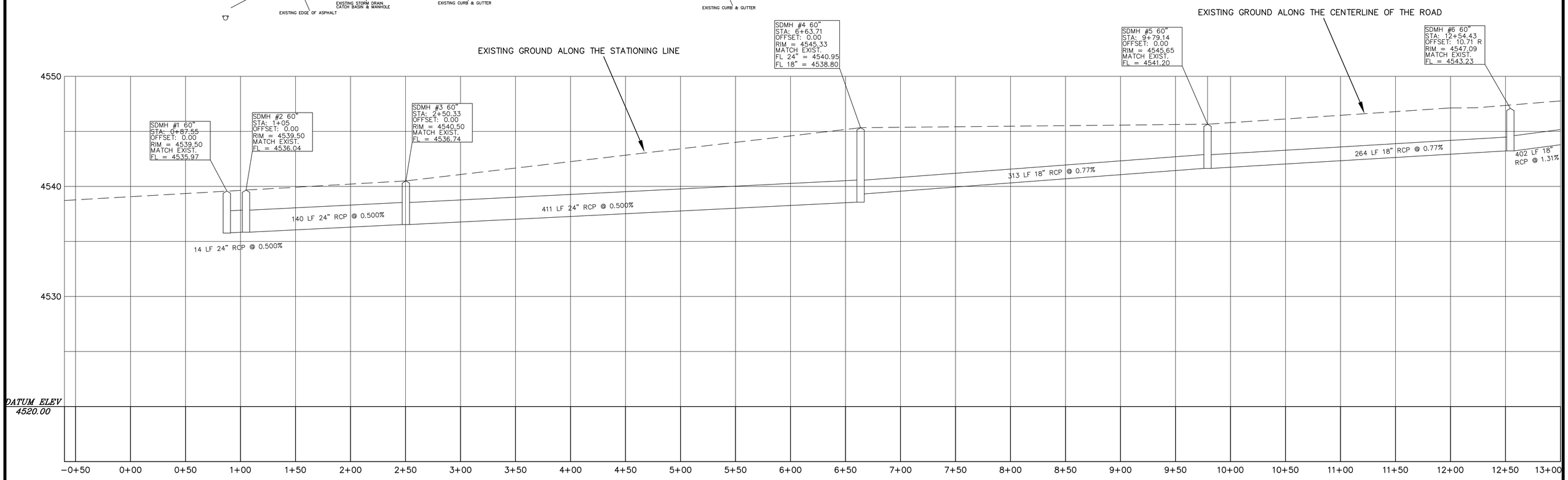
(IN FEET)
1 inch = 40 ft.

NORTH

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPENCIES, THE ENGINEER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE ENGINEER WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY AND ALL CHANGES OR VARIATIONS VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE ENGINEER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE ENGINEER ASSUMES NO RESPONSIBLITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.





STORRS AVENUE OFFSITE

VERTICAL SCALE 1" = 5'

REVISIONS	BY
03-24-15	DFH
04-02-15	DFH
05-04-15	DFH
05-30-15	DFH

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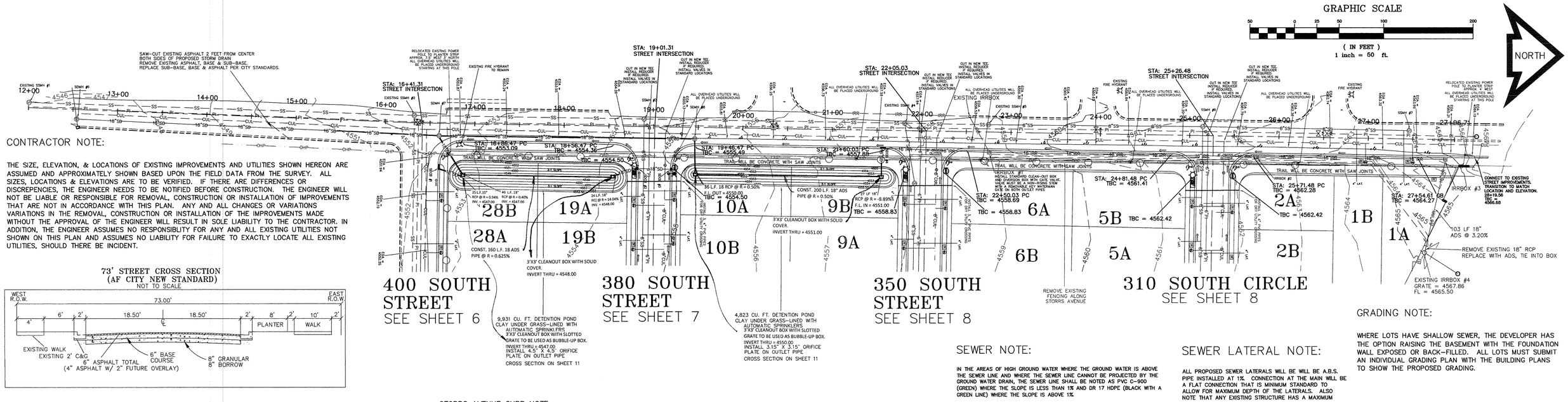
Plans prepared under the direction of: _____
Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"

STREET IMPROVEMENT PLANS

AMERICAN FORK UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	4 OF 11
DATE 02-06-15	SCALE 1" = 40'	PROJECT NO.	



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73' STREET CROSS SECTION (AF CITY NEW STANDARD)

NOT TO SCALE

10' TRAIL CROSS SECTION

NOT TO SCALE

STORRS AVENUE CURB NOTE:

THE DESIGN ELEVATIONS ARE INDTENDED TO MIMIC THE EXISTING ASPHALT ROADWAY BASED ON THE FIELD SURVEY BY AZTEC ENGINEERING. A LINE WILL BE SAW-CUT 1 FEET FROM THE EXISTING EDGE OF THE ASPHALT TOWARD THE CENTER OF THE ROAD. FROM THAT POINT, THE NEW ASPHALT WILL SLOPE DOWN AT 2% TOWARD THE LIP OF THE NEW CURB & GUTTER. IF THE PROPOSED TBC ELEVATIONS DO NOT ALLOW FOR THE 2% SLOPING ASPHALT, THEN THE TBC ELEVATION WILL BE ALTERED TO MEET THAT REQUIREMENT. THE DESIGN ENGINEER MUST BE NOTIFIED IF CHANGES ARE MADE TO MATCH THE EXISTING ROADWAY.

STORRS AVENUE MANHOLES NOTE:

THE DESIGN RIM ELEVATIONS ARE INDTENDED TO MIMIC THE EXISTING ASPHALT ROADWAY BASED ON THE FIELD SURVEY BY AZTEC ENGINEERING. THE PROPOSED SEWER AND STORM DRAIN MANHOLES RIM ELEVATIONS SHOULD MATCH THE EXISTING ASPHALT AS CLOSE AS POSSIBLE.

SEWER NOTE:

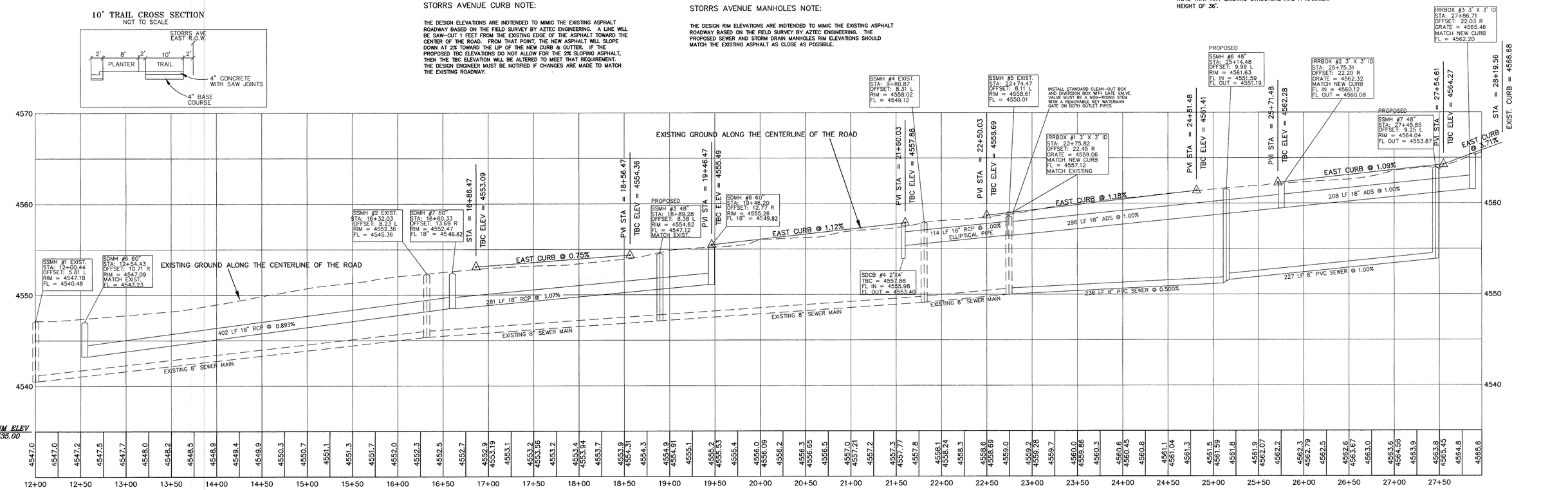
IN THE AREAS OF HIGH GROUND WATER WHERE THE GROUND WATER IS ABOVE THE SEWER LINE AND WHERE THE SEWER LINE CANNOT BE PROJECTED BY THE GROUND WATER DRAIN, THE SEWER LINE SHALL BE NOTED AS PVC C-900 (GREEN) WHERE THE SLOPE IS LESS THAN 1% AND DR 17 HDPE (BLACK WITH A GREEN LINE) WHERE THE SLOPE IS ABOVE 1%

SEWER LATERAL NOTE:

ALL PROPOSED SEWER LATERALS WILL BE WILL BE A.B.S. PIPE INSTALLED AT 1%. CONNECTION AT THE MAIN WILL BE A FLAT CONNECTION THAT IS MINIMUM STANDARD TO ALLOW FOR MAXIMUM DEPTH OF THE LATERALS. ALSO NOTE THAT ANY EXISTING STRUCTURE HAS A MAXIMUM HEIGHT OF 36'.

GRADING NOTE:

WHERE LOTS HAVE SHALLOW SEWER, THE DEVELOPER HAS THE OPTION RAISING THE BASEMENT WITH THE FOUNDATION WALL EXPOSED OR BACK-FILLED. ALL LOTS MUST SUBMIT AN INDIVIDUAL GRADING PLAN WITH THE BUILDING PLANS TO SHOW THE PROPOSED GRADING.



STORRS AVENUE CONTINUED

VERTICAL SCALE 1" = 5'

REVISIONS	BY
03-24-15	DFH
04-02-15	DFH
05-04-15	DFH
05-30-15	DFH

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(801) 701-0268
Plans prepared under the direction of: Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"

STREET IMPROVEMENT PLANS

AMERICAN FORK UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	5 OF 11
DATE 02-06-15	SCALE 1" = 50'	PROJECT NO.	

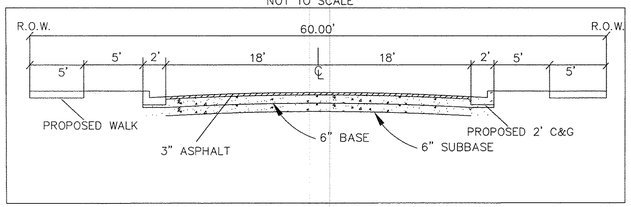
NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

60' STREET CROSS SECTION
(SEE AF CITY DRAWING NO. 15.16A MINOR COLLECTOR)
NOT TO SCALE



400 SOUTH STREET CURB NOTE:

THE DESIGN ELEVATIONS ARE INDTENDED TO MIMIC THE EXISTING ASPHALT ROADWAY BASED ON THE FIELD SURVEY BY AZTEC ENGINEERING. A LINE WILL BE SAW-CUT 1 FEET FROM THE EXISTING EDGE OF THE ASPHALT TOWARD THE CENTER OF THE ROAD. FROM THAT POINT, THE NEW ASPHALT WILL SLOPE DOWN AT 2% TOWARD THE LIP OF THE NEW CURB & GUTTER. IF THE PROPOSED TBC ELEVATIONS DO NOT ALLOW FOR THE 2% SLOPING ASPHALT, THEN THE TBC ELEVATION WILL BE ALTERED TO MEET THAT REQUIREMENT. THE DESIGN ENGINEER MUST BE NOTIFIED IF CHANGES ARE MADE TO MATCH THE EXISTING ROADWAY.

CONTRACTOR NOTE:

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GRADING NOTE:

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400 SOUTH STREET MANHOLES NOTE:

THE DESIGN RIM ELEVATIONS ARE INDTENDED TO MIMIC THE EXISTING ASPHALT ROADWAY BASED ON THE FIELD SURVEY BY AZTEC ENGINEERING. THE PROPOSED SEWER AND STORM DRAIN MANHOLES RIM ELEVATIONS SHOULD MATCH THE EXISTING ASPHALT AS CLOSE AS POSSIBLE.

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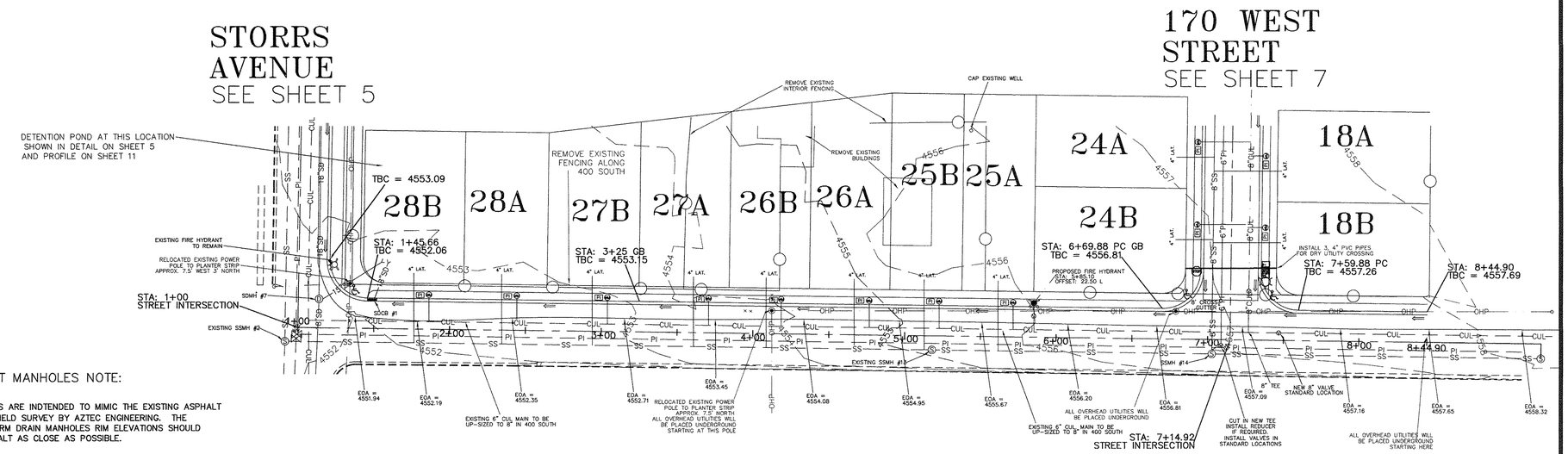

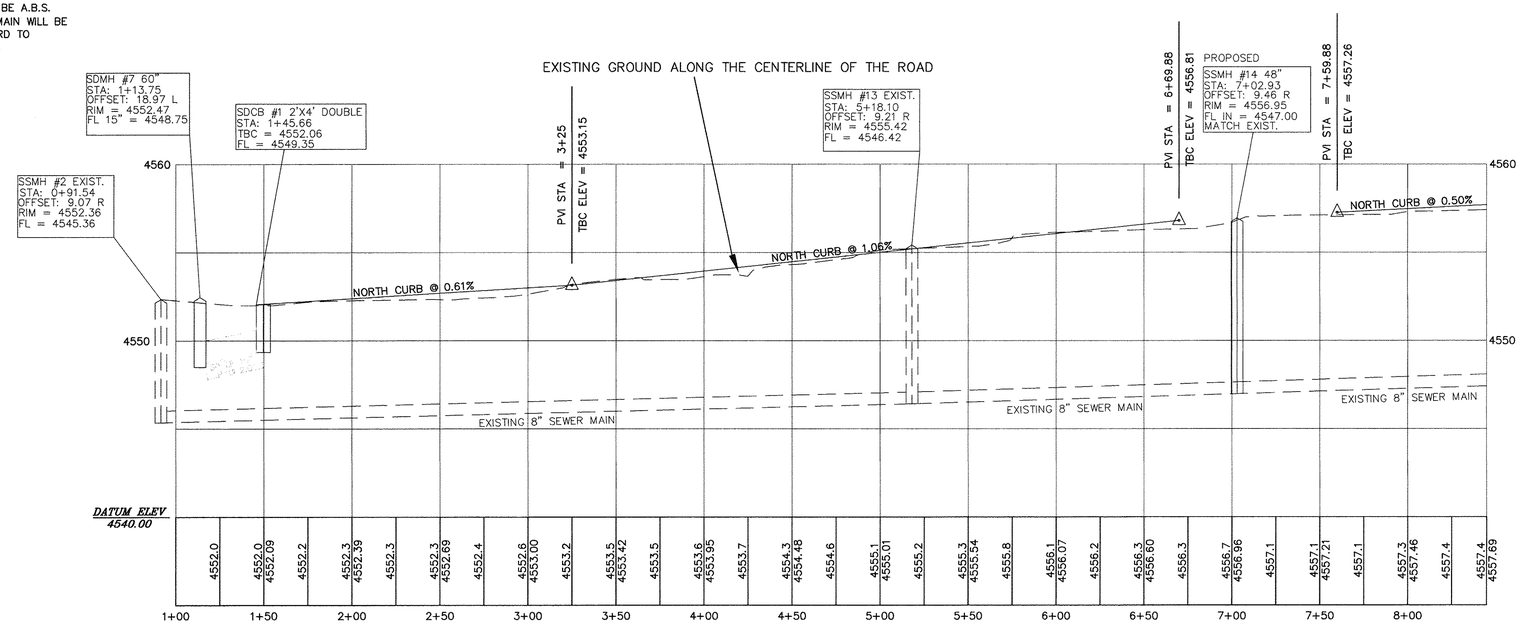

400 SOUTH STREET

VERTICAL SCALE 1" = 5'

REVISIONS	BY
03-24-15	DFH
04-02-15	DFH
05-04-15	DFH
05-30-15	DFH

F . J. CLARK and ASSOCIATES
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Cedar Hills, Utah 84062
(801) 701-0268

Plans prepared under the direction of: _____
Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"

STREET IMPROVEMENT PLANS

AMERICAN FORK UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	6 OF 11
DATE 02-06-15	SCALE 1" = 40'	PROJECT NO.	

