AMERICAN FORK CITY COUNCIL
DECEMBER 10, 2019
REGULAR SESSION AGENDA

REGULAR SESSION

The American Fork City Council will meet in a regular session on **Tuesday, December 10, 2019, in the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.** The agenda shall be as follows:

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

COMMON CONSENT AGENDA

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

1. Approval of the November 12, 2019 City Council minutes
2. Approval of the November 19, 2019 Special Session/Work Session minutes
3. Approval of the authorization to release the Improvements Construction Guarantee in the amount of $5,000.00 and issue a Notice of Acceptance for the AF BUSINESS PARK/SHARP WAREHOUSE construction of public improvements located at 1442 South 500 East.
4. Approval of the authorization to release the Improvements Construction Guarantee in the amount of $10,200.00 and issue a Notice of Acceptance for the LIBERTY COVE PLAT A construction of public improvements located at 417 EAST 570 SOUTH.
5. Approval of the authorization to release the Improvements Durability Retainer of $4,599.00 for NORTH COUNTY PROFESSIONAL PLAZA, located at 321 N. NORTH COUNTY BLVD.
6. Approval of the Acceptance of Improvements - TIMP HOLLOW PLAT B

ACTION ITEMS

1. Ratification of city payments (November 19, 2019 to December 3, 2019) and approval of purchase requests over $25,000.
2. Review and action on a Reimbursement Agreement for Woodside Homes of Utah, LLC for system improvements along Storrs Avenue.
3. Review and action on an ordinance regulating cannabis zoning in accordance with state law.
4. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.

a. Review and action on an ordinance adopting the final plat and site plan of Fenn Farms Conservation PUD, consisting of 79 units, located in the area of 350 South 570 West in the PR-3.0 Planned Residential zone.

5. Review and action on the approval of the updated Water Conservation Plan.
6. Review and action on an ordinance setting the time and place of the 2020 City Council meeting schedule.
7. Review and action on a Right-of-Way Licensing agreement with Zayo Group, LLC.
8. Review and action on the appointment of the City Attorney.
9. Review and action on an ordinance creating Chapter 8.10 of the city regulating camping on public property.
10. Review and action on an ordinance amending Chapter 8.08 of the city code relating to nuisance enforcement and recreational vehicles.
11. Review and action on rescinding Resolution No. 2019-11-49R relating to LightHub Communication Agency.
12. Adjournment.

Dated this 6 day of December, 2019.

Terilyn Lurker
City Recorder

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

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of $5,000.00 and issue a Notice of Acceptance for the AF BUSINESS PARK/SHARP WAREHOUSE construction of public improvements located at 1442 South 500 East.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Construction Guarantee (ICG) be released. The improvements were found in a condition meeting City standards and specifications and in conformance with the approved project construction plans.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.304 of the City Development Code, the City Council may authorize the release of the ICG and issue a "Notice of Acceptance" of the project improvements. Following the issuance of the Notice of Acceptance, the City accepts ownership of the project improvements. The project will then enter the one (1) year Durability Testing Period as specified in section 17.9.400 of the City Development Code.

In issuing a Notice of Acceptance, the City Council finds that:

- The condition of the improvements are found to be satisfactory.
- All liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made.
- The project clean-up is found to be satisfactory.

The City may request a current title report or other such measures or reports as deemed appropriate by the City as a means of determining the existence of any unreported liens or other claims upon the project. All financial information (if any) provided by the developer is attached. The Council may request additional information as deemed necessary.

BUDGET IMPACT Following the release of the ICG, there is a one (1) year Durability Testing Period wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements.

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the AF BUSINESS PARK/SHARP WAREHOUSE public improvements located at 1442 South 500 East. To authorize the issuance of documents and/or

payments to release the Improvement Construction Guarantee (ICG). Commence the Durability Testing Period by retaining ten percent (10%) of the ICG. To find that the project improvements are in a condition meeting City ordinances, standards, and specifications and are in conformance with the approved project construction plans.

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

Sharp Warehouse Notice of Completion (PDF)
Sharp Warehouse Bond Release Request (PDF)
Notice of Acceptance-AF Business Park-Sharp Warehouse (PDF)
AF Business Park (PDF)

AMERICAN FORK
— 1853 —

NOTICE OF COMPLETION AND REQUEST FOR RELEASE

Projects and/or subdivisions completed within the corporate limits of American Fork City

Mayor of American Fork
51 East Main
American Fork, UT 84003

Re: AF Warehuse - Sharp Warehese

Dear Mayor:

As the project and/or subdivision construction has now been completed in full, I request that the Improvement Construction Guarantee (ICG) be released in full up to one hundred percent (100%) of the initial construction costs. Following the release of the ICG, I understand that the one (1) year Durability Testing Period will commence wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements per City Ordinance Section 17.9.

I, Ryan Bybee, the owner, developer, and authorized representative of AF Business Park - Sharp Warehuse Subdivision/Project, do hereby request the release of the Improvement Construction Guarantee. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: AF Business Park - Sharp Warehuse

Address: 1442 South 500 East

Requested ICG Amount: $5000

Owner/Developer

8/13/19
Date

Attachment: Sharp Warehouse Notice of Completion (Final Bond Release-AF BUSINESS PARK/SHARP WAREHOUSE)

BOND RELEASE REQUEST

Development Name: AF Business Park - Sharp Warehouse

Development Address: 1442 S. 500 E.

☐ Partial Release ☑ Final Release ☐ 10% Warranty Release

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Final Bond Release	1			$5000	
			Total	$5000	

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

Please send check/bank letter to:

Name: American Fork OW, LLC

Bank (if applicable):

Address: 2901 N. Thanksgiving Way #100

City: Lehi State: Utah ZIP: 84043

Phone: 8016102300 Email: ryan@cadencehomes.com

Signature: _____ Date: 8/13/19

Inspector Use Only

Inspector Signature: Dan Howard Date: 8/13/19

Form Number xxx-xx-xxx Approved for use by PW Director Date Apr 3 2018

Attachment: Sharp Warehouse Bond Release Request (Final Bond Release-AF BUSINESS PARK/SHARP WAREHOUSE)

NOTICE OF ACCEPTANCE AND IMPROVEMENTS CONSTRUCTION GUARANTEE RETAINER RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvements Construction Guarantee for AF BUSINESS PARK/SHARP WAREHOUSE pursuant to the terms of Section 17.9.100 and 17.9.304 of the City Development Code. The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

The City Council hereby authorizes the issuance of a letter to the financial guarantee institution authorizing release of the Improvements Construction Guarantee, or to issue an authorized City check as appropriate for the type of guarantee provided. Upon issuance of this Notice of Acceptance, the Durability Testing Period shall commence as detailed in section 17.9.400 of the City Development Code. An amount totaling ten percent (10%) of the Improvements Construction Guarantee funds will be held as the Durability Retainer pursuant to the City Performance Guarantee ordinance.

Amount Released: $ 5,000.00

PASSED THIS 10 DAY OF DECEMBER, 2019.

_____
City Representative, American Fork City

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance-AF Business Park-Sharp Warehouse (Final Bond Release-AF BUSINESS PARK/SHARP WAREHOUSE)

Name of Development: AF Business Park

	Date	Requested	Date		Date		Date		Date		Date		
	########	8/29/2018	12/10/2019	8/13/2019									

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	EARTHWORK																	
	Landscaping	0.1	LS	$50,000.00	$5,000.00		$0.00	0.1	$5,000.00		$0.00		$0.00		$0.00		$0.00	$0.00
	SEWER																	
	8" PVC Sewer Line	22	LF	$31.45	$691.95	22	$691.95		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CULINARY WATER																	
	8" DI Culinary Water	84	LF	$29.88	$2,509.92	84	$2,509.92		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8" Gate Valve	2	Each	$1,100.00	$2,200.00	2	$2,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	PRESSURIZED IRRIGATION																	
	8" PVC Pipe	389	LF	$31.41	$12,218.49	389	$12,218.49		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	STREETS																	
	Asphalt 3" - Standard Road	3404.5	SF	$4.00	$13,618.00	3404.5	$13,618.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	24" Curb & Gutter (4" untreated base course included)	389	LF	$15.76	$6,129.08	389	$6,129.08		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Sidewalk 4" Thick (4"untreated base course included)	1945	SF	$4.20	$8,172.11	1945	$8,172.11		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Saw Cutting	389	LF	$1.40	$546.20	389	$546.20		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Driveway Apron (6" concrete over 6" untreated base course)	560	SF	$6.83	$3,823.81	560	$3,823.81		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	STORM DRAINAGE																	
	Flared End Section	2	Each	$2,000.00	$4,000.00	2	$4,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	60" RCP Storm Drain	370	LF	$261.00	$96,570.00	370	$96,570.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Storm Drain Manhole 8'	2	Each	$7,500.00	$15,000.00	2	$15,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
					$170,479.57		$165,479.57		$5,000.00		$0.00		$0.00		$0.00		$0.00	**$0.00** Available for Release
	10% Durability - retained at ICG release				$17,047.96													$17,047.96 Durability Period
	ICG Amount				**$187,527.53**													
	Street Lights				**$0.00**													

Attachment: AF Business Park (Final Bond Release-AF BUSINESS PARK/SHARP WAREHOUSE)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM (Common Consent Agenda) - Consideration regarding authorization to release the Improvements Construction Guarantee in the amount of $10,200.00 and issue a Notice of Acceptance for the LIBERTY COVE PLAT A construction of public improvements located at 417 EAST 570 SOUTH.

SUMMARY RECOMMENDATION The City Engineer recommends that the Improvements Construction Guarantee (ICG) be released. The improvements were found in a condition meeting City standards and specifications and in conformance with the approved project construction plans.

BACKGROUND Pursuant to the terms of Sections 17.9.100 and 17.9.304 of the City Development Code, the City Council may authorize the release of the ICG and issue a "Notice of Acceptance" of the project improvements. Following the issuance of the Notice of Acceptance, the City accepts ownership of the project improvements. The project will then enter the one (1) year Durability Testing Period as specified in section 17.9.400 of the City Development Code.

In issuing a Notice of Acceptance, the City Council finds that:

- The condition of the improvements are found to be satisfactory.
- All liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made.
- The project clean-up is found to be satisfactory.

The City may request a current title report or other such measures or reports as deemed appropriate by the City as a means of determining the existence of any unreported liens or other claims upon the project. All financial information (if any) provided by the developer is attached. The Council may request additional information as deemed necessary.

BUDGET IMPACT Following the release of the ICG, there is a one (1) year Durability Testing Period wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements.

SUGGESTED MOTION Move to accept the improvements and authorize the Mayor to execute the Notice of Acceptance for the LIBERTY COVE PLAT A public improvements located at 417 EAST 570 SOUTH. To authorize the issuance of documents and/or payments to

release the Improvement Construction Guarantee (ICG). Commence the Durability Testing Period by retaining ten percent (10%) of the ICG. To find that the project improvements are in a condition meeting City ordinances, standards, and specifications and are in conformance with the approved project construction plans.

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

Liberty Cove Plat A (PDF)
Liberty Cove Plat A Bond Release Request-Final (PDF)
Liberty Cove Plat A Notice of Completion (PDF)
Notice of Acceptance Liberty Cove Plat A (PDF)

Name of Development: Liberty Cove Plat A Amended

Date		Date		Date		Date		Date		Date		
12/10/2019												

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	SEWER																	
	Sewer Later Tap	3	Each	$800.00	$2,400.00	3	$2,400.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CULINARY WATER																	
	3/4" Meter	4	Each	$1,200.00	$4,800.00	4	$4,800.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Water Lateral Tap	4	Each	$750.00	$3,000.00	4	$3,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
					$10,200.00		$10,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	**$0.00** Available for Release

10% Durability - retained at ICG release $1,020.00

$1,020.00 Durability Period

ICG Amount **$11,220.00**

Street Lights **$0.00**

Fees **$151.00**

ADD landscaping, trees, irrigation system

Attachment: Liberty Cove Plat A (Final Bond Release- LIBERTY COVE PLAT A)

AMERICAN FORK
— 1853 —

BOND RELEASE REQUEST

Development Name: Liberty Cove, Units 29-32

Development Address: 417 East 570 South, AF

☐ Partial Release ☒ Final Release ☐ 10% Warranty Release

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Liberty Cove Plat A bond	1	4		~~11,220~~	
sidewalks + Concrete				10,200	
			Total	~~11,220~~ 10,200	

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

Please send check/bank letter to:

Name: Hannah Packard

Bank (if applicable): Central Bank

Address: 75 N University Ave

City: Provo State: Ut ZIP: 84601

Phone: 801 376 9079 Email: hpackard@cbutah.com

Signature: _____ Date: 11/5/19

Inspector Use Only

Inspector Signature: _____ Date: 11/19/19

Form Number xxx-xx-xxx Approved for use by PW Director Date Apr 3 2018

Attachment: Liberty Cove Plat A Bond Release Request-Final (Final Bond Release- LIBERTY COVE PLAT A)

AMERICAN FORK
— 1853 —

NOTICE OF COMPLETION AND REQUEST FOR RELEASE

Projects and/or subdivisions completed within the corporate limits of American Fork City

Mayor of American Fork
51 East Main
American Fork, UT 84003

Re: Liberty Cove 4plex Braden Hansen
Plat A Bond

Dear Mayor:

As the project and/or subdivision construction has now been completed in full, I request that the Improvement Construction Guarantee (ICG) be released in full up to one hundred percent (100%) of the initial construction costs. Following the release of the ICG, I understand that the one (1) year Durability Testing Period will commence wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements per City Ordinance Section 17.9.

I, Braden Hansen, the owner, developer, and authorized representative of Liberty Cove 4 Plex Plat A bond Subdivision/Project, do hereby request the release of the Improvement Construction Guarantee. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project: Liberty Cove 4 Plex units 29-32

Address: 417 East 570 south

Requested ICG Amount: 11,220.00

Owner/Developer

11/5/19
Date

Attachment: Liberty Cove Plat A Notice of Completion (Final Bond Release- LIBERTY COVE PLAT A)

NOTICE OF ACCEPTANCE AND IMPROVEMENTS CONSTRUCTION GUARANTEE RETAINER RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvements Construction Guarantee for LIBERTY COVE PLAT A pursuant to the terms of Section 17.9.100 and 17.9.304 of the City Development Code. The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

The City Council hereby authorizes the issuance of a letter to the financial guarantee institution authorizing release of the Improvements Construction Guarantee, or to issue an authorized City check as appropriate for the type of guarantee provided. Upon issuance of this Notice of Acceptance, the Durability Testing Period shall commence as detailed in section 17.9.400 of the City Development Code. An amount totaling ten percent (10%) of the Improvements Construction Guarantee funds will be held as the Durability Retainer pursuant to the City Performance Guarantee ordinance.

Amount Released: $ 10,200.00

PASSED THIS 10 DAY OF DECEMBER, 2019.

_____
City Representative, American Fork City

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance Liberty Cove Plat A (Final Bond Release- LIBERTY COVE PLAT A)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM Consideration regarding authorization to release the Improvements Durability Retainer of $4,599.00 for NORTH COUNTY PROFESSIONAL PLAZA, located at 321 N. NORTH COUNTY BLVD.

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

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

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

SUGGESTED MOTION Move to authorize the City Engineer to issue documents and/or payments to release the Improvements Durability Retainer of $4,599.00 for NORTH COUNTY PROFESSIONAL PLAZA. Find that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance of City standards, or need for remedial action.

SUPPORTING DOCUMENTS

North County Professional Plaza (PDF)
Durability_Release_Authorization N. COUNTY PROFESSIONAL PLAZA (PDF)
Bond Release Request North County Professional Plaza-Durability (PDF)

Name of Development: North County Professional Plaza

321 North 1100 East

					Date		Date		Date		Date		Date		Date		
					1/11/2018	1st Release	9/26/2018	Final Release	12/10/2019	urability Release							
	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	SEWER																	
	8" PVC Sewer Line	275	LF	$28.00	$7,700.00	275	$7,700.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	4' Sewer Manhole Precast	1	Each	$2,600.00	$2,600.00	1	$2,600.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	5' Sewer Manhole Precast	1	Each	$3,250.00	$3,250.00	1	$3,250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Sanitary Sewer Lateral Connection	5	Each	$900.00	$4,500.00	5	$4,500.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Connect to Existing	1	Each	$2,000.00	$2,000.00	1	$2,000.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CULINARY WATER																	
	8" DI Culinary Water	288	LF	$35.00	$10,080.00	288	$10,080.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	8" Gate Valve	1	Each	$1,100.00	$1,100.00	1	$1,100.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Fire Hydrant Assembly	1	Each	$4,200.00	$4,200.00	1	$4,200.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	1" Water Service Lateral	5	Each	$1,250.00	$6,250.00	5	$6,250.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
	STREETS																	
	Driveway Apron (6" concrete over 6" untreated base course)	240	SF	$6.50	$1,560.00		$0.00	240	$1,560.00		$0.00		$0.00		$0.00		$0.00	$0.00
	CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts Mylar & Disks	1	Each	$250.00	$250.00		$0.00	1	$250.00		$0.00		$0.00		$0.00		$0.00	$0.00
	Testing, Cleaning, Inspections	1	LS	$2,500.00	$2,500.00		$0.00	1	$2,500.00		$0.00		$0.00		$0.00		$0.00	$0.00
					$45,990.00		$41,680.00		$4,310.00		$0.00		$0.00		$0.00		$0.00	**$0.00**
	10% Durability - retained at ICG release				$4,599.00	Released 12/10/19												$4,599.00 Durability Period

ICG Amount **$50,589.00**

Street Lights **$5,000.00**

Fees **$1,150.00**

Attachment: North County Professional Plaza (Durability Release - NORTH COUNTY PROFESSIONAL PLAZA)

IMPROVEMENTS DURABILITY RETAINER RELEASE AUTHORIZATION

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the release of the Improvements Durability Retainer for NORTH COUNTY PROFESSIONAL PLAZA pursuant to the terms of Section 17.9.100 and 17.9.403 of the City Development Code. The City Council finds that the quality of construction and materials have endured without evidence of unusual depreciation, wear, non-conformance to City standards, or need for remedial action.

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

Amount Released: $4,599.00

PASSED THIS 10 DAY OF DECEMBER, 2019.

_____
City Representative, American Fork City

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Durability_Release_Authorization N. COUNTY PROFESSIONAL PLAZA (Durability Release - NORTH COUNTY PROFESSIONAL

AMERICAN FORK
— 1853 —

BOND RELEASE REQUEST

Development Name: North County Professional Plaza

Development Address: 321 North County Plaza

☐ Partial Release ☒ Final Release ☒ 10% Warranty Release

Description of Item	Quantity	Units	Unit Price	Total	Inspector Use Only Complete? Yes/No
Durability	1	1		4599.00	
			Total	4.599,00	

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

Please send check/bank letter to:

Name: Jean Shoaee

Bank (if applicable): CC Bank chad Patten

Address: 49w University PKWY

City: Orem State: UT ZIP: 84058

Phone: 801.705.4368 Email: chad.Patten@ccbankutah.com

Signature: _____ Date: 11/19/19

Inspector Use Only

Inspector Signature: _____ Date: 11/19/19

Form Number xxx-xx-xxx Approved for use by PW Director Date Apr 3 2018

Attachment: Bond Release Request North County Professional Plaza-Durability (Durability Release - NORTH COUNTY PROFESSIONAL PLAZA)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM Acceptance of Improvements - TIMP HOLLOW PLAT B

Public improvements for TIMP HOLLOW PLAT B, located at 1100 North 110 East, are accepted by city council. No bond money will be released until the inspection has been passed at the end of the durability phase.

SUPPORTING DOCUMENTS

Timp Hollow Plat B (PDF)
Notice_of_Completion 3-30-2018 (PDF)
Notice of Acceptance Only - No Bond Release (PDF)

Name of Development: Timp Hollow Plat B

Date		Date		Date		Date		Date		Date	

	Description of Item	Quantity	Unit	Unit Price	Total	Release #1	Amount Requested	Release #2	Amount Requested	Release #3	Amount Requested	Release #4	Amount Requested	Release #5	Amount Requested	Release #6	Amount Requested	Balance
	SWPPP																	
	SWPPP	1	LS	$4,750.00	$4,750.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$4,750.00
	SEWER																	
	8" PVC Sewer Line	350	LF	$28.00	$9,800.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$9,800.00
	4' Sewer Manhole Precast	1	Each	$2,600.00	$2,600.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$2,600.00
	Sanitary Sewer Lateral Connection	19	Each	$900.00	$17,100.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$17,100.00
	Sewer Main Tie In	1	Each	$500.00	$500.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$500.00
	Sewer Air Test and TV	1	LS	$1,650.00	$1,650.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$1,650.00
	Sewer Manhole Collars	4	Each	$460.00	$1,840.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$1,840.00
	CULINARY WATER																	
	8" DI Culinary Water	1764	LF	$35.00	$61,740.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$61,740.00
	8" Gate Valve	9	Each	$1,100.00	$9,900.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$9,900.00
	8" Tee	3	Each	$800.00	$2,400.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$2,400.00
	Connect to Existing Water	2	Each	$3,200.00	$6,400.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$6,400.00
	Fire Hydrant Assembly	3	Each	$4,200.00	$12,600.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$12,600.00
	1" Water Service Lateral	19	Each	$1,250.00	$23,750.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$23,750.00
	Blowoff	3	Each	$1,600.00	$4,800.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$4,800.00
	Cover Collar for Water Valve Boxes	12	Each	$340.00	$4,080.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$4,080.00
	6" Tee	3	Each	$750.00	$2,250.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$2,250.00
	Culinary Bend	2	Each	$540.00	$1,080.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$1,080.00
	Culinary Testing	1	LS	$770.00	$770.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$770.00
	PRESSURIZED IRRIGATION																	
	8" PVC Pipe	1740	LF	$23.00	$40,020.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$40,020.00
	8" Gate Valve	9	Each	$1,400.00	$12,600.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$12,600.00
	8" Tee	3	Each	$800.00	$2,400.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$2,400.00
	Blowoff Pressurized Irrigation	3	Each	$1,300.00	$3,900.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$3,900.00
	Irrigation Laterals	19	Each	$1,100.00	$20,900.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$20,900.00
	Cover Collar for PI Valve Boxes	9	Each	$340.00	$3,060.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$3,060.00
	PI Bends	3	Each	$540.00	$1,620.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$1,620.00
	PI Testing	1	LS	$770.00	$770.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$770.00
	STREETS																	
	Asphalt 4" - Standard Road	63612	SF	$1.80	$114,501.60		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$114,501.60
	Roadbase 6" Hauled, Placed & Compacted	63612	SF	$0.50	$31,806.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$31,806.00
	Sub Base 7" Hauled, Placed & Compacted	63612	SF	$0.40	$25,444.80		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$25,444.80
	24" Curb & Gutter (4" untreated base course included)	3315	LF	$15.00	$49,725.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$49,725.00
	Sidewalk 4" Thick (4"untreated base course included)	21000	SF	$4.00	$84,000.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$84,000.00
	ADA Ramp (6" concrete 6" base course included)	9	Each	$1,500.00	$13,500.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$13,500.00
	Curb Tie In	3	Each	$240.00	$720.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$720.00
	STORM DRAINAGE																	
	15" RCP Storm Drain	90	LF	$36.00	$3,240.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$3,240.00
	Curb Inlet 2' x 3' x 4'	3	Each	$1,800.00	$5,400.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$5,400.00
	Storm Drain Sump	3	Each	$3,600.00	$10,800.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$10,800.00
	Storm Manhole Collars	3	Each	$460.00	$1,380.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$1,380.00
	CONSTRUCTION MANAGEMENT/MISC.																	
	As Builts Mylar & Disks	1	Each	$250.00	$250.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$250.00
	Street Sign	4	Each	$225.00	$900.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$900.00
	Traffic Sign	4	Each	$300.00	$1,200.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$1,200.00
	Subdivision Monument	1	Each	$450.00	$450.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$450.00
	Inspections - 5% of Subtotal (Subtotal = $596,597.40)	1	LS	$29,829.87	$29,829.87		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$29,829.87
					$626,427.27		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	**$626,427.27** Available for Release
				10% Durability - retained at ICG release	$62,642.73													$62,642.73 Durability Period
				ICG Amount	**$689,070.00**													

Attachment: Timp Hollow Plat B (Acceptance of Improvements - TIMP HOLLOW PLAT B)

***Note:** Listed fees amount does not include inspection fees. Developer will be billed periodically for the actual cost of inspections. Partial releases can be requested from the amount bonded for inspections.

Street Lights	**$20,000.00**
***Fees**	**$149.00**

PERFORMANCE BOND WAS NEVER PAID, ONLY THE DURABILITY BOND WAS PAID

Attachment: Timp Hollow Plat B (Acceptance of Improvements - TIMP HOLLOW PLAT B)

NOTICE OF COMPLETION AND REQUEST FOR RELEASE

Projects and/or subdivisions completed within the corporate limits of American Fork City

Mayor Bradley J. Frost
51 East Main
American Fork, UT 84003

Re: Timp Hollow Plat B

Dear Mayor Frost:

As the project and/or subdivision construction has now been completed in full, I request that the Improvement Construction Guarantee (ICG) be released in full up to one hundred percent (100%) of the initial construction costs. Following the release of the ICG, I understand that the one (1) year Durability Testing Period will commence wherein ten percent (10%) of the total ICG is held to ensure the durability of the constructed improvements per City Ordinance Section 17.9.

I, Ryan Bybee, the owner, developer, and authorized representative of Timp Hollow Plat B Subdivision/Project, do hereby request the release of the Improvement Construction Guarantee. I certify that all liens have been released, all outstanding fees paid, costs of administration paid, and reimbursement payments to prior developers (if any) have been made, and the project clean-up is complete.

Project:	Timp Hollow Plat B
Address:	1190 East 1100 North
Requested ICG Amount:	$0.00

eSigned via SeamlessDocs.com
Ryan Bybee
Key: 0c9792e57fa31cebb87cf1cd9eb6c0d5

Owner/Developer

03/30/2018
Date

Attachment: Notice_of_Completion 3-30-2018 (Acceptance of Improvements - TIMP HOLLOW PLAT B)

NOTICE OF ACCEPTANCE OF IMPROVEMENTS

The City Council of American Fork City, a Municipal Corporation and Body Politic in the State of Utah, hereby authorizes the acceptance of public improvements for TIMP HOLLOW PLAT B pursuant to the terms of Section 17.9.100 and 17.9.304 of the City Development Code. The City Council accepts the improvements completed with the finding that said improvements are in a condition meeting City ordinances, standards, and specifications, are in conformance with the approved project construction plans, and all conditions for release as detailed in section 17.9.304 of the City Code have been satisfied.

Amount Released: $ 0.00

PASSED THIS 10 DAY OF DECEMBER, 2019.

_____
City Representative, American Fork City

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: Notice of Acceptance Only - No Bond Release (Acceptance of Improvements - TIMP HOLLOW PLAT B)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM Review and Action of a Reimbursement Agreement for Woodside Homes of Utah, LLC for system improvements along Storrs Avenue.

SUMMARY RECOMMENDATION Woodside Homes of Utah, LLC proposes a Reimbursement Agreement for system improvements along Storrs Avenue of the recently approved Stonecreek Plat B Convservation Subdivision.

BACKGROUND The City Council approved the Stonecreek Plat B Conservation Subdivision development at the September 25, 2018 regular session meeting. Woodside Homes of Utah, LLC has been working closely with the City's Public Works Department on a plan for reconstruction of Storrs Avenue.

A Reimbursement Agreement was drafted and reviewed by the City Attorney's office. The agreement outlines the parameters for the construction cost of the reconstruction of Storrs Avenue.

BUDGET IMPACT An amount no greater than $59,333.92 for the reconstruction of the public improvements along Storrs Avenue, which will be applied from impact fee credits.

SUGGESTED MOTION Move to approve the Reimbursement Agreement for Woodside Homes of Utah, LLC.

SUPPORTING DOCUMENTS

Reimbursement Agreement (Storrs Ave) (DOCX)

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement ("*Agreement*") is entered into as of this 10 day of December, 2019, by and between Woodside Homes of Utah, LLC with its principal offices located at 460 West 50 North, Suite 200, Salt Lake City, UT 84101 ("*Developer*") and American Fork City, a municipal corporation and political subdivision of the State of Utah with its principal offices located at 51 East Main Street, American Fork, Utah 84003 ("*City*").

RECITALS

WHEREAS, Developer owns certain parcels of property located in American Fork, Utah County, Utah, specifically Parcel 13:044:0136 which consists of approximately 18.89 acres and is further described in Exhibit A attached hereto (the "*Property*").

WHEREAS, the parties have learned that there are certain mutually beneficial, cooperative and cost-cutting ways their respective properties can assist in the development of the other;

WHEREAS, pursuant to Section 13.80.030 of the American Fork Code of Ordinances and in compliance with Section 11-36a-402 of the Utah Code Annotated, the parties desire to provide for certain "system improvements," as that term defined in Section 11-36a-102 of the Utah Code Annotated, in conjunction with the development of the Property by Developer;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree as follows:

AGREEMENT

1. Road. Developer is proposing to construct asphalt roads necessary for its development. The City seeks to have some of the asphalt roads abutting Stonecreek Plat B be reconstructed for the development to accommodate additional off-site uses. Each reconstructed asphalt road is a system improvement. The construction of the road beyond that necessary for the development is reimbursable to the Developer. The additional square footage, associated materials and costs are set forth, and agreed to as shown, in the attached Exhibit B.

2. System Improvements Reimbursement. The public improvements described above are each a System Improvement and collectively the "System Improvements." The City agrees to reimburse Developer for the System Improvements in an amount equal to the actual costs of the System Improvements, not to exceed the amounts set forth in Exhibit B.

3. Time of Reimbursement. The City shall provide to Developer a single reimbursement payment within thirty days of completion of all system improvements for the Project.

Attachment: Reimbursement Agreement (Storrs Ave) (Reimbursement Agreement for Woodside Homes of Utah)

Completion shall mean completion of construction, inspection and acceptance by the City Council.

4. Choice of Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Utah.

5. Entire Agreement. This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior understandings, written or oral, regarding the subject matter hereof.

6. Modification. This Agreement may only be modified or altered by a writing signed by both parties.

7. Attorney Fees. In the event either party seeks to enforce the terms hereof in a lawsuit or other proceeding, the prevailing party shall be entitled to an award of the costs incurred, including reasonable attorney fees.

8. Execution. This Agreement may be executed in multiple original counterparts, each of which shall be deemed to be an original and all of which, taken together, shall constitute one and the same Agreement.

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

10. Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the parties to this Agreement and/or their respective successors and assigns; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement and/or their respective successors and assigns.

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

WHEREFORE, the parties have executed the foregoing to be effective on the date appearing above.

Attachment: Reimbursement Agreement (Storrs Ave) (Reimbursement Agreement for Woodside Homes of Utah)

DEVELOPER

_____
By: _____
Its: _____

AMERICAN FORK CITY

_____
Bradley J. Frost
Mayor, American Fork City

ATTEST:

_____
City Recorder

Approved as to content:

_____
City Engineer

Attachment: Reimbursement Agreement (Storrs Ave) (Reimbursement Agreement for Woodside Homes of Utah)

EXHIBIT A
Parcel Legal Description

Commencing at a point which is North 89°48’57” East 559.61 feet along the Section line and North 1391.38 feet from the Southwest Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°21’00” East 421.13 feet; thence along Mountain Meadows Plat “G” as per center line monuments shown on said Plat “G” the following two courses North 01°12’50” East 540.58 feet; thence South 88°50’32” East 682.54 feet along a fence line; thence South 00°00’24” East 69.40 feet; thence North 89°55’24” East 216.39 feet along a wire fence line; thence South 00°00’24” East 341.37 feet; thence North 89°17’44” West 6.26 feet; thence South 00°58’51” West 12.46 feet; thence South 02°56’10” West 188.49 feet along the right of wat line of Storrs Avenue; thence North 89°59’36” East 29.92 feet; thence South 00°00’51” East 289.74 feet; thence South 89°59’36” West 31.12 feet; thence Northwesterly 4.85 feet along the arc of a non-tangent 216.00 foot radius curve to the right, through a central angle of 01°17’16” the chord of which bears North 16°56’58” West 4.85 feet; thence Northwesterly 19.07 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 72°50’29” the chord of which bears North 52°43’34” West 17.81 feet; North 89°08’49” West 35.72 feet; thence Northwesterly 69.43 feet along the arc of a 468.00 foot radius curve to the right, through a central angle of 08°30’00” the chord of which bears North 84°53’49” West 69.36 feet; thence North 80°38’49” West 193.48 feet; thence Northwesterly 50.80 feet along the arc of 468.00 radius curve to the left, through a central angle of 06°13’11” the chord of which bears North 83°45’25” West 50.78 feet; thence South 00°21’58” West 109.45 feet; thence North 89°38’03” West 533.13 feet to the point of beginning.

Parcel contains 18.89 acres

Basis of bearing: The line between the Southwest Corner and the South Quarter Corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian which bears North 89°48’57” East.

Attachment: Reimbursement Agreement (Storrs Ave) (Reimbursement Agreement for Woodside Homes of Utah)

EXHIBIT "B"
Description of Improvements and estimated cost (bid schedule)

Description	Unit	Quantity	Unit Price	Total
Sawcut asphalt	LF	34.5	$3.50	$120.75
Remove asphalt & haul off	SF	9289	$1.40	$12,844.00
Remove existing base, subbase & haul off	CY	686	$19.00	$13,034.00
3.5" Asphalt	SF	9289	$1.64	$20,254.00
6" Base course	SF	9289	$0.65	$8,027.50
14" Subbase	SF	9289	$1.20	$14,820.00
Manhole collars	EA	4	$525.00	$2,100.00
Water collars	EA	4	$325.00	$1,300.00
Traffic plates for collars	EA	7	$100.00	$700.00
Total Reimbursement				**$59,333.92**

Attachment: Reimbursement Agreement (Storrs Ave) (Reimbursement Agreement for Woodside Homes of Utah)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

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

AGENDA ITEM Review and action on an ordinance relating to cannabis cultivation and processing.

SUMMARY RECOMMENDATION The planning commission recommended approval of the ordinance relating to cannabis cultivation and processing as stated in the attached minutes of the November 20, 2019 planning commission meeting.

BACKGROUND This ordinance builds on recent changes in the Utah State Code that open up all municipalities in the State of Utah to the cultivation, processing and distribution of cannabis products. Municipalities may enact additional regulations within the realm set by the state legislature as proposed in this ordinance. For further analysis, please refer to the attached ordinance, 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 relating to cannabis cultivation and processing.

SUPPORTING DOCUMENTS

1. Ord (PDF)
2. Staff Report (PDF)
3. Minutes (PDF)

ORDINANCE NO. _____

AN ORDINANCE OF AMERICAN FORK CITY, UTAH, GOVERNING CANNABIS PRODUCTION ESTABLISHMENTS AND CANNABIS PHARMACIES

WHEREAS, Title 4, Chapter 41a of the Utah Code allows for the establishment of Cannabis Production establishments and requires municipalities to permit Cannabis Production Establishments in at least one agricultural or industrial zone;

WHEREAS, Title 26, Chapter 61a of the Utah Code requires municipalities to permit Medical Cannabis Pharmacies in any zone not established primarily for residential use; and

WHEREAS, Title 4, Chapter 41a and Title 26, Chapter 61a of the Utah Code allow municipalities to enact regulations and conditions upon Cannabis Production Establishments and Medical Cannabis Pharmacies relating to cultivation, business operations and licensing and that such regulation do not conflict with the state code.

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

Section ___.___.___ Title.

The provisions in this chapter shall be known and may be referred to as Cannabis Production Establishments and Medical Cannabis Pharmacies Ordinance.

Section ___.___.___ Conformance With Existing Laws and Regulations.

Nothing in this chapter shall be deemed to permit or allow cannabis production establishments in any manner which is contrary to applicable federal or state statutes regulating such business. Additionally, cannabis production establishments shall comply with all applicable city codes and ordinances.

Section ___.___.___ Definitions.

For purposes of this chapter, the definitions in Title 26, Chapter 61a, the Utah Medical Cannabis Act and Title 4, Chapter 41a, Cannabis Production Establishments, of the Utah Code, as may be amended, are hereby adopted and incorporated into this Chapter.

The following words shall have the following meanings:

Cannabis Production Establishment means a cannabis cultivation facility, a cannabis processing facility, or an independent testing laboratory.

Community location means:

A. all public or private schools;

Attachment: 1. Ord (Cannabis)

B. licensed child-care facilities;
C. licensed preschools;
D. trade or technical schools;
E. churches;
F. public libraries;
G. public parks and playgrounds;
H. youth centers or other spaces used primarily for youth oriented activities;
I. public recreational facilities; or
J. public arcades.

Zones Established Primarily for Residential Use means, for purposes of this Chapter and any applicable state law, the following zoning districts in American Fork City:

A. RA-1
B. One and Two Family Residential Zones as established in 17.3.101
C. Multi-family Residential Zones as established in 17.3.101

Section ___.___.___ License Required.

It is unlawful for any person to operate a Cannabis Production Establishment or Medical Cannabis Pharmacy within American Fork City without first obtaining a Cannabis Production Establishment or Medical Cannabis Pharmacy license from the City. The Cannabis Production Establishment or Medical Cannabis Pharmacy business license shall specify the type of business for which it is obtained.

Section ___.___.___ Premises Location.

A. Operation of a Cannabis Processing Facility shall be a permitted only in the Industrial-1 (I-1) zone.
B. Operation of a Cannabis Cultivation Facility shall be permitted only in the Residential Agriculture-5 (RA-5) zone.
C. Operation of a Medical Cannabis Pharmacy shall be a permitted use in all zones except those Zones Established Primarily for Residential Use.
D. No business license shall be provided to a Cannabis Production Establishment or Medical Cannabis Pharmacy if it is located within:
    a. 1,000 feet of a community location;
    b. 600 feet from Zones Established Primarily for Residential Use; or
    c. 1,000 feet of any other Cannabis Production Establishment or Medical Cannabis Pharmacy.
E. For purposes of this section, proximity requirements shall be measured in a straight line from the nearest entrance of the Cannabis Production Establishment or Medical Cannabis Pharmacy to the nearest property boundary of the community location or Zone

Attachment: 1. Ord (Cannabis)

Established Primarily for Residential Use by following the shortest route or ordinary pedestrian travel, without regard to intervening structures or zoning districts.

Section ___.___.___ Land Use Permit.

A. A Cannabis Production Establishment or Medical Cannabis Pharmacy must obtain a land use permit from American Fork City, which the City shall issue in writing upon a showing that the proposed Establishment or Pharmacy and the corresponding facilities and operations comply with the provisions of this Chapter and with Title 4, Chapter 41 or Title 26, Chapter 61a of the Utah Code, as may be applicable to the proposed use.
    a. A Cannabis Production Establishment or Medical Cannabis Pharmacy seeking a land use permit shall provide to the American Fork Police Department a copy of its state approved security plan for securing the operations so as to prevent the theft, embezzlement or illegal use and/or distribution of cannabis from the Establishment or Pharmacy.

Section ___.___.___ Standards for Cannabis Production Establishment.

A. There shall be no emission of dust, fumes, vapors, odors or waste into the environment from any facility where growing, processing and testing of cannabis occurs.
B. No signage is allowed for Cannabis Production Establishments.

Section ___.___.___ Standards for Medical Cannabis Pharmacies.

A. Drive through service shall not be allowed.
B. Outdoor seating areas shall be prohibited.
C. Outdoor vending machines shall be prohibited.
D. Direct or home delivery service shall be prohibited.
E. Permitted hours of operation are 8:00 a.m. to 8:00 p.m.
F. The maximum size of a Medical Cannabis Pharmacy shall be 3,000 square feet.
G. No more than one (1) Medical Cannabis Pharmacy shall be permitted in the City for every 135,000 residents.
H. No cannabis products shall be visible from outside a Medical Cannabis Pharmacy building.
I. Signs shall be limited to one wall sign on the front face of the building, not to exceed five percent (5%) of the first story building face of the front face of the building.

PASSED AND ADOPTED BY THE AMERICAN FORK CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF _____, 2019.

Attachment: 1. Ord (Cannabis)

AMERICAN FORK CITY:

_____

MAYOR BRADLEY J. FROST

ATTEST:

_____

TERILYN LURKER, CITY RECORDER

Attachment: 1. Ord (Cannabis)

Hearing, review and action on an ordinance relating to cannabis cultivation and processing

Planning has been in coordination with the City Attorney's office in drafting an ordinance regulating cannabis cultivation and processing facilities. Recent changes to State Law permit the cultivation, processing, and location of such facilities. Unless jurisdictions further identify zones in which facilities may locate, State Law allows a more-broad interpretation on their location.

The draft ordinance proposes two zones for the cultivation and processing of cannabis; the RA-5 zone for cultivation, and the I-1 zone for processing. Pharmacies dispensing cannabis product are allowed in any zone other than residential, and a population cap is set; ensuring limited location(s).

Potential Motions:

APPROVAL

Mr. Chairman, I move that we recommend approval of the proposed ordinance.

DENIAL

Mr. Chairman, I move that we recommend denial of the proposed ordinance.

TABLE

Mr. Chairman, I move that we table action on the proposed ordinance.

Attachment: 2. Staff Report (Cannabis)

UNAPPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
NOVEMBER 20, 2019

The American Fork City Planning Commission met in a regular session on November 20, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: John Woffinden
Chris Christiansen
Christine Anderson
Rod Brocious
Harold Dudley
Ryan Hunter
Geoff Dupaix

Absent:

Staff Present: Scott Sensanbaugher, City Engineer
Wendelin Knobloch, Planner
Lisa Halversen, Administrative Assistant

Also Present:

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Hearing, review and action on an ordinance relating to cannabis cultivation and processing.

Mr. Knobloch stated that the Planning Division has been in coordination with the City Attorney's office in drafting an ordinance regulating cannabis cultivation and processing facilities. Recent changes to State Law permit the cultivation, processing, and location of such facilities. Unless jurisdictions further identify zones in which facilities may locate, State Law allows a more-broad interpretation on their location.

The draft ordinance proposes two zones for the cultivation and processing of cannabis; the RA-5 zone for cultivation, and the I-1 zone for processing. Pharmacies dispensing cannabis product are allowed in any zone other than residential, and a population cap is set; ensuring limited location(s).

Attachment: 3. Minutes (Cannabis)

Mr. Knobloch displayed the proposed ordinance:

ORDINANCE NO. _____

AN ORDINANCE OF AMERICAN FORK CITY, UTAH, GOVERNING CANNABIS PRODUCTION ESTABLISHMENTS AND CANNABIS PHARMACIES

WHEREAS, Title 4, Chapter 41a of the Utah Code allows for the establishment of Cannabis Production establishments and requires municipalities to permit Cannabis Production Establishments in at least one agricultural or industrial zone;

WHEREAS, Title 26, Chapter 61a of the Utah Code requires municipalities to permit Medical Cannabis Pharmacies in any zone not established primarily for residential use; and

WHEREAS, Title 4, Chapter 41a and Title 26, Chapter 61a of the Utah Code allow municipalities to enact regulations and conditions upon Cannabis Production Establishments and Medical Cannabis Pharmacies relating to cultivation, business operations and licensing and that such regulation do not conflict with the state code.

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

Section ___.___.___ Title.

The provisions in this chapter shall be known and may be referred to as Cannabis Production Establishments and Medical Cannabis Pharmacies Ordinance.

Section ___.___.___ Conformance With Existing Laws and Regulations.

Nothing in this chapter shall be deemed to permit or allow cannabis production establishments in any manner which is contrary to applicable federal or state statutes regulating such business. Additionally, cannabis production establishments shall comply with all applicable city codes and ordinances.

Section ___.___.___ Definitions.

For purposes of this chapter, the definitions in Title 26, Chapter 61a, the Utah Medical Cannabis Act and Title 4, Chapter 41a, Cannabis Production Establishments, of the Utah Code, as may be amended, are hereby adopted and incorporated into this Chapter.

The following words shall have the following meanings:

Cannabis Production Establishment means a cannabis cultivation facility, a cannabis processing facility, or an independent testing laboratory.

Community location means:

A. all public or private schools;
B. licensed child-care facilities;
C. licensed preschools;

Attachment: 3. Minutes (Cannabis)

D. trade or technical schools;
E. churches;
F. public libraries;
G. public parks and playgrounds;
H. youth centers or other spaces used primarily for youth oriented activities;
I. public recreational facilities; or
J. public arcades.

Zones Established Primarily for Residential Use means, for purposes of this Chapter and any applicable state law, the following zoning districts in American Fork City:

A. RA-1
B. One and Two Family Residential Zones as established in 17.3.101
C. Multi-family Residential Zones as established in 17.3.101

Section ___.___.___ License Required.

It is unlawful for any person to operate a Cannabis Production Establishment or Medical Cannabis Pharmacy within American Fork City without first obtaining a Cannabis Production Establishment or Medical Cannabis Pharmacy license from the City. The Cannabis Production Establishment or Medical Cannabis Pharmacy business license shall specify the type of business for which it is obtained.

Section ___.___.___ Premises Location.

A. Operation of a Cannabis Processing Facility shall be a permitted only in the Industrial-1 (I-1) zone.
B. Operation of a Cannabis Cultivation Facility shall be permitted only in the Residential Agriculture-5 (RA-5) zone.
C. Operation of a Medical Cannabis Pharmacy shall be a permitted use in all zones except those Zones Established Primarily for Residential Use.
D. No business license shall be provided to a Cannabis Production Establishment or Medical Cannabis Pharmacy if it is located within:
   a. 1,000 feet of a community location;
   b. 600 feet from Zones Established Primarily for Residential Use; or
   c. 1,000 feet of any other Cannabis Production Establishment or Medical Cannabis Pharmacy.
E. For purposes of this section, proximity requirements shall be measured in a straight line from the nearest entrance of the Cannabis Production Establishment or Medical Cannabis Pharmacy to the nearest property boundary of the community location or Zone Established Primarily for Residential Use by following the shortest route or ordinary pedestrian travel, without regard to intervening structures or zoning districts.

Section ___.___.___ Land Use Permit.

Attachment: 3. Minutes (Cannabis)

A. A Cannabis Production Establishment or Medical Cannabis Pharmacy must obtain a land use permit from American Fork City, which the City shall issue in writing upon a showing that the proposed Establishment or Pharmacy and the corresponding facilities and operations comply with the provisions of this Chapter and with Title 4, Chapter 41 or Title 26, Chapter 61a of the Utah Code, as may be applicable to the proposed use.
    a. A Cannabis Production Establishment or Medical Cannabis Pharmacy seeking a land use permit shall provide to the American Fork Police Department a copy of its state approved security plan for securing the operations so as to prevent the theft, embezzlement or illegal use and/or distribution of cannabis from the Establishment or Pharmacy.

Section ___.___.___ Standards for Cannabis Production Establishment.

A. There shall be no emission of dust, fumes, vapors, odors or waste into the environment from any facility where growing, processing and testing of cannabis occurs.
B. No signage is allowed for Cannabis Production Establishments.

Section ___.___.___ Standards for Medical Cannabis Pharmacies.

A. Drive through service shall not be allowed.
B. Outdoor seating areas shall be prohibited.
C. Outdoor vending machines shall be prohibited.
D. Direct or home delivery service shall be prohibited.
E. Permitted hours of operation are 8:00 a.m. to 8:00 p.m.
F. The maximum size of a Medical Cannabis Pharmacy shall be 3,000 square feet.
G. No more than one (1) Medical Cannabis Pharmacy shall be permitted in the City for every 135,000 residents.
H. No cannabis products shall be visible from outside a Medical Cannabis Pharmacy building.
I. Signs shall be limited to one wall sign on the front face of the building, not to exceed five percent (5%) of the first story building face of the front face of the building.

PASSED AND ADOPTED BY THE AMERICAN FORK CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF _____, 2019.

AMERICAN FORK CITY:

_____

MAYOR BRADLEY J. FROST

Attachment: 3. Minutes (Cannabis)

Mr. Dupaix asked about cultivation proximity restrictions relating to the agricultural zones. As more farmland is converted to residential use, would cultivation areas end up being grandfathered in? If a cannabis farm is approved in a R5 zone, and the surrounding area is rezoned, could homes be closer to it than proximity requirements allow?

Mr. Knobloch said that would probably be a legal question.

Ms. Anderson asked about the 1000 ft proximity requirement, she is wondering if the proximity requirements can be made larger by the city.

Mr. Knobloch said that it is his understanding that the 1000 ft proximity requirement is now in state law, and that state law preempts municipalities.

Mr. Brocious asked if cultivation refers to open farming, or if the cultivation is enclosed in a greenhouse.

Mr. Knobloch replied that he believes it refers to either scenario, the method of cultivation is not specifically addressed.

Chairman Woffinden stated that since the state legalized marijuana, cities all across the state are in a quagmire trying to figure out what the requirements are.

Mr. Dupaix wondered if this is the appropriate time or are we trying to get ahead of the curve.

Mr. Knobloch indicated that the city is trying to get requirements nailed down before it becomes an issue. If a city doesn't specify zoning requirements, the state may take a less restrictive view than the city would have preferred.

Ms. Anderson asked where the 135k population number for dispensaries came from, was that a city attorney decision or a state number?

Mr. Knobloch replied that this number came from the city attorney's work and research. In essence, the city of American Fork would have one dispensary.

Mr. Dupaix requests that more clarification about the grandfathering issue be conveyed to commission.

Chairman Woffinden asked when this issue will be before council, Mr. Knobloch replied that it will be in about 3 weeks.

Public Hearing Opened

Public Hearing Closed

Attachment: 3. Minutes (Cannabis)

Mr. Brocious moved to recommend approval of the proposed ordinance.

Mr. Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Aye**
Harold Dudley	**Aye**
Ryan Hunter	**Aye**
Rod Brocious	**Aye**

The motion carried.

3. Other Business

Chairman Woffinden indicated that there will be two meetings in December and two in January. The dates for December will be the 4th and 18th, January dates will be the 8th and 22nd. There is also a new commissioner, Ryan Hunter. The chairman asked Mr. Hunter to tell a little about himself.

Mr. Hunter stated that he was born and raised in American Fork, his family lives in a home that his grandfather built in the 1960's on 100 East near the Jr. High. He worked for the Bank of American Fork for over 12 years, he now works for Sirq Construction. He and his wife have 7 children and their family enjoys and owns horses.

4. Site Plan Committee Report

Mr. Knobloch reviewed the upcoming Planning Commission items, these include the developments moving through TRC. The next meeting will be held on December 4, 2019. Items on the agenda will be some General Plan elements, and possibly some private development items if they meet all the conditions.

5. Review and action on the minutes of the November 6, 2019 Planning Commission Regular Session

Ms. Anderson moved to approve the minutes of the November 6, 2019 Planning Commission Regular Session.

Mr. Christiansen seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Geoff Dupaix	**Abstain**

Attachment: 3. Minutes (Cannabis)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

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

AGENDA ITEM Review and action on an ordinance adopting the final plat and site plan of Fenn Farms Conservation PUD, consisting of 79 units, located in the area of 350 South 570 West in the PR-3.0 Planned Residential zone.

SUMMARY RECOMMENDATION The planning commission recommended approval of the final plat and site plan of Fenn Farms Conservation PUD with one dissenting vote as stated in the attached minutes of the November 6, 2019 planning commission meeting.

BACKGROUND The applicant proposes a Conservation PUD project consisting of 79 units, which is just shy of the 80 allowed units as per ordinance at the zoned density of three units per acre. The project clusters the homes on small lots of predominantly 6,000 square feet and preserves existing wetlands (approximately 38% of project area) as open space.

Citizen input and concerns by members of the planning commission centered on the condition of 200 South Street and its ability to safely service this and other current and future projects in the Transit Oriented Development zone.

For further analysis, please refer to the attached final plat, site plan, 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 and ordinance adopting the site plan of Fenn Farms Conservation PUD 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 November 6, 2019 planning commission meeting.

SUPPORTING DOCUMENTS

1. Ord (PDF)

2. Site Plan (PDF)
3. Staff Report (PDF)
4. Minutes (PDF)

ORDINANCE NO.

AN ORDINANCE APPROVING THE SITE PLAN FOR FENN FARMS CONSERVATION PUD LOCATED AT 350 SOUTH 570 WEST.

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

PART I

DEVELOPMENT APPROVED - ZONE MAP AMENDED

A. The site plan for Fenn Farms Conservation PUD as set forth in the attachment, is hereby approved.

B. Said Plans are hereby adopted as an amendment to the Official Zone Map and territory included in the Plans is 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 following completion of all terms and conditions of approval, as set forth under the motion to approve, passed and adopted by the American Fork City Council.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH, THIS 10th DAY OF NOVEMBER, 2019.