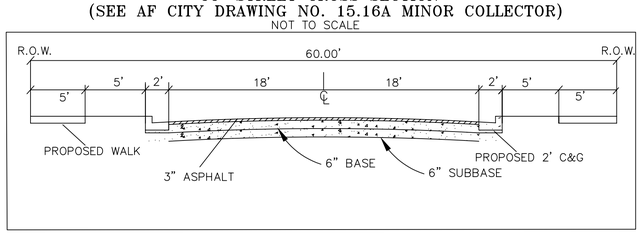
NORTH

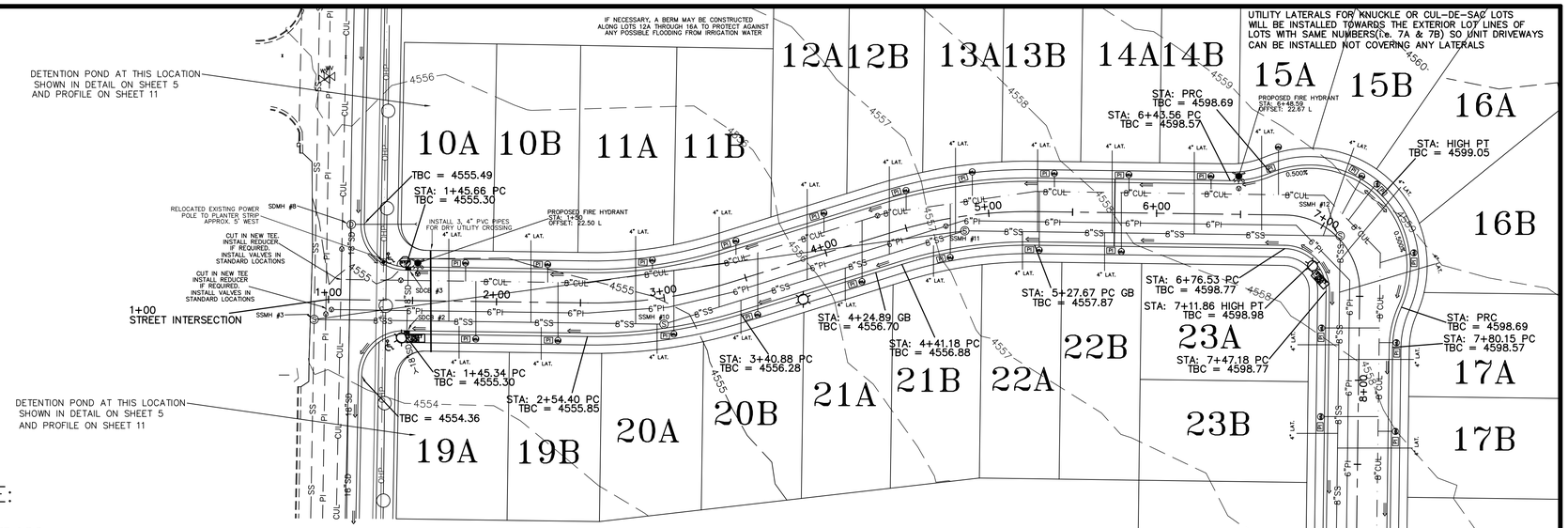
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

60' STREET CROSS SECTION
(SEE AF CITY DRAWING NO. 15.16A MINOR COLLECTOR)
NOT TO SCALE





SEWER NOTE:

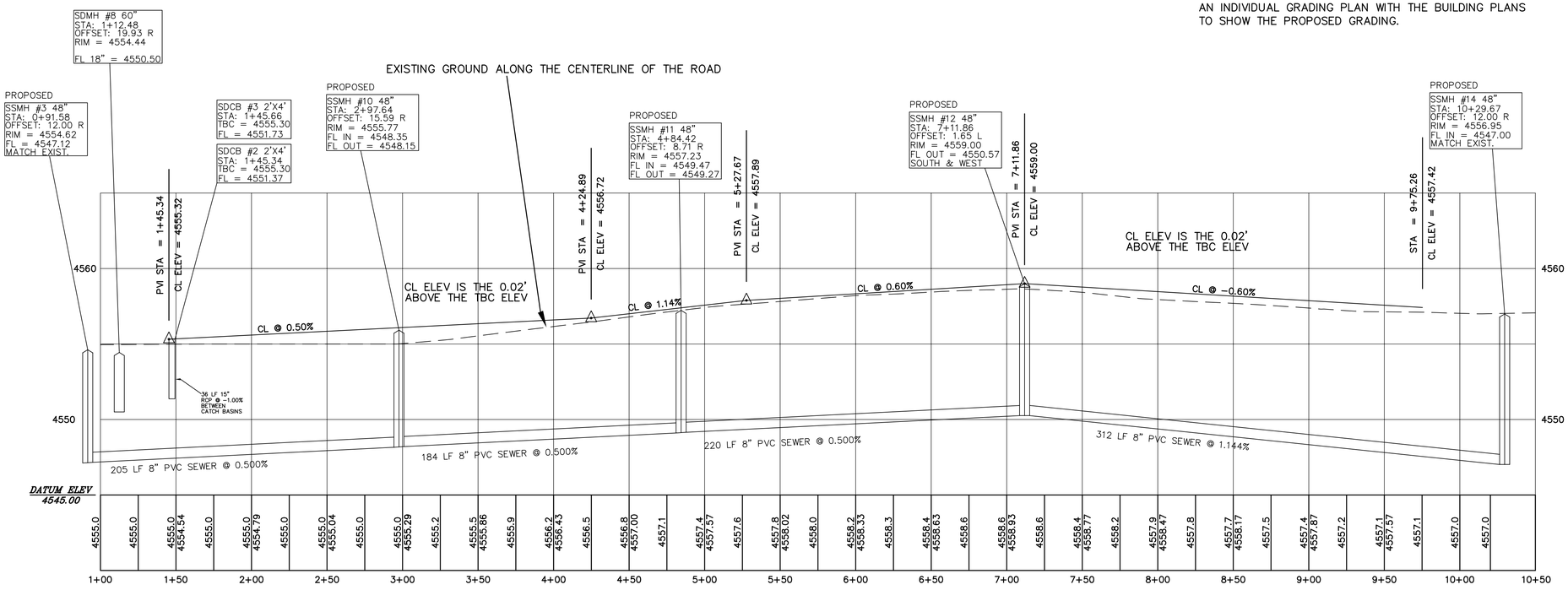
IN THE AREAS OF HIGH GROUND WATER WHERE THE GROUND WATER IS ABOVE THE SEWER LINE AND WHERE THE SEWER LINE CANNOT BE PROJECTED BY THE GROUND WATER DRAIN, THE SEWER LINE SHALL BE NOTED AS PVC C-900 (GREEN) WHERE THE SLOPE IS LESS THAN 1% AND DR 17 HDPE (BLACK WITH A GREEN LINE) WHERE THE SLOPE IS ABOVE 1%.

SEWER LATERAL NOTE:

ALL PROPOSED SEWER LATERALS WILL BE WILL BE A.B.S. PIPE INSTALLED AT 1%. CONNECTION AT THE MAIN WILL BE A FLAT CONNECTION THAT IS MINIMUM STANDARD TO ALLOW FOR MAXIMUM DEPTH OF THE LATERALS.

GRADING NOTE:

WHERE LOTS HAVE SHALLOW SEWER, THE DEVELOPER HAS THE OPTION RAISING THE BASEMENT WITH THE FOUNDATION WALL EXPOSED OR BACK-FILLED. ALL LOTS MUST SUBMIT AN INDIVIDUAL GRADING PLAN WITH THE BUILDING PLANS TO SHOW THE PROPOSED GRADING.



VERTICAL SCALE 1" = 5'

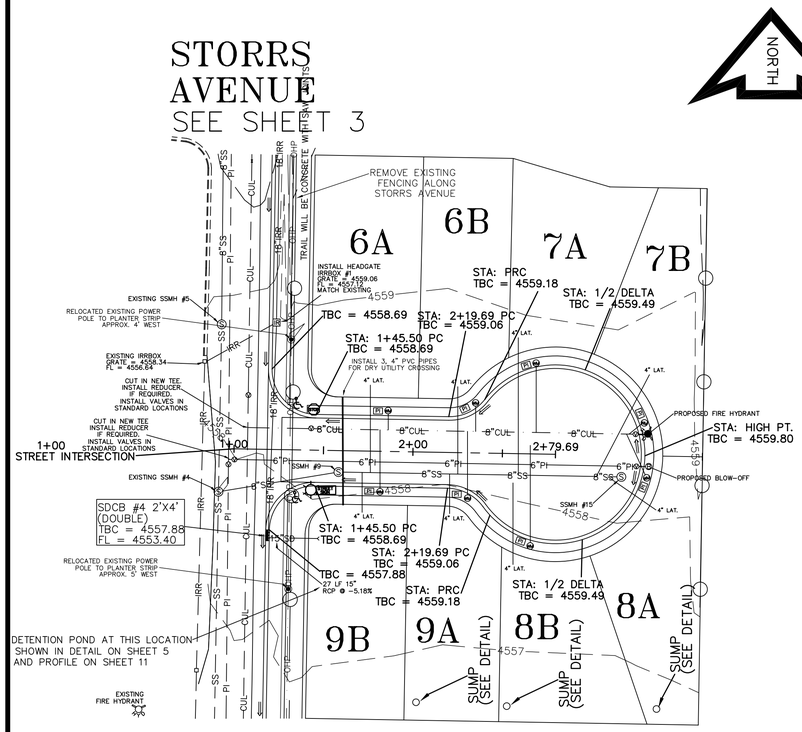
380 SOUTH STREET & 170 WEST STREET

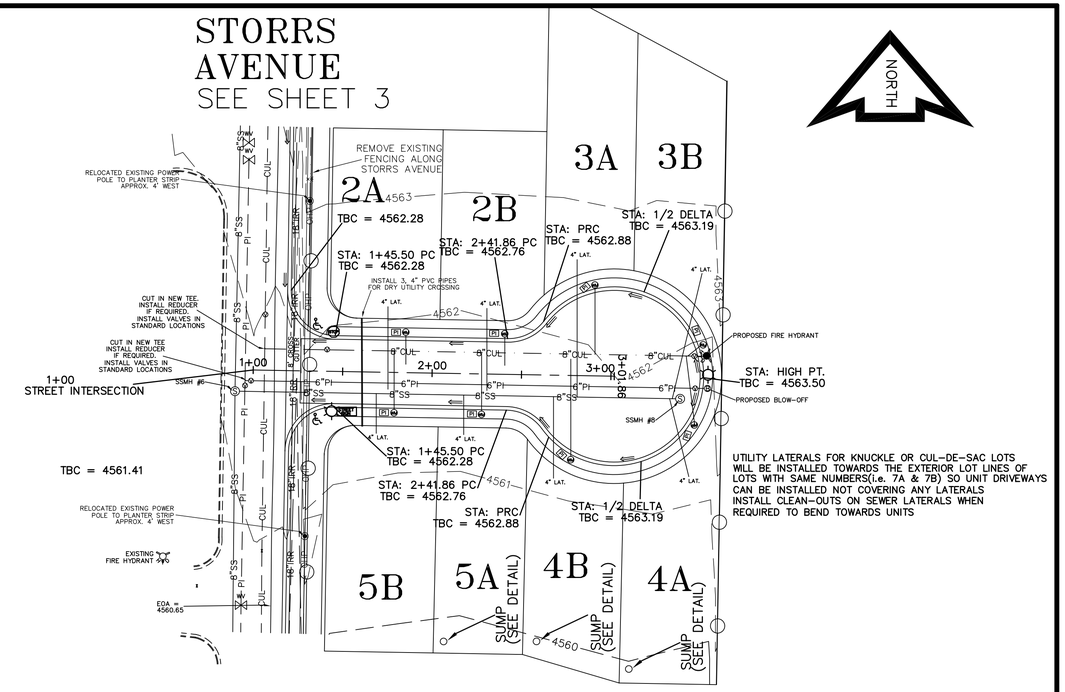
REVISIONS	BY
03-24-15	DFH
04-02-15	DFH
05-04-15	DFH
05-30-15	DFH

F . J. CLARK and ASSOCIATES
9448 North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0268
Plans prepared under the direction of: _____
Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"
STREET IMPROVEMENT PLANS
AMERICAN FORK UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	7 OF 11
DATE 02-06-15	SCALE 1" = 40'	PROJECT NO.	





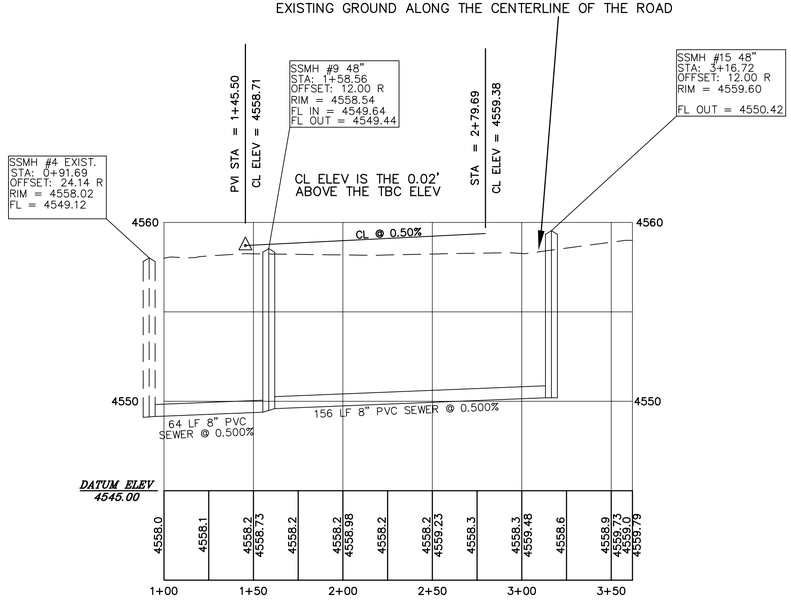
SEWER LATERAL NOTE:

ALL PROPOSED SEWER LATERALS WILL BE WILL BE A.B.S. PIPE INSTALLED AT 1%. CONNECTION AT THE MAIN WILL BE A FLAT CONNECTION THAT IS MINIMUM STANDARD TO ALLOW FOR MAXIMUM DEPTH OF THE LATERALS.

GRADING NOTE:

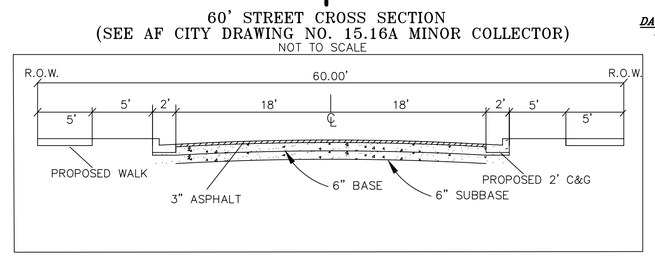
WHERE LOTS HAVE SHALLOW SEWER, THE DEVELOPER HAS THE OPTION RAISING THE BASEMENT WITH THE FOUNDATION WALL EXPOSED OR BACK-FILLED. ALL LOTS MUST SUBMIT AN INDIVIDUAL GRADING PLAN WITH THE BUILDING PLANS TO SHOW THE PROPOSED GRADING.