Brad Frost, Mayor

ATTEST:

Terilyn Lurker, Recorder

Attachment: 1. Ord (Fenn Farms Conservation PUD)

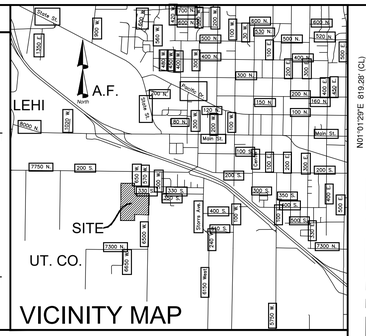
AREA OF 700 WEST STREET TO BE VACATED BY AMERICAN FORK CITY DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, THE ESTATES AT FENN FARMS, PLAT A, SAID POINT BEING LOCATED SOUTH 00°24'14" WEST ALONG THE SECTION LINE 2108.56 FEET AND WEST 1753.92 FEET FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°10'30" WEST THE 700 WEST STREET CORRIDOR PRESERVATION DEDICATION AS RECORDED IN A WARRANTY DEED (ENTRY 56995 YEAR 2014) IN FAVOR OF AMERICAN FORK CITY 211.70 FEET TO THE NEWLY ESTABLISHED EASTERLY RIGHT-OF-WAY OF 700 WEST STREET AS DESCRIBED ON THE PLAT MAP FOR THE ESTATES AT FENN FARMS, PLAT A; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF 700 WEST STREET THE FOLLOWING FOUR (4) CALLS: ALONG AN ARC OF A 1139.00 FOOT RADIUS CURVE TO THE LEFT 6.44 FEET (CHORD BEARS NORTH 04°53'30" WEST 6.44 FEET), NORTH 05°03'12" WEST 76.78 FEET, ALONG AN ARC OF A 1061.00 FOOT RADIUS CURVE TO THE RIGHT 108.75 FEET (CHORD BEARS NORTH 02°07'02" WEST 108.70 FEET), NORTH 00°49'09" EAST 20.30 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 89°24'00" EAST ALONG AN EXISTING FENCE LINE 15.38 FEET TO THE POINT OF BEGINNING.

AREA = 2,101.57 SQUARE FEET / 0.05 ACRES. (THE BASIS OF BEARING IS BETWEEN THE NE CORNER TO THE E 1/4 CORNER OF SECTION 22, T5S, R1E, S.L.B. & M., WITH A BEARING OF SOUTH 00°24'14" WEST. NAD83 COORDINATE SYSTEM.)

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- PUBLIC UTILITY EASEMENT
- CENTER LINE
- STREET MONUMENT
- SET 5/8" REBAR WITH CAP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STREET LIGHT



FLOOD ZONE DESIGNATION:
Subject property falls within Flood Zone X as designated on FEMA Flood insurance Rate Map for Utah County, Utah, Panel 120 of 175, Community Panel Number 4955170120 B, revised July 17, 2002.

ZONING INFORMATION:
PR-3.0 A Planned Residential Zone - Conservation Subdivision Project

Plat Notes:
1. All streets dedicated to American Fork City for Public Use (Solid Hatched Area). 218,661.15 sq.ft.
2. Public Utility Easements are 10' in front and 5' on the side and rear of each lot, unless noted otherwise.
3. Parcel A is reserved as open space and wetland areas with a 10' P.U.E. along the perimeter of said parcel, along with an irrigation and storm drain easement throughout. Home Owners Association (H.O.A.) is to own and maintain parcel.
4. Parcels B-F and H are reserved as landscaped open space areas and P.U.E. H.O.A. is to own and maintain parcels.
5. Parcels G is reserved as a 15' wide pedestrian access and P.U.E. H.O.A. is to own and maintain parcel.
6. Parcel J is reserved as open air storm water detention basins and a storm drain easement, along with a 10' P.U.E. along the perimeter of said parcel. H.O.A. is to own and maintain parcels
7. Off-set pins to be placed in the back of the curb and 5/8" by 24" rebar with numbered survey cap to be placed at all lots rear corners prior to occupancy.
8. Building permits will not be issued for any home until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshall and charged with culinary water.
9. The site is located within an area designated by the Utah Geologic Survey5 as having " High" liquefaction potential. Please refer to the Utah County recorded CMT Engineering Geotechnical Report project number 12827 dated June 25, 2019 (Entry Number)for details and design criteria.
10. This symbol represents No basements allowed on the lot and the lowest floor slab elevation must be a minimum of 3 feet above ground water level measured during spring season.

SURVEYOR'S CERTIFICATE

I, ***SEAN A. FERNANDEZ***, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER ***312775***. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°24'14" WEST ALONG THE SECTION LINE 2523.79 FEET AND WEST 729.57 FEET FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 32.29 FEET (CHORD BEARS SOUTH 44°02'24" EAST 28.75 FEET) TO THE WESTERLY RIGHT-OF-WAY OF 570 WEST STREET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF 570 WEST STREET THE FOLLOWING FOUR (4) CALLS: SOUTH 01°55'12" WEST 160.27 FEET, SOUTH 02°48'55" WEST 122.35 FEET, SOUTH 01°46'45" WEST 289.15 FEET, SOUTH 00°44'34" WEST 230.53 FEET; THENCE NORTH 89°05'35" WEST 14.01 FEET; THENCE THENCE ALONG AN EXISTING FENCE LINE AND A BOUNDARY (FENCE) LINE AGREEMENT (ENTRY NUMBER 90530 YEAR 1996) AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE THE FOLLOWING TWO (2) CALLS: NORTH 89°05'35" WEST 489.89 FEET, SOUTH 01°04'35" WEST 234.76 FEET; THENCE NORTH 89°30'23" WEST ALONG AN EXISTING FENCE LINE AND FENCE LINE AGREEMENT (ENTRY NUMBER 48935 YEAR 2003) AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE 539.79 FEET TO THE EASTERLY PROPERTY LINE OF THE 700 WEST STREET CORRIDOR PRESERVATION DEDICATION AS RECORDED IN A WARRANTY DEED (ENTRY 56995 YEAR 2014) IN FAVOR OF AMERICAN FORK CITY; THENCE NORTH 01°10'30" EAST ALONG SAID EASTERLY PROPERTY LINE OF THE 700 WEST STREET CORRIDOR PRESERVATION DEDICATION 1248.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF 700 WEST STREET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF 700 WEST STREET THE FOLLOWING FOUR (4) CALLS: ALONG AN ARC OF A 1139.00 FOOT RADIUS CURVE TO THE LEFT 6.44 FEET (CHORD BEARS NORTH 04°53'30" WEST 6.44 FEET), NORTH 05°03'12" WEST 76.78 FEET, ALONG AN ARC OF A 1061.00 FOOT RADIUS CURVE TO THE RIGHT 108.75 FEET (CHORD BEARS NORTH 02°07'02" WEST 108.70 FEET), NORTH 00°49'09" EAST 20.30 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 89°24'00" EAST ALONG AN EXISTING FENCE LINE 269.41 FEET; THENCE SOUTH 89°40'03" EAST ALONG AN EXISTING FENCE LINE 286.68 FEET TO THE WESTERLY BOUNDARY LINE OF FENN ACRES SUBDIVISION PLAT "B"; THENCE SOUTH 01°10'30" WEST ALONG THE WESTERLY BOUNDARY LINE OF FENN ACRES PLAT "B" AND AN EXISTING FENCE LINE 386.98 FEET TO THE SOUTHERLY BOUNDARY OF FENN ACRES PLAT "B"; THENCE EAST ALONG SAID PLAT 482.28 FEET TO THE WESTERLY PROPERTY LINE OF 570 WEST STREET CORRIDOR PRESERVATION DEDICATION AS RECORDED IN A WARRANTY DEED (ENTRY 56995 YEAR 2014) IN FAVOR OF AMERICAN FORK CITY; THENCE SOUTH 00°44'34" WEST ALONG SAID WESTERLY PROPERTY LINE OF 570 WEST STREET CORRIDOR PRESERVATION DEDICATION 24.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 300 SOUTH STREET; THENCE EAST ALONG SAID SOUTHERLY RIGH-OF-WAY 6.70 FEET TO THE POINT OF BEGINNING.

AREA = 1,215,410.93 SQUARE FEET / 27.90 ACRES.

THE BASIS OF BEARING IS BETWEEN THE NE CORNER TO THE E 1/4 CORNER OF SECTION 22, T5S, R1E, S.L.B. & M., WITH A BEARING OF SOUTH 00°24'14" WEST. NAD83 COORDINATE SYSTEM.

TOTAL NUMBER OF LOTS: 79
TOTAL NUMBER OF PARCELS: 9

SURVEYOR - SEAN A. FERNANDEZ DATE

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, A.D. 2019

PRINT NAME OF OWNER(S): MICHAEL BECK

PRINT NAME OF OWNER(S): CHAD D. AND DIXIE FENN

PRINT NAME OF OWNER(S): LOT 69 - VEHA T. SOUPHOM

ACKNOWLEDGMENT

COUNTY OF UTAH
STATE OF UTAH } S.S.

ON THIS ___DAY OF _____, A.D. 2019, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY FULL NAME AND SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN _____
MY COMMISSION EXPIRES _____

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK, 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. 2019.

MAYOR:_____ ATTEST CITY RECORDER:_____

CITY COUNCIL MEMBER:_____ CITY COUNCIL MEMBER:_____

CITY COUNCIL MEMBER:_____ CITY COUNCIL MEMBER:_____

CITY COUNCIL MEMBER:_____ CITY ENGINEER:_____

PLANNING COMMISSION APPROVAL

APPROVED THIS____DAY OF_____, A.D. 2019, BY AMERICAN FORK CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRPERSON:_____ PLANNER:_____

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS____DAY OF_____, A.D. 2019, BY WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR:_____

SPACE FOR UTAH COUNTY RECORDERS OFFICE

SHEET 1 OF 2

PLAT "A"

THE ESTATES AT FENN FARMS

LOCATED IN THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AMERICAN FORK CITY, UTAH COUNTY, UTAH

SUBDIVISION

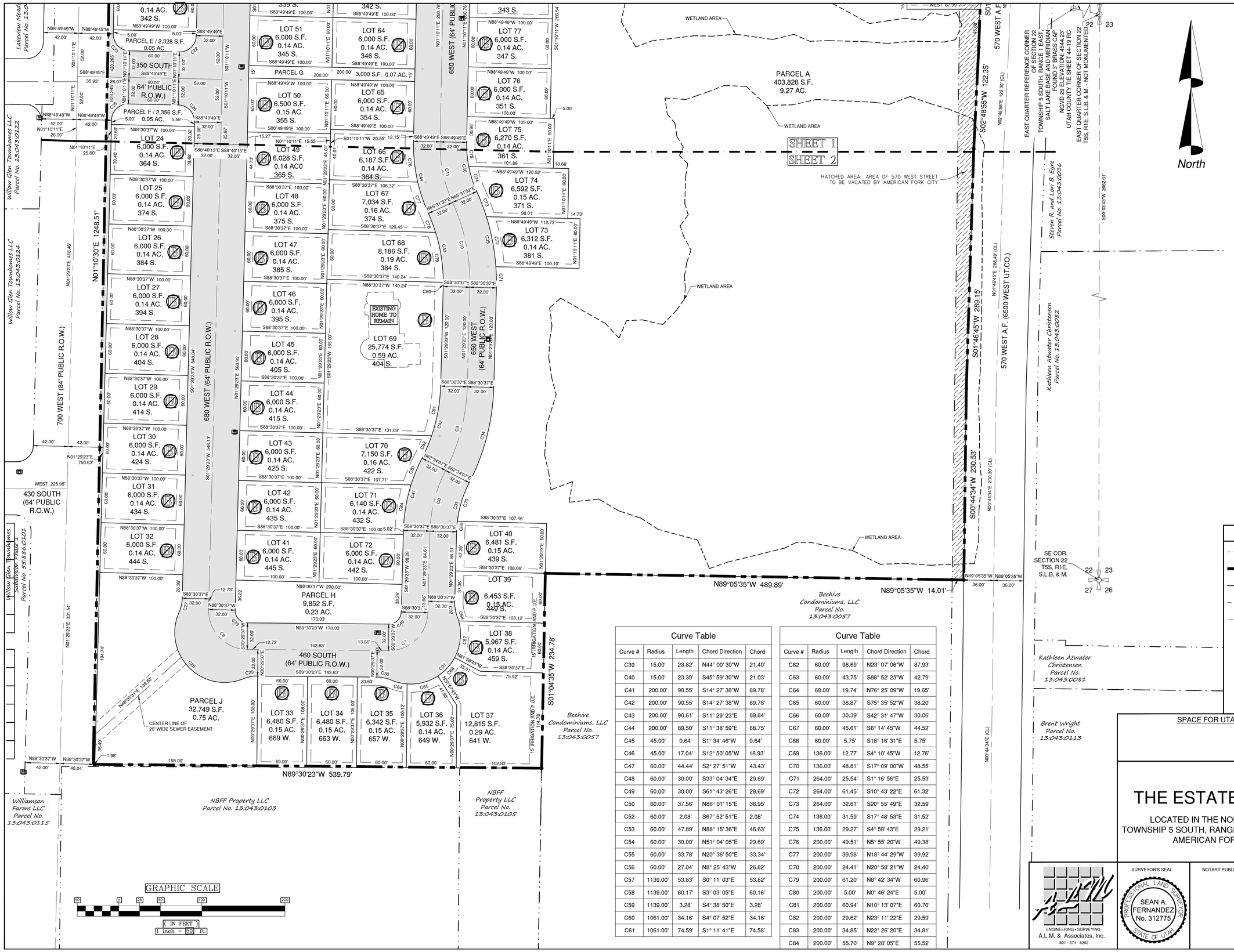
SCALE: 1" = 50 FEET

ENGINEERING • SURVEYING
A.L.M. & Associates, Inc.
801 - 374 - 6262

SURVEYOR'S SEAL: PROFESSIONAL LAND SURVEYOR — SEAN A. FERNANDEZ No. 312775 — STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL



Curve Table

Curve #	Radius	Length	Chord Direction	Chord
C1	20.00'	32.09'	S44° 02' 24"E	28.75'
C2	1139.00'	6.44'	N4° 53' 30"W	6.44'
C3	1061.00'	108.75'	N2° 07' 02"W	108.70'
C4	47.00'	74.29'	N44° 06' 55"W	66.80'
C5	47.00'	73.36'	S45° 53' 05"W	66.14'
C6	47.00'	74.64'	S44° 00' 30"E	67.04'
C7	47.00'	73.01'	N45° 59' 30"E	65.89'
C8	168.00'	76.07'	N14° 27' 38"E	75.42'
C9	232.00'	105.04'	N14° 27' 38"E	104.15'
C10	232.00'	105.11'	N11° 29' 23"W	104.21'
C11	168.00'	75.18'	N11° 38' 59"W	74.55'
C12	1097.00'	119.15'	N1° 56' 31"W	119.09'
C13	1103.00'	113.06'	N2° 07' 02"W	113.01'
C14	15.00'	23.26'	N45° 35' 05"E	21.00'
C15	15.00'	23.87'	N44° 24' 55"W	21.43'
C16	45.00'	17.68'	N12° 25' 30"E	17.57'
C17	60.00'	141.99'	N44° 06' 55"W	111.10'
C18	45.00'	17.68'	S79° 20' 41"W	17.57'
C19	45.00'	17.68'	N78° 08' 41"W	17.57'
C20	60.00'	140.80'	S45° 53' 05"W	110.64'
C21	45.00'	17.68'	S10° 05' 08"E	17.57'
C22	20.00'	31.42'	S46° 10' 11"W	28.28'
C23	20.00'	31.42'	N43° 49' 49"W	28.28'
C24	1139.00'	117.28'	N1° 46' 48"W	117.23'
C25	20.00'	31.42'	N46° 10' 11"E	28.28'
C26	20.00'	31.42'	S43° 49' 49"E	28.28'
C27	45.00'	17.68'	S12° 44' 42"W	17.57'
C28	60.00'	142.44'	S44° 00' 30"E	111.27'
C29	45.00'	17.68'	N79° 14' 18"E	17.57'
C30	45.00'	17.68'	S78° 15' 04"E	17.57'
C31	60.00'	140.35'	N45° 59' 30"E	110.47'
C32	45.00'	17.68'	N9° 45' 56"W	17.57'
C33	136.00'	61.58'	N14° 27' 38"E	61.05'
C34	264.00'	119.53'	N14° 27' 38"E	118.51'
C35	264.00'	119.61'	N11° 29' 23"W	118.59'
C36	136.00'	60.86'	N11° 38' 59"W	60.35'
C37	15.00'	23.71'	S44° 06' 55"E	21.32'
C38	15.00'	23.41'	N45° 53' 05"E	21.11'

Curve Table

Curve #	Radius	Length	Chord Direction	Chord
C39	15.00'	23.82'	N44° 00' 30"W	21.40'
C40	15.00'	23.30'	S45° 59' 30"W	21.03'
C41	200.00'	90.55'	S14° 27' 38"W	89.78'
C42	200.00'	90.55'	S14° 27' 38"W	89.78'
C43	200.00'	90.61'	S11° 29' 23"E	89.84'
C44	200.00'	89.50'	S11° 38' 59"E	88.75'
C45	45.00'	0.64'	S1° 34' 46"W	0.64'
C46	45.00'	17.04'	S12° 50' 05"W	16.93'
C47	60.00'	44.44'	S2° 27' 51"W	43.43'
C48	60.00'	30.00'	S33° 04' 34"E	29.69'
C49	60.00'	30.00'	S61° 43' 26"E	29.69'
C50	60.00'	37.56'	N86° 01' 15"E	36.95'
C52	60.00'	2.08'	S67° 52' 51"E	2.08'
C53	60.00'	47.89'	N88° 15' 36"E	46.63'
C54	60.00'	30.00'	N51° 04' 05"E	29.69'
C55	60.00'	33.78'	N20° 36' 50"E	33.34'
C56	60.00'	27.04'	N8° 25' 43"W	26.82'
C57	1139.00'	53.83'	S0° 11' 03"E	53.82'
C58	1139.00'	60.17'	S3° 03' 05"E	60.16'
C59	1139.00'	3.28'	S4° 38' 50"E	3.28'
C60	1061.00'	34.16'	S4° 07' 52"E	34.16'
C61	1061.00'	74.59'	S1° 11' 41"E	74.58'

Curve Table

Curve #	Radius	Length	Chord Direction	Chord
C62	60.00'	98.69'	N23° 07' 06"W	87.93'
C63	60.00'	43.75'	S88° 52' 23"W	42.79'
C64	60.00'	19.74'	N76° 25' 09"W	19.65'
C65	60.00'	38.87'	S75° 35' 52"W	38.20'
C66	60.00'	30.39'	S42° 31' 47"W	30.06'
C67	60.00'	45.61'	S6° 14' 45"W	44.52'
C68	60.00'	5.75'	S18° 16' 31"E	5.75'
C69	136.00'	12.77'	S4° 10' 45"W	12.76'
C70	136.00'	48.81'	S17° 09' 00"W	48.55'
C71	264.00'	25.54'	S1° 16' 56"E	25.53'
C72	264.00'	61.45'	S10° 43' 22"E	61.32'
C73	264.00'	32.61'	S20° 55' 49"E	32.59'
C74	136.00'	31.59'	S17° 48' 53"E	31.52'
C75	136.00'	29.27'	S4° 59' 43"E	29.21'
C76	200.00'	49.51'	N5° 55' 20"W	49.38'
C77	200.00'	39.98'	N18° 44' 29"W	39.92'
C78	200.00'	24.41'	N20° 58' 21"W	24.40'
C79	200.00'	61.20'	N8° 42' 34"W	60.96'
C80	200.00'	5.00'	N0° 46' 24"E	5.00'
C81	200.00'	60.94'	N10° 13' 07"E	60.70'
C82	200.00'	29.62'	N23° 11' 22"E	29.59'
C83	200.00'	34.85'	N22° 26' 20"E	34.81'
C84	200.00'	55.70'	N9° 28' 05"E	55.52'

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- PUBLIC UTILITY EASEMENT
- CENTER LINE
- STREET MONUMENT
- SET 5/8" REBAR WITH CAP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STREET LIGHT

SPACE FOR UTAH COUNTY RECORDERS OFFICE

SHEET 2 OF 2

PLAT "A"

THE ESTATES AT FENN FARMS

LOCATED IN THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AMERICAN FORK CITY, UTAH COUNTY, UTAH

SUBDIVISION

SCALE: 1" = 50 FEET

ENGINEERING • SURVEYING
A.L.M. & Associates, Inc.
801 - 374 - 6262

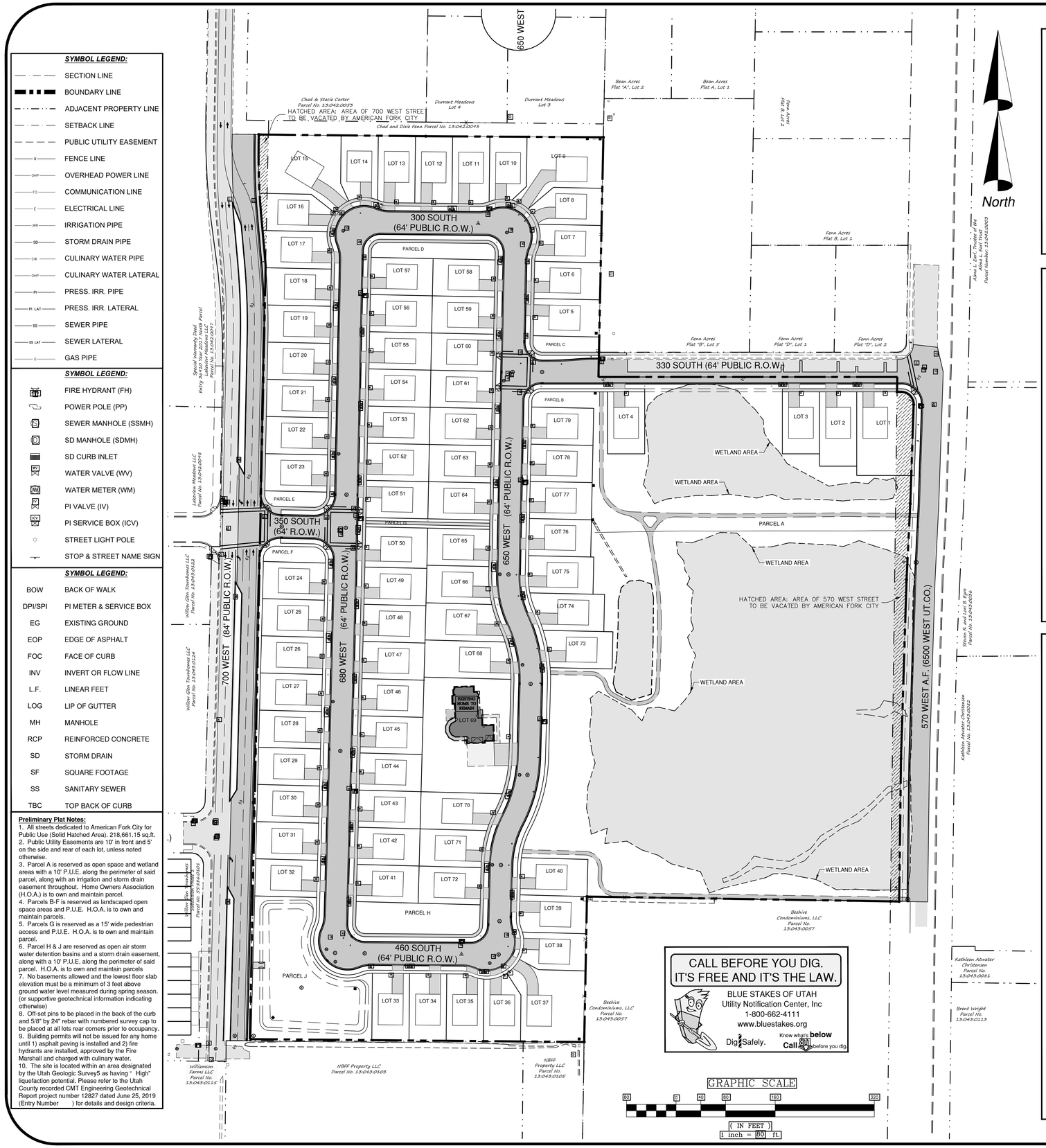
SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
SEAN A. FERNANDEZ
No. 312775
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)



SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- FENCE LINE
- OHP — OVERHEAD POWER LINE
- FO — COMMUNICATION LINE
- E — ELECTRICAL LINE
- IRR — IRRIGATION PIPE
- SD — STORM DRAIN PIPE
- CW — CULINARY WATER PIPE
- CWP — CULINARY WATER LATERAL
- PI — PRESS. IRR. PIPE
- PI LAT — PRESS. IRR. LATERAL
- SS — SEWER PIPE
- SS LAT — SEWER LATERAL
- G — GAS PIPE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

SYMBOL LEGEND:

BOW	BACK OF WALK
DPI/SPI	PI METER & SERVICE BOX
EG	EXISTING GROUND
EOP	EDGE OF ASPHALT
FOC	FACE OF CURB
INV	INVERT OR FLOW LINE
L.F.	LINEAR FEET
LOG	LIP OF GUTTER
MH	MANHOLE
RCP	REINFORCED CONCRETE
SD	STORM DRAIN
SF	SQUARE FOOTAGE
SS	SANITARY SEWER
TBC	TOP BACK OF CURB

Preliminary Plat Notes:

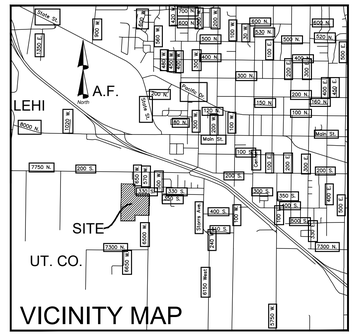
1. All streets dedicated to American Fork City for Public Use (Solid Hatched Area). 218,661.15 sq.ft.
2. Public Utility Easements are 10' in front and 5' on the side and rear of each lot, unless noted otherwise.
3. Parcel A is reserved as open space and wetland areas with a 10' P.U.E. along the perimeter of said parcel, along with an irrigation and storm drain easement throughout. Home Owners Association (H.O.A.) is to own and maintain parcel.
4. Parcels B-F is reserved as landscaped open space areas and P.U.E. H.O.A. is to own and maintain parcels.
5. Parcels G is reserved as a 15' wide pedestrian access and P.U.E. H.O.A. is to own and maintain parcel.
6. Parcel H & J are reserved as open air storm water detention basins and a storm drain easement, along with a 10' P.U.E. along the perimeter of said parcel. H.O.A. is to own and maintain parcels
7. No basements allowed and the lowest floor slab elevation must be a minimum of 3 feet above ground water level measured during spring season. (or supportive geotechnical information indicating otherwise)
8. Off-set pins to be placed in the back of the curb and 5/8" by 24" rebar with numbered survey cap to be placed at all lots rear corners prior to occupancy.
9. Building permits will not be issued for any home until 1) asphalt paving is installed and 2) fire hydrants are installed, approved by the Fire Marshall and charged with culinary water.
10. The site is located within an area designated by the Utah Geologic Survey5 as having " High" liquefaction potential. Please refer to the Utah County recorded GMT Engineering Geotechnical Report project number 12827 dated June 25, 2019 (Entry Number) for details and design criteria.