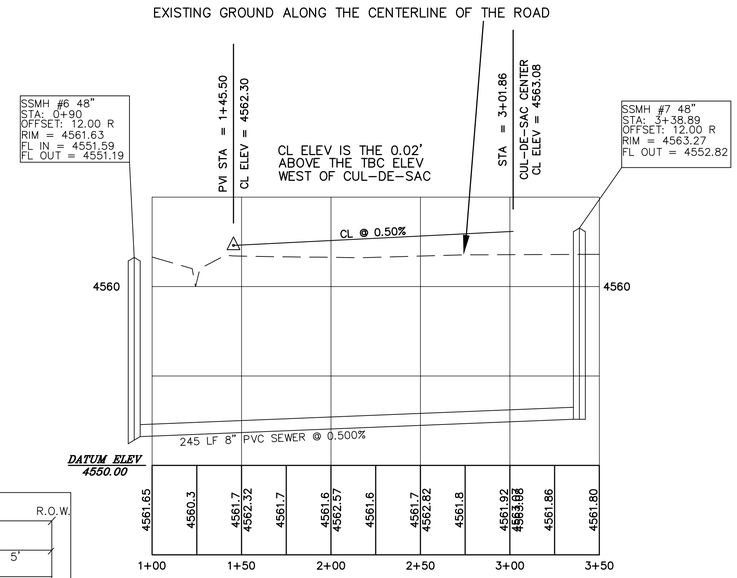
UTILITY LATERALS FOR KNUCKLE OR CUL-DE-SAC LOTS WILL BE INSTALLED TOWARDS THE EXTERIOR LOT LINES OF LOTS WITH SAME NUMBERS(i.e. 7A & 7B) SO UNIT DRIVEWAYS CAN BE INSTALLED NOT COVERING ANY LATERALS INSTALL CLEAN-OUTS ON SEWER LATERALS WHEN REQUIRED TO BEND TOWARDS UNITS



VERTICAL SCALE 1" = 5'

350 SOUTH CIRCLE





310 SOUTH CIRCLE

REVISIONS	BY
03-24-15	DFH
04-02-15	DFH
05-04-15	DFH
05-30-15	DFH

F . J. CLARK and ASSOCIATES
9448 North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0268

Plans prepared under the direction of: _____ Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"

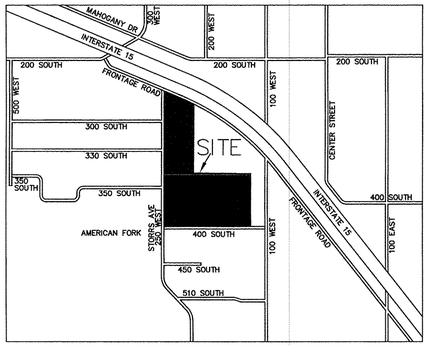
STREET IMPROVEMENT PLANS

AMERICAN FORK UTAH

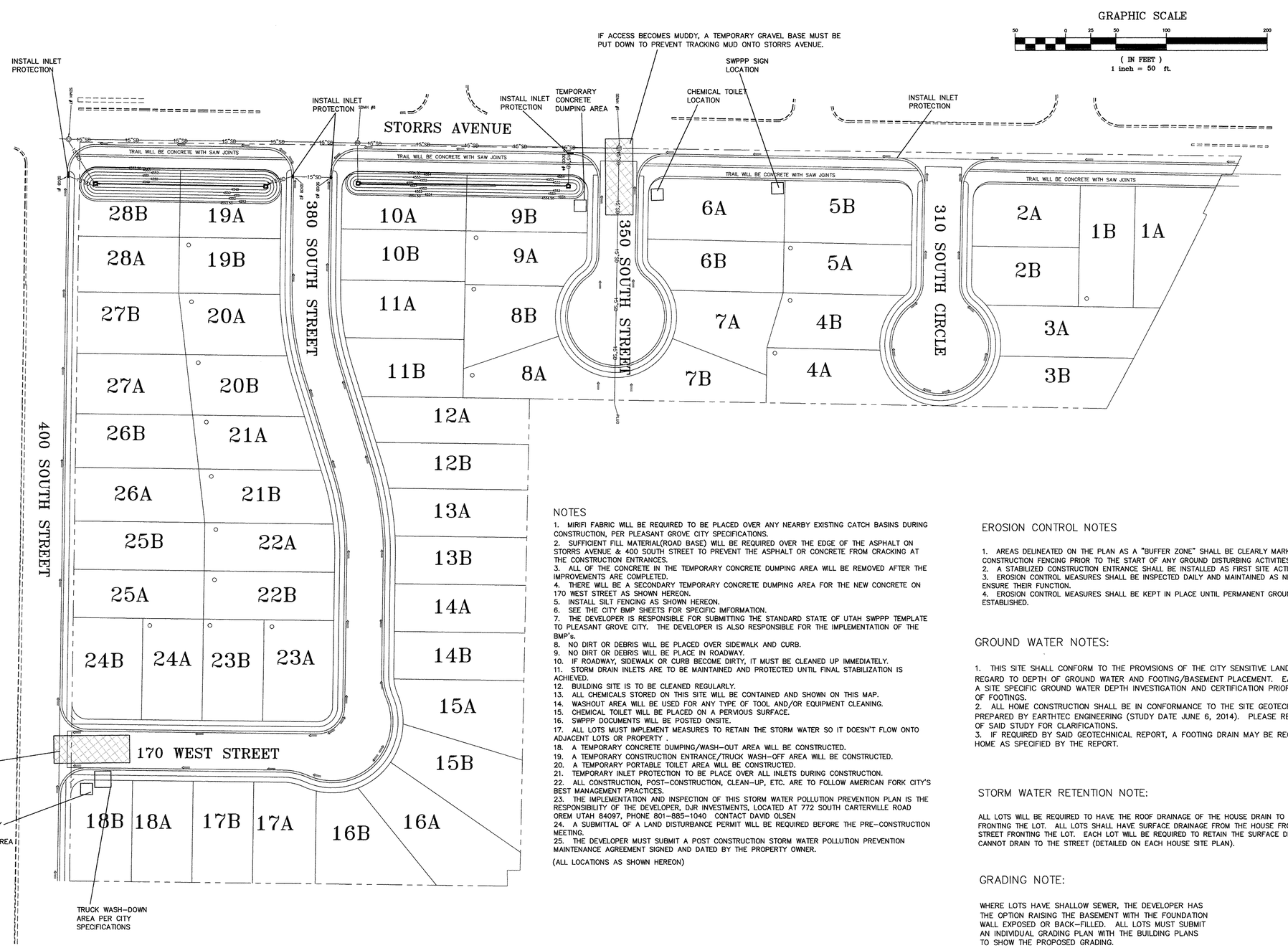
DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	8 OF 11
DATE 02-06-15	SCALE 1" = 40'	PROJECT NO.	

INSTALL INLET PROTECTION ON ANY DOWNSTREAM STORM DRAIN CATCH BASINS

INSTALL INLET PROTECTION



VICINITY MAP
NOT TO SCALE



NOTES

1. MIRIFI FABRIC WILL BE REQUIRED TO BE PLACED OVER ANY NEARBY EXISTING CATCH BASINS DURING CONSTRUCTION, PER PLEASANT GROVE CITY SPECIFICATIONS.
2. SUFFICIENT FILL MATERIAL(ROAD BASE) WILL BE REQUIRED OVER THE EDGE OF THE ASPHALT ON STORRS AVENUE & 400 SOUTH STREET TO PREVENT THE ASPHALT OR CONCRETE FROM CRACKING AT THE CONSTRUCTION ENTRANCES.
3. ALL OF THE CONCRETE IN THE TEMPORARY CONCRETE DUMPING AREA WILL BE REMOVED AFTER THE IMPROVEMENTS ARE COMPLETED.
4. THERE WILL BE A SECONDARY TEMPORARY CONCRETE DUMPING AREA FOR THE NEW CONCRETE ON 170 WEST STREET AS SHOWN HEREON.
5. INSTALL SILT FENCING AS SHOWN HEREON.
6. SEE THE CITY BMP SHEETS FOR SPECIFIC IMFORMATION.
7. THE DEVELOPER IS RESPONSIBLE FOR SUBMITTING THE STANDARD STATE OF UTAH SWPPP TEMPLATE TO PLEASANT GROVE CITY. THE DEVELOPER IS ALSO RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP's.
8. NO DIRT OR DEBRIS WILL BE PLACED OVER SIDEWALK AND CURB.
9. NO DIRT OR DEBRIS WILL BE PLACE IN ROADWAY.
10. IF ROADWAY, SIDEWALK OR CURB BECOME DIRTY, IT MUST BE CLEANED UP IMMEDIATELY.
11. STORM DRAIN INLETS ARE TO BE MAINTAINED AND PROTECTED UNTIL FINAL STABILIZATION IS ACHIEVED.
12. BUILDING SITE IS TO BE CLEANED REGULARLY.
13. ALL CHEMICALS STORED ON THIS SITE WILL BE CONTAINED AND SHOWN ON THIS MAP.
14. WASHOUT AREA WILL BE USED FOR ANY TYPE OF TOOL AND/OR EQUIPMENT CLEANING.
15. CHEMICAL TOILET WILL BE PLACED ON A PERVIOUS SURFACE.
16. SWPPP DOCUMENTS WILL BE POSTED ONSITE.
17. ALL LOTS MUST IMPLEMENT MEASURES TO RETAIN THE STORM WATER SO IT DOESN'T FLOW ONTO ADJACENT LOTS OR PROPERTY .
18. A TEMPORARY CONCRETE DUMPING/WASH-OUT AREA WILL BE CONSTRUCTED.
19. A TEMPORARY CONSTRUCTION ENTRANCE/TRUCK WASH-OFF AREA WILL BE CONSTRUCTED.
20. A TEMPORARY PORTABLE TOILET AREA WILL BE CONSTRUCTED.
21. TEMPORARY INLET PROTECTION TO BE PLACE OVER ALL INLETS DURING CONSTRUCTION.
22. ALL CONSTRUCTION, POST-CONSTRUCTION, CLEAN-UP, ETC. ARE TO FOLLOW AMERICAN FORK CITY'S BEST MANAGEMENT PRACTICES.
23. THE IMPLEMENTATION AND INSPECTION OF THIS STORM WATER POLLUTION PREVENTION PLAN IS THE RESPONSIBILITY OF THE DEVELOPER, DJR INVESTMENTS, LOCATED AT 772 SOUTH CARTERVILLE ROAD OREM UTAH 84097, PHONE 801-885-1040 CONTACT DAVID OLSEN
24. A SUBMITTAL OF A LAND DISTURBANCE PERMIT WILL BE REQUIRED BEFORE THE PRE-CONSTRUCTION MEETING.
25. THE DEVELOPER MUST SUBMIT A POST CONSTRUCTION STORM WATER POLLUTION PREVENTION MAINTENANCE AGREEMENT SIGNED AND DATED BY THE PROPERTY OWNER.

(ALL LOCATIONS AS SHOWN HEREON)

EROSION CONTROL NOTES

1. AREAS DELINEATED ON THE PLAN AS A "BUFFER ZONE" SHALL BE CLEARLY MARKED WITH ORANGE CONSTRUCTION FENCING PRIOR TO THE START OF ANY GROUND DISTURBING ACTIVITIES.
2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS FIRST SITE ACTIVITY.
3. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND MAINTAINED AS NECESSARY TO ENSURE THEIR FUNCTION.
4. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

GROUND WATER NOTES:

1. THIS SITE SHALL CONFORM TO THE PROVISIONS OF THE CITY SENSITIVE LANDS ORDINANCE WITH REGARD TO DEPTH OF GROUND WATER AND FOOTING/BASEMENT PLACEMENT. EACH LOT WILL REQURE A SITE SPECIFIC GROUND WATER DEPTH INVESTIGATION AND CERTIFICATION PRIOR TO THE PLACEMENT OF FOOTINGS.
2. ALL HOME CONSTRUCTION SHALL BE IN CONFORMANCE TO THE SITE GEOTECHNICAL STUDY PREPARED BY EARTHTEC ENGINEERING (STUDY DATE JUNE 6, 2014). PLEASE REFER TO THE REPORTS OF SAID STUDY FOR CLARIFICATIONS.
3. IF REQUIRED BY SAID GEOTECHNICAL REPORT, A FOOTING DRAIN MAY BE REQUIRED FOR EACH HOME AS SPECIFIED BY THE REPORT.

STORM WATER RETENTION NOTE:

ALL LOTS WILL BE REQUIRED TO HAVE THE ROOF DRAINAGE OF THE HOUSE DRAIN TO THE STREET FRONTING THE LOT. ALL LOTS SHALL HAVE SURFACE DRAINAGE FROM THE HOUSE FRONT DRAIN TO THE STREET FRONTING THE LOT. EACH LOT WILL BE REQUIRED TO RETAIN THE SURFACE DRAINAGE THAT CANNOT DRAIN TO THE STREET (DETAILED ON EACH HOUSE SITE PLAN).

GRADING NOTE:

WHERE LOTS HAVE SHALLOW SEWER, THE DEVELOPER HAS THE OPTION RAISING THE BASEMENT WITH THE FOUNDATION WALL EXPOSED OR BACK-FILLED. ALL LOTS MUST SUBMIT AN INDIVIDUAL GRADING PLAN WITH THE BUILDING PLANS TO SHOW THE PROPOSED GRADING.

STORM WATER POLLUTION PREVENTION PLAN

REVISIONS	BY
03-24-15	DFH
04-02-15	DFH
05-04-15	DFH
05-30-15	DFH

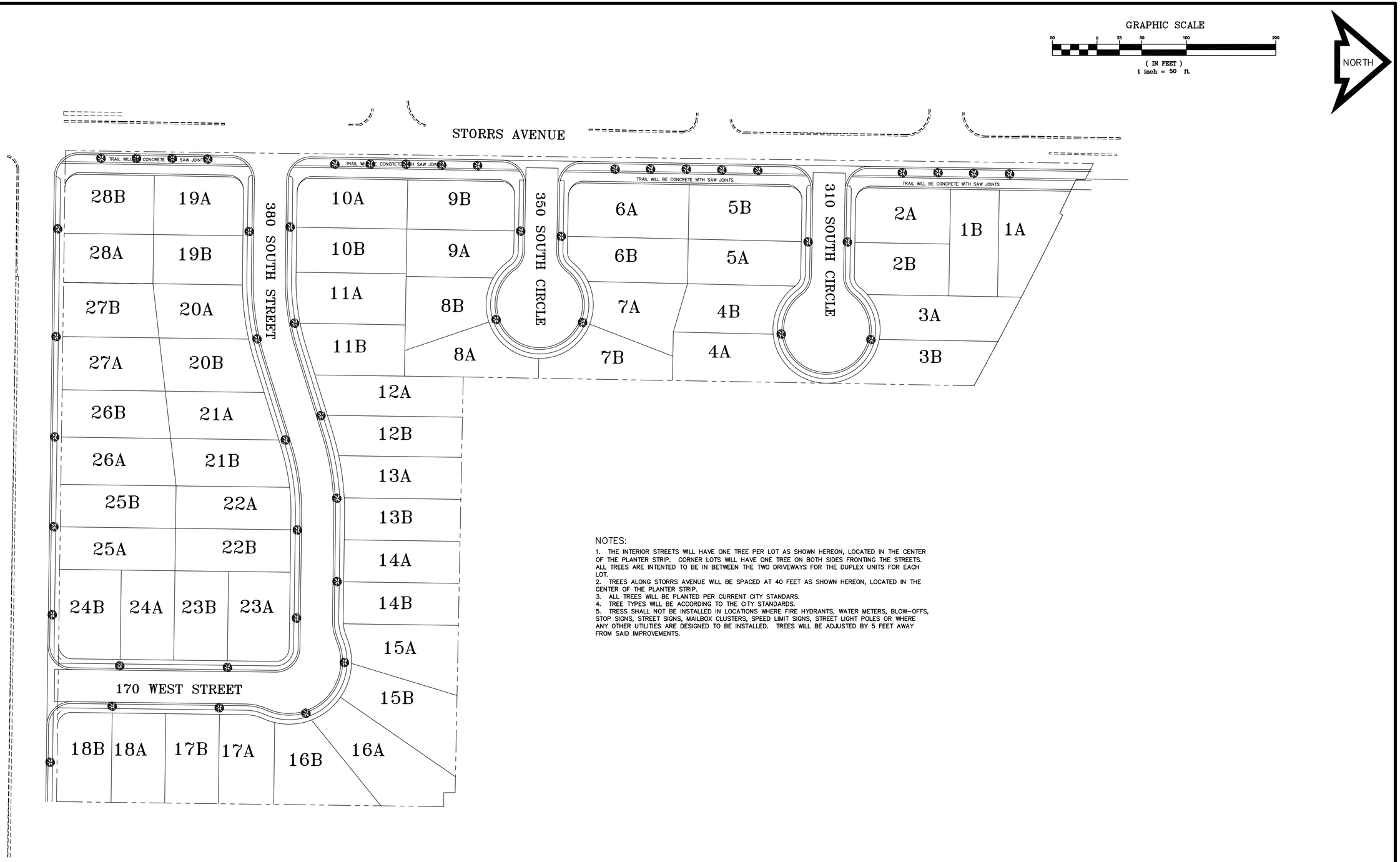
F . J. CLARK and ASSOCIATES
944B North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0268
Plans prepared under the direction of: Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"

STREET IMPROVEMENT PLANS

AMERICAN FORK UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	9 OF 11
DATE 02-06-15	SCALE 1" = 50'	PROJECT NO.	



NOTES:

1. THE INTERIOR STREETS WILL HAVE ONE TREE PER LOT AS SHOWN HEREON, LOCATED IN THE CENTER OF THE PLANTER STRIP. CORNER LOTS WILL HAVE ONE TREE ON BOTH SIDES FRONTING THE STREETS. ALL TREES ARE INTENTED TO BE IN BETWEEN THE TWO DRIVEWAYS FOR THE DUPLEX UNITS FOR EACH LOT.
2. TREES ALONG STORRS AVENUE WILL BE SPACED AT 40 FEET AS SHOWN HEREON, LOCATED IN THE CENTER OF THE PLANTER STRIP.
3. ALL TREES WILL BE PLANTED PER CURRENT CITY STANDARDS.
4. TREE TYPES WILL BE ACCORDING TO THE CITY STANDARDS.
5. TRESS SHALL NOT BE INSTALLED IN LOCATIONS WHERE FIRE HYDRANTS, WATER METERS, BLOW-OFFS, STOP SIGNS, STREET SIGNS, MAILBOX CLUSTERS, SPEED LIMIT SIGNS, STREET LIGHT POLES OR WHERE ANY OTHER UTILITIES ARE DESIGNED TO BE INSTALLED. TREES WILL BE ADJUSTED BY 5 FEET AWAY FROM SAID IMPROVEMENTS.

STREET TREES & LANDSCAPING PLAN

REVISIONS	BY
03-24-15	DFH
04-02-15	DFH
05-04-15	DFH
05-30-15	DFH

F . J. CLARK and ASSOCIATES
9448 North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0268

Plans prepared under the direction of: _____
Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"

STREET IMPROVEMENT PLANS

AMERICAN FORK UTAH

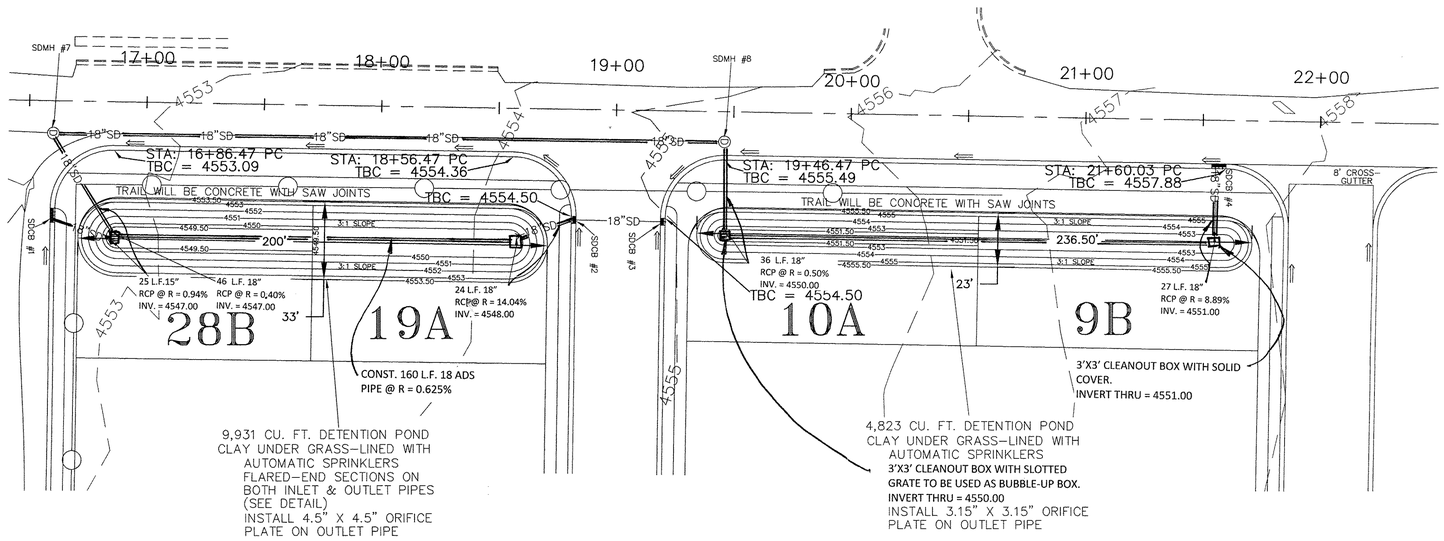
DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	10 OF 11
DATE 02-06-15	SCALE 1" = 50'	PROJECT NO.	

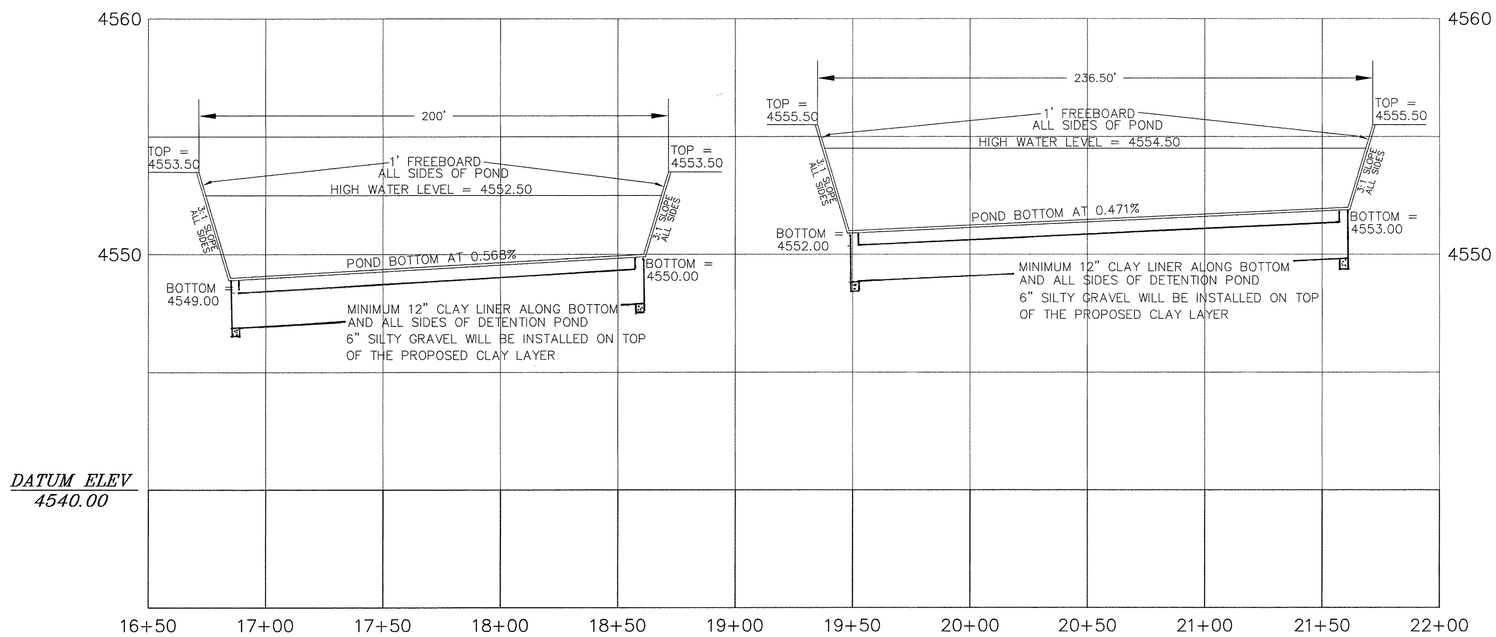
NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





CMT ENGINEERING LABORATORIES
Construction • Materials • Technologies
Geotechnical, Environmental, & Materials Engineering/Testing/Research

May 18, 2015

David Olsen
Red Rock Capital
1464 West 40 South, No. 100
Lindon, Utah 84042

Re: Clay Liner Characteristics
Loefler Park Twinhomes
American Fork, Utah
Job No. 7363

Mr. Olsen:

Per the requirement of American Fork City in the Technical Review Committee comments, dated May 13, 2015, CMT provides this letter with recommendations for the clay liner of the detention ponds at the referenced project.

The underlying soils upon which the liner will be placed will likely be silty gravel. We recommend that a minimum 12-inch layer of medium to high plastic clay (CL, CH) be placed in the detention ponds over the gravel to reduce the potential of water from leaking into the adjacent basements. The gravel should be scarified a minimum of 3 inches and moisture conditioned to optimum moisture content immediately prior to the placement of the clay. The clay should be placed in two lifts and be compacted to 96% of the maximum laboratory density as determined by ASTM D698.

A 6-inch thick layer of silty gravel should be placed over the clay as a protection from puncture of the clay as well to help the clay maintain adequate moisture content.

This system should provide a clay liner adequate to meet the needs of the project. If you have any questions, please call.

Respectfully,
CMT Engineering Laboratories

Steven L. Smith, P.E.
Geotechnical Division Manager

STEVEN L. SMITH No. 171322 PROFESSIONAL ENGINEER STATE OF UTAH

cc: Fred Clark

2800 South Redwood Road, West Valley, Utah 84119
Office: 801-908-5859 Fax: 801-972-9074
www.cmtlaboratories.com

NOTES:

1. LOTS 9B, 10A, 19A & 28B ARE RESPONSIBLE TO MAINTAIN THE LANDSCAPING ON THE DETENTION PONDS.
2. UNITS ADJOINING THE DETENTION PONDS MUST BE RESTRICTED FROM HAVING ANY OPENINGS THEIR CONCRETE FOUNDATIONS OR WALLS. ANY OPENINGS MUST BE 1' ABOVE THE HIGH WATER LEVEL OF THE ADJACENT POND.
3. FOR SPECIFIC DETAILS ON THE CLAY LINER, PLEASE SEE THE CMT ENGINEERING LABORATORIES LETTER DATED MAY 18, 2015.

DETENTION POND PROFILES

VERTICAL SCALE 1" = 5'

REVISIONS	BY
03-24-15	DFH
04-02-15	DFH
05-04-15	DFH
05-30-15	DFH

F. J. CLARK and ASSOCIATES
9448 North Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0268

Plans prepared under the direction of: _____ Fred J. Clark P.E. 155153 Date

LOEFLER PARK PLAT "A"

STREET IMPROVEMENT PLANS

AMERICAN FORK UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
FJC	DFH	FJC	11 OF 11
DATE 02-06-15	SCALE 1" = 30'	PROJECT NO.	

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: July 8, 2015
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Review and action on the final plat of Loeffler Park Twin Homes Subdivision, Plat A, consisting of 56 units located in the vicinity of 400 South Storrs Ave. in the R2-7,500 Zone.

ACTIONS REQUESTED: Recommendation of approval.

BACKGROUND INFORMATION				
Location:		Approximately 400 South Storrs Avenue		
Applicants:		FJ Clark & Assoc.		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Commercial		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R2-7,500		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PI-1 (Planned Industrial)		
	South	R2-7,500		
	East	R2-7,500		
	West	R1-7,500 & R1-9,000		
Growth Plan Designation:		Low Density Residential		
Zoning within density range?			Yes	x	No

PROJECT DESCRIPTION: Recommendation of approval for Loeffler Park Twin Home Subdivision, Plat A.

Background

Loeffler Park preliminary plan was approved on April 22, 2015. The final plat is now presented to the Planning Commission for a recommendation of approval. The subdivision will consist of 56 units, with primary access points along Storrs Avenue. Each lot has been sized according to the lot area, width and depth requirements for twin homes located in the R2-7,500 Zone. In conjunction with the subdivision, and per the City's bicycle and pedestrian master plan, a 10' trail will be placed along the eastern side of Storrs Avenue.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Low Density Residential” (3 du/ac) and the zoning is R2-7,500. The R2-7,500 Zone was in existence at the time the Land Use Map was adopted; thereby creating a zone designation that would otherwise not be in harmony with the adopted Land Use Map.

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 shall be satisfied prior to plat recordation.

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 Preliminary Plan.

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

3. Water rights conveyance shall be satisfied prior to plat recordation.

POTENTIAL MOTION

Mr. Chairman, I move that we recommend approval of Loeffler Park Twin Homes Subdivision Plat A, with the findings and condition 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: 7/8/2015

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: Loefler Park Twin Homes

Project Address: 400 South Storrs Avenue

Developer / Applicant's Name: FJ Clark & Associates

Type of Application:

- ☒ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☐ 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 7/8/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

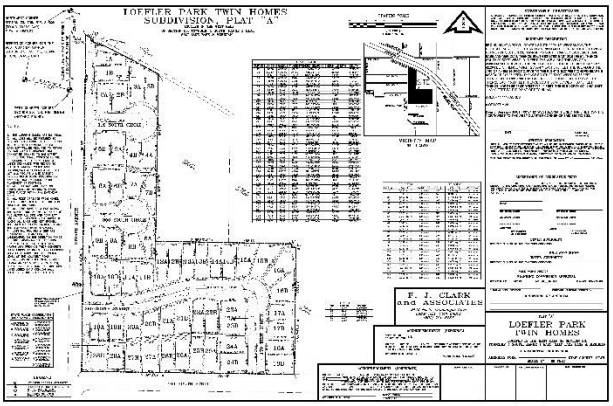
Applicant is requesting that the Planning Commission waive the following requirement(s):

1. NA.

☐ Requested waivers **ARE** necessary for the proposed development to move forward.

☐ 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. Clear Title to this development must be demonstrated. No gaps or overlaps with other parcels are aloud.
2. All street crossing of the Irrigation System and Storm Drain must be installed with RCP pipelines.
3. Correct depth on the Detail of the 3' X 3' ID Box.
4. A shallow sewer notice shall be added to all lots on the Final Plat that show sewer depths less than 8 feet.
5. The required low flow underground piping and offline pretreatment devises must be shown for the detention basins.

MOTION: Harold Dudley - To approve the amended commercial site plan for Just Dance located at 227 North Center Street, with the finding as outlined in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

Finding:

- **The proposed site plan meets the criteria as found in Section 17.6.101.B of the Development Code.**

Condition:

- **All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 7/8/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**

Rebecca Staten excused. (7:17 p.m.)

Seconded by Leonard Hight.

Yes - Marie Adams
Christine Anderson
Harold Dudley
Leonard Hight
Nathan Schellenberg
John Woffinden

Motion passes.

4. Review and action on the final plat of Loefler Park Twin Homes Subdivision, Plat A, consisting of 56 units, located in the vicinity of 400 South Storrs Avenue in the R2-7,500 Zone (7:19 p.m.)

Rebecca Staten returned. (7:20 p.m.)

Adam Olsen stated the Commission addressed the preliminary plan in April. The final plat proposal is largely the same. The lots are sized accordingly for the zone to allow for twin homes. A portion of the Storrs Avenue trail will be constructed on west side. He recommends approval.

Andy Spencer stated most of the comments are covered in the staff report. He does want the record to reflect that lots 9B, 10A, 19A, and 28B have a detention basin incorporated into the lots along Storrs Avenue. There will be a liability waiver required. Plans will need to provide sufficient detail that these basins won't influence those homes. The maintenance for these basins will be the responsibility of the lot owners. The lot owners will never be able to modify the ground surface in the basin areas. No fence will be allowed down the middle of the basins. They can fence along the street according to the ordinance. The easements are recorded on the plat and the liability waiver will be recorded. The Commission can add additional restriction. Their Geotech Engineer will have to sign off on the design of the home so there isn't any influence on the basements. The liability waiver will be recorded to prevent any City liability. The City will maintain the pipes to the basins, but the surface of the basin will be the homeowner's responsibility such as mowing and removal of trash. One basin is about 4.5 feet deep, and the other is 3.5 deep. He wants the basin issue very clear on the public record.

DRAFT

Applicant Presentation:
David Olsen stated his attorney and the City attorney went through all of this and put the notes on the plat.

Andy Spencer stated Note 8 on the plat states, "Units adjoining the detention ponds must be restricted from having any openings on their concrete foundations or walls. Any openings must be 1' above the high water level of the adjacent pond." Note 7 states, "Lots 9A, 10A, 19A & 28B are responsible to maintain the landscaping on the detention ponds." There is also a separate liability waiver required by staff. He feels the maintenance is fairly clear on the plat. He just wants it very clear in the public record.

David Olsen stated Note 8 restricts any opening such as a window or water line on the basin side of the building. The two attorneys wanted this language on the plat.

Nathan Schellenberg stated the language in Note 8 doesn't restrict to the basin side of the house.

Andy Spencer's interpretation is that a water lateral could pierce the basement on the street side, but there could not be any windows below the level of the pond. There can't be the potential to have water overflow into a window or door. His understanding was there would not be any windows, doors, or any openings one foot below the ponds.

Nathan Schellenberg would like to add clarification on the plat regarding fencing.

Andy Spencer stated he hasn't understood Note 8 the same as the applicant. There shouldn't be any openings below the pond.

Harold Dudley would like an additional note on each specific lot regarding Notes 7 and 8.

Rebecca Staten would like additional clarification on Note 8 as to what part of the home is affected whether it is all around the house or just on the pond side.

MOTION: Nathan Schellenberg - To recommend approval of Loffler Park Twin Homes Subdivision Plat A, with the findings and condition as outlined in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

Findings:

- **The final plat is consistent with the Preliminary Plan.**
- **The final plat meets the criteria as found in Section 17.8.211 of the Development Code.**

Conditions:

- **Water rights conveyance shall be satisfied prior to plat recordation.**
- **All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 7/8/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**
- **Additional note being added to the plat prohibiting any fencing or grade modifications in the detention basins.**

DRAFT

- **Notes be added on the lots themselves directing potential owners to the notes affecting those lots.**

Seconded by Marie Adams.

Further Discussion:
Marie Adams stated she doesn't like the plan. The City needs to be very careful about this type of plan with detention basins. Detention basins in front or back yards are not the best plan.

Harold Dudley stated in the future with situations where there are specific obligations for individual lots that aren't general to the whole plat, he would like that requirement to be a recorded document against that lot so it shows up on a title report. This would be the next stop from what the Commission has done today.

Yes - Marie Adams
Christine Anderson
Harold Dudley
Leonard Hight
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

5. Hearing, review and action on an amended commercial site plan for Ken Garff Chevrolet, located at 500 East Auto Mall Drive, in the GC-1, Planned Commercial, Zone (7:43 p.m.)

Adam Olsen reported that this is an amended site plan. This project was discussed a number of times last year and early this year. It was approved in January. Since that time the applicant has been working towards construction of the site plan but ran into some wetland issues on the corner of 500 East and 1100 South. This has caused them to review their site plan particularly with the body shop. They are proposing to move the body shop to the east on 1100 South. On the previous plan it was shown as future development. Tonight we are looking at the initial dealership only. The moving of the body shop has adjusted the layout of the parking and detention basins. The building footprint and landscaping remain the same. The improvements on 500 East and Auto Mall Drive remain the same. It is anticipated that we will see a new site plan for the body shop as well as a new subdivision plat.

Andy Spencer clarified that under item 5 in the staff report it states, "Access to the Site must comply with the City Access Management Manual or an appeal and justification submitted to be evaluated for a waiver." He believes through discussions with Mr. Denney that the intent of this comment is that all items that were worked through are to remain in force as the project moves forward. This means all conditions of approval from the previous time are to be met including access. This portion complies with what was adopted before. Staff is trying to bind the previous effort and this effort together for this new site plan and moving forward.

John Woffinden agrees that the applicant if not off the hook on what was discussed and approved previously for access. The wetlands in the corner have been there for years and years. The 500 East and Auto Mall Drive requirements remain in place even though the buildings are moved.