THE ESTATES AT FENN FARMS

- IMPROVEMENT PLANS -

Located in the Northeast Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian

330 S. 570 W., American Fork, Utah



SITE NOTES:

1. Subject property falls within Flood Zone X (unshaded) as designated on FEMA Flood insurance Rate Map for Utah County, Utah, Panel 120 of 175, Community Panel Number 4955170120 B, Revised July 17, 2002 Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

2. Datum Elevation is the found monument of the Northeast Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian being 4565.37 feet (NGVD29) base off the Utah County Tie Sheet 44-18.

3. The contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from storm water runoff and/or deposition of debris resulting from any and all work in connection with construction.

4. Existing utilities are located on the plans for the convenience of the contractor only. the contractor shall bear full responsibility for the protection of utilities and the engineer bears no responsibility for utilities not shown on the plans or not in the location shown on the plans. this includes all service laterals of any kind.

5. All earthwork and grading shall conform to the soils report. Engineer: CMT Engineering Laboratories Date: June 25, 2019. Job number: 12827

6. Modifications to existing utilities shall conform to be approved by American Fork City Engineer.

7. American Fork City standards and specifications area to be followed.

SITE CALCULATIONS:

American Fork City Code 17.7.503
Zone: PR-3.0 Planned Unit Development Conservation Subd.

17.7.503.B Allowable Uses: One-Family Dwellings
17.7.503.E Max. Density Factor (DU/Gross Area): 3.0
17.7.503.F Maxium Project Density: 84 building units
Project Total: 79 (78 new building lots + 1 Existing) 2.87 units/ac.

Gross Project Area: 1,215,410.93 s.f. / 27.90 ac. + 700 W. & 570 W. right-of-way already deeded to American Fork City by owners 69,214.05 s.f. / 1.59 ac. = 1,284,624.98 s.f. / 29.49 ac. (100%)
Portion of Project Area with Limitations (Wetlands - Natural Conditions Analysis): 257,189.38 s.f. / 5.90 ac.

1. Portion of Gross Project Area without Limitations x Density Factor: 70.77 units (23.59 ac. x 3.0)
2. Portion of Gross Project Area with Limitations x One-half Density Factor: 8.85 units (5.90 ac x 1.5)
Total Units: 80 (70.77 + 8.85=79.62)

17.7.503.H.4 Building Sites:
No interior lots shall be larger than 7,500 square feet
No corner lots shall be smaller that 12,000 square feet or larger than 15,000 square feet.

17.7.503.H.5 Access to Lots - Frontage Requirements:
Not less than 60 feet

17.7.503.H.6 Setback of building:
a. Front Setback: 25 feet
b. Side Setback - Corner Lot: 25 feet
c. Side Setback - Interior Lot Lines: A minimum of 8 feet with a combined total for the two side yards of 20 feet.
d. Rear Setback: 20 feet
e. There shall be no minimum depth of lot. There are no lots fronting an arterial or collector street.

17.7.503.H.7 Open Space - Amount Required: 25% of Gross Project Area - 303,852.73 s.f. / 6.98ac.
Open Space Provided (Open Area, Wetlands, Storm Drain Basins and Intersection Landscaped Area): 464,286 s.f / 10.66 ac. (38%)

SITE TABULATION TABLE:

Gross Project Area:	1,215,410.93 s.f. / 27.90 ac.	(100%)
Dedicated Road Area:	218,661.15 s.f. / 5.02 ac.	(18%)
Open Space:	421,685.34 s.f. / 9.68 ac.	(35%)
SD Basins:	42,600.65 s.f. / 0.98 ac.	(3%)
78 Bld. Lots + 1 Existing:	532,463.79 s.f. / 12.22 ac.	(44%)

SITE INFORMATION:
Parcel Numbers: 13::0092; 13:042:0093; 13:043:0093; 13:043:0094; 13:043:0084
Address: 330 South 570 South, A.F., Utah

OWNER / DEVELOPER:
Michael Beck
85 East Main Street, Suite #4
American Fork, Utah 84003
801-756-1187 office
michaelv.beck@gmail.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc
2230 North University Parkway, Suite 6D
Provo, UT 84604
(801) 374-6262 (801) 374-0085 FAX
MGreenwood@ALMonline.com

ZONING INFORMATION:
Current Zone: PR-3.0
Planned Residential Zone - Conservation Subdivision Project

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT LOCATED SOUTH 00°24'14" WEST ALONG THE SECTION LINE 2499.79 FEET AND WEST 696.80 FEET FROM THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 32.09 FEET (CHORD BEARS SOUTH 44°02'24" EAST 28.75 FEET) TO THE WESTERLY RIGHT-OF-WAY OF 570 WEST STREET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF 570 WEST STREET THE FOLLOWING FOUR (4) CALLS: SOUTH 01°55'12" WEST 160.27 FEET, SOUTH 02°48'55" WEST 122.35 FEET, SOUTH 01°46'45" WEST 289.15 FEET, SOUTH 00°44'34" WEST 230.53 FEET; THENCE NORTH 89°05'35" WEST 14.01 FEET; THENCE THENCE ALONG AN EXISTING FENCE LINE AND A BOUNDARY (FENCE) LINE AGREEMENT (ENTRY NUMBER 90530 YEAR 1996) AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE THE FOLLOWING TWO (2) CALLS: NORTH 89°05'35" WEST 489.89 FEET, SOUTH 01°04'35" WEST 234.78 FEET; THENCE NORTH 89°30'23" WEST ALONG AN EXISTING FENCE LINE AND FENCE LINE AGREEMENT (ENTRY NUMBER 48935 YEAR 2003) AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE 539.79 FEET TO THE EASTERLY PROPERTY LINE OF THE 700 WEST STREET CORRIDOR PRESERVATION DEDICATION AS RECORDED IN A WARRANTY DEED (ENTRY 56995 YEAR 2014) IN FAVOR OF AMERICAN FORK CITY; THENCE NORTH 01°10'30" EAST ALONG SAID EASTERLY PROPERTY LINE OF THE 700 WEST STREET CORRIDOR PRESERVATION DEDICATION 1248.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF 700 WEST STREET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF 700 WEST STREET THE FOLLOWING FOUR (4) CALLS: ALONG AN ARC OF A 1139.00 FOOT RADIUS CURVE TO THE LEFT 6.44 FEET (CHORD BEARS NORTH 04°53'30" WEST 6.44 FEET), NORTH 05°03'12" WEST 76.78 FEET, ALONG AN ARC OF A 1061.00 FOOT RADIUS CURVE TO THE RIGHT 108.75 FEET (CHORD BEARS NORTH 02°07'02" WEST 108.70 FEET), NORTH 00°49'09" EAST 20.30 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 89°24'00" EAST ALONG AN EXISTING FENCE LINE 269.41 FEET; THENCE SOUTH 89°40'03" EAST ALONG AN EXISTING FENCE LINE 286.68 FEET TO THE WESTERLY BOUNDARY LINE OF FENN ACRES SUBDIVISION PLAT "B"; THENCE SOUTH 01°10'30" WEST ALONG THE WESTERLY BOUNDARY LINE OF FENN ACRES PLAT "B" AND AN EXISTING FENCE LINE 386.98 FEET TO THE SOUTHERLY BOUNDARY OF FENN ACRES PLAT "B"; THENCE EAST ALONG SAID PLAT 482.28 FEET TO THE WESTERLY PROPERTY LINE OF 570 WEST STREET CORRIDOR PRESERVATION DEDICATION AS RECORDED IN A WARRANTY DEED (ENTRY 56995 YEAR 2014) IN FAVOR OF AMERICAN FORK CITY; THENCE SOUTH 00°44'34" WEST ALONG SAID WESTERLY PROPERTY LINE OF 570 WEST STREET CORRIDOR PRESERVATION DEDICATION 24.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 300 SOUTH STREET; THENCE EAST ALONG SAID SOUTHERLY RIGH-OF-WAY 6.70 FEET TO THE POINT OF BEGINNING.

AREA = 1,215,410.93 SQUARE FEET / 27.90 ACRES. NAD83 COORDINATE SYSTEM.

SHEET INDEX:

C1.0	COVER SHEET	C5.4	P&P-650 W
C2.0	PRELIMINARY PLAN	C5.5	P&P-650 W
C2.1	PRELIMINARY PLAN	C5.6	P&P-650 W
C2.2	DEMO PLAN	C5.7	P&P-300 S
C3.0	UTILITY PLAN	C5.8	P&P-460 S
C3.1	UTILITY PLAN	C5.9	P&P-680 W
C3.2	UTILITY - OFF SITE	C5.10	P&P-680 W
C4.0	GRADING PLAN	C5.11	P&P-680 W
C4.1	GRADING PLAN	C5.12	P&P-350 S
C4.2	DRAINAGE PLAN	C5.13	P&P-700 W
C4.3	DRAINAGE PLAN	C5.14	P&P-700 W
C5.0	P&P-570 W	C5.15	P&P-700 W
C5.1	P&P-570 W	C5.16	P&P-700 W
C5.2	P&P-330 S	C6.0 - 6.2	DETAILS
C5.3	P&P-330 S	C7.0	AMENITY PLAN

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

#188744 Matthew S. Greenwood SEAL

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
COVER SHEET

No.	Revision	Date

C1.0 OF SHEETS

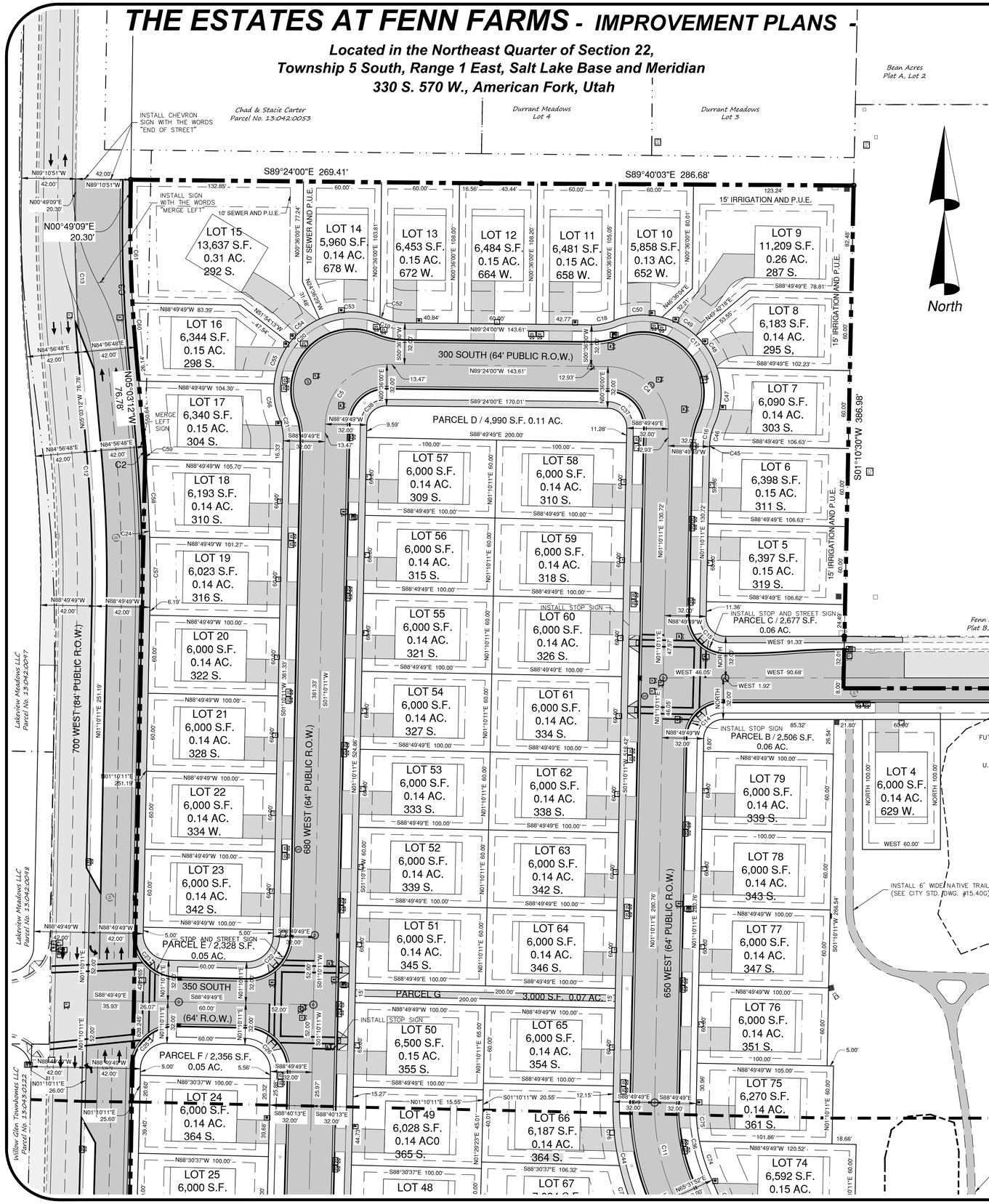
Proj # 730 - 1224

THE INFORMATION CONTAINED IN THESE PLANS IS THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH IT IS SPECIFICALLY PREPARED FOR.

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

THE ESTATES AT FENN FARMS - IMPROVEMENT PLANS -

Located in the Northeast Quarter of Section 22,
Township 5 South, Range 1 East, Salt Lake Base and Meridian
330 S. 570 W., American Fork, Utah



SITE INFORMATION:
Parcel Numbers: 13::0092; 13:042:0093; 13:043:0093; 13:043:0094; 13:043:0084
Address: 330 South 570 South, A.F., Utah
OWNER / DEVELOPER:
Michael Beck
85 East Main Street, Suite #4, American Fork, Utah 84003
801-756-1187 office
michaelv.beck@gmail.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc
2230 North University Parkway, Suite 6D, Provo, UT 84604
(801) 374-6262 (801) 374-0085 FAX
MGreenwood@ALMonline.com

ZONING INFORMATION:
Current Zone: PR-3.0
Planned Residential Zone - Conservation Subdivision Project

BLUE STAKES OF UTAH
Utility Notification Center, Inc
1-800-662-4111
www.bluestakes.org
Dig Safely. Know what's below Call 811 before you dig.

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord
C1	20.00'	32.09'	S44° 02' 24"E	28.75'
C2	1139.00'	6.44'	N4° 53' 30"W	6.44'
C3	1061.00'	108.75'	N2° 07' 02"W	108.70'
C4	47.00'	74.29'	N44° 06' 55"W	66.80'
C5	47.00'	73.36'	S45° 53' 05"W	66.14'
C6	47.00'	74.64'	S44° 00' 30"E	67.04'
C7	47.00'	73.01'	N45° 59' 30"E	65.89'
C8	168.00'	76.07'	N14° 27' 38"E	75.42'
C9	232.00'	105.04'	N14° 27' 38"E	104.15'
C10	232.00'	105.11'	N11° 29' 23"W	104.21'
C11	168.00'	75.18'	N11° 38' 59"W	74.55'
C12	1097.00'	119.15'	N1° 56' 31"W	119.09'
C13	1103.00'	113.06'	N2° 07' 02"W	113.01'
C14	15.00'	23.26'	N45° 35' 05"E	21.00'
C15	15.00'	23.87'	N44° 24' 55"W	21.43'
C16	45.00'	17.68'	N12° 25' 30"E	17.57'
C17	60.00'	141.99'	N44° 06' 55"W	111.10'
C18	45.00'	17.68'	S79° 20' 41"W	17.57'
C19	45.00'	17.68'	N78° 08' 41"W	17.57'
C20	60.00'	140.80'	S45° 53' 05"W	110.64'
C21	45.00'	17.68'	S10° 05' 08"E	17.57'
C22	20.00'	31.42'	S46° 10' 11"W	28.28'
C23	20.00'	31.42'	N43° 49' 49"W	28.28'
C24	1139.00'	117.28'	N1° 46' 48"W	117.23'
C25	20.00'	31.42'	N46° 10' 11"E	28.28'
C26	20.00'	31.42'	S43° 49' 49"E	28.28'
C27	45.00'	17.68'	S12° 44' 42"W	17.57'
C28	60.00'	142.44'	S44° 00' 30"E	111.27'

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord
C29	45.00'	17.68'	N79° 14' 18"E	17.57'
C30	45.00'	17.68'	S78° 15' 04"E	17.57'
C31	60.00'	140.35'	N45° 59' 30"E	110.47'
C32	45.00'	17.68'	N9° 45' 56"W	17.57'
C33	136.00'	61.58'	N14° 27' 38"E	61.05'
C34	264.00'	119.53'	N14° 27' 38"E	118.51'
C35	264.00'	119.61'	N11° 29' 23"W	118.59'
C36	136.00'	60.86'	N11° 38' 59"W	60.35'
C37	15.00'	23.71'	S44° 06' 55"E	21.32'
C38	15.00'	23.41'	N45° 53' 05"E	21.11'
C39	15.00'	23.82'	N44° 00' 30"W	21.40'
C40	15.00'	23.30'	S45° 59' 30"W	21.03'
C41	200.00'	90.55'	S14° 27' 38"W	89.78'
C42	200.00'	90.55'	S14° 27' 38"W	89.78'
C43	200.00'	90.61'	S11° 29' 23"E	89.84'
C44	200.00'	89.50'	S11° 38' 59"E	88.75'
C45	45.00'	0.64'	S1° 34' 46"W	0.64'
C46	45.00'	17.04'	S12° 50' 05"W	16.93'
C47	60.00'	44.44'	S2° 27' 51"W	43.43'
C48	60.00'	30.00'	S33° 04' 34"E	29.69'
C49	60.00'	30.00'	S61° 43' 26"E	29.69'
C50	60.00'	37.56'	N86° 01' 15"E	36.95'
C52	60.00'	2.08'	S67° 52' 51"E	2.08'
C53	60.00'	47.89'	N88° 15' 36"E	46.63'
C54	60.00'	30.00'	N51° 04' 05"E	29.69'
C55	60.00'	33.78'	N20° 36' 50"E	33.34'
C56	60.00'	27.04'	N8° 25' 43"W	26.82'

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord
C57	1139.00'	53.83'	S0° 11' 03"E	53.82'
C58	1139.00'	60.17'	S3° 03' 05"E	60.16'
C59	1139.00'	3.28'	S4° 38' 50"E	3.28'
C60	1061.00'	34.16'	S4° 07' 52"E	34.16'
C61	1061.00'	74.59'	S1° 11' 41"E	74.58'
C62	60.00'	98.69'	N23° 07' 06"W	87.93'
C63	60.00'	43.75'	S88° 52' 23"W	42.79'
C64	60.00'	19.74'	N76° 25' 09"W	19.65'
C65	60.00'	38.87'	S75° 35' 52"W	38.20'
C66	60.00'	30.39'	S42° 31' 47"W	30.06'
C67	60.00'	45.61'	S6° 14' 45"W	44.52'
C68	60.00'	5.75'	S18° 16' 31"E	5.75'
C69	136.00'	12.77'	S4° 10' 45"W	12.76'
C70	136.00'	48.81'	S17° 09' 00"W	48.55'
C71	264.00'	25.54'	S1° 16' 56"E	25.53'
C72	264.00'	61.45'	S10° 43' 22"E	61.32'
C73	264.00'	32.61'	S20° 55' 49"E	32.59'
C74	136.00'	31.59'	S17° 48' 53"E	31.52'
C75	136.00'	29.27'	S4° 59' 43"E	29.21'
C76	200.00'	49.51'	N5° 55' 20"W	49.38'
C77	200.00'	39.98'	N18° 44' 29"W	39.92'
C78	200.00'	24.41'	N20° 58' 21"W	24.40'
C79	200.00'	61.20'	N8° 42' 34"W	60.96'
C80	200.00'	5.00'	N0° 46' 24"E	5.00'
C81	200.00'	60.94'	N10° 13' 07"E	60.70'
C82	200.00'	29.62'	N23° 11' 22"E	29.59'
C83	200.00'	34.85'	N22° 26' 20"E	34.81'
C84	200.00'	55.70'	N9° 28' 05"E	55.52'

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

IMPROVEMENT PLAN

No.	Revision	Date

C2.0
OF SHEETS

Proj # 730 - 1224

ALL INFORMATION INDICATED HEREON IS THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF A.L.M. & ASSOCIATES, INC.

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

THE ESTATES AT FENN FARMS -

IMPROVEMENT PLAN -

Located in the Northeast Quarter of Section 22,
Township 5 South, Range 1 East, Salt Lake Base and Meridian
330 S. 570 W., American Fork, Utah

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SITE INFORMATION:
Parcel Numbers: 13::0092; 13:042:0093; 13:043:0093; 13:043:0094; 13:043:0084
Address: 330 South 570 South, A.F., Utah
OWNER / DEVELOPER:
Michael Beck
85 East Main Street, Suite #4, American Fork, Utah 84003
801-756-1187 office
michaelv.beck@gmail.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc
2230 North University Parkway, Suite 6D, Provo, UT 84604
(801) 374-6262 (801) 374-0085 FAX
MGreenwood@ALMonline.com

ZONING INFORMATION:
Current Zone: PR-3.0
Planned Residential Zone - Conservation Subdivision Project

BLUE STAKES OF UTAH
Utility Notification Center, Inc
1-800-662-4111
www.bluestakes.org
Dig Safely. Know what's below Call before you dig.

SHEET C2.0
SHEET C2.1

PARCEL A
403,828 S.F.
9.27 AC.

PARCEL F / 2,356 S.F.
0.05 AC.

PARCEL G
3,000 S.F. 0.07 AC.

PARCEL H
9,852 S.F.
0.23 AC.

PARCEL J
32,749 S.F.
0.75 AC.

LOT 24 6,000 S.F. 0.14 AC. 364 S.
LOT 25 6,000 S.F. 0.14 AC. 374 S.
LOT 26 6,000 S.F. 0.14 AC. 384 S.
LOT 27 6,000 S.F. 0.14 AC. 394 S.
LOT 28 6,000 S.F. 0.14 AC. 404 S.
LOT 29 6,000 S.F. 0.14 AC. 414 S.
LOT 30 6,000 S.F. 0.14 AC. 424 S.
LOT 31 6,000 S.F. 0.14 AC. 434 S.
LOT 32 6,000 S.F. 0.14 AC. 444 S.
LOT 49 6,028 S.F. 0.14 AC0 365 S.
LOT 48 6,000 S.F. 0.14 AC. 375 S.
LOT 47 6,000 S.F. 0.14 AC. 385 S.
LOT 46 6,000 S.F. 0.14 AC. 395 S.
LOT 45 6,000 S.F. 0.14 AC. 405 S.
LOT 44 6,000 S.F. 0.14 AC. 415 S.
LOT 43 6,000 S.F. 0.14 AC. 425 S.
LOT 42 6,000 S.F. 0.14 AC. 435 S.
LOT 41 6,000 S.F. 0.14 AC. 445 S.
LOT 50 6,500 S.F. 0.15 AC. 355 S.
LOT 65 6,000 S.F. 0.14 AC. 354 S.
LOT 66 6,187 S.F. 0.14 AC. 364 S.
LOT 67 7,034 S.F. 0.16 AC. 374 S.
LOT 68 8,186 S.F. 0.19 AC. 384 S.
LOT 69 25,774 S.F. 0.59 AC. 404 S.
LOT 70 7,150 S.F. 0.16 AC. 422 S.
LOT 71 6,140 S.F. 0.14 AC. 432 S.
LOT 72 6,000 S.F. 0.14 AC. 442 S.
LOT 76 6,000 S.F. 0.14 AC. 351 S.
LOT 75 6,270 S.F. 0.14 AC. 361 S.
LOT 74 6,592 S.F. 0.15 AC. 371 S.
LOT 73 6,312 S.F. 0.14 AC. 381 S.
LOT 40 6,481 S.F. 0.15 AC. 439 S.
LOT 39 6,453 S.F. 0.15 AC. 449 S.
LOT 38 5,967 S.F. 0.14 AC. 459 S.
LOT 33 6,480 S.F. 0.15 AC. 669 W.
LOT 34 6,480 S.F. 0.15 AC. 663 W.
LOT 35 6,342 S.F. 0.15 AC. 657 W.
LOT 36 5,932 S.F. 0.14 AC. 649 W.
LOT 37 12,815 S.F. 0.29 AC. 641 W.

EXISTING HOME TO REMAIN
EXISTING HOUSE
EXISTING POND
WETLAND AREA
INSTALL STOP SIGN
INSTALL 6' WIDE NATIVE TRAIL (SEE CITY STD. DWG. #15.40G)
FUTURE CONCRETE SIDEWALK OR BOARDWALK ALONG SOUTH SIDE OF 330 SOUTH TO BE BONDED FOR FUTURE INSTALLATION AND INSTALLED SUBJECT TO U.S. ARMY CORPS OF ENGINEERS APPROVAL
CENTER LINE OF 20' WIDE SEWER EASEMENT
15' IRRIGATION AND P.U.E.
North

350 SOUTH (64' R.O.W.)
460 SOUTH (64' PUBLIC R.O.W.)
700 WEST (64' PUBLIC R.O.W.)
680 WEST (64' PUBLIC R.O.W.)
650 WEST (64' PUBLIC R.O.W.)
570 WEST (72' PUBLIC R.O.W.)