DRAFT

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
August 11, 2015

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Ordinance adopting the final plat and site plan of Green Spring Meadows PUD, consisting of 68 units and two commercial lots, located at approximately 150 North West State Road, in the SC-1 (Planned Shopping Center) Zone and the R4-7,500 Zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the Green Spring Meadows PUD at its August 5, 2015 regular session.

BACKGROUND This item was placed on the agenda to accommodate the developer's wish for approval by August 11, 2015; which, due to the constrained time line of the project, results in the August 5, 2015 planning commission minutes not being available at the time of this writing. The applicant proposes a multi-family residential project consisting of 68 units that are arranged in four, five and six-plexes. The project was tabled during the July 22, 2015 planning commission meeting but subsequently approved after an altered design was submitted for the August 11, 2015 planning commission regular session. For further analysis please refer to the attached final plat, site plan, staff report and July 22, 2015 planning commission minutes.

BUDGET IMPACT No direct budgetary impact is anticipated as part of this final plat approval.

SUGGESTED MOTION I move to approve the ordinance adopting the final plat of Green Spring Meadows PUD, consisting of 68 units and two commercial lots, located at approximately 150 North West State Road, in the SC-1 Planned Shopping Center and the R4-7,500 Residential zones and to authorize the mayor and city council to sign the plat and accept the dedications with instructions to the city recorder to withhold recording of the plat and publication of the ordinance subject to:

- All conditions identified in the public record associated with the August 5, 2015 and July 22, 2015 planning commission meetings.
- Submission of acceptable project engineering documents.

SUPPORTING DOCUMENTS

1. Ordinance
2. Plat and site plan
3. Staff report

4. Planning commission meeting minutes, July 22, 2015

ORDINANCE NO.

AN ORDINANCE APPROVING A FINAL PLAT AND SITE PLAN OF GREEN SPRING TOWNS PUD CONSISTING OF 68 UNITS AND 2 COMMERCIAL LOTS AT 150 NORTH WEST STATE ROAD IN THE SC-1 (PLANNED SHOPPING CENTER) ZONE AND THE R4-7500 ZONE, AMERICAN FORK, UTAH

BE IT ORDAINED1111 BY THE CITY COUNCIL OF AMERICAN FORK. UTAH,

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

A. The Final Plat and Site Plan of Green Spring Towns PUD consisting of 68 units and 2 commercial lots at 150 North West State Road in the SC-1 and R4-7500 zones, American Fork, Utah, as set forth in Attachment A, is hereby approved.

B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans are hereby designated as Large Scale Development Overlay Zone 433.

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 11 DAY OF AUGUST, 2015.

James H. Hadfield, Mayor

ATTEST:

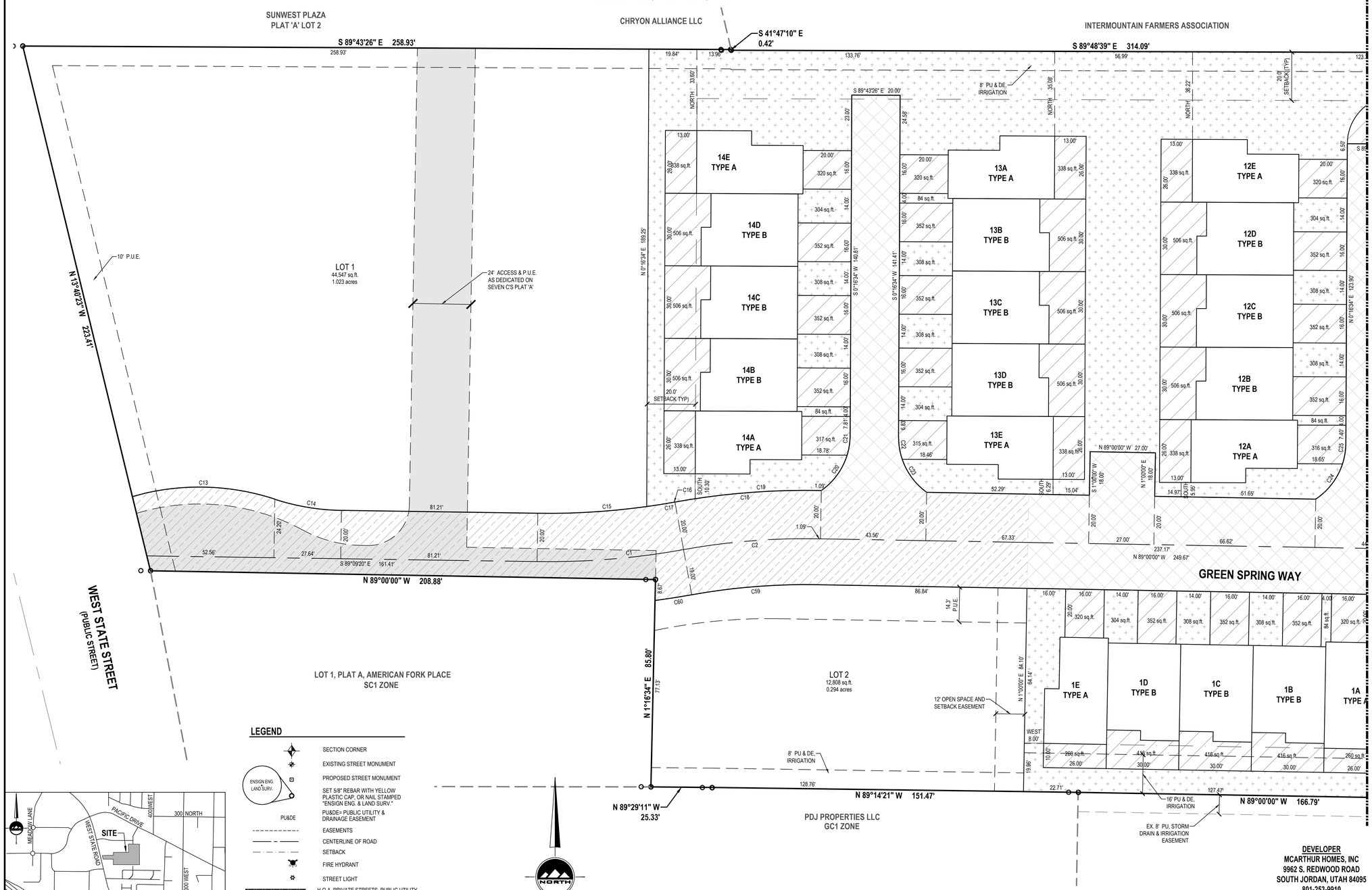
Richard M. Colborn, City Recorder

GREEN SPRING TOWNS

AMENDING LOT 1 OF SEVEN C'S PLAT 'A'

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN AMERICAN FORK, UTAH COUNTY, UTAH



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- CENTERLINE OF ROAD
- SETBACK
- FIRE HYDRANT
- STREET LIGHT
- H.O.A. PRIVATE STREETS, PUBLIC UTILITY EASEMENT AND AMERICAN FORK CITY UTILITY EASEMENT. NO CITY MAINTENANCE
- H.O.A. COMMON AREA AND PRIVATE UTILITY EASEMENT, MAINTAINED BY H.O.A. AND PUBLIC UTILITY EASEMENT
- H.O.A. LIMITED COMMON AREA AND PRIVATE UTILITY EASEMENT, MAINTAINED BY H.O.A. AND PUBLIC UTILITY EASEMENT
- EASEMENTS AS DEDICATED ON SEVEN C'S PLAT 'A'
- CROSS ACCESS EASEMENT FOR COMMERCIAL LOTS 1 & 2

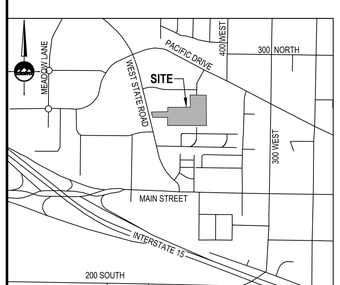
ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GREEN SPRING TOWNS, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 1 of Seven C's Plat "A", filed as Entry No. 124627:2004 and as Map No. 10776 in the Office of the Utah County Recorder, being more particularly described as follows:

Beginning at a point being North 89°58'58" East 268.80 feet and North 974.16 feet from the Southwest Corner of Section 14, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°15'17" West 333.59 feet;
thence North 89°00'00" West 166.79 feet;
thence North 89°14'21" West 151.47 feet;
thence North 89°29'11" West 25.33 feet;
thence North 01°16'34" East 85.80 feet;
thence North 89°00'00" West 208.88 feet;
thence North 13°40'23" West 223.41 feet;
thence South 89°43'26" East 292.72 feet;
thence South 41°47'10" East 0.42 feet;
thence South 89°48'39" East 314.09 feet;
thence North 00°26'24" East 208.96 feet;
thence East 333.12 feet;
thence South 00°32'36" West 522.20 feet to the point of beginning.

Contains 329,938 Square Feet or 7.574 Acres

DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREIN AND SHOWN ON THIS MAP,HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20_____.

By:
Its: Manager
McArthur Homes, Inc.

CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____DAY OF _____ A.D. 20 ____ , _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF_____ IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY ENGINEER
(SEE SEAL BELOW)

ATTEST:

CLERK - RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20_____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

OCCUPANCY RESTRICTION NOTICE

THE CITY OF AMERICAN FORK HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS UTAH PROJECT. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS UTAH COUNTY PROJECT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

CONDITIONS OF APPROVAL

GREEN SPRING TOWNS

AMENDING LOT 1 OF SEVEN C'S PLAT 'A'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN AMERICAN FORK, UTAH COUNTY, UTAH

DEVELOPER
MCARTHUR HOMES, INC
9962 S. REDWOOD ROAD
SOUTH JORDAN, UTAH 84095
801-253-9910

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone:801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 of 2

PROJECT NUMBER : 6386
MANAGER : P. HARRIS
DRAWN BY : J.JOHNSON
CHECKED BY : P. HARRIS
DATE : JULY, 2015

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 89°58'58" EAST, BETWEEN THE SOUTH CORNER AND THE SOUTH CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, PER SEVEN C'S PLAT 'A'.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE _X_ AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANNEL MAP #490152 0005B EFFECTIVE NOVEMBER 25, 1980.

SURVEYORS SEAL

WATER AND SEWER AUTORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____, BY THE WATER AND SEWER AUTORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

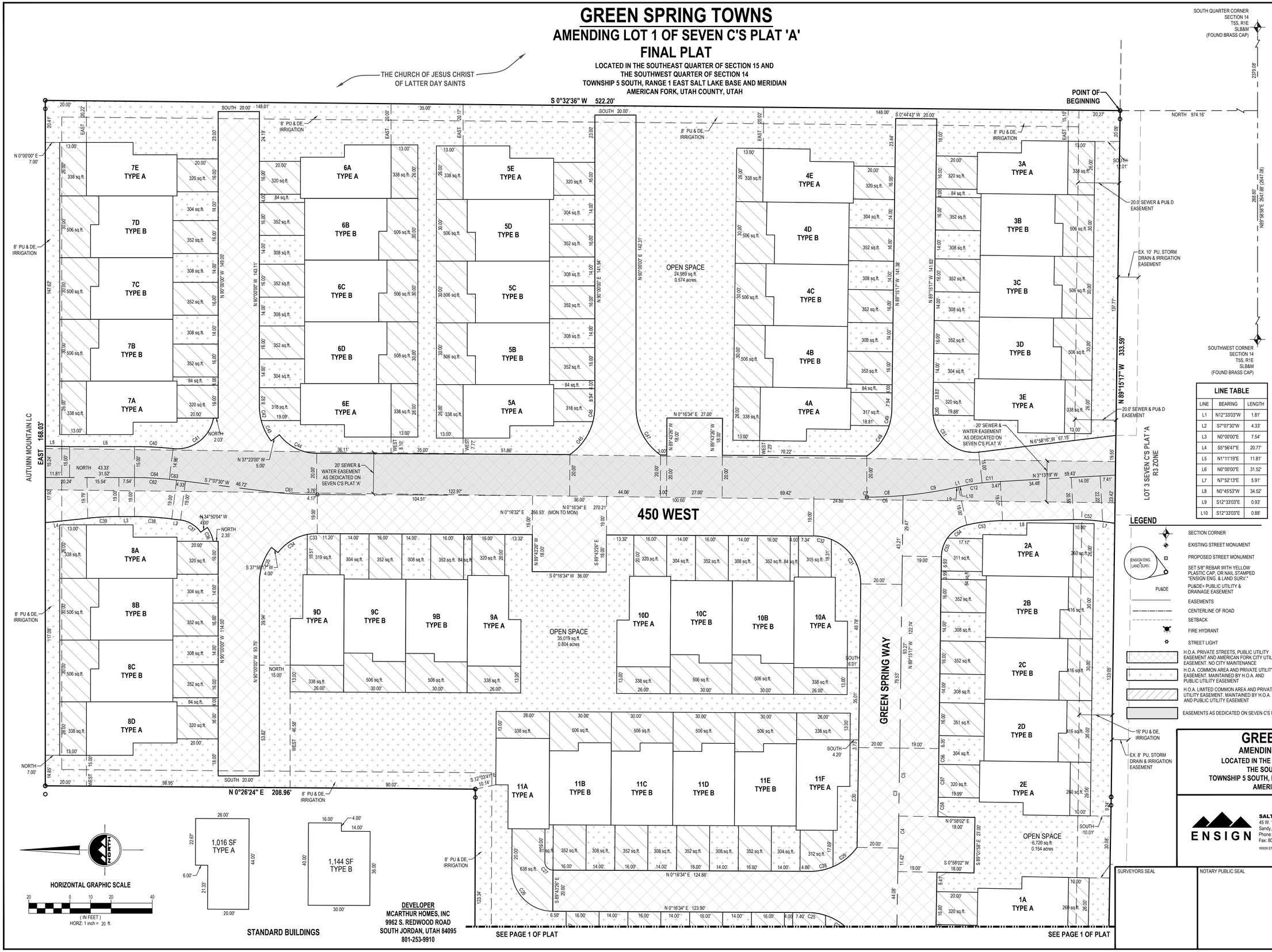
CLERK-RECORDER SEAL

GREEN SPRING TOWNS

AMENDING LOT 1 OF SEVEN C'S PLAT 'A'

FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN AMERICAN FORK, UTAH COUNTY, UTAH



HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

STANDARD BUILDINGS

DEVELOPER
MCARTHUR HOMES, INC
9962 S. REDWOOD ROAD
SOUTH JORDAN, UTAH 84095
801-253-9910

LINE TABLE

LINE	BEARING	LENGTH
L1	N12°33'03"W	1.81'
L2	S7°07'30"W	4.33'
L3	N0°00'00"E	7.54'
L4	S5°56'47"E	20.77'
L5	N1°11'19"E	11.81'
L6	N0°00'00"E	31.52'
L7	N7°52'13"E	5.91'
L8	N0°45'53"W	34.52'
L9	S12°33'03"E	0.93'
L10	S12°33'03"E	0.88'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	315.00'	60.84'	11°04'00"	N85°18'40"E	60.75'
C2	285.00'	55.82'	11°13'20"	S85°23'20"W	55.73'
C3	10123.49'	48.63'	0°16'31"	S89°06'58"E	48.63'
C4	9705.22'	15.56'	0°05'31"	S89°01'25"E	15.56'
C5	10018.15'	33.06'	0°11'21"	S89°09'35"E	33.06'
C6	200.00'	18.51'	5°18'14"	S2°22'33"E	18.51'
C7	200.00'	0.89'	0°15'18"	S0°08'55"W	0.89'
C8	200.00'	17.62'	5°02'57"	S2°30'12"E	17.62'
C9	200.00'	26.26'	7°31'22"	S8°47'22"E	26.24'
C10	97.22'	10.85'	6°23'45"	N9°25'56"W	10.85'
C11	102.00'	5.43'	3°03'00"	N4°47'48"W	5.43'
C12	99.95'	16.28'	9°20'00"	N7°53'11"W	16.26'
C13	100.30'	54.95'	31°23'14"	N87°33'26"W	54.26'
C14	93.00'	28.07'	17°17'31"	S80°30'34"E	27.96'
C15	295.00'	45.15'	8°46'06"	N86°27'38"E	45.10'
C16	295.00'	11.83'	2°17'54"	N80°55'38"E	11.83'
C17	951.36'	19.67'	1°11'05"	N80°44'20"E	19.67'
C18	305.00'	59.74'	11°13'20"	S85°23'20"W	59.64'
C19	308.73'	51.24'	9°30'35"	S86°11'13"W	51.18'
C20	28.00'	18.41'	37°40'43"	N36°06'47"E	18.08'
C21	28.00'	8.31'	16°59'51"	N8°46'30"E	8.28'
C22	28.00'	9.34'	19°07'00"	S9°16'56"E	9.30'
C23	28.00'	17.29'	35°23'15"	S36°32'04"E	17.02'
C24	28.00'	18.61'	38°04'16"	N37°11'33"E	18.26'
C25	28.00'	8.74'	17°52'51"	N9°12'59"E	8.70'
C26	20.00'	31.42'	90°00'00"	S45°16'34"W	28.28'
C27	4.00'	6.28'	90°00'00"	S45°16'34"W	5.66'
C28	28.00'	11.46'	23°27'18"	S11°27'05"E	11.38'
C29	28.00'	15.19'	31°04'26"	S38°42'57"E	15.00'
C30	10878.47'	48.54'	0°15'20"	S89°06'58"E	48.54'
C31	23.00'	27.44'	68°21'35"	N56°33'55"E	25.84'
C32	23.00'	8.88'	22°06'34"	N11°19'51"E	8.82'
C33	24.00'	4.84'	11°32'36"	N5°29'44"W	4.83'
C34	24.00'	17.07'	40°45'41"	N31°38'52"W	16.72'
C35	28.00'	18.56'	37°58'17"	N71°00'51"W	18.22'
C36	18.00'	7.36'	23°26'17"	N66°53'04"E	7.31'
C37	14.00'	11.74'	48°02'26"	N31°08'43"E	11.40'
C38	146.00'	18.16'	7°07'30"	N3°33'45"E	18.14'
C39	146.00'	15.15'	5°56'47"	N2°58'24"W	15.15'
C40	180.00'	18.83'	5°59'34"	N2°59'47"E	18.82'
C41	18.00'	27.09'	86°14'09"	S37°07'30"E	24.61'
C42	28.00'	7.15'	14°38'23"	S82°40'49"W	7.13'
C43	28.00'	11.11'	22°44'37"	S63°59'19"W	11.04'
C44	23.00'	21.01'	52°20'26"	S26°26'47"W	20.29'
C45	28.00'	19.99'	40°53'56"	S54°56'43"E	19.57'
C46	28.00'	7.14'	14°36'19"	S82°41'50"E	7.12'
C47	28.00'	26.85'	54°57'07"	S62°31'26"W	25.84'
C48	28.00'	18.58'	38°01'27"	S53°30'28"E	18.24'
C49	28.00'	8.18'	16°44'05"	S80°53'14"E	8.15'
C50	20.00'	2.17'	6°13'22"	S87°38'02"W	2.17'
C51	20.00'	31.71'	90°51'19"	S39°05'41"W	28.49'
C52	94.00'	14.17'	8°38'06"	N3°33'10"E	14.15'
C53	81.00'	17.54'	12°24'32"	N6°58'09"W	17.51'
C54	16.00'	11.62'	41°35'52"	N33°58'21"W	11.36'
C55	16.00'	9.63'	34°29'00"	N72°00'47"W	9.48'
C56	10000.10'	7.66'	0°02'38"	S89°13'58"E	7.66'
C57	10000.10'	16.00'	0°05'30"	S89°09'54"E	16.00'
C58	10000.10'	9.47'	0°03'15"	S89°05'31"E	9.47'
C59	266.00'	52.10'	11°13'20"	S85°23'20"W	52.02'
C60	334.00'	15.34'	2°37'54"	N81°05'37"E	15.34'
C61	150.00'	17.93'	6°50'56"	S3°42'02"W	17.92'
C62	165.00'	20.52'	7°07'30"	N3°33'45"E	20.51'
C63	165.00'	3.56'	1°14'06"	N6°30'27"E	3.56'
C64	165.00'	16.96'	5°53'24"	N2°56'42"E	16.95'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." (ENSIGN ENG. LAND SURV.)
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT (PU&DE)
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- H.O.A. LIMITED COMMON AREA AND PRIVATE UTILITY EASEMENT. MAINTAINED BY H.O.A. AND PUBLIC UTILITY EASEMENT
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GREEN SPRING TOWNS