N01°10'30"E 1248.51'
S01°04'35"W 234.78'
N89°30'23"W 539.79'
N89°05'35"W 489.89'
N89°05'35"W 14.01'
S00°44'34"W 230.53'
S01°46'45"W 289.15'
S02°48'55"W 122.35'

Willow Glen Townhomes LLC
Parcel No. 13:043:0122
Parcel No. 13:043:0124
NBFF Property LLC
Parcel No. 13:043:0103
NBFF Property LLC
Parcel No. 13:043:0105
Beehive Condominiums, LLC
Parcel No. 13:043:0057
Beehive Condominiums, LLC
Parcel No. 13:043:0057
Kathleen Atwater
Parcel No. 13:043:0284
Brent Wright
Parcel No. 13:043:0113

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

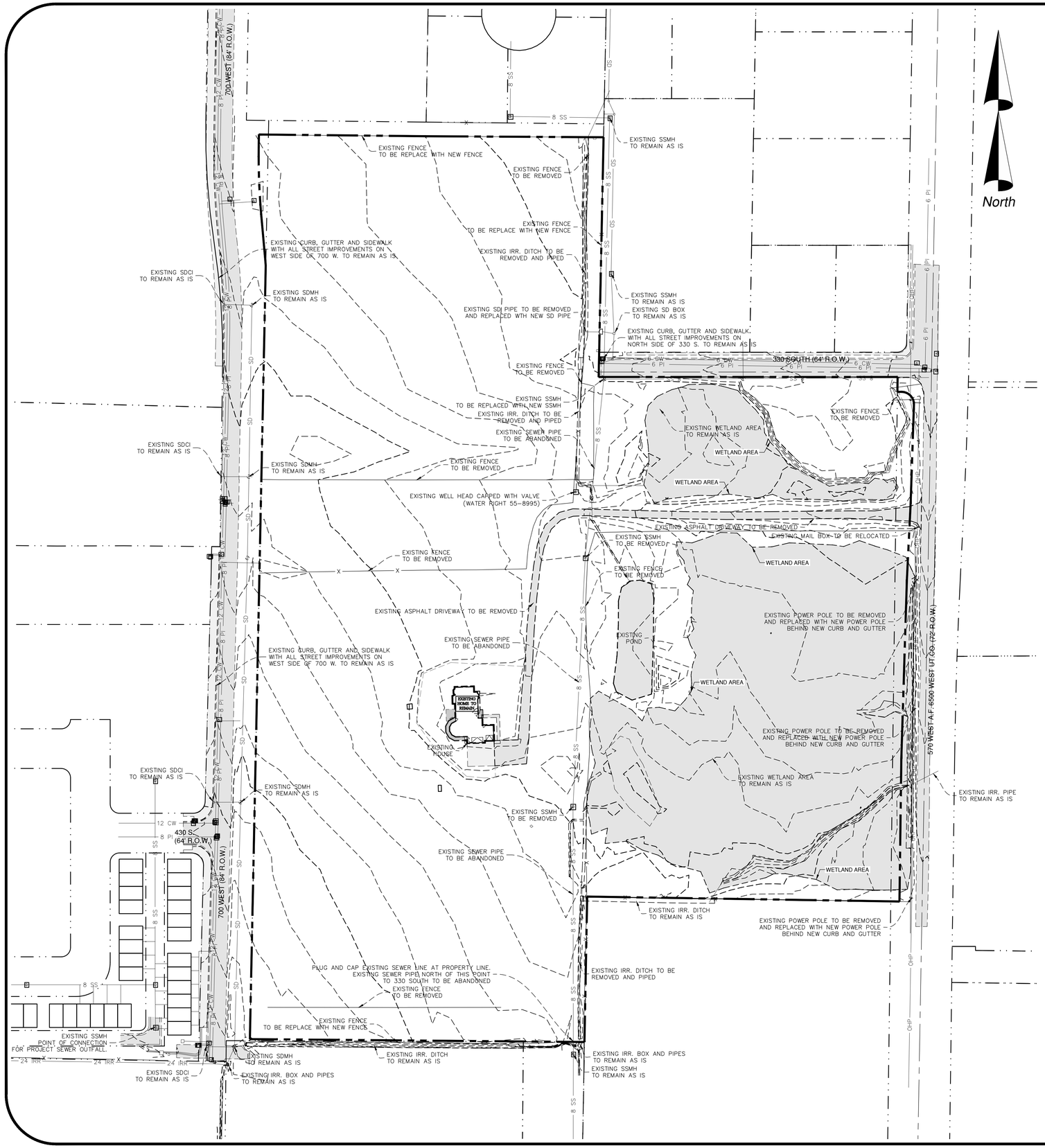
#189744
Mark S. Greenwood
(acceptance)
SEAL

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
IMPROVEMENT PLAN

No.	Revision	Date

C2.1
OF SHEETS
Proj # 730 - 1224

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)
THE UNDERSIGNED, MICHAEL BECK, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED AS SHOWN ON THIS PLAT, HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT AND DEDICATES TO PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.



SYMBOL LEGEND:

	SECTION LINE
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	PUBLIC UTILITY EASEMENT
X	FENCE LINE
OHP	OVERHEAD POWER LINE
FO	COMMUNICATION LINE
E	ELECTRICAL LINE
IRR	IRRIGATION PIPE
SD	STORM DRAIN PIPE
CW	CULINARY WATER PIPE
CWP	CULINARY WATER LATERAL
PI	PRESS. IRR. PIPE
PI LAT	PRESS. IRR. LATERAL
SS	SEWER PIPE
SS LAT	SEWER LATERAL
G	GAS PIPE

SYMBOL LEGEND:

	FIRE HYDRANT (FH)
	POWER POLE (PP)
SSMH	SEWER MANHOLE (SSMH)
SDMH	SD MANHOLE (SDMH)
	SD CURB INLET
WV	WATER VALVE (WV)
WM	WATER METER (WM)
	PI VALVE (IV)
ICV	PI SERVICE BOX (ICV)
	STREET LIGHT POLE
	STOP & STREET NAME SIGN

SYMBOL LEGEND:

BOW	BACK OF WALK
EG	EXISTING GROUND
EOP	EDGE OF ASPHALT
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FOC	FACE OF CURB
INV	INVERT OR FLOW LINE
LF	LINEAR FEET
LOG	LIP OF GUTTER
MH	MANHOLE
RCP	REINFORCED CONCRETE
SD	STORM DRAIN
SF	SQUARE FOOTAGE
SS	SANITARY SEWER
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TOC	TOP OF CONCRETE

CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.

BLUE STAKES OF UTAH
Utility Notification Center, Inc
1-800-662-4111
www.bluestakes.org
Dig Safely. Know what's below Call 811 before you dig.

GRAPHIC SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

#180744
Mark Scott Gaceffwood
SEAL

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
DEMO PLAN

No.	Revision	Date

C2.2
OF SHEETS

Proj # 730 - 1224

ALL INFORMATION INDICATED HEREON IS FURNISHED FOR USE ON THIS PROJECT ONLY. IT IS THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF A.L.M. & ASSOCIATES, INC. © COPYRIGHT 2024

INSTALL 160 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.50% INTO ADJACENT PROPERTY INVERT AT END OF PIPE 4528.87 CAP AND MARK END OF PIPE

EXISTING 8" SEWER PIPE

EXISTING SEWER MANHOLE RIM 4536.56 INV

INSTALL 36" IRRIGATION BOX GRATE 4537.50 CONNECT TO EXISTING 8" IRRIGATION EXISTING N 8" INV 4535.29 E 18" INV OUT 4534.46 BOTTOM OF BOX 4533.46

EXISTING 8" SEWER PIPE

EXISTING IRRIGATION PIPE INV AT DITCH 4535.29

EXISTING SEWER MANHOLE RIM 4538.08 INV 4529.18

INSTALL 36" IRRIGATION BOX GRATE 4537.50 S 18" INV OUT 4534.25 W 18" INV IN 4534.25 BOTTOM OF BOX 4533.25

INSTALL 21 L.F. OF 18" IRR. RCP @ 1.00%

10' SEWER AND P.U.E.

10' SEWER AND P.U.E.

15' IRRIGATION P.U.E.

INSTALL FIRE HYDRANT (FH)

INSTALL 254 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE

EXISTING PI VALVE INSTALL 8" 90° CUL. WATER BEND

EXISTING WATER VALVE

INSTALL 8" 90° PI BEND

INSTALL 8" 45° CUL. WATER BEND

INSTALL 8" 90° PI BEND

INSTALL 14 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE

INSTALL WATER METER (WM)

INSTALL 8" 45° CUL. WATER BEND

INSTALL 48" SSMH RIM 4532.70 E 8" INV IN 4524.90 S 8" INV OUT 4524.70

INSTALL 48" SSMH RIM 4535.43 W 8" INV OUT 4527.43 S 8" INV OUT 4527.43

EXISTING 422 L.F. OF 8" SEWER PIPE SLOPE @ 0.00% TO REMAIN AS IS

INSTALL 265 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.96%

INSTALL 264 L.F. OF 8" PURPLE C900 DR-18 PI PIPE

INSTALL 314 L.F. OF 18" IRR. RCP @ 0.55%

INSTALL 240 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.64%

INSTALL 229 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE

INSTALL 27 L.F. OF 12" RCP @ 1.00% INV AT EXISTING BOX 4534.07

INSTALL FIRE HYDRANT (FH)

INSTALL 240 L.F. OF 8" PURPLE C900 DR-18 PI PIPE

INSTALL 36" IRRIGATION BOX GRATE 4536.30 S 18" INV OUT 4532.54 N 18" INV IN 4532.54 E 12" INV IN 4533.80 BOTTOM OF BOX 4531.54

INSTALL WATER VALVE (WV)

INSTALL 97 L.F. OF 18" IRR. RCP @ 0.15%

INSTALL 8" 11.25° CUL. WATER BEND

INSTALL 494 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE

INSTALL 50 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE 8" 11.25° WATER BEND

INSTALL 361 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.53%

EXISTING 12" CUL. WATER PIPE

EXISTING 8" PI PIPE

INSTALL 65 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE

INSTALL 8" CUL. WATER TEE

INSTALL 8" PI TEE

INSTALL 8" 22.5° PI BEND

INSTALL 48" SSMH RIM 4533.96 E 8" INV IN 4525.91 N 8" INV IN 4525.91 S 8" INV OUT 4525.71

INSTALL 494 L.F. OF 8" PURPLE C900 DR-18 PI PIPE

SINGLE SERVICE PRESS. IRR. (SPI) CONTRAL VALVE FOR RAISED MEDIAN

INSTALL 48" SSMH RIM 4530.59 N 8" INV IN 4522.79 S 8" INV OUT 4522.59

POINT OF CONNECTION INSTALL 12"x12"x8" CUL. WATER TEE ONTO 700 WEST EX. CUL. WATER PIPE

POINT OF CONNECTION INSTALL 8" PI TEE ONTO 700 WEST EX. PI PIPE

INSTALL 213 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE

EXISTING WATER VALVE CLUSTER

EXISTING PI VALVE CLUSTER

INSTALL FIRE HYDRANT (FH)

INSTALL 8" CUL. WATER TEE

INSTALL 8" PI TEE

EXISTING FH

INSTALL 188 L.F. OF 8" PURPLE C900 DR-18 PI PIPE

EXISTING GAS STUB

INSTALL 401 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.50%

INSTALL 124 L.F. OF 8" PURPLE C900 DR-18 PI PIPE

INSTALL 687 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE

SINGLE SERVICE PRESS. IRR. (SPI) CONTRAL VALVE FOR RAISED MEDIAN

INSTALL 53 L.F. OF 8" PURPLE C900 DR-18 PI PIPE

INSTALL 100 L.F. OF 8" PURPLE C900 DR-18 PI PIPE

INSTALL 159 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.50%

INSTALL 150 L.F. OF 18" IRR. RCP @ 0.15%

INSTALL 320 L.F. OF 8" PURPLE C900 DR-18 PI PIPE

INSTALL 342 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE

INSTALL 313 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.50%

INSTALL FIRE HYDRANT (FH)

INSTALL 55 L.F. OF 18" IRR. RCP @ 0.15%

INSTALL 36" IRRIGATION BOX GRATE 4535.09 SE 18" INV OUT 4532.09 N 18" INV IN 4532.09 BOTTOM OF BOX 4531.09

INSTALL 4 L.F. OF 18" RCP @ 0.25%

INSTALL 18" END SECTION ON SOUTHEAST END OF PIPE 18" INV OUT 4532.08

INSTALL 8" 11.25° CUL. WATER BEND TO BE ABANDONED

EXISTING SSMH RIM 4532.96 INV 4524.90

INSTALL 48" SSMH RIM 4532.28 N 8" INV IN 4524.15 S 8" INV OUT 4523.95

INSTALL 34 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE

INSTALL 8" 11.25° CUL. WATER BEND

INSTALL 151 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.50%

EXISTING TRANSFORMER TO REMAIN AS IS

EXISTING COMM. BOX TO REMAIN AS IS

INSTALL 15 L.F. OF 8" BLUE C900 DR-18 CUL. WATER PIPE POINT OF CONNECTION

INSTALL 8" BLUE C900 DR-18 CUL. WATER PIPE ONTO EXISTING 330 SOUTH EXISTING 6" CUL. WATER PIPE WITH 8"x6" REDUCER

EXISTING FIRE HYDRANT (FH) TO REMAIN AS IS

POINT OF CONNECTION. INSTALL 8" 22.5° PI BEND

INSTALL 8"X6" REDUCER

EXISTING PI BLOW OFF VALVE AND DRAIN LINE TO INLET

EXISTING SSMH RIM 4534.91 E INV 4526.9 N INV 4526.9 W INV 4526.7 POINT OF CONECTION REPLACE EXISTING SSMH W/ 4' SSMH

EXISTING 6" PVC PI PIPE

EXISTING 225 L.F. OF 8" SEWER PIPE SLOPE @ 0.50%

INSTALL LIGHT POLE (LP) TYPICAL

INSTALL DOUBLE SERVICE CONNECTION FOR PI METER (DPI)

INSTALL SEWER LATERAL (SL) TYPICAL

INSTALL 36" IRRIGATION BOX GRATE 4535.75 S 18" INV OUT 4532.39 N 18" INV IN 4532.39 BOTTOM OF BOX 4532.39

INSTALL WATER METER IN MIDDLE OF LOT (WM) TYPICAL

EXISTING 284 L.F. OF 8" SEWER PIPE SLOPE @ 0.97%

INSTALL 12" BLUE C900 DR-18 CUL. WATER PIPE ONTO EXISTING 570 WEST EXISTING 6" CUL. WATER PIPE WITH 12"x6" REDUCER

EXISTING 285 L.F. OF 8" SEWER PIPE SLOPE @ 1.75% TO BE ABANDONED PIPE TO BE CAPPED AT POINT OF CONNECTION

INSTALL 36" IRRIGATION BOX GRATE 4535.23 CONNECT TO EXISTING 12" IRRIGATION PIPE EXISTING E 12" INV =4532.5 S 18" INV OUT 4532.17 N 18" INV IN 4532.17 BOTTOM OF BOX 4531.17

EXISTING 12" IRRIGATION PIPE

EXISTING DITCH

EXISTING 9 L.F. OF 24" IRRIGATION PIPE INV 4530.90

EXISTING 8" SEWER PIPE

EXISTING SSMH RIM 4537.13 E INV 4528.0 W INV 4528.0 N INV 4528.0

EXISTING 6" D.I. CUL. WATER PIPE

EXISTING 6" PVC PI PIPE

EXISTING 6" PVC CUL. WATER PIPE

EXISTING LIGHT POLE

EXISTING POWER POLE

EXISTING WATER VALVE

EXISTING SSMH RIM 4540.21 W INV 4530.7 E INV 4530.7 N INV 4530.7

EXISTING 8" SEWER PIPE

EXISTING WV

EXISTING PI VALVE

EXISTING 8" SEWER PIPE

EXISTING WV

POINT OF CONNECTION INSTALL 6"X12" REDUCER

EXISTING POWER POLE TO REMAIN AS IS

POINT OF CONNECTION INSTALL FH

INSTALL WATER VALVE (WV)

EXISTING GUY WIRE TO REMAIN AS IS

EXISTING POWER POLE TO REMAIN AS IS

INSTALL 858 L.F. OF 12" BLUE C900 DR-18 CUL. WATER PIPE CAP END OF PIPE WITH BLIND FLANGE

INSTALL 855 L.F. OF 12" PURPLE C900 DR-18 PI PIPE CAP END OF PIPE WITH BLIND FLANGE

INSTALL RELOCATED POWER POLE

SHEET C3.0

SHEET C3.1 GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

North

UTILITY NOTES:

GENERAL:

1. ALL UTILITY INSTALLATIONS ARE TO CONFORM WITH AMERICAN FORK STANDARDS, DRAWINGS AND SPECIFICATIONS. REFER TO MANUAL AND CITY ORDINANCE TITLE 15 - BUILDING AND CONSTRUCTION.

2. ANY DEVIATIONS FROM UTILITY LOCATIONS OR STANDARDS MAY ONLY BE MADE AS APPROVED BY THE AMERICAN FORK CITY PUBLIC WORKS DIRECTOR.

SANITARY SEWER:

1. MAIN LINES SHOULD BE LOCATED 14' ON THE SOUTH AND WEST OF STREET CENTERLINES. SEE STANDARD DRAWING 15.20A FOR LOCATION.

2. LOCATION OF 4" SEWER LATERAL CONNECTION TO BE 10' DOWNHILL FROM THE CENTER OF THE LOT.

3. LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR WITH A MINIMUM OF 2.00% SLOPE.

4. END OF LATERALS SHALL BE 10 FEET BEYOND RIGHT-OF-WAY (BACK OF SIDEWALK) AND BE CAPPED AND MARKED WITH AN INDICATOR.

5. A MINIMUM OF 3.0 FEET MIN. OF COVER OVER ALL LATERALS AND 3.5 FEET MIN. OF COVER OVER LATERALS AT PROPERTY LINE.

CULINARY WATER:

1. MAIN LINES SHOULD BE LOCATED 14' NORTH AND EAST OF STREET CENTERLINES. SEE STANDARD DRAWING 15.20A FOR LOCATION.

2. LOCATION OF 1-INCH WATER LATERAL CONNECTION AND METER IN THE CENTER OF THE LOT.

3. LATERALS SHALL BE 1-INCH SERVICE LATERALS USING BLUE POLYETHYLENE PIPE PER AWWA/APWA SPECIFICATIONS. INSTALL TRACER WIRE PER STANDARD DRAWING DETAILS.

4. WATER SERVICE LATERAL CONNECTIONS TO BE STUBBED 90° TO PROPERTY LINE AND WATER METER TO BE LOCATED IN THE CENTER OF THE LOT.

PRESSURIZED IRRIGATION:

1. MAIN LINES SHOULD BE LOCATED 6 FEET SOUTH AND WEST OF STREET CENTERLINES. SEE STANDARD DRAWING 15.20A FOR LOCATION.

STORM DRAIN

1. MAIN LINES SHOULD BE LOCATED ON THE CENTER LINE OF THE STREET.

2. THE MINIMUM SIZE PIPE USED IN A STORM DRAIN SHALL BE FIFTEEN INCHES (15") TYPICAL.

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.

BLUE STAKES OF UTAH
Utility Notification Center, Inc
1-800-662-4111
www.bluestakes.org

Dig Safely. Know what's below. Call before you dig.

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

#189744 Mark Scott Jacobsen Woodbury SEAL

A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

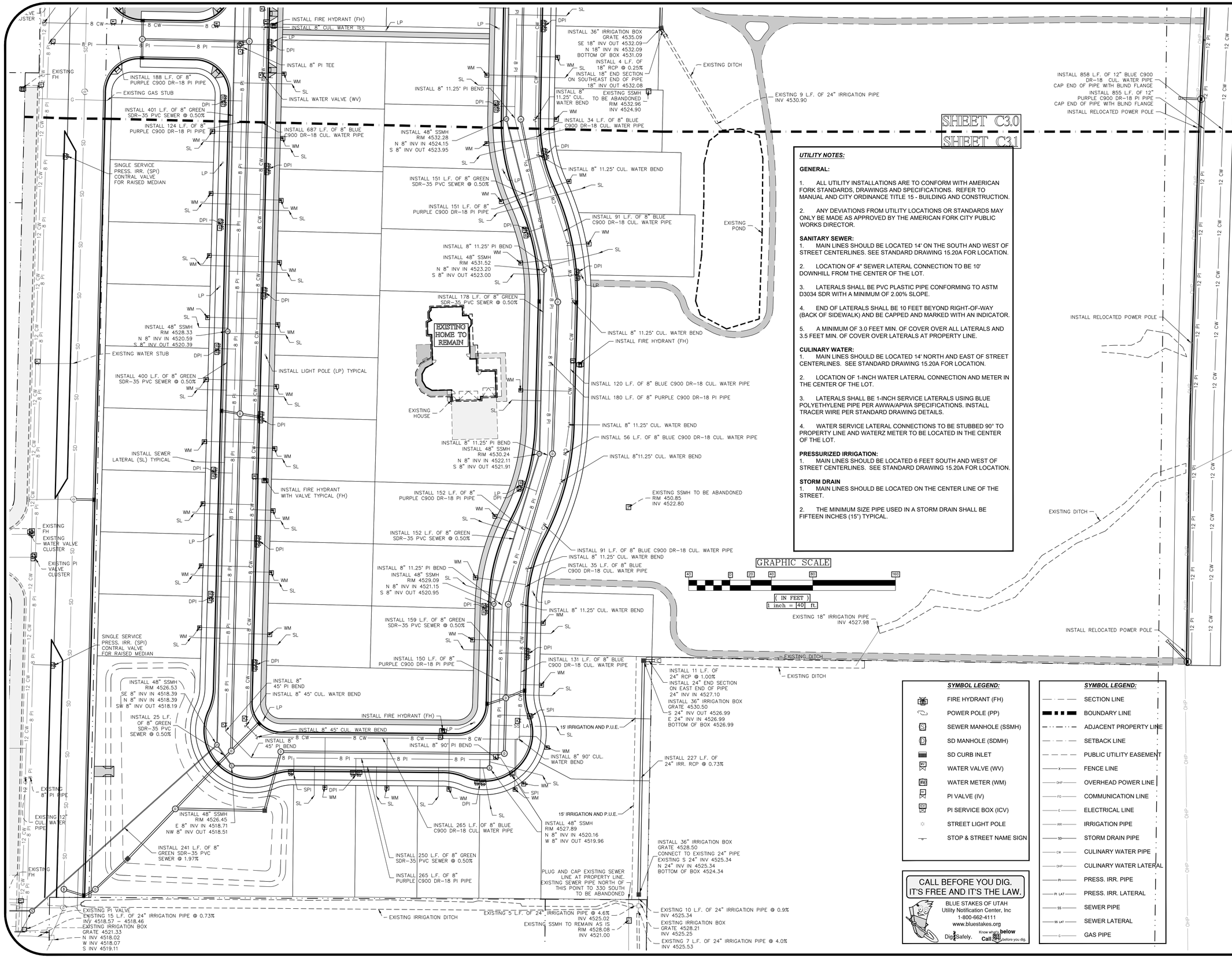
UTILITY PLAN

No.	Revision	Date

C3.0 OF SHEETS

Proj # 730 - 1224

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)



UTILITY NOTES:

GENERAL:

1. ALL UTILITY INSTALLATIONS ARE TO CONFORM WITH AMERICAN FORK STANDARDS, DRAWINGS AND SPECIFICATIONS. REFER TO MANUAL AND CITY ORDINANCE TITLE 15 - BUILDING AND CONSTRUCTION.

2. ANY DEVIATIONS FROM UTILITY LOCATIONS OR STANDARDS MAY ONLY BE MADE AS APPROVED BY THE AMERICAN FORK CITY PUBLIC WORKS DIRECTOR.

SANITARY SEWER:

1. MAIN LINES SHOULD BE LOCATED 14' ON THE SOUTH AND WEST OF STREET CENTERLINES. SEE STANDARD DRAWING 15.20A FOR LOCATION.

2. LOCATION OF 4" SEWER LATERAL CONNECTION TO BE 10' DOWNHILL FROM THE CENTER OF THE LOT.

3. LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR WITH A MINIMUM OF 2.00% SLOPE.

4. END OF LATERALS SHALL BE 10 FEET BEYOND RIGHT-OF-WAY (BACK OF SIDEWALK) AND BE CAPPED AND MARKED WITH AN INDICATOR.

5. A MINIMUM OF 3.0 FEET MIN. OF COVER OVER ALL LATERALS AND 3.5 FEET MIN. OF COVER OVER LATERALS AT PROPERTY LINE.

CULINARY WATER:

1. MAIN LINES SHOULD BE LOCATED 14' NORTH AND EAST OF STREET CENTERLINES. SEE STANDARD DRAWING 15.20A FOR LOCATION.

2. LOCATION OF 1-INCH WATER LATERAL CONNECTION AND METER IN THE CENTER OF THE LOT.

3. LATERALS SHALL BE 1-INCH SERVICE LATERALS USING BLUE POLYETHYLENE PIPE PER AWWA/APWA SPECIFICATIONS. INSTALL TRACER WIRE PER STANDARD DRAWING DETAILS.

4. WATER SERVICE LATERAL CONNECTIONS TO BE STUBBED 90° TO PROPERTY LINE AND WATERZ METER TO BE LOCATED IN THE CENTER OF THE LOT.

PRESSURIZED IRRIGATION:

1. MAIN LINES SHOULD BE LOCATED 6 FEET SOUTH AND WEST OF STREET CENTERLINES. SEE STANDARD DRAWING 15.20A FOR LOCATION.

STORM DRAIN

1. MAIN LINES SHOULD BE LOCATED ON THE CENTER LINE OF THE STREET.

2. THE MINIMUM SIZE PIPE USED IN A STORM DRAIN SHALL BE FIFTEEN INCHES (15") TYPICAL.

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.

BLUE STAKES OF UTAH
Utility Notification Center, Inc
1-800-662-4111
www.bluestakes.org

Dig Safely. Know what's below Call before you dig.

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

#180744
Mark Scott Gaceenwood
SEAL

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
UTILITY PLAN

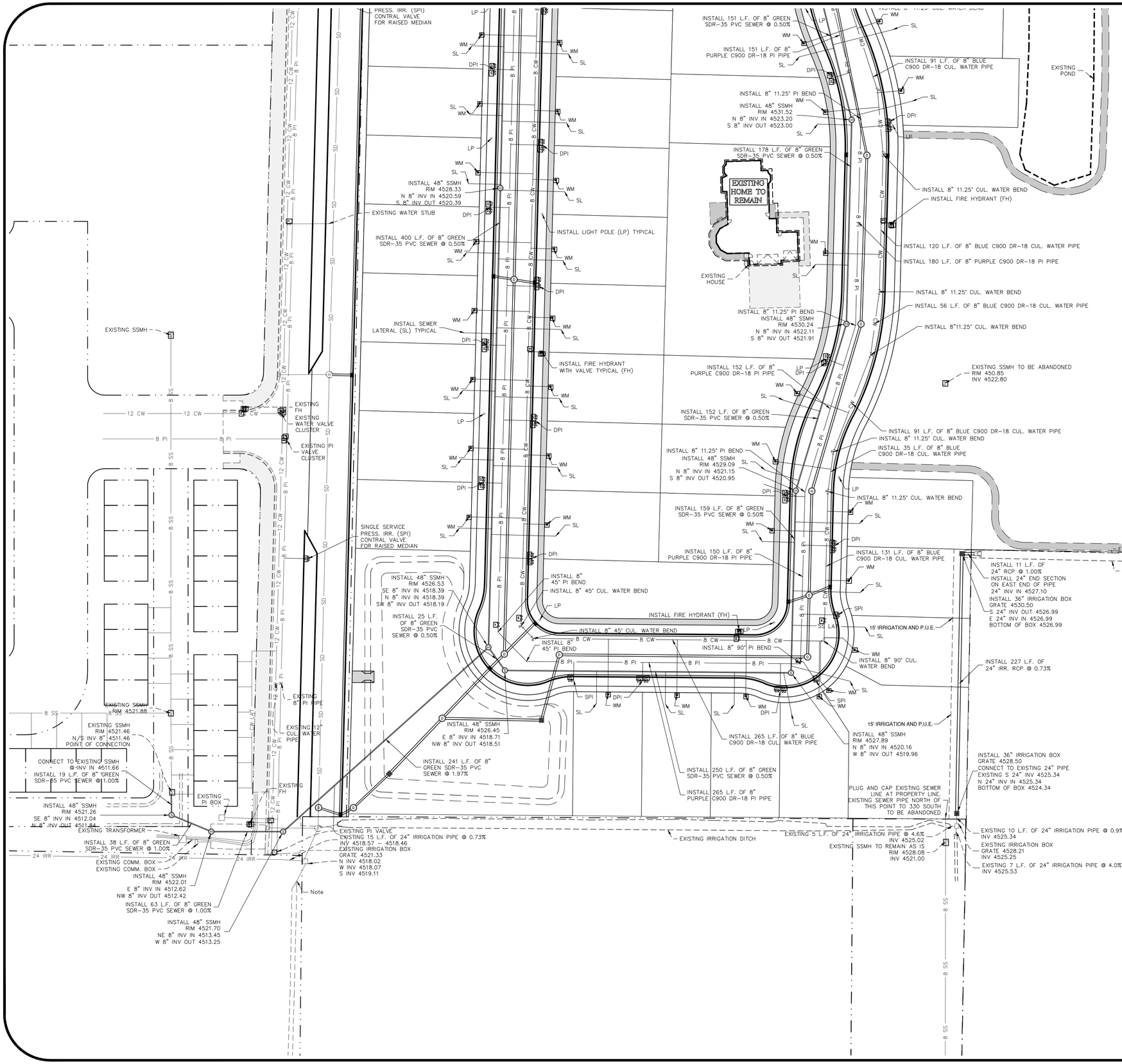
No.	Revision	Date

C3.1
OF SHEETS

Proj # 730 - 1224

ALL INFORMATION INDICATED HEREON IS THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE SPECIFICALLY INDICATED HEREON WITHOUT THE EXPRESS WRITTEN CONSENT OF A.L.M. & ASSOCIATES, INC.

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)



UTILITY NOTES:

GENERAL:

1. ALL UTILITY INSTALLATIONS ARE TO CONFORM WITH AMERICAN FORK STANDARDS, DRAWINGS AND SPECIFICATIONS. REFER TO MANUAL AND CITY ORDINANCE TITLE 15 - BUILDING AND CONSTRUCTION.

2. ANY DEVIATIONS FROM UTILITY LOCATIONS OR STANDARDS MAY ONLY BE MADE AS APPROVED BY THE AMERICAN FORK CITY PUBLIC WORKS DIRECTOR.

SANITARY SEWER:

1. MAIN LINES SHOULD BE LOCATED 14' ON THE SOUTH AND WEST OF STREET CENTERLINES. SEE STANDARD DRAWING 15.20A FOR LOCATION.

2. LOCATION OF 4" SEWER LATERAL CONNECTION TO BE 10' DOWNHILL FROM THE CENTER OF THE LOT.

3. LATERALS SHALL BE PVC PLASTIC PIPE CONFORMING TO ASTM D3034 SDR WITH MINIMUM OF 2.00% SLOPE.

4. END OF LATERALS SHALL BE 10 FEET BEYOND RIGHT-OF-WAY (BACK OF SIDEWALK) AND BE CAPPED AND MARKED WITH AN INDICATOR.

5. A MINIMUM OF 3.0 FEET MIN. OF COVER OVER ALL LATERALS AND 3.5 FEET MIN. OF COVER OVER LATERALS AT PROPERTY LINE.

CULINARY WATER:

1. MAIN LINES SHOULD BE LOCATED 14' NORTH AND EAST OF STREET CENTERLINES. SEE STANDARD DRAWING 15.20A FOR LOCATION.

2. LOCATION OF 1-INCH WATER LATERAL CONNECTION AND METER IN THE CENTER OF THE LOT.

3. LATERALS SHALL BE 1-INCH SERVICE LATERALS USING BLUE POLYETHYLENE PIPE PER AWWA/APWA SPECIFICATIONS. INSTALL TRACER WIRE PER STANDARD DRAWING DETAILS.

4.

5. WATER SERVICE LATERAL CONNECTIONS TO BE STUBBED 90° TO PROPERTY LINE AND WATER METER TO BE LOCATED IN THE CENTER OF THE LOT.

PRESSURIZED IRRIGATION:

1. MAIN LINES SHOULD BE LOCATED 6 FEET SOUTH AND WEST OF STREET CENTERLINES. SEE STANDARD DRAWING 15.20A FOR LOCATION.

STORM DRAIN

1. MAIN LINES SHOULD BE LOCATED ON THE CENTER LINE OF THE STREET.

2. THE MINIMUM SIZE PIPE USED IN A STORM DRAIN SHALL BE FIFTEEN INCHES (15") TYPICAL.

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.

BLUE STAKES OF UTAH
Utility Notification Center, Inc
1-800-662-4111
www.bluestakes.org

Dig Safely. Know what's **below** **Call** before you dig.

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

#189744 Mark S. Gleenwood SEAL

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

UTILITY PLAN - OFF SITE

No.	Revision	Date

C3.2
OF SHEETS

Proj # 730 - 1224

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

C4.0
OF
Proj # 739 - 1224
SHEETS

No.	Revision	Date

THE ESTATES AT FENN FARMS PLAT "A"

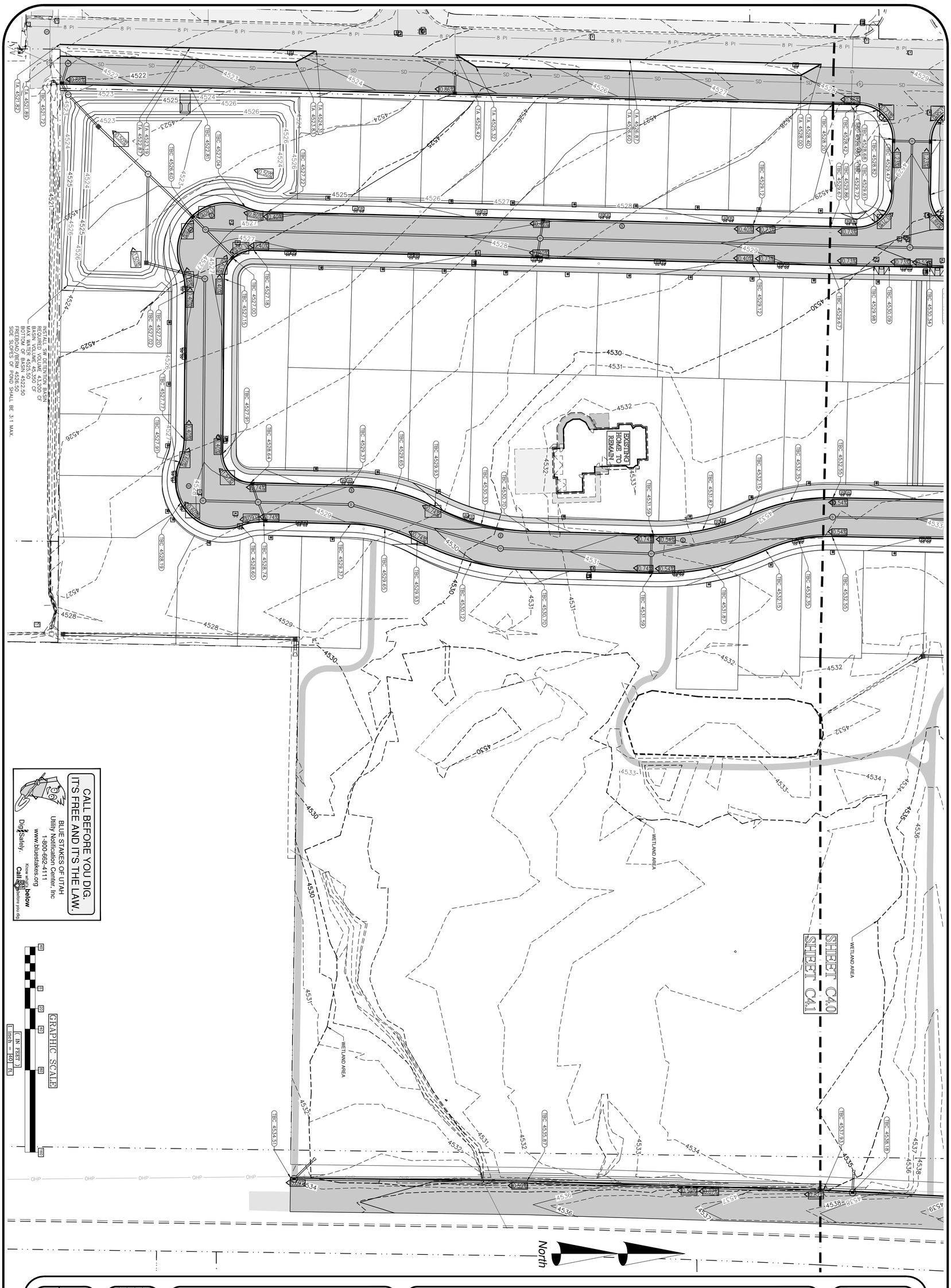
MICHAEL BECK

GRADING PLAN

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

189744
Mark S. Greenwood
SEAL

© COPYRIGHTED MATERIAL
ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT EXPRESS PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. IS STRICTLY PROHIBITED. PLANS CREATED BY A.L.M. & ASSOCIATES, INC. 2230 NORTH UNIVERSITY PARKWAY, BUILDING 6-D PROVO, UTAH 84604



C4.1
OF
SHEETS
Proj # 739 - 1224

No.	Revision	Date

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

GRADING PLAN

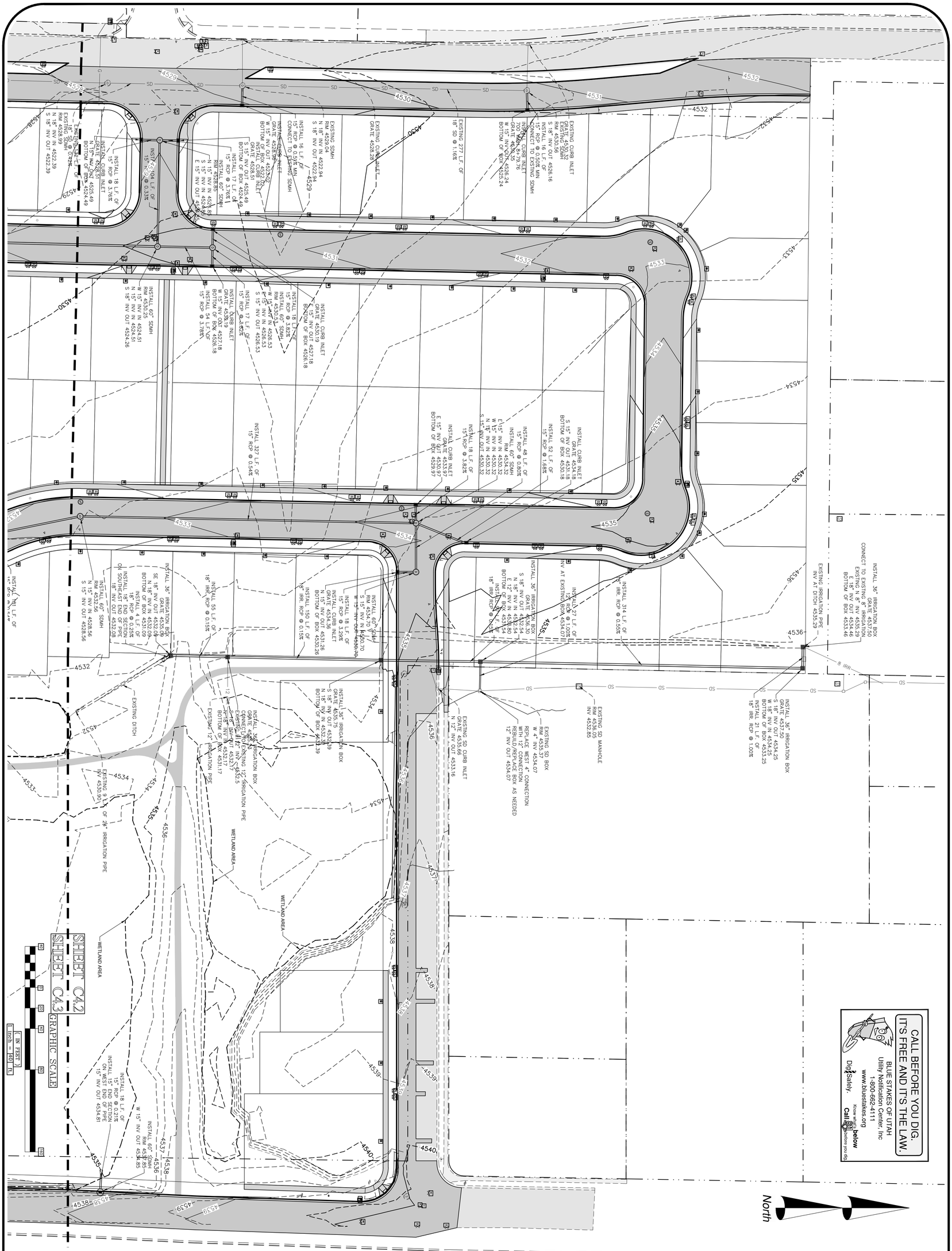
A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

189744
Mark S. Greenwood
SEAL

© COPYRIGHTED MATERIAL
ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT EXPRESS PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. IS STRICTLY PROHIBITED. PURSUANT TO SECTION 8-2-5 (B) (2) (C) A.L.M. & ASSOCIATES, INC. OWNS ALL COMMON LAW RIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, DRAWINGS AND DESIGNS, WHETHER OR NOT REGISTERED OR REGISTRABLE AS COPYRIGHT WORKS, AND WHETHER OR NOT PUBLISHED. USE OF THESE PLANS WITHOUT EXPRESS PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. CONSTITUTES INFRINGEMENT PURSUANT TO 8-2-5 (B) (2) (C) PROVO, UTAH 84604



C4.2 OF SHEETS

Proj # 739 - 1224

No.	Revision	Date

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

DRANAGE PLAN

A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

189744
Mark S. Greenwood
SEAL

© COPYRIGHTED MATERIAL
ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT EXPRESS PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.
A.L.M. & ASSOCIATES, INC. 2230 NORTH UNIVERSITY PARKWAY, BUILDING 6-D PROVO, UTAH 84604

CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
Utility Notification Center, Inc
811
www.bluestakes.org
Know what's below
Call
Dig Safely.
before you dig

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

DRANAGE PLAN

No.	Revision	Date

Proj # 739 - 1224

C4.3 OF SHEETS

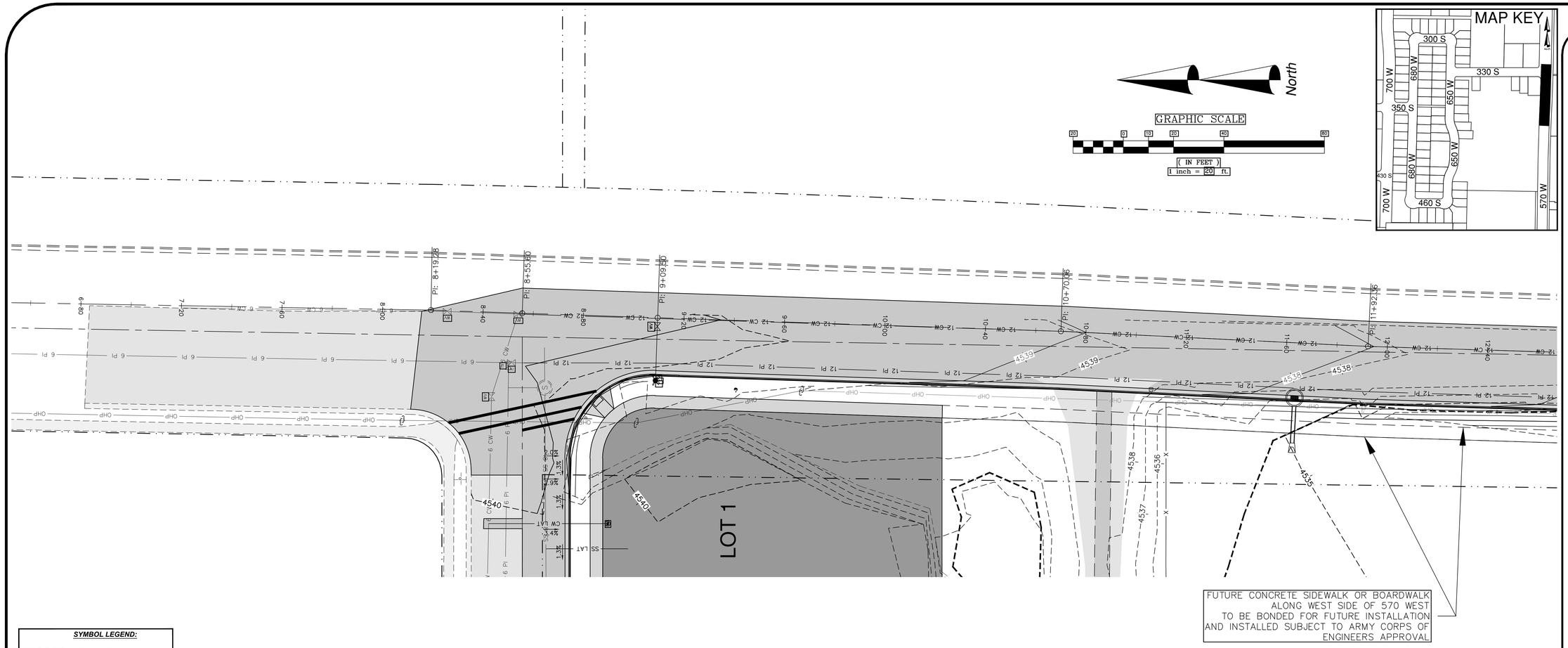
A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

189744
Mark S. Greenwood
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
SEAL

© COPYRIGHTED MATERIAL
ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT EXPRESS PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. IS STRICTLY PROHIBITED UNDER COPYRIGHT LAWS.
A.L.M. & ASSOCIATES, INC. 2230 NORTH UNIVERSITY PARKWAY, BUILDING 6-D PROVO, UTAH 84604

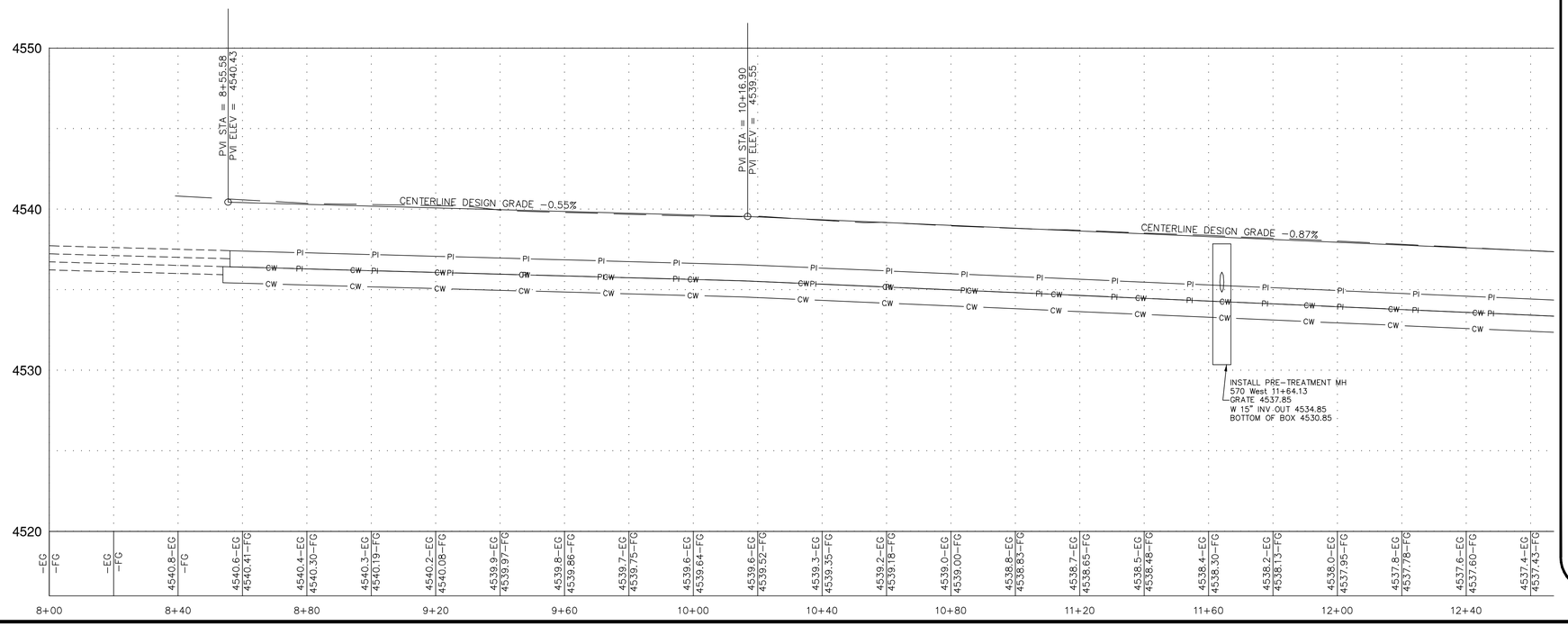


SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN



A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

189744
Mark Sant
Kaysville
SEAL

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
P&P - 570 W. STA 8+00 - 12+00

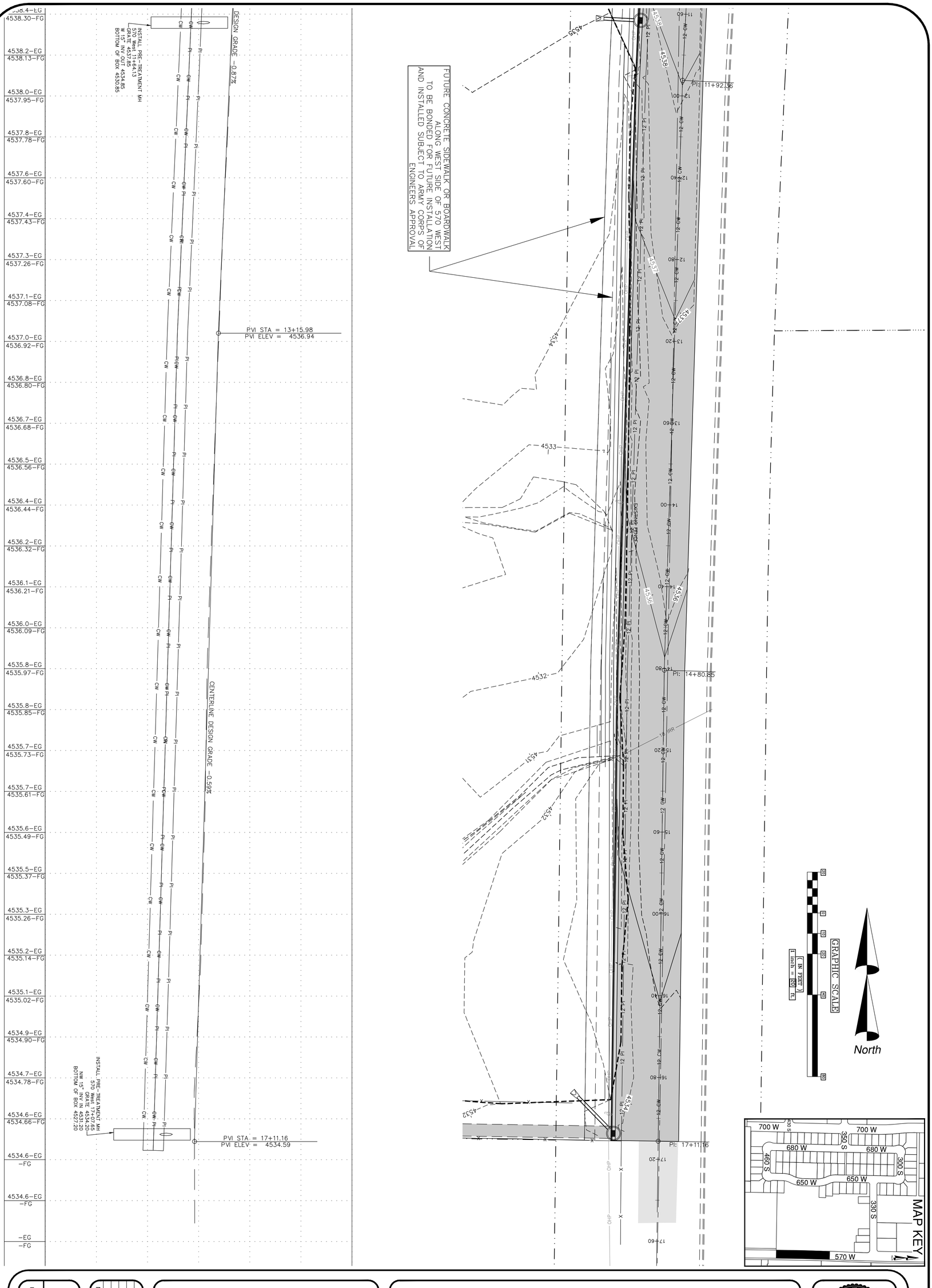
No.	Revision	Date

C5.0
OF SHEETS

Proj # 730 - 1224

AS-CONSTRUCTED MATERIAL
THIS PLAN HAS BEEN REVISED TO REFLECT AS-CONSTRUCTED CONDITIONS. ANY CHANGES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY OTHERS AND NOT FIELD VERIFIED BY A.L.M. & ASSOCIATES, INC.

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)



C5.1
Proj # 739 - 1224
OF SHEETS

No.	Revision	Date

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 570 W. STA 12+00 - 17+60

A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

189744
Mark S. Greenwood
SEAL

© COPYRIGHTED MATERIAL
ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT EXPRESS WRITTEN PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. IS STRICTLY PROHIBITED. PLANS, DESIGNS & DRAWINGS ©
A.L.M. & ASSOCIATES, INC. 2230 NORTH UNIVERSITY PARKWAY, BUILDING 6-D PROVO, UTAH 84604

LOT 59

LOT 60

LOT 61

LOT 62

LOT 5

PARCEL C

PARCEL B

LOT 79

LOT 4

LOT 3

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

North

MAP KEY

300 S
330 S
700 W
680 W
650 W
570 W
350 S
430 S
460 S

SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

PROFILE NOTES:

1 – SOUTH SIDE OF ROAD (0+00 TO 1+60) = REGULAR SECTION.

2 – NORTH SIDE OF ROAD (0+00 TO 1+60) = TRANSITION FROM REGULAR SECTION TO EXISTING SECTION.

3 – SOUTH SIDE OF ROAD (1+60 TO END – 570 WEST) – CUT EXISTING ASPHALT AND PLACE NEW ASPHALT, 11' FROM LIP OF GUTTER LINE.