AMENDING LOT 1 OF SEVEN C'S PLAT 'A'

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 14 TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN AMERICAN FORK, UTAH COUNTY, UTAH

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

PROJECT NUMBER : 6386
MANAGER : P. HARRIS
DRAWN BY : J. JOHNSON
CHECKED BY : P. HARRIS
DATE : JULY, 2015

SURVEYORS SEAL | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER, SECTION 15
TOWNSHIP 5 SOUTH , RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

ELEVATION = 4565.37

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. 11.15 DU / ACRE.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	49960 SF	19%
ROOF	74217 SF	28%
OPEN SPACE	54158 SF	20%
TOTAL SITE	6.1 ACRES	100%

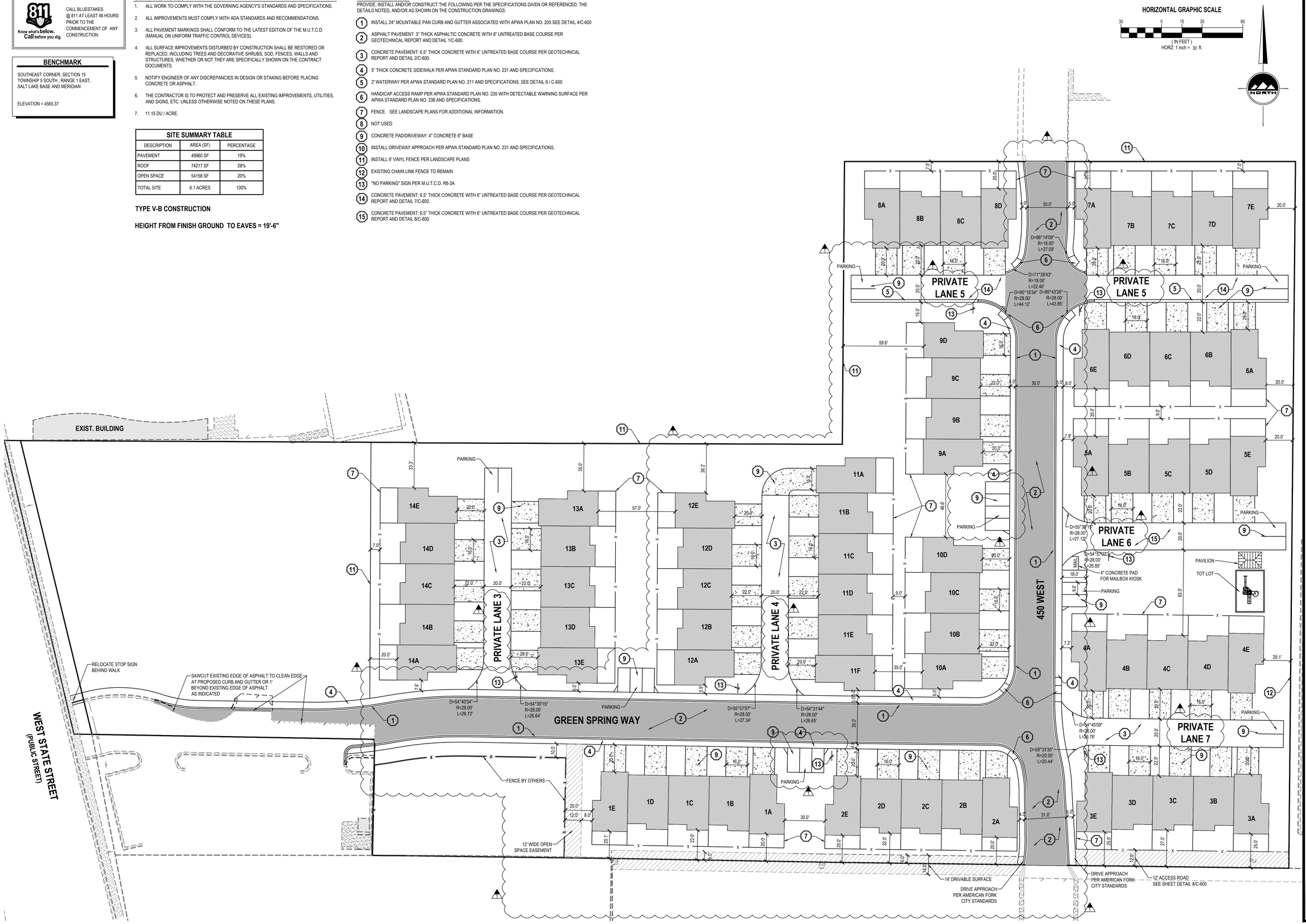
TYPE V-B CONSTRUCTION

HEIGHT FROM FINISH GROUND TO EAVES = 19'-6"

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL 24" MOUNTABLE PAN CURB AND GUTTER ASSOCIATED WITH APWA PLAN NO. 205 SEE DETAIL 4/C-600
2. ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 8" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 1/C-600.
3. CONCRETE PAVEMENT: 6.5" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 2/C-600.
4. 5" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
5. 2' WATERWAY PER APWA STANDARD PLAN NO. 211 AND SPECIFICATIONS. SEE DETAIL 6 / C-600
6. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS.
7. FENCE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
8. NOT USED
9. CONCRETE PAD/DRIVEWAY: 4" CONCRETE 6" BASE
10. INSTALL DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
11. INSTALL 6' VINYL FENCE PER LANDSCAPE PLANS
12. EXISTING CHAIN LINK FENCE TO REMAIN
13. "NO PARKING" SIGN PER M.U.T.C.D. R8-3A
14. CONCRETE PAVEMENT: 6.5" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 7/C-600.
15. CONCRETE PAVEMENT: 6.5" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 8/C-600.



ENSIGN
THE STANDARD IN ENGINEERING

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WWW.ENSIGNENG.COM

FOR:
BOWLER DEVELOPMENT, LC
P.O. BOX 2111
WEST JORDAN, UTAH 84044
CONTACT:
LYNN BOWLER
PHONE: 801-562-9292

GREEN SPRING TOWNS P.U.D.

150 NORTH STATE STREET
AMERICAN FORK, UTAH

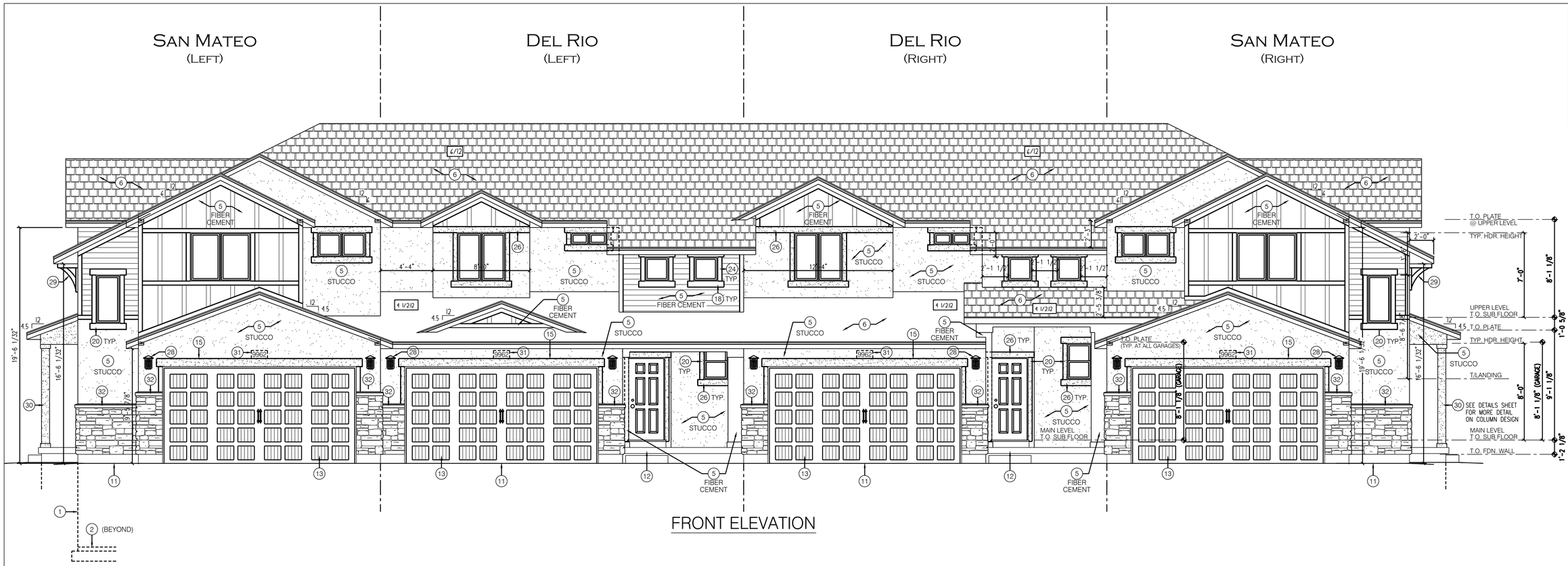
LICENSED PROFESSIONAL ENGINEER
No. 7675714-2202
JARED K. FORD
STATE OF UTAH

2015-07-06 FOR REVIEW

SITE PLAN

PROJECT NUMBER 6386	PRINT DATE 7/30/15
DRAWN BY Q. ELDER	CHECKED BY Q. ELDER
PROJECT MANAGER J. FORD	

C-200



FRONT ELEVATION

RIGHT ELEVATION

ELEVATIONS NOTES

1. Typical Foundation Wall:
   Reinforced concrete wall. See Structural.
2. Lower Level Floor:
   Concrete slab on structural fill.
3. Garage Slab:
   Concrete slab on structural fill. Slope at 1/4" per foot minimum towards overhead doors.
4. Main and Upper Level Floors:
   3/4" t&g o.s.b. glued and nailed to 14" floor trusses (per structural). Provide full insulation at cantilevered floors and floors over garage.
5. Typical Exterior Wall:
   Synthetic stucco system, manufactured stone veneer, or brick veneer (on approved paper backed lath) or vinyl clapboard siding (5" exposure - "Alside" or equal or board and batten siding, or cementitious shake profile siding (on approved house wrap) on sheathing (per structural) on 2 x 4 wood studs (per structural) with insulation per code. Provide vapor retarder and 1/2" gyp. board at interior.
6. Typical Roof:
   30 year asphalt composition shingles installed per manufacturer's recommendation over underlayment per code over roof sheathing per structural over pre-manufactured roof trusses. Provide R-38 insulation at bottom chord and 1/2" gyp. board at interior. Provide roof and soffit venting per current local code. Flash all roof and roof to wall junctions and all penetrations.
7. Drip Edge Flashing
8. 12" Stucco Trim.
9. Gas fireplace vent at optional fireplace.
10. Line of vaulted ceiling beyond.
11. Approximate line of grade.
12. Porch, patio, or stoop with steps to grade.
13. Garage door - refer to builder's specs.
14. Line of optional bay extension.
15. 8" trim with stucco wrap.
16. Wrap rock/brick veneer around side(s) 24" or to window.
17. Line of lower level window and well.
18. 6" Fiberboard Trim.
19. Roof cricket.
20. 4" Stucco Trim.
21. Wood landing (size per plan). Coord. steps to patio at grade.
22. Handrail / Guardrail.
23. Drip flashing over 8" trim band.
24. 4" Fiberboard Trim.
25. Roof vents as required.
26. 6" Stucco Trim.
27. Galvanized drip flashing, typical.
28. Decorative light fixture - coord. with builder specs. Coord. locations with electric layout plan and electrical subcontractor.
29. Decorative Bracket. Bracket per builder.
30. 8"x8" Boxed Stucco Column per elev. style - Coordinate w/ Structural.
31. Optional 9"x16" Concrete Address Block (5" Tall Numbers).
32. Synthetic stucco sill cap, typical.
33. Galvanized drip flashing over 2 x 12 trim.
34. Sloped Wall Cap at Pony Walls around deck. Slopes from Middle Down to each side.

BUILDING ASSEMBLY

Advanced Design & Engineering
(801) 568-9330 - Office
(801) 352-7568 - Fax

HerrimanTowns
2014
4 Plex

Scale-24" x 36": AS NOTED
Scale on 11" x 17": 1/8" =1'-0"
Scale on 8 1/2" x 14": 3/32" =1'-0"

McARTHUR HOMES
9962 South Redwood Road
South Jordan, UT 84095
Phone: (801) 253-9910
Fax: (801) 253-1095

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ISSUE	DATE
LB	10/01/2014
LB	04/05/2013
LB	07/16/2012
LB	05/24/2012

DRAWN BY

BUILDING ELEVATIONS FRONT & RIGHT

A201

HTC Townhomes

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: August 5, 2015
STAFF PRESENTATION: Adam Olsen

AGENDA TOPICS:

Hearing, review and action on a preliminary plan for Green Spring Meadows PUD, consisting of 68 units and two commercial lots, located at approximately 150 North West State Road, in the SC-1 Zone and R4-7500 Zone.

Review and action on the final plat for Green Spring Meadows PUD, consisting of 68 units and two commercial lots, at approximately 150 North West State Road, in the SC-1 Zone and R4-7500 Zone.

ACTIONS REQUESTED: Approval of the preliminary plan and a recommendation of approval of the final plat.

BACKGROUND INFORMATION					
Location:		Approximately 150 North West State Road			
Applicants:		Bowler Development/Ensign Engineering			
Existing Land Use:		Vacant			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Residential			
	East	Residential			
	West	Commercial			
Existing Zoning:		R4-7500			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	GC-1 (General Commercial), R3-7,500			
	South	R3-7500			
	East	R3-7500			
	West	SC-1 (Planned Shopping Center)			
Growth Plan Designation:		High Density Residential (12 du/ac)			
Zoning within density range?		x	Yes		No

PROJECT DESCRIPTION:

Preliminary and final plat approval of Green Spring Meadows PUD; a 68 unit townhome project with two ancillary commercial lots.

<u>Background</u>

This application was tabled at the July 22, 2015 Planning Commission meeting in order for the applicants to make revisions to the plans, to be more in compliance with City standards for planned unit developments. The applicants have made revisions which are reflected on the accompanying submittal documents. Key revisions include: increased setback (20') for townhome structures adjacent to the 7 C's community, addition of guest parking spaces, increased setbacks between townhome structures, and addition of sidewalks along both sides of private streets.

These revisions bring the development into compliance with City standards for PUD's, with the exception of the provision of RV parking. As discussed in the previous report, the applicants propose an outright prohibition on the storage of RV's and boats and this is addressed in the CC&R's for the subdivision. The applicants would prefer green space over RV storage areas, and formally request the Planning Commission's consideration on this adjustment.

The final plat has been revised to illustrate a landscape easement along the east portion of the property that was recently recommended for a zone change to the GC-1 zone. This area will be landscaped and maintained by the hoa; although it will be owned by Timp Rentals. This landscape area provides a more logical buffer between the townhome units to the east and the Timp Rentals lot to the west.

Per Section 17.7.311 of the Development Code, the Planning Commission is authorized to allow the exclusion of an RV storage area as a variance, upon a finding that such departure "may be made without destroying the intent of (the) provisions" of the Development Code. If the Planning Commission feels that the intent of the provisions in the Development Code relating to planned unit developments has been demonstrated, a finding to that effect may be made, and verbiage is offered below for consideration.