PVI STA = 0+00.00
PVI ELEV = 4534.82

PVI STA = 0+17.00
PVI ELEV = 4534.48

INSTALL 48 L.F. OF 15" RCP @ 0.80%

INSTALL 60" SDMH
330 SOUTH STA 0+47.55
OFFSET 0.00'
RIM 4534.70
S 15" INV IN 4530.70
W 15" INV OUT 4530.70

INSTALL 60" SDMH
650 WEST STA 1+91.62
OFFSET 0.00'
RIM 4534.32
E 15" INV IN 4530.32
W 15" INV IN 4530.32
N 15" INV IN 4530.32
S 15" INV OUT 4530.32

CL
-2.00%

CENTERLINE DESIGN GRADE 0.73%

EXISTING SSMH
RIM 4534.91
E INV 4526.9
N INV 4526.9

LIP OF GUTTER
PVI STA = 1+60.00
PVI ELEV = 4535.19

CENTERLINE GRADE
STA = 1+59.89
ELEV = 4535.53

18" IRRIGATION INV
STA = 1+33.90
ELEV = 4532.44

LIP OF GUTTER
GRADE 0.83%

EXISTING SSMH
RIM 4537.13
E INV 4528.0
W INV 4528.0
N INV 4528.0

LIP OF GUTTER
PVI STA = 4+40.00
PVI ELEV = 4537.52

INSTALL 159 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.50%

REPLACE EXISTING SSMH W/ 4" SSMH
RIM TO MATCH GRADE 4534.91
EXISTING E INV 4526.90
EXISTING N INV 4526.90
W INV OUT 4526.70

EXISTING 225 L.F. OF 8" SEWER PIPE SLOPE @ 0.50%

4550
4540
4530
4520

0+00 0+40 0+80 1+20 1+60 2+00 2+40 2+80 3+20 3+60 4+00 4+40 4+8

#188744
Mark S. Gagebeen
SEAL

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 330 S. STA 0+00 - 4+40

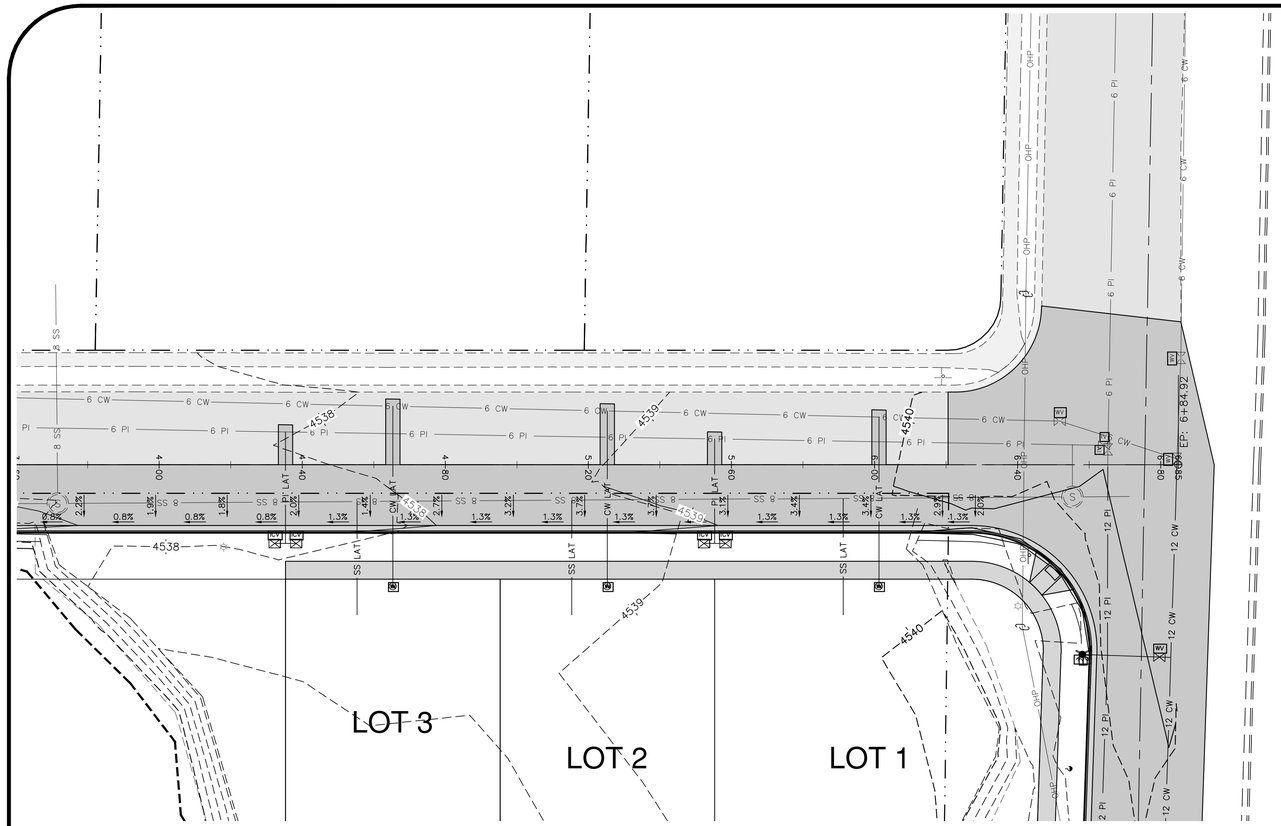
No.	Revision	Date

C5.2
OF SHEETS

Proj # 730 - 1224

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

R - CONSULTING AGREEMENT
R - 2.2 - CONSULTING SITE - SITE PLANS - SITE PLANS (FENN FARMS CONSERVATION PUD)



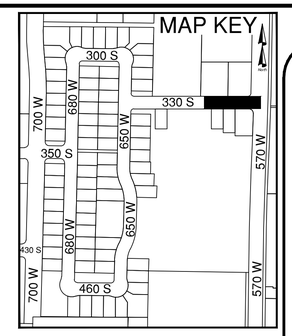
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

North



A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

180744
Mark S. Lacefield
SEAL

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 330 S. STA 4+40 - 6+85

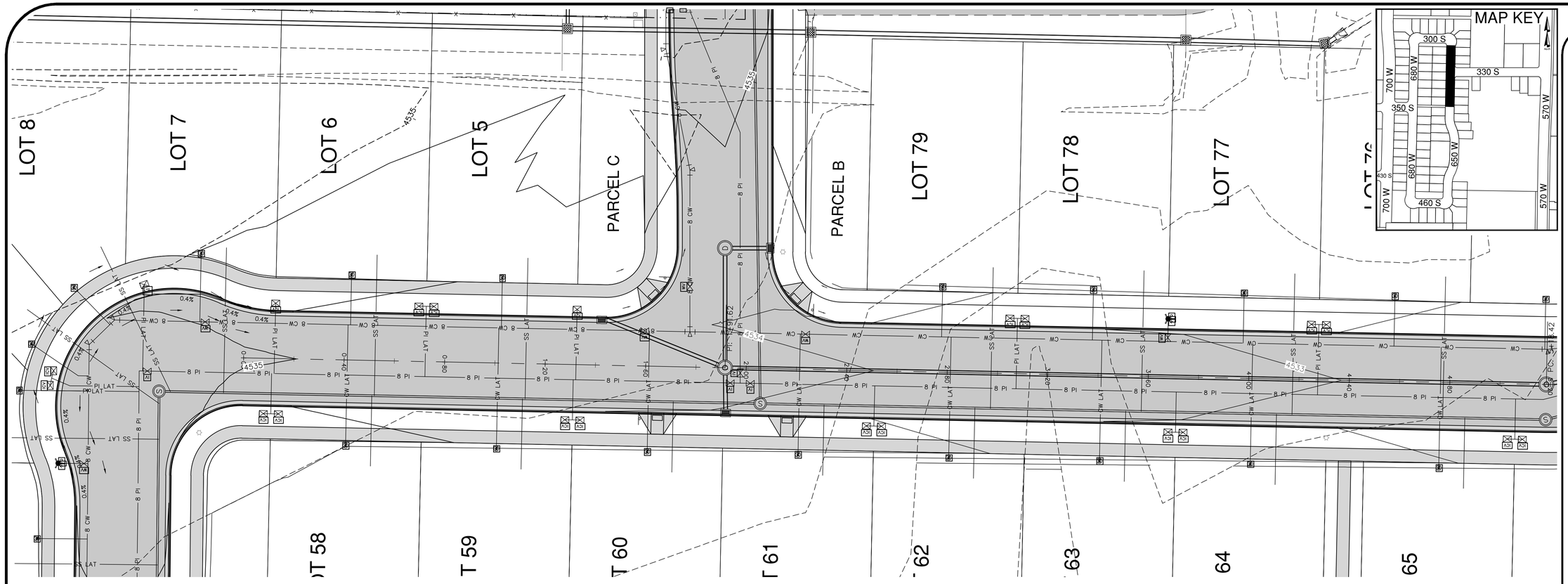
No.	Revision	Date

C5.3

OF SHEETS

Proj # 730 - 1224

ALL INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF A.L.M. & ASSOCIATES, INC.



SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

180744
Mark Sorensen
Kaceenwood
SEAL

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
P&P - 650 W. STA 0+00 - 4+40

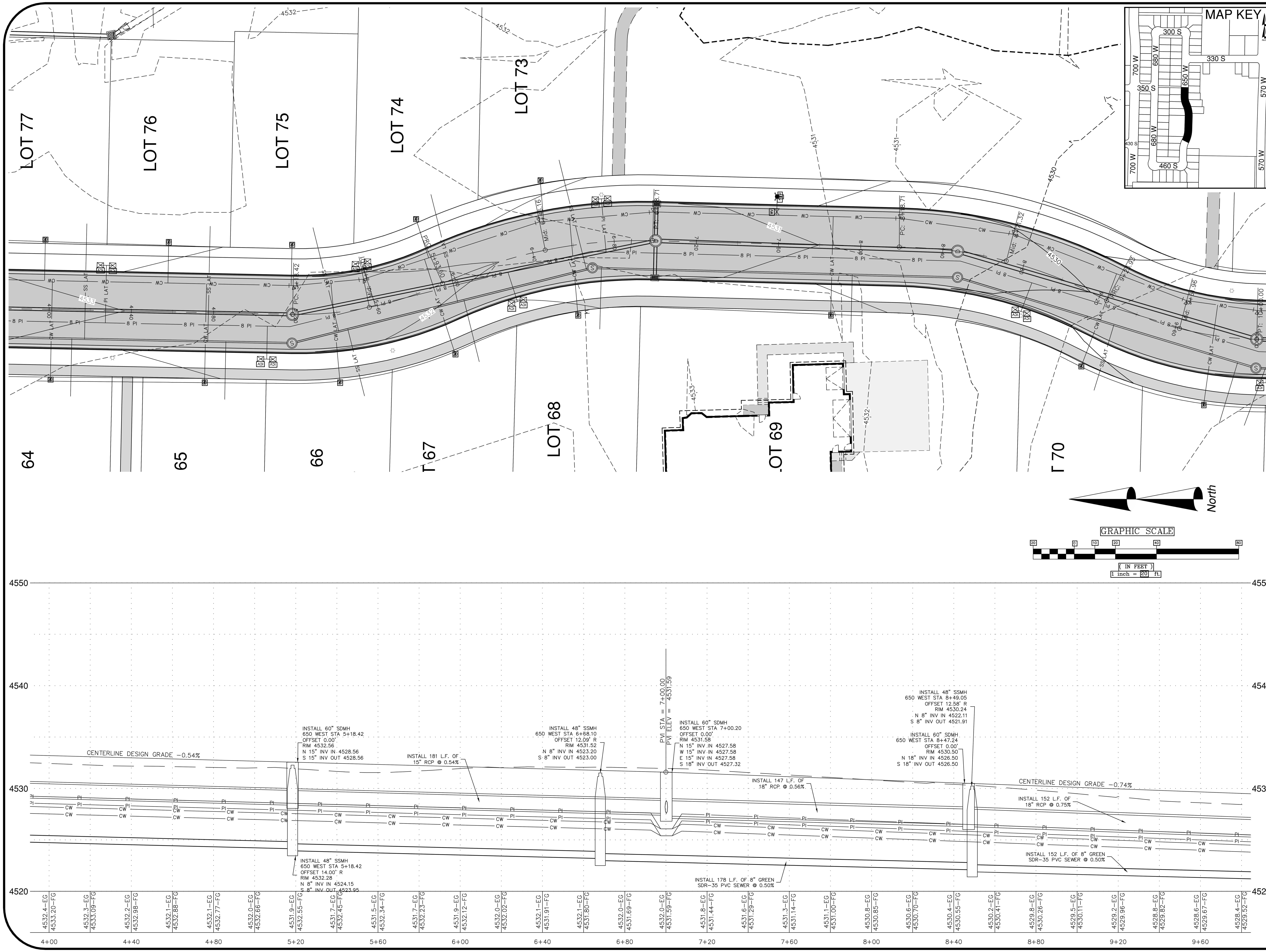
No.	Revision	Date

C5.4
OF SHEETS

Proj # 730 - 1224

A. CONSTRUCTION MATERIALS
B. CONSTRUCTION SPECIFICATIONS
C. CONSTRUCTION DRAWINGS (PLAN AND PROFILE)
D. STANDARD DRAWINGS (SHOWN ON PLAN AND PROFILE)
E. CONSTRUCTION SPECIFICATIONS (SHOWN ON PLAN AND PROFILE)

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)



SEAL

A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 650 W. STA 4+80 - 9+20

No.	Revision	Date

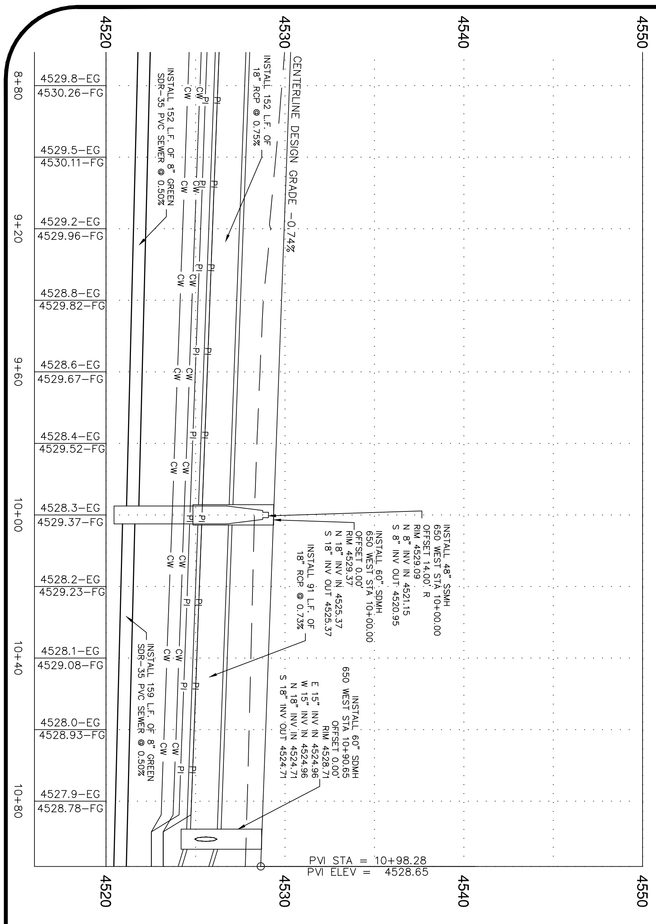
C5.5

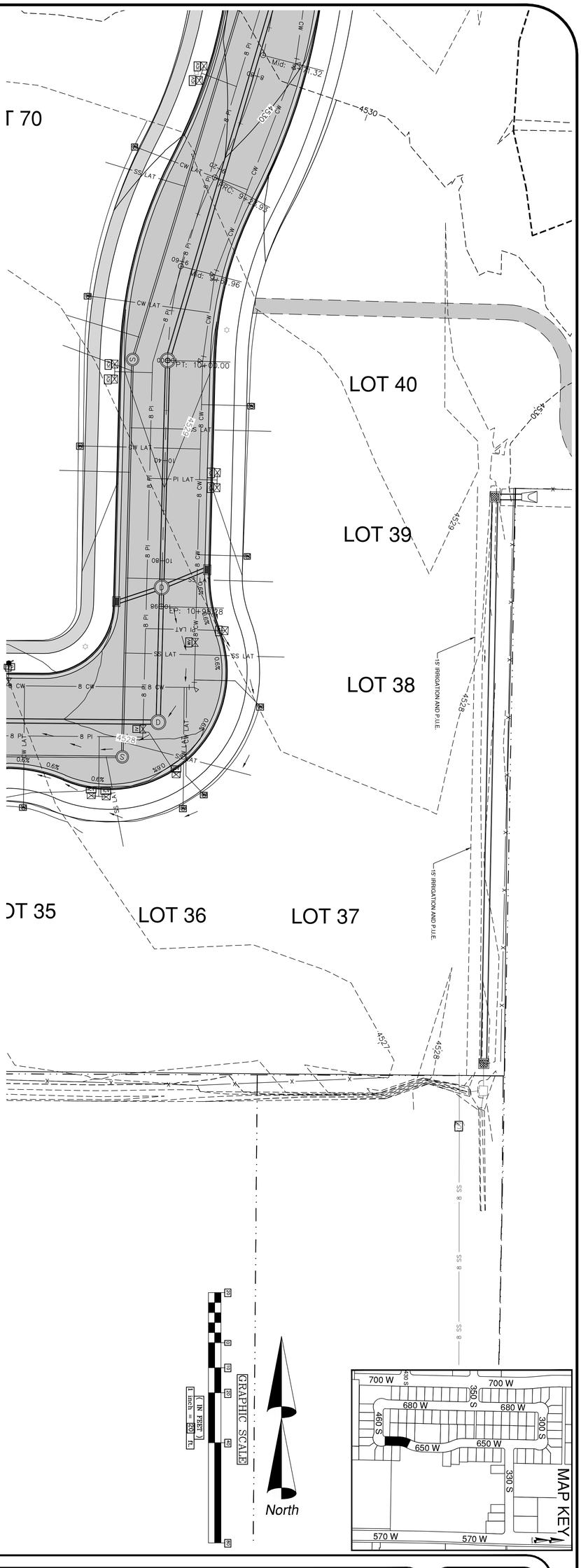
OF SHEETS

Proj # 730 - 1224

© COPYRIGHTED MATERIAL ANY DUPLICATION OR USE OF THESE PLANS WITHOUT SPECIFIC WRITTEN PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. IS STRICTLY PROHIBITED. INQUIRIES SHOULD BE DIRECTED TO: A.L.M. & ASSOCIATES, INC. 2230 NORTH UNIVERSITY PARKWAY BUILDING 6-D PROVO, UTAH 84604

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)





C5.6
OF
SHEETS
Proj # 739 - 1224

No.	Revision	Date

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 650 W. STA 9+20 - 10+99

A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

189744
Mark S. Greenwood
SEAL

© COPYRIGHTED MATERIAL
ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT SPECIFIC WRITTEN PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. IS STRICTLY PROHIBITED. VIOLATORS WILL BE PROSECUTED.
A.L.M. & ASSOCIATES, INC. 2230 SOUTH UNIVERSITY PARKWAY BUILDING D-6 PROVO, UTAH 84604

LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

15' IRRIGATION AND P.U.E.

LOT 8 LOT 7 LOT 6

OT 16 .OT 17 LOT 18

PARCEL D

LOT 57 LOT 58

North

MAP KEY

330 S 350 S 430 S 460 S 700 W 680 W 650 W 570 W

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

PVI STA = 2+42.76
PVI ELEV = 4535.83
A.D. = −2.33%
K = 42.84
100.00' VC

HIGH POINT STA = 2+49.92
HIGH POINT ELEV = 4535.54

BVCS: 1+92.76
BVCE: 4535.16

EVCS: 2+92.76
EVCE: 4535.33

PVI STA = 0+00.00
PVI ELEV = 4532.59

PVI STA = 3+17.66
PVI ELEV = 4535.08

CENTERLINE DESIGN GRADE 1.33%

CENTERLINE DESIGN GRADE −1.00%

INSTALL 48" SSMH
300 SOUTH STA 0+22.94
OFFSET 22.07' L
RIM 4532.70
E 8" INV IN 4524.90
S 8" INV OUT 4524.70

INSTALL 361 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.53%

INSTALL 265 L.F. OF 8" GREEN SDR-35 PVC SEWER @ 0.96%

INSTALL 48" SSMH
300 SOUTH STA 2+80.52
OFFSET 0.10' R
RIM 4535.43
W 8" INV OUT 4527.43
S 8" INV OUT 4527.43

4530 4540 4520 4550 4510

0+00 0+40 0+80 1+20 1+60 2+00 2+40 2+80

4532.5-EG 4532.59-FG | 4532.7-EG 4532.86-FG | 4532.9-EG 4533.12-FG | 4533.1-EG 4533.39-FG | 4533.2-EG 4533.66-FG | 4533.3-EG 4533.92-FG | 4533.5-EG 4534.19-FG | 4533.6-EG 4534.46-FG | 4533.7-EG 4534.72-FG | 4533.9-EG 4534.99-FG | 4534.0-EG 4535.25-FG | 4534.1-EG 4535.44-FG | 4534.3-EG 4535.53-FG | 4534.4-EG 4535.53-FG | 4534.5-EG 4535.44-FG | 4534.6-EG 4535.26-FG

SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

189744
Mark Scott Beckwood
SEAL

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
P&P - 300 S. STA 0+00 - 3+18

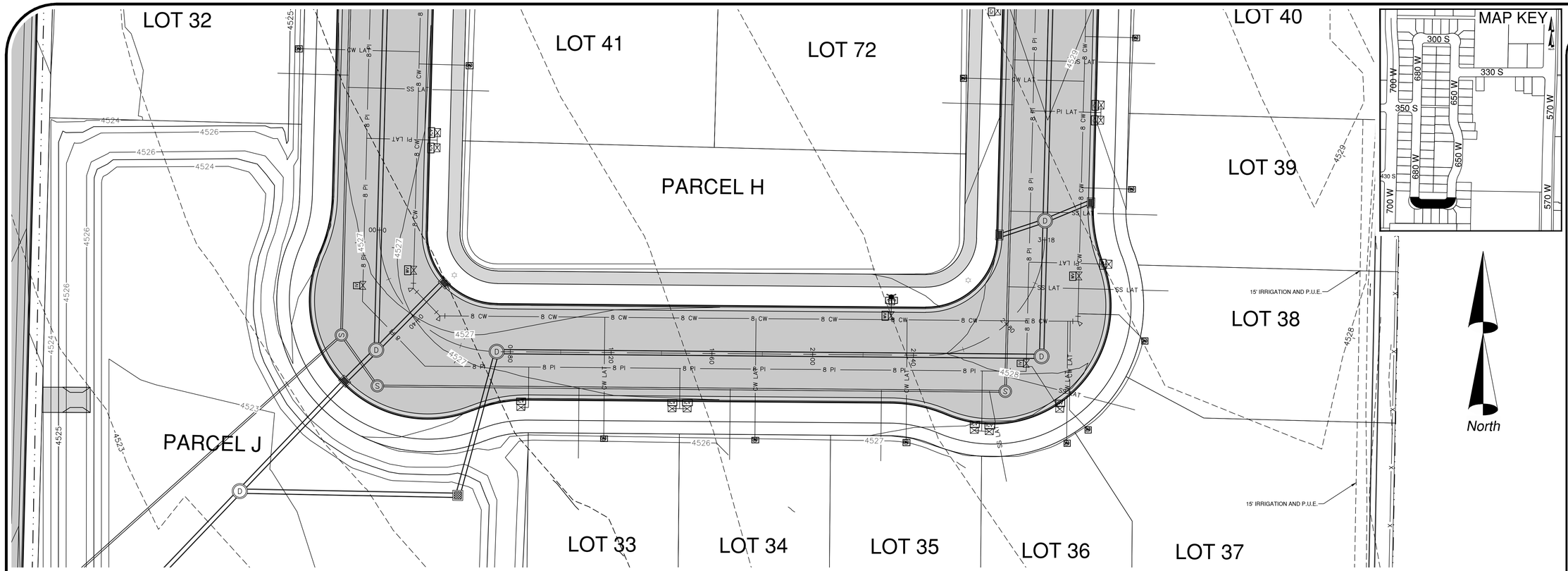
No.	Revision	Date

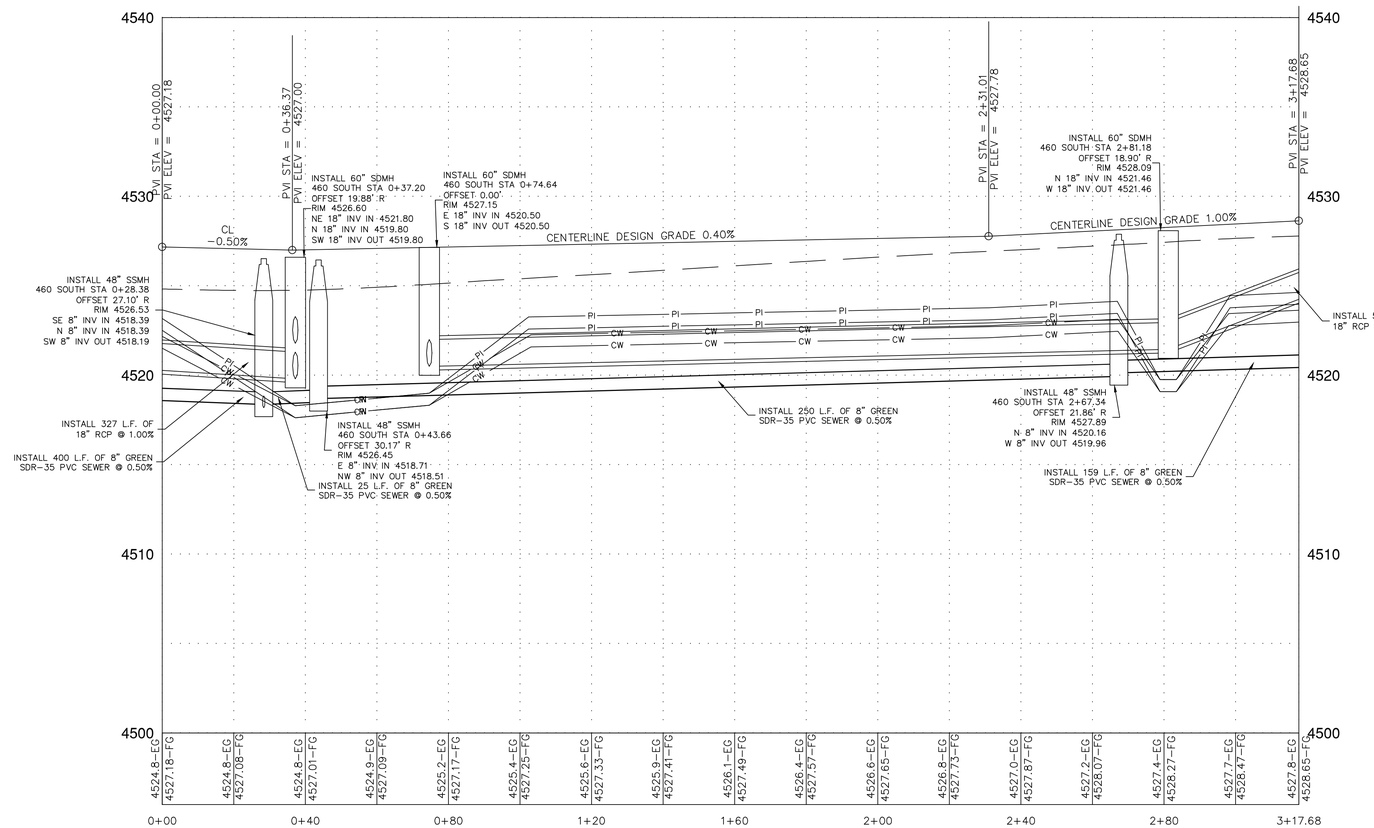
C5.7
OF SHEETS

Proj # 730 - 1224

A- CONTROLLING MATERIAL
B- ALL CONSTRUCTION SHALL CONFORM TO PROVO CITY STANDARDS AND SPECIFICATIONS
C- ALL CONSTRUCTION SHALL CONFORM TO PROVO CITY STANDARDS AND SPECIFICATIONS