Twenty percent (20%) of the project area shall be retained as common open space. The proposed development meets this requirement. Two (2) tot lots are proposed, in addition to a pavilion and a larger park area (directly south of "Private Lane 6").

Renderings of the proposed units are included in the submittal materials.

<u>Consistency with the Land Use Plan:</u>

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

<u>Section 17.7.501.D of the Development Code:</u>

The Planning Commission may recommend approval upon finding that:

1. All plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

Staff has determined that all plans, documents, and other materials required for consideration have been submitted in a form suitable for evaluation.

2. The plan conforms in all respects to the design standards and criteria for the type of PUD proposed.

   This criterion has been met, subject to a finding by the Planning Commission that, per Section 17.7.311 of the Development Code, a variance to the departure from the standard in the Development Code related to PUD's--specifically to the storage of RV's--is authorized, and that the intent of the provisions has been otherwise demonstrated.

3. The site is suitable for development as a PUD and such a project will be consistent with existing development in the vicinity and compatible with the Master Plan for the area.

   The site is suitable for development as a PUD. Existing development in the area consists multi-family apartments, townhomes and mobile homes. The Land Use Plan designates this area as "High Density Residential". Green Spring Meadows PUD, as proposed, appears consistent with existing development and is also compatible with the Land Use Plan for this area.

4. The arrangement of the buildings, roadways, open space and other project elements will result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

   The PUD, as proposed, provides interior park space and amenities for residents and visitors alike. These elements combine to result in a safe and attractive living environment equal or superior to that which would be provided under lot by lot development.

5. The project, if developed, will accomplish the objectives for PUD's as stated under "paragraph A" above.

   "Paragraph A" is found under the "Intent" heading of Section 17.7.501 and states:

   To provide an alternative form of development for residential housing projects within the City which permits increased flexibility and encourages ingenuity in design while preserving a quality of residential amenities equal or superior to that possible under conventional subdivision requirements. In order to qualify for approval as a Planned Unit Development it must be demonstrated that the proposed project will:

a. Adequately recognize and incorporate natural conditions present on the site,
b. Efficiently utilize the land resources and provide increased economy to the public in the delivery of municipal services and utilities,
c. Provide increased variety in the style and quality of residential dwellings available within the City,
d. Preserve open space to meet the recreational, scenic, and public service needs, and
e. Do all of the above in a manner which is consistent with the objectives of the underlying zone and under conditions which will result in the creation of residential environments of sustained desirability.

It is Staff's opinion that the objectives as stated in Paragraph A, "Intent", of Section 17.7.501 have been met through the design of this PUD.

Section 17.7.211 of the Development Code

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

a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

   The preliminary plan and final plat are being processed concurrently. Therefore, the final plat will conform to any terms of the preliminary plan approval.

b. The final plat complies with all City requirements and standards relating to large scale developments.

   This criterion has been met, subject to a finding by the Planning Commission that, per Section 17.7.311 of the Development Code, a variance to the departure from the standards in the Development Code (RV parking) is authorized, and that the intent of the provisions has been otherwise demonstrated.

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

   Engineering will address any concerns 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 shall be satisfied prior to final plat recordation.

FINDINGS OF FACT/CONDITION OF APPROVAL

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

1. The Green Spring Meadows PUD preliminary plan complies with the applicable design criteria as found in Section 17.5.501 of the Development Code; with a finding by the Planning Commission that a variance to the requirement of an RV storage area is authorized, and that the intent of the provisions has been otherwise demonstrated.

2. The Green Spring Meadows PUD final plat complies with the Section 17.7.211 of the Development Code; subject to a finding by the Planning Commission that, per Section 17.7.311, a variance to the requirement of an RV storage area is authorized, and that the intent of the provisions has been otherwise demonstrated.

3. Water rights conveyance shall be satisfied prior to final plat recordation.

POTENTIAL MOTIONS

Mr. Chairman, I move that we approve the Green Spring Meadows PUD preliminary plan with the finding (#1) listed above and subject to any findings, conditions and modifications found in the engineering report.

Mr. Chairman, I move that we recommend approval of the Green Spring Meadows PUD final plat with the finding (#2) and condition (#3) listed above and subject to any findings, conditions and modifications found in the engineering report.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 8/5/2015

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: Green Spring Meadows

Project Address: 150 North West State Road

Developer / Applicant's Name: Click here to enter text.

Type of Application:

☒ Subdivision Final Plat ☒ Subdivision Preliminary Plan ☐ Annexation

☐ Code Text Amendment ☐ General Plan Amendment ☐ Zone Change

☐ Commercial Site Plan ☐ Residential Accessory Structure Site Plan

Note: Due to a late submittal by the applicant, City Engineering has not reviewed the resubmittal plans in detail. As such, any consideration of approval should be subject to any condition found by City Engineering in review of the submitted plans or documents.

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 8/5/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

2. Subject to any conditions required by the City Engineer in accordance with City ordinance following a thorough review of the submitted documents, plans, reports, and other items pertaining to the planned construction.

3. All utilities including pressurized irrigation shall be extended to State Street and looped where possible.

4. All street paving and sidewalks shall be extended as necessary off-site to make connection to adjacent improvements – provided easements exist to allow such connector and/or permissions obtained from the adjacent property owners.

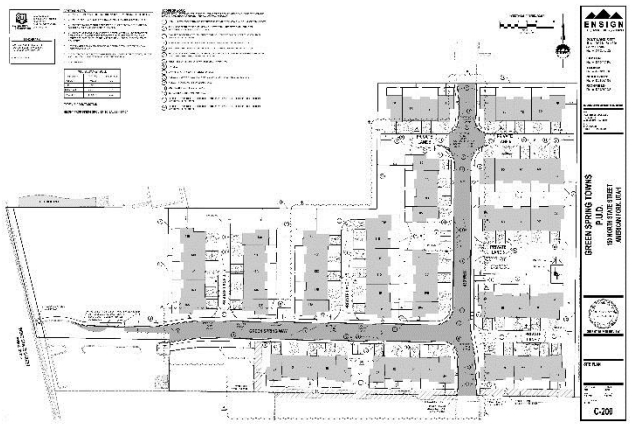
Applicant is requesting that the Planning Commission waive the following requirement(s):

1. Items to be discussed in the meeting – Applicant may still be requesting some waiver and/or condition.

☒ Requested waivers **ARE** necessary for the proposed development to move forward.

☐ 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:

John Woffinden Motion passes.

5. Hearing, review and action on a zone map amendment for Timp Rentals, from the SC-1 (Planned Shopping Center) Zone to the GC-1 (General Commercial) Zone, located at approximately 135 North West State Road (7:22 p.m.)

Staff Presentation:
Wendelin Knobloch stated this is directly connected to the next two items, Green Spring Meadows. During original zone change and hearing, there were some neighbors that fought the change and got a discussion going. In the end the developer decided to enter into an agreement with Timp Rental to transfer a portion of the property to them. There is an exhibit in the zone change that shows a parking lot, which will be an expansion of Timp Rental. The original idea has been to buffer the residents from the business and vise a versa. The concept in the packet isn't legally binding but communicates what might happen. We are only discussing the zone change at this time. It will come back as an amendment to the site plan for Timp Rental. A business can't be expanded on new property without a site plan revision.

Andy Spencer stated the site plan and zone change could be tied together. Meaning the zone change doesn't become effective until the site plan is approved.

Applicant Presentation:
Joe Phelon stated there was previously a developer concerned with their operations being close to the residential units. Timp Rental have never had a complaint from the Seven Seas community in our 17 years of operation. They wanted to have a buffer to be a good neighbor. They put in landscaping in the 14-foot buffer. The building is zoned for general commercial 1. They are asking for the new property to be in the same zone. It will have an eight-foot wall between the commercial and residential. They park equipment along the wall that isn't motorized. Timp Rentals opens at 7:30 a.m., and they want to continue to be good neighbors.

Leonard Hight noted that note 4 on the plans calls for a four-foot wall so that needs to be changed.

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

MOTION: Nathan Schellenberg - To recommend approval of a zone map amendment in the area of 135 North West State Road, from the SC-1 Zone to the GC-1 Zone. Seconded by Leonard Hight.

Yes - Christine Anderson
Leonard Hight
Nathan Schellenberg
John Woffinden Motion passes.

6. Hearing, review and action on a preliminary plan for Green Spring Meadows PUD, consisting of 68 units and two commercial lots, located at approximately 150 North West

State Road, in the SC-1 (Planned Shopping Center) Zone and the R4-7,500 Zone (7:37 p.m.)

Staff Presentation:
Wendelin Knobloch stated this is the residential portion of the development. There will be townhomes, sometimes three and sometimes four units. The closely tracks the original concept. There are a few items that need to be mentioned. On the southern boundary some of the distances do not comply with the ordinance. One units is at 16 feet and unit 2A has a 20-foot setback. The distance between the buildings needs to be 30 feet not 20 feet, which was driven by the parcel going to Timp Rental. The petitioner is asking for an exception. There is a provision in the Development Code that allows the Commission to give a variance based upon the peculiarities associated with the land. The developer is also asking to not put in RV parking because their CC&R's prohibit storing of RV's on the site.

Andy Spencer reported that on the south side there is a strip hatched out where a major drainage corridor needs to be accessed. The current layout relies on them being able to essentially fence to match the Seven Seas development. There is an easement on the Seven Seas property for this corridor. As things take shape on the project, this needs to come to fruition. Another departure is with the private roads. They have attempted to provide a sidewalk on one side of the road. The units have a private driveway serves about 10 units. There is no sidewalk to each unit. Units 10A to 9D have sidewalk on the other side of the road and not in front of them.

Nathan Schellenberg questioned the crash gates. If a road is stubbed, then it should go through. He also questioned if the adjoining developments don't want traffic then they put in the crash gates.

Andy Spencer stated it may come down to deed research on the City's end. The applicant has conveyed that the other communities don't want any additional traffic on their streets. So for emergency purposes and for the hope that the communities may get along, staff has been consistent that the connections be planned. With deed research, the connections could be forced to be open. The applicant is for the connection, and the intent was that the roads connect. It could be built to connect and let the others make the argument for the gate. Staff would like to see it open.

Applicant Presentation:
Lynn Bowler stated they are excited to be in the City. They are more than happy to connect the roads. The connection roads are private, and they don't want additional traffic on them. They researched per staff's request. No gates helps the walkability and drivability. They are asking for a variance on the setbacks. They are trying to accommodate several fixed items on the site. One item being the neighboring commercial and the buffer. There is 14 feet of landscaping on the Timp Rental side of the wall and 15 feet on the residential side. They could move the wall five feet on the Timp Rental side to accommodate the 20-foot setback. There should be 30 feet between units 1A and 2E so they are short 15 feet total on that side. They increased the roadway width to match the curb line on the Seven Seas street.
Commission Discussion:
Christine Anderson stated it seems possible to comply with the spacing by removing one unit. There are ways meet the ordinance.

Nathan Schellenberg stated it is the applicant's responsibility to demonstrate some kind of hardship that is creating the need to not meet the City standard. He doesn't see it. This is a blank slate to work with. Even the sidewalks on both sides of the streets should be met.

Lynn Bowler stated the primary constraint is they are paying commercial values for a residential site. It doesn't work commercially because of the location. They have reduced and cut down on the number of units to make it work. Black Bear Dinner is the commercial user that want to go in. They are at the minimum to get the residential to work. Their deadline with Black Bear Diner is August 15.

Christine Anderson stated she is fine with the 19-foot setbacks. The ones that are 15 is 25 percent lower and the ones that are 20 feet are 30% lower than they should be. The City has ordinances that need to be followed. It is not her place to tell the applicant what to change, but she feels there are some things that can be done on the lower portion to make it compliant.

John Woffinden is concerned with the long driveways and no sidewalks. If someone parks in the drive, someone can't get past. He suggested using stamped, colored concrete to differentiate between walking and driving.

Lynn Bowler stated the CC&R's don't allow parking on the driveways. The driveways are concrete, which gives better warranty. Additional green space is also provided. Concrete invites walkability where roads invite drivability. The stamped, colored concrete is a snowplow nightmare. Colored concrete would be okay. He likes that suggestion.

Leonard Hight stated the 2A unit styles could replace the larger units in order to meet the distance between the buildings.

John Gaston stated the buildings have an address and then each unit has a letter.

Andy Spencer stated sidewalks are required on private roads and there are different cross sections that can be used. The intent is that each unit is served by a sidewalk. There isn't a cross section for these private or common drives. In review and discussions with the developer, staff has expressed that each unit is to be served by a sidewalk or pedestrian facility so residents are not walking in the road. Staff has interpreted the American's with Disability Act to mean all the common facilities should be accessible by those with disabilities and somebody with a disability ought to be able to buy a unit and customize it to their needs. In discussions with building code official, while these attached housing units are single-family housing, the individual units don't have to be accessible with ramps, etc.

Nathan Schellenberg questioned the visitor parking. There are 3 stalls at the tot lot. Many units are without on-street parking. There are two at end of road 3 and road 4. There are a couple on road 6.

Lynn Bowler stated the development currently exceeds the parking ordinance by two stalls. They are not opposed to adding additional parking.

John Gaston stated they have discussed there is never enough parking. They are willing to put in additional parking between 10D and 9A.

John Woffinden stated there are many loose ends on this project such as sidewalks, variances, and spacing between buildings. There are too many loose ends.

Nathan Schellenberg stated another variance would be driveway access roads and the cross sections.

Lynn Bowler showed pictures of units that are built in the City and the roads and driveways. Because of time constraints in working with the commercial user, he asked that the Commission not table the project but to list items that will allow them to make amendments. Green Spring Way has sidewalk on both sides. There is space on 450 West going south to Seven Seas to add sidewalk. On the west side of 450 West, there is concern with getting the back yards so there are back yards and trying to fit the 5-foot sidewalk. This would be a problem. The Fire Marshall asked for a 5-foot walkway in the back also.

Andy Spencer stated the Mira Vista project has private drives. The staff looked at the driveways different than roadways. Green Spring Way and 450 West are private roads and roads 3 through 7 area private drives.

Christine Anderson stated she is okay not requiring sidewalks on the private drives. Sidewalk is needed on both sides of 450 West. Some work needs to be done on the spacing because it is so much less than the requirement.

Leonard Hight stated the streets are private, and the City won't be plowing them.

Nathan Schellenberg doesn't see any reason it shouldn't meet the Code. He feels it should be tabled because there would be significant changes. He doesn't feel the Commission should give them ideas.

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

MOTION: Nathan Schellenberg - To table the Green Spring Meadows PUD preliminary plan and request the developer bring a plan that meets the City Code. Seconded by Christine Anderson.

Yes	-	Christine Anderson Leonard Hight Nathan Schellenberg John Woffinden	Motion passes.

Further Discussion:
Wendelin Knobloch stated the next submittal date for Planning Commission is August 3rd. The agenda for the August 5th Planning Commission meeting goes out today. The item could be added to the August 5th agenda not knowing the new layout. It has been done before.

Nathan Schellenberg stated that if he were to give an idea of what he is thinking, ten units on a driveway access is a stretch. It's a stretch that they serve 6 units.

The consensus of the Commission is concerns with spacing mostly.

7. Review and action on the final plat for Green Spring Meadows PUD, consisting of 68 units and two commercial lots, located at approximately 150 North West State Road, in the SC-1 (Planned Shopping Center) Zone and the R4-7,500 Zone (

MOTION: Nathan Schellenberg - To table the Green Spring Meadows PUD final plat. Seconded by Leonard Hight.

Yes	-	Christine Anderson	
		Leonard Hight	
		Nathan Schellenberg	
		John Woffinden	Motion passes.

8. Hearing, review and action on a Land Use Map amendment for 19.72 acres, located at approximately 57-79 North 1020 West, from the Design Commercial designation to the Residential High Density designation

Item pulled on applicant's request.

9. Hearing, review and action on a Zone Map amendment for 19.72 acres, located at approximately 57-79 North 1020 West, from the RA-1 (Residential Agriculture) Zone to the R4-7,500 Zone

Item pulled on applicant's request.

10. Review and action on a final plat for American Fork Commercial Center, Plat Q, consisting of 6 lots, located in the area of 841 West Pacific Drive, in the SC-1 (Planned Shopping Center) Zone (8:33 p.m.)

Staff Presentation:
Wendelin Knobloch stated this plat creates several new lots and cleans up some existing lots. Woodbury would like to build a new building for Dick's Sporting Goods. Pacific Drive will be continued and realigned somewhat to meet certain requirements for future access over I-15. The width of Pacific Drive has had considerations taken to meet future demands if UTA puts in a station. There is also width to accommodate the City's bicycle and pedestrian plan. The site plan shows development on lot 105 and reconfigured parking north of Pacific Drive.

Andy Spencer stated the current Pacific Drive right-of-way is 80 feet wide with 15-foot easements added on either side. This will be a 110-foot corridor. It will be built narrower and then expanded if it went to a BRT. The projection is it would be a three-lane road over the freeway and then widen to five lanes in the future. It is a reasonable solution to take the easements now. Ultimately Pacific Drive will connect to the Vineyard Connector. Over the freeway there is no sidewalk on one side, but it is wider on other side with a bike lane. He

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
July 28, 2015

Department Planning **Director Approval** Adam Olsen

AGENDA ITEM Ordinance adopting an amendment to Section 17.5.128.C.4 of the American Fork City Development Code, relating to Project Identification Signs.

SUMMARY RECOMMENDATION The planning commission recommended approval of the amendment to Section 17.5.128.C.4 as stated in the attached minutes of the July 8, 2015 planning commission meeting.

BACKGROUND The petitioner, the Woodbury Corporation, proposes a development code text amendment that will change project identification signs in the following manner: (1) The maximum sign face increases from 600 to 1400 square feet. (2) The electronic display area increases from 60% to 70%. (3) The height effectively doubles from the currently allowed 45 to 85 feet. For further analysis please refer to the attached development code text amendment, application materials, 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 Section 17.5.128.C.4 of the American Fork City Development Code, relating to Project Identification Signs.

SUPPORTING DOCUMENTS

1. Ordinance
2. Application
3. Staff report
4. Planning commission meeting minutes, July 8, 2015

ORDINANCE NO _____

AN ORDINANCE AMENDING SECTIONS 17.8.17.5.128.C.4 OF THE AMERICAN FORK CITY DEVELOPMENT CODE RELATING TO PROJECT IDENTIFICATION SIGNS 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 17.2.128.C.4 of the Development Code of American Fork, Utah, is hereby amended to read as follows:

4. Project Identification Signs. In addition to the above permitted signs, a Planned Commercial or Industrial Project shall be entitled to not more than two free-standing project identification signs, subject to the following:

a. The commercial or industrial project to which the project identification sign applies shall contain three or more separate users or tenants and shall qualify and be approved as a planned commercial or industrial development project in accordance with the applicable provisions of 17.7.601 or 17.7.701

b. The project area shall contain not less than twenty-five (25) contiguous acres and shall have not less than five hundred (500) continuous feet abutting upon the right-of-way of I-15 Interstate Highway.

c. The sign shall have a maximum of two sign faces, each with a maximum sign face area of not more than ~~four hundred fifty~~ 1400 square feet per side~~; provided, where a project has more than eight separate users and the sign face includes a registry intended to identify each of the users in the project, the maximum sign face area may be increased to six hundred (600) square feet per side~~.

d. The sign shall include a notation identifying the name of the project. The sign may include an electronic display sign subject to the provisions as found in Section 17.12.219.6.e of the Development Code, but any such electronic display shall not exceed ~~sixty (60)~~ seventy (70) percent of each allowable sign face area.

e. The sign shall be located within the project area and not further than 45 feet from the closest adjacent right-of-way line of I-15 or adjacent major street, as applicable ("reference right-of-way"). The sign shall have a maximum height of ~~thirty-five (35)~~ eighty-five (85) feet as measured from the top of the closest travel lane within the reference right-of-way~~; provided, that the Planning Commission~~

~~may approve a sign having a height not greater than forty-five (45) feet above the top of said closest travel lane within the reference right-of-way upon a finding by the Commission that because of obstructions from overpass structures or similar obstruction the lesser height would not permit observation of a significant part of the sign face area from one or more points within the "I-15 sign site window" as hereinafter defined. Any applicant aggrieved by a determination of the Planning Commission with respect to the approval of the height of sign may appeal such determination to the City Council, who shall have the authority to modify the determination of the planning commission. For purposes of this subparagraph (e), the "I-15 sign site window" shall mean an area along the travel lanes within the I-15 right-of-way which is less than two thousand six hundred and forty (2640) feet and more than one thousand (1000) feet from the proposed sign location~~.

f. ~~The~~ Any proposed project identification ~~placement of the~~ sign shall be ~~shown on the project area site plan in a location~~ approved by the Planning Commission ~~and, to the maximum extent possible, at a location conforming with the vision standards location set forth under subparagraph (e) without the need for additional height; or, upon the acquisition of a sign permit if proposed for placement after initial site plan approval~~.

g. The sign shall not be located closer than seven hundred feet along the same side of the right-of-way from any other existing or approved project identification sign or any non-accessory sign located within the boundaries of the same project that has been approved in accordance with the provisions of Section 17.6.115.

h. The documentation for the Planned Commercial or Industrial Project shall provide that the sign constitutes a common amenity ~~of~~ for the entire project area and ~~shall include provisions granting each user or tenant within the project area a right of access to and use of the sign~~ that any tenant or occupant of a premises within the project area shall be eligible to advertise their business on the Project Identification Sign under the terms and conditions as established by the project developer or owner.

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

American Fork City Code, Amendment Request

Amend Section 17.5.128 to read as follows:

C. Requirements Regarding Accessory Signs Within the I-15 Corridor Sign Location Zone. In addition to the signs permitted under Paragraph A of this Section, the following accessory signs shall be permitted in the commercial and industrial zones located within the boundaries of the I-15 Corridor Sign Location Zone, subject to the conditions specified herein and upon the acquisition of a sign permit.

. . .

4. Project Identification Signs. In addition to the above permitted signs, a Planned Commercial or Industrial Project shall be entitled to not more than two free-standing project identification signs, subject to the following:

a. The commercial or industrial project to which the project identification sign applies shall contain three or more separate users or tenants and shall qualify and be approved as a planned commercial or industrial development project in accordance with the applicable provisions of 17.7.601 or 17.7.701

b. The project area shall contain not less than twenty-five (25) contiguous acres and shall have not less than five hundred (500) continuous feet abutting upon the right-of-way of I-15 Interstate Highway.

c. The sign shall have a maximum of two sign faces, each with a maximum sign face area of not more than ~~four hundred fifty~~ 1400 square feet per side~~; provided, where a project has more than eight separate users and the sign face includes a registry intended to identify each of the users in the project, the maximum sign face area may be increased to six hundred (600) square feet per side~~.

d. The sign shall include a notation identifying the name of the project. The sign may include an electronic display sign subject to the provisions as found in Section 17.12.219.6.e of the Development Code, but any such electronic display shall not exceed ~~sixty (60)~~ seventy (70) percent of each allowable sign face area.

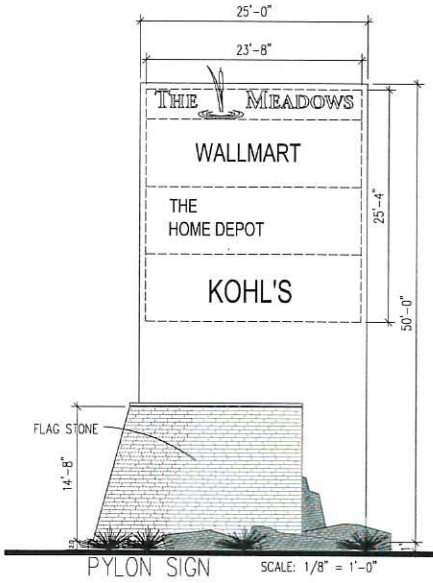
e. The sign shall be located within the project area and not further than 45 feet from the closest adjacent right-of-way line of I-15 or adjacent major street, as applicable ("reference right-of-way"). The sign shall have a maximum height of ~~thirty-five (35)~~ eighty-five (85) feet as measured from the top of the closest travel lane within the reference right-of-way~~; provided, that the Planning Commission may approve a sign having a height not greater than forty-five (45) feet above the top of said closest travel lane within the reference right-of-way upon a finding by the Commission that because of obstructions from overpass structures or similar obstruction the lesser height would not permit observation of a significant part of the sign face area from one or more points within the "I-15 sign site window" as hereinafter defined. Any applicant aggrieved by a determination of the Planning Commission with respect to the approval of the height of sign may appeal such~~

~~determination to the City Council, who shall have the authority to modify the determination of the planning commission. For purposes of this subparagraph (e), the "I-15 sign site window" shall mean an area along the travel lanes within the I-15 right-of-way which is less than two thousand six hundred and forty (2640) feet and more than one thousand (1000) feet from the proposed sign location~~.

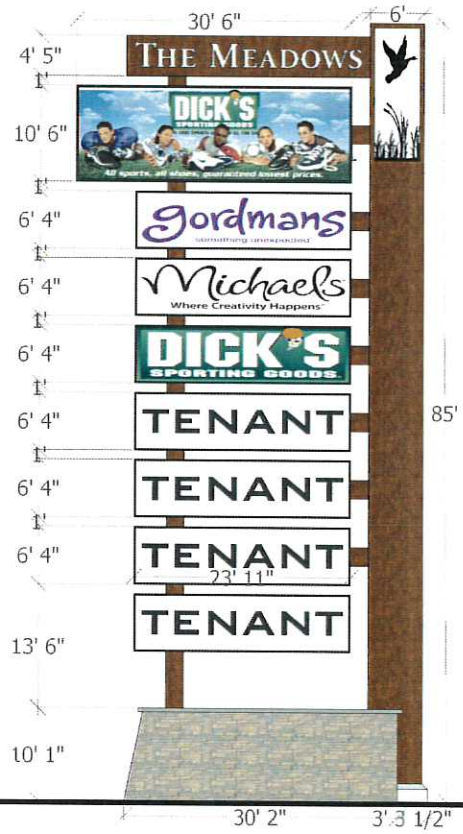
f. The proposed placement of the sign shall be shown on the project area site plan in a location approved by the Planning Commission ~~and, to the maximum extent possible, at a location conforming with the vision standards location set forth under subparagraph (e) without the need for additional height~~; or, upon the acquisition of a sign permit if proposed for placement after initial site plan approval.

g. The sign shall not be located closer than seven hundred feet along the same side of the right-of-way from any other existing or approved project identification sign or any non-accessory sign approved in accordance with the provisions of Section 17.6.115.

h. The documentation for the Planned Commercial or Industrial Project shall provide that the sign constitutes a common amenity of the project and shall include provisions granting each user or tenant within the project area a right of access to and use of the sign.



EXISTING



PROPOSED LED

PROPOSED

THE MEADOWS - I-15 PYLON SIGNS

WOODBURY CORPORATION

BJ'S
KOHL'S
TENANT
TENANT

KOHL'S
TENANT
TENANT
DICK'S
TENANT

Hearing, review and action on a Development Code text amendment to Section 17.5.128.C.4, relating to "Project Identification Signs".

The Woodbury Corporation is requesting this Development Code text amendment relating to Project Identification Signs. There are four main components of this proposed amendment:

1) Increasing the maximum sign face area from 600 square feet to 1400 square feet.

2) Increasing the area of an electronic display from 60% to 70% of each allowable sign face.

3) Increasing the height of a sign from 45 feet to 85 feet.

4) Eliminating the somewhat confusing language of what defines a "sight window" along I-15.

These revisions, as stated, will apply only to areas entitled to project identification signs along I-15. Examples of such areas include: The Meadows, Alpine Valley Center (Target), Utah Valley Auto Mall and Utah Valley Center.

Woodbury would like the increased height for increased exposure and visibility to a greater amount of tenants within The Meadows. Renderings of the proposed project identification signs have been provided in the submittal materials.

A survey of municipalities up and down the Wasatch Front revealed the following as it relates to height limitations for signs adjacent to major arterials, such as I-15:

- West Valley 25' above freeway grade or 65' above ground level; whichever is higher
- South Salt Lake 25' above freeway grade
- Kaysville 25' above freeway grade
- Brigham City 90' above ground
- Salt Lake 25' above freeway grade
- Lindon 25' above freeway grade or 35' above ground; whichever is higher
- North Salt Lake 45' above ground
- Roy 50' above ground
- Pleasant Grove 50' above ground
- Lehi *no limit; Planning Commission to make determination on case by case basis

- Spanish Fork 35' above ground; if development is over 5 ac. and over 50,000 sq. ft. PC and CC may approve greater height with the development; recently allowed 100' signs adjacent to I-15.
- Draper 40' above ground

Current City ordinance allows a project identification sign to be up to 45' above freeway grade. This proposed amendment would nearly double the allowable height. Please note, however, that Project Identification Signs are limited to certain areas within in the City; only allowable within larger developments such as The Meadows and others listed previously in the memo.

Potential Motions

Mr. Chairman, I move that we recommend approval of the proposed Development Code text amendment to Section 17.5.128.C.4.

Mr. Chairman, I move that we recommend denial of the proposed Development Code text amendment to Section 17.5.128.C.4.

Applicant Presentation:
Gerrit Timmerman stated the access points have not been moved and work very well with the dealership. The landscaping is the same also. The Chevrolet factory and dealer have agreements to have a facility up and running in the spring of 2016. The body shop revised plan and subdivision plat will be submitted on July 20th for Technical Review.

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

MOTION: Rebecca Staten - To recommend approval of the amended commercial site plan for Ken Garff Chevrolet, located at 500 East Auto Mall Drive, with the finding listed in the staff report and subject to any findings, conditions and modifications listed in the engineering report.

Finding:

- **The proposed site plan meets the criteria as found in Section 17.7.601 of the Development Code.**

Condition:

- **All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 7/8/2015 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.**

Seconded by Christine Anderson.

Yes - Marie Adams
Christine Anderson
Harold Dudley
Leonard Hight
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

6. Hearing, review and action on a Development Code text amendment to Section 17.5.128.C.4, relating to Project Identification Signs (7:52 p.m.)

Adam Olsen stated the areas in the City allowing project identification signs are limited to I-15 with a project size of 25 acres or larger. The areas this could apply to are The Meadows, the Target Shopping Center (Alpine Valley Center), Utah Valley Center (old Walmart area), and the Auto Mall area such as Ken Garff Chevrolet. There are four main components to the amendment. 1 - Increase the sign face area from 600 square feet per sign face to 1400 square feet. 2 - Increase the area of allowable electronic display from 60% to 70%. 3 - Increase the height of the sign from 45 to 85 feet. 4 - Eliminate language describing a site window, which is very convoluted and confusing. Other cities along the Wasatch Front are listed in the report. This change would put American Fork toward the top of the list. Brigham City allows 90 feet in height. The two outliers are Lehi and Spanish Fork, which have no limit. It is whatever their planning commission deems appropriate. Spanish Fork's project area is only five acres or more. Recently

Spanish Fork approved two signs that were 100 feet in height along I-15. Salt Lake City and South Salt Lake both allow 25 feet above the freeway grade, but in many areas the freeway is elevated so the signs are still 30 to 40 feet above the ground. American Fork City measures from the closest freeway grade, which is the travel lane and about five to eight feet above the ground level. Paragraph 4e has the large amount of deleted text. The sign cannot overhang the UDOT right-of-way and must be at least 45 feet in the right-of-way. The code requires signs to be at least 700 feet apart. There are brightness restrictions based on the sign face, and it has to be automatically adjusted for the time of day. With this proposal the sign face will increase and then the percentage increases also.

Applicant Presentation:
Richard Mendenhall reviewed his PowerPoint presentation. This issue is important in the context of what is happening in the industry and how you keep commercial locations viable. The Meadows Shopping Center is a regional venue that draws people from more than the immediate surrounding area. From their studies about 96% of the square footage in a shopping center are tenants who own 50 stores or more internationally. American Fork City wants to bring as many consumers into the City as possible. Tenants are not seen very affectively from State Street but are seen from I-15. From I-15 signage is critical before a consumer passes the needed exit. They are working to finish the south side of The Meadows where there is an additional 255,000 square feet available. Then the Vineyard Connector and Meadows Crossing will bring additional traffic to The Meadows. The view of the current sign and even the proposed Dicks store sign will be blocked by the new Meadows Crossing overpass. He reviewed signage at the Family Center in Midvale, Jordan Landing in West Jordan, and Valley Fair Mall in West Valley. The electronic signs allow smaller tenants to get exposure at eight-second intervals. They want to address what's reasonable, fits into the environment, and gives exposure to the tenants. They also proposed a code clarification in paragraph h to read, "The documentation for the Planned Commercial or Industrial Project shall provide that the sign constitutes a common amenity for the entire project area, and that any tenant or occupant of a premises within the project area shall be eligible to advertise their business on the project identification Signs under the terms and conditions as established by the project developer or owner. Their proposed signs have a 10 foot by 30 foot led panel at the top. Some of the other panels may become led but not a changing panel. It remains the same tenant. Sign 'a' would take the place of the existing sign, and sign 'b' would be the new sign.

Commission Discussion:
Andy Spencer address questions from the Commissioners. The public input for the alignment of the Meadows Crossing begins in the next couple days. Over the last several months, staff and regional transportation players have been studying in detail the right place to locate the crossing. More or less, where Mr. Mendenhall has it located is where is will go. What we don't know is when it will happen. It has a hefty price tag, and the City is pursuing funding. It is a huge benefit to the transportation system and commerce system. The future Trax Station will be located at Pacific Drive and State Street by the Tesoro Gas Station according to the North Utah County Transit Study.

Adam Olsen stated that last year the Code was changed to allow an applicant to just get a building permit if their proposal met the Code requirements. This streamlined the process. The

Commission would only see the signage if it were for a new development. The Code could be changed back if the Commission wants to see them.

Nathan Schellenberg would like the Commission to see these large signs for approval.

Marie Adams is reassured that with these signs the dynamic LED area will remain at the percentage or the 10 foot by 30 foot section, and the signs below will remain static.

Richard Mendenhall stated that the ordinance is written for a broader number of users and not just them. Others will propose signs with larger dynamic LED areas.

Harold Dudley referenced signs from State Street to I-15 in Orem along University Parkway. In Orem they allowed higher signs the further back off the corridor the sign was placed. In Station Park the railroad is between the development and I-15. In order to get tenants in, the developer needs something more concrete.

Richard Mendenhall is okay having these reviewed by the regulatory bodies of the City. They are okay with reducing the dynamic LED space but entities like auto car dealers are looking for the larger area.

Further discussion. The consensus is to approve the Code change but adding the language back to allow the Commission to see these types of signs.

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

MOTION: Rebecca Staten - To recommend approval of the proposed Development Code text amendment to Section 17.5.128.C.4 including the changes to section h as well as adding in text that requires approval from the Planning Commission on signs that adhere to this ordinance (project identification signs). Seconded by Harold Dudley.

AMENDED MOTION: Rebecca Staten – To approve the two signs presented tonight subject to the recording of the changes to the ordinance. Accepted and seconded by Harold Dudley.

Yes - Marie Adams
Christine Anderson
Harold Dudley
Leonard Hight
Nathan Schellenberg
Rebecca Staten
John Woffinden

Motion passes.

7. Other Business (8:50 p.m.)

Staff will finalize the date, August 21, and caterer for the summer party.