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)





SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

#188744
Mark S. Allen
Kaysville, Utah
SEAL

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 460 S. STA 0+00 - 3+18

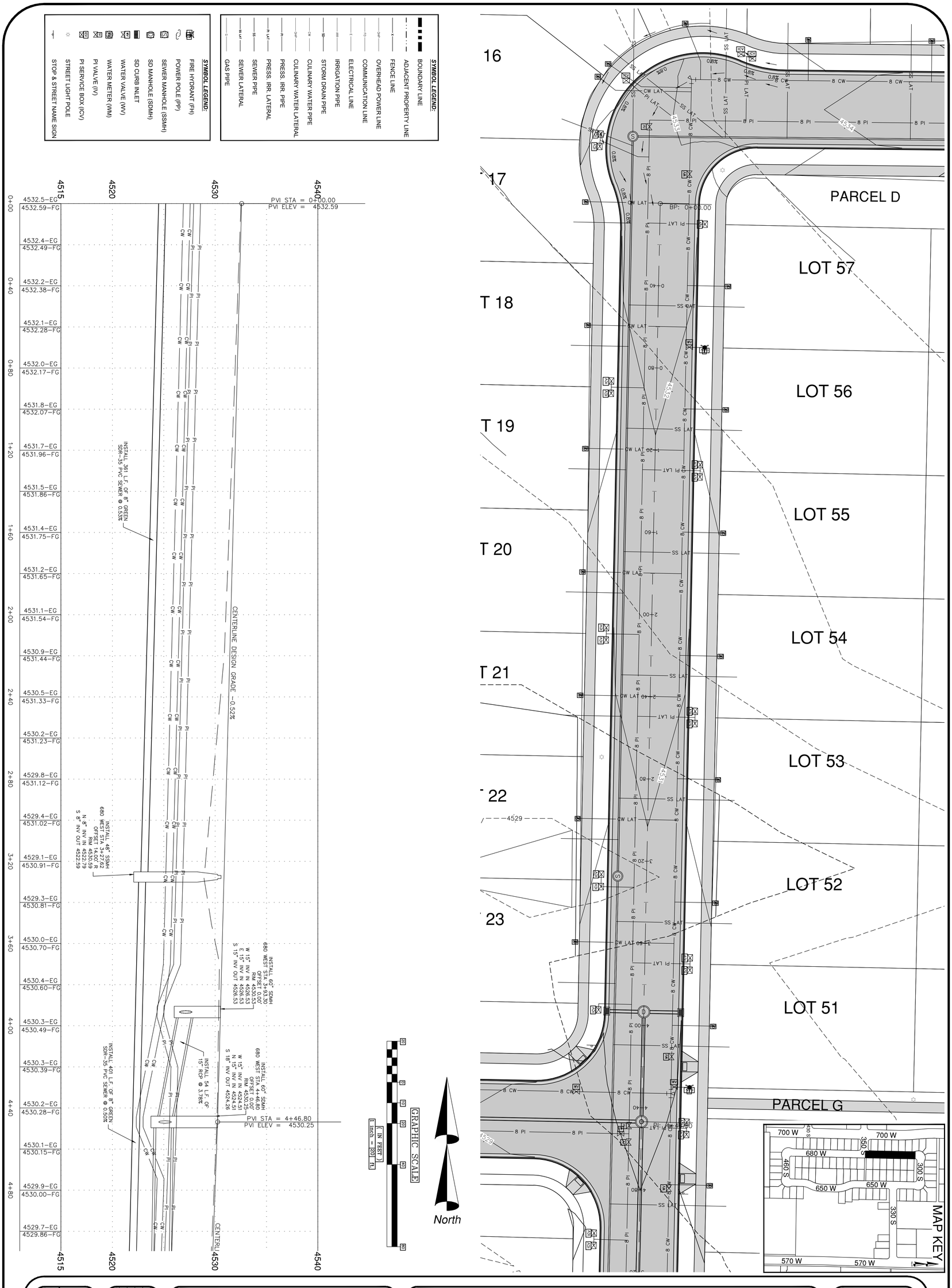
No.	Revision	Date

C5.8

OF SHEETS

Proj # 730 - 1224

ALL INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF A.L.M. & ASSOCIATES, INC.



Proj #	739 - 1224
C5.9	OF SHEETS

No.	Revision	Date

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 680 W. STA 0+00 - 4+40

A.L.M. & Associates, Inc.

Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

SEAL # 189744 Mark S. Greenwood

© COPYRIGHTED MATERIAL
ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT EXPRESS WRITTEN PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. IS PROHIBITED. ALL RIGHTS RESERVED. PLANS, DESIGNS & DRAWINGS ARE PROPRIETARY TO A.L.M. & ASSOCIATES, INC. 2230 NORTH UNIVERSITY PARKWAY, BUILDING 6-D PROVO, UTAH 84604

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

180744
Mark Scott Blackmore
SEAL

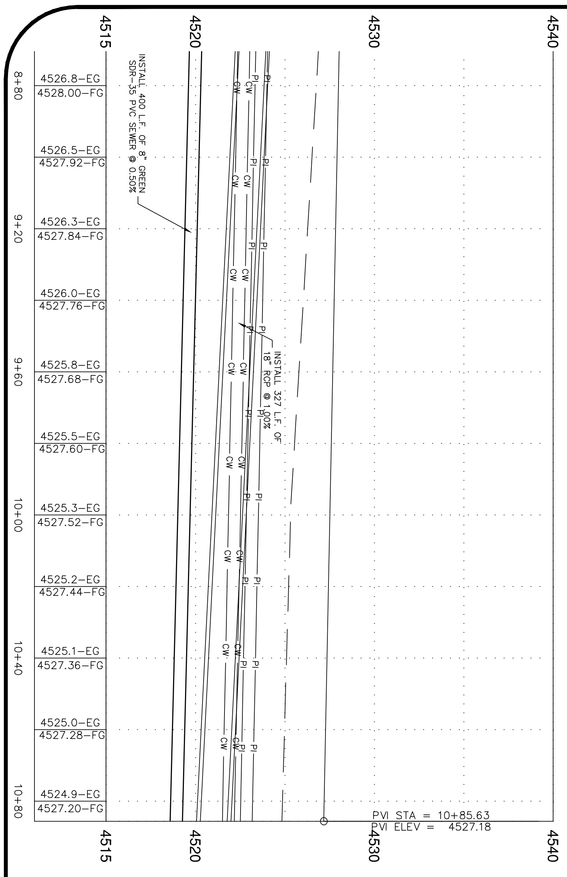
THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
P&P - 680 W. STA 4+40 - 9+20

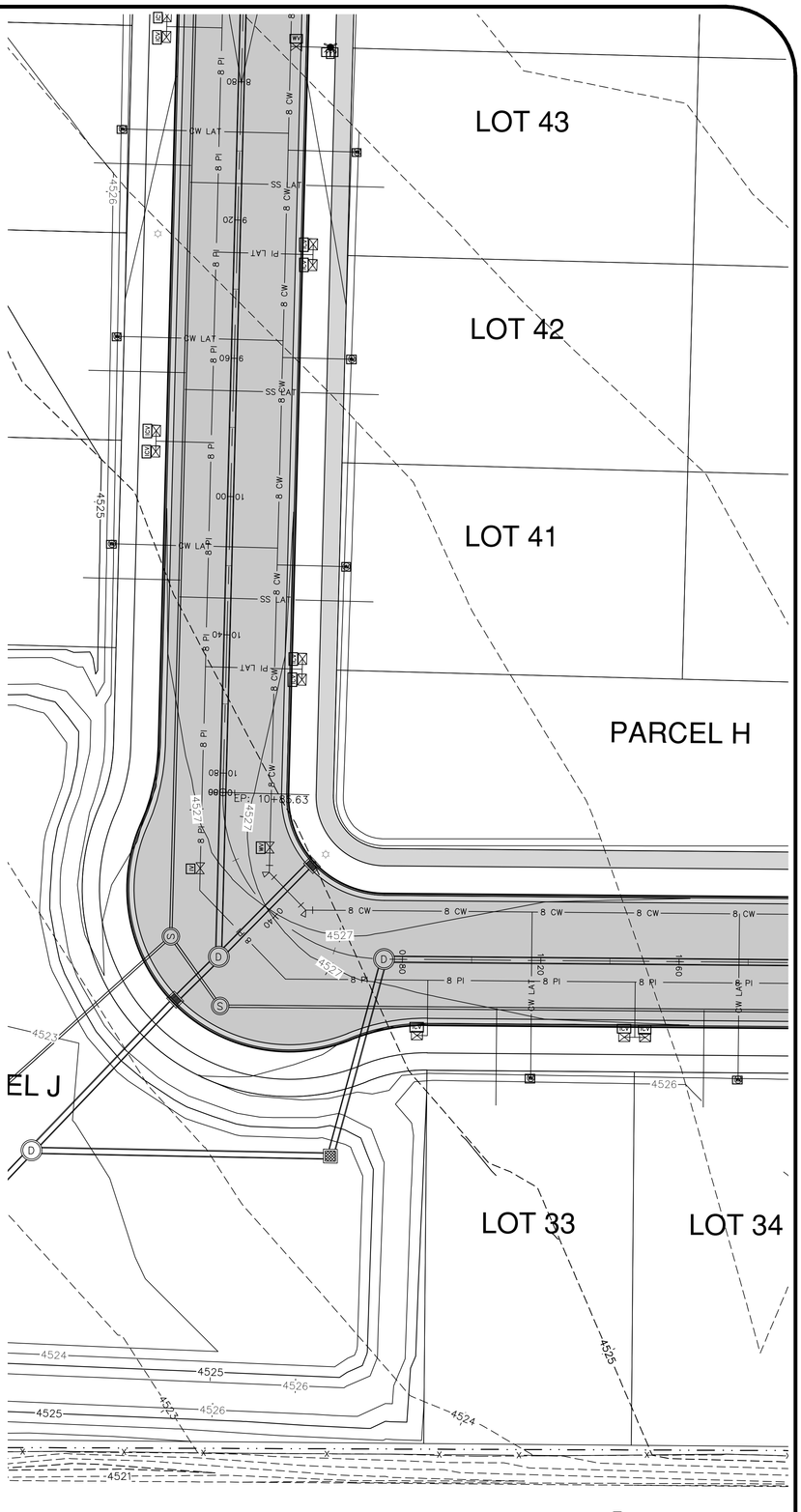
No.	Revision	Date

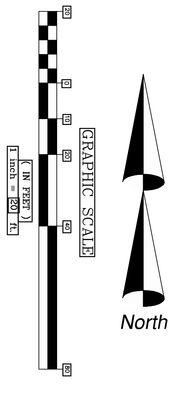
C5.10
OF SHEETS

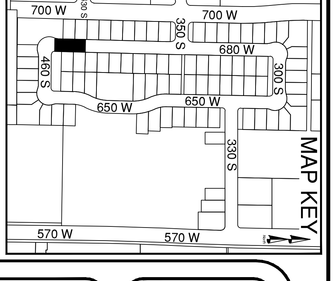
Proj # 730 - 1224

© COPYRIGHT NOTICE
THESE PLANS ARE THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF A.L.M. & ASSOCIATES, INC.









C5.11
OF
SHEETS
Proj # 739 - 1224

No.	Revision	Date

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 680 W. STA 9+20 - 10+86

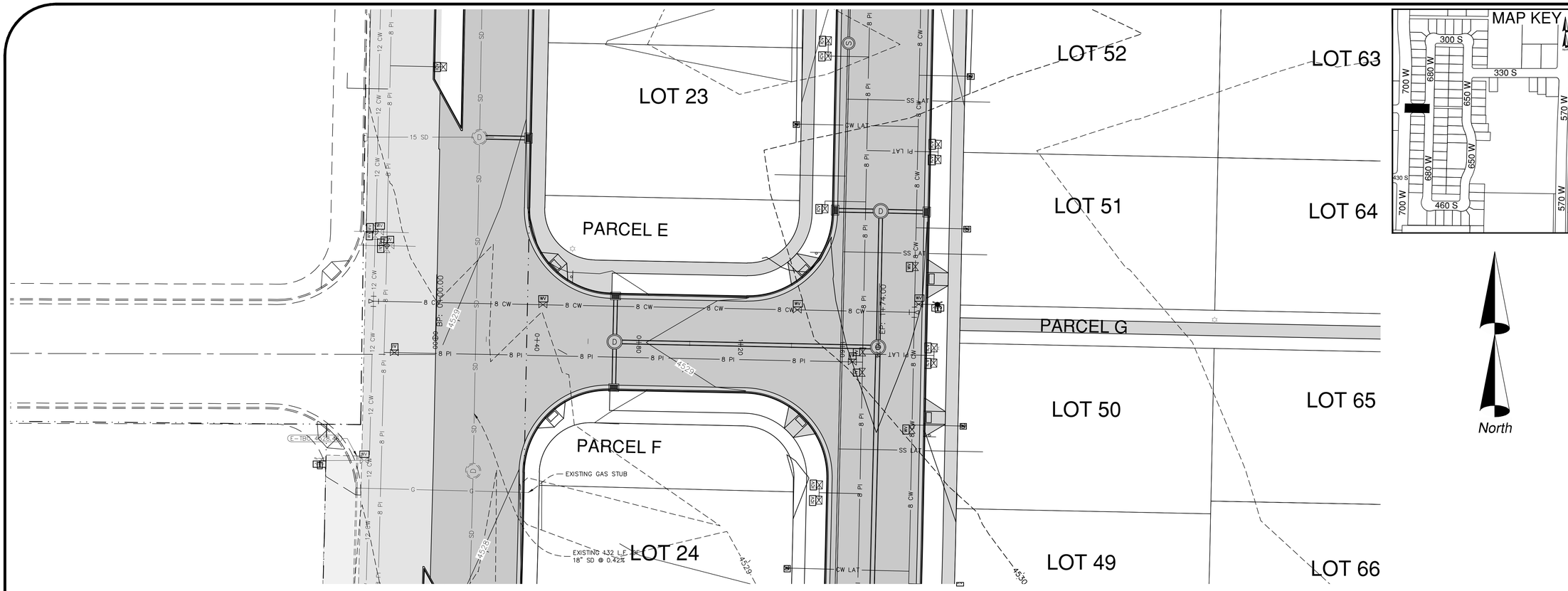
A.L.M. & Associates, Inc.

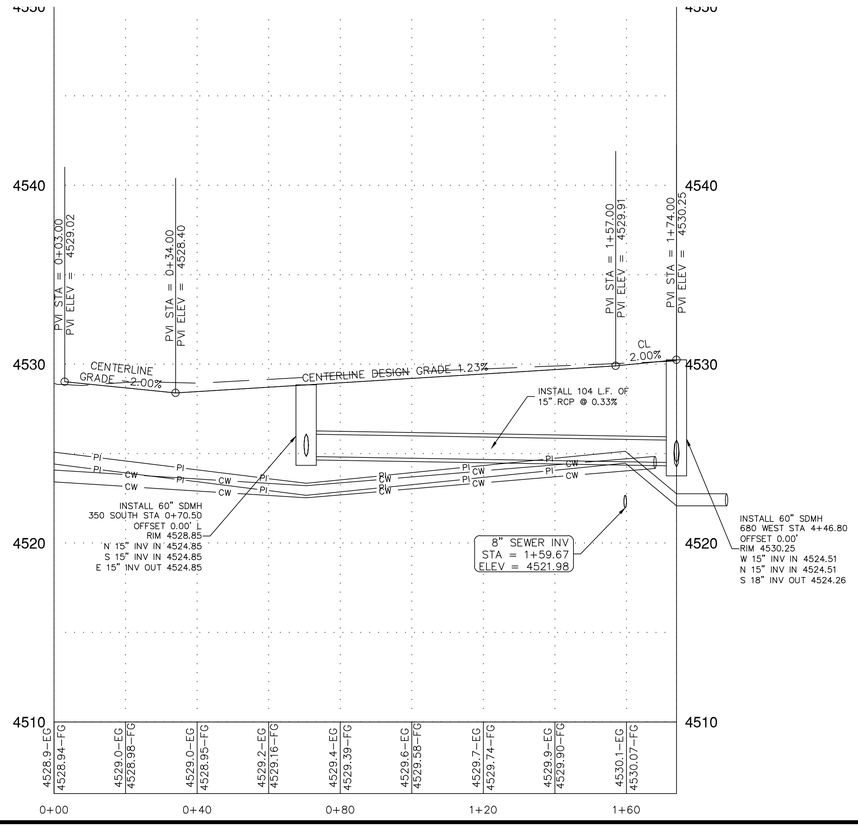
Engineering · Surveying · Development · Planning

2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

189744
Mark S. Greenwood
SEAL

© COPYRIGHTED MATERIAL
ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT SPECIFIC WRITTEN PERMISSION AND CONSENT FROM A.L.M. & ASSOCIATES, INC. IS STRICTLY PROHIBITED. UNAUTHORIZED USERS WILL BE PROSECUTED.





SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

180744
Mark Sorensen
Lakewood
SEAL

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
P&P - 350 S. STA 0+00 - 1+74

No.	Revision	Date

C5.12
OF SHEETS

Proj # 730 - 1224

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22

MAP KEY

300 S 330 S 350 S 430 S 460 S 680 W 650 W 570 W 700 W 4529

PC: 6+23.06 Mid: 6+79.58 PT: 7+36.11 PC: 8+18.81 MC: 8+72.47 PT: 9+32.04

4532 4531 4530

GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.

North

END OF IMPROVEMENTS PVI STA = 6+42.29 PVI ELEV = 4532.29

CENTER MEDIAN TOP OF ASPHALT STA = 7+11.76 ELEV = 4532.08

CENTER MEDIAN TOP OF ASPHALT STA = 7+50.33 ELEV = 4531.68

CENTER MEDIAN TOP OF ASPHALT STA = 11+53.45 ELEV = 4529.47

CENTER MEDIAN TOP OF ASPHALT STA = 11+33.53 ELEV = 4529.58

TOP OF CURB DESIGN GRADE -0.56%

EXISTING SDMH RIM 4530.56 S 18" INV OUT 4526.16

INSTALL CURB INLET 700 West 8+79.76 GRATE 4530.35 W 15" INV OUT 4526.24 BOTTOM OF BOX 4525.24

EXISTING 277 L.F. OF 18" SD @ 1.16%

INSTALL CURB INLET 700 West 11+55.88 GRATE 4528.96 W 15" INV OUT 4523.02 BOTTOM OF BOX 4522.02

EXISTING SDMH RIM 4529.04 N 18" INV IN 4522.94 S 18" INV OUT 4522.94

DESIGN NOTE: TOP OF CURB DESIGN WAS SET BASED ON THE WEST SIDE EXISTING TBC GRADE

4540 4530 4520 4510 4500

6+00 6+40 6+80 7+20 7+60 8+00 8+40 8+80 9+20 9+60 10+00 10+40 10+80 11+20

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

#180744 Mark Scott Jacobsen SEAL

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
P&P - 700 W. STA 6+00 - 11+20

No.	Revision	Date

C5.13 OF SHEETS

Proj # 730 - 1224

ALL DRAWINGS, DESIGNS, PLANS, AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF A.L.M. & ASSOCIATES, INC. ALL RIGHTS RESERVED.

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

LOT 23

PARCEL E

PARCEL F

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

MAP KEY

300 S

330 S

680 W

650 W

650 S

570 W

430 S

700 W

460 S

North

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

CENTER MEDIAN
TOP OF ASPHALT
STA = 11+53.45
ELEV = 4529.47

CENTER MEDIAN
TOP OF ASPHALT
STA = 11+33.53
ELEV = 4529.58

CURB RETURN
PVI STA = 11+83.23
PVI ELEV = 4529.14

CURB RETURN
PVI STA = 12+87.23
PVI ELEV = 4528.42

CENTER MEDIAN
TOP OF ASPHALT
STA = 13+25.08
ELEV = 4528.40

CENTER MEDIAN
TOP OF ASPHALT
STA = 13+44.75
ELEV = 4528.00

CENTER MEDIAN
TOP OF ASPHALT
STA = 16+61.37
ELEV = 4525.32

CENTER
TOP OF
STA =
ELEV =

TOP OF CURB DESIGN GRADE 0.86

INSTALL CURB INLET
700 West 11+55.88
GRATE 4528.96
W 15" INV OUT 4523.02
BOTTOM OF BOX 4522.02

EXISTING SDMH
RIM 4529.04
N 18" INV IN 4522.94
S 18" INV OUT 4522.94

EXISTING 132 L.F. OF
18" SD @ 0.42%

EXISTING SDMH
RIM 4528.99
N 18" INV IN 4522.39
S 18" INV OUT 4522.39

EXISTING 395 L.F. OF
18" SD @ 0.49%

INSTALL CURB INLET
700 West 16+81.34
GRATE 4524.76
W 15" INV OUT 4520.54
BOTTOM OF BOX 4519.54

EXISTING SDMH
RIM 4525.06
N 18" INV IN 4520.46
S 24" INV OUT 4519.76

DESIGN NOTE: TOP OF CURB DESIGN WAS SET
BASED ON THE WEST SIDE EXISTING TBC GRADE

4540 4530 4520 4510 4500

4529.7–EG 4529.49–FG | 4529.6–EG 4529.38–FG | 4529.5–EG 4529.27–FG | 4529.3–EG 4529.15–FG | 4529.2–EG 4529.02–FG | 4529.0–EG 4528.88–FG | 4528.9–EG 4528.75–FG | 4528.8–EG 4528.61–FG | 4528.8–EG 4528.47–FG | 4528.6–EG 4528.31–FG | 4528.5–EG 4528.14–FG | 4528.3–EG 4527.97–FG | 4528.2–EG 4527.80–FG | 4528.0–EG 4527.62–FG | 4527.8–EG 4527.45–FG | 4527.7–EG 4527.28–FG | 4527.5–EG 4527.11–FG | 4527.3–EG 4526.94–FG | 4527.2–EG 4526.76–FG | 4527.0–EG 4526.59–FG | 4526.8–EG 4526.42–FG | 4526.7–EG 4526.25–FG | 4526.5–EG 4526.08–FG | 4526.3–EG 4525.90–FG | 4526.1–EG 4525.73–FG | 4526.0–EG 4525.56–FG | 4525.8–EG 4525.39–FG | 4525.7–EG 4525.22–FG | 4525.5–EG 4525.04–FG | 4525.3–EG 4524.87–FG

11+20 11+60 12+00 12+40 12+80 13+20 13+60 14+00 14+40 14+80 15+20 15+60 16+00 16+40 16+80

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

189744
Mark Scott Jacobsen
SEAL

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 700 W. STA 11+20 - 16+40

No.	Revision	Date

C5.14
OF SHEETS

Proj # 730 - 1224

ALL INFORMATION INDICATED HEREON IS THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF A.L.M. & ASSOCIATES, INC.

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

LOT 29

LOT 30

LOT 31

LOT 32

PARCEL J

MAP KEY

300 S
330 S
350 S
460 S
700 W
680 W
650 W
570 W

North

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CENTER MEDIAN
TOP OF ASPHALT
STA = 16+61.37
ELEV = 4525.32

CENTER MEDIAN
TOP OF ASPHALT
STA = 16+81.29
ELEV = 4525.42

CENTER MEDIAN
TOP OF ASPHALT
STA = 18+17.21
ELEV = 4524.31

CENTER MEDIAN
TOP OF ASPHALT
STA = 18+37.13
ELEV = 4523.83

END OF CENTER MEDIAN
TOP OF ASPHALT
STA = 20+66.59
ELEV = 4521.89

TOP OF CURB DESIGN GRADE -0.86%

INSTALL CURB INLET
700 West 16+81.34
GRATE 4524.76
W 15" INV OUT 4520.54
BOTTOM OF BOX 4519.54

EXISTING SDMH
RIM 4525.06
N 18" INV IN 4520.46
S 24" INV OUT 4519.76

EXISTING 396 L.F. OF
24" SD @ 0.42%

POINT OF CONNECTION
INSTALL 60" SDMH
700 WEST STA 20+58.57
OFFSET 15.67' L
RIM 4521.82
EXISTING 24" INV 4518.2
E 15" INV IN 4518.36

END OF IMPROVEMENTS
PVI STA = 20+66.04
PVI ELEV = 4521.72

INSTALL 20 L.F. OF
15" RCP @ 0.25%

INSTALL CURB INLET
700 West 20+63.93
GRATE 4521.41
W 15" INV OUT 4518.41
NE 15" INV IN 4518.41
BOTTOM OF BOX 4517.41

EXISTING SDMH
RIM 4521.80
N 24" INV IN 4518.11

INSTALL 48" SSMH
OUTFALL SEWER STA 1+20.36
OFFSET 0.00'
RIM 4521.70
NE 8" INV IN 4513.45
W 8" INV OUT 4513.25

DESIGN NOTE: TOP OF CURB DESIGN WAS SET
BASED ON THE WEST SIDE EXISTING TBC GRADE

4530
4520
4510
4500

16+00 16+40 16+80 17+20 17+60 18+00 18+40 18+80 19+20 19+60 20+00 20+40 20+80 21+20 21+60

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

180744
Mark Spencer Jaccenwood
SEAL

THE ESTATES AT FENN FARMS PLAT "A"

MICHAEL BECK

P&P - 700 W. STA 16+40 - 20+80

No.	Revision	Date

C5.15
OF SHEETS

Proj # 730 - 1224

ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS AND DRAWINGS FOR CONSTRUCTION AS ADOPTED BY THE CITY OF SARATOGA SPRINGS. (SEE SARATOGA SPRINGS STANDARD SPECIFICATIONS AND DRAWINGS FOR CONSTRUCTION, LATEST EDITION)

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

PARCEL J

LOT 33

LOT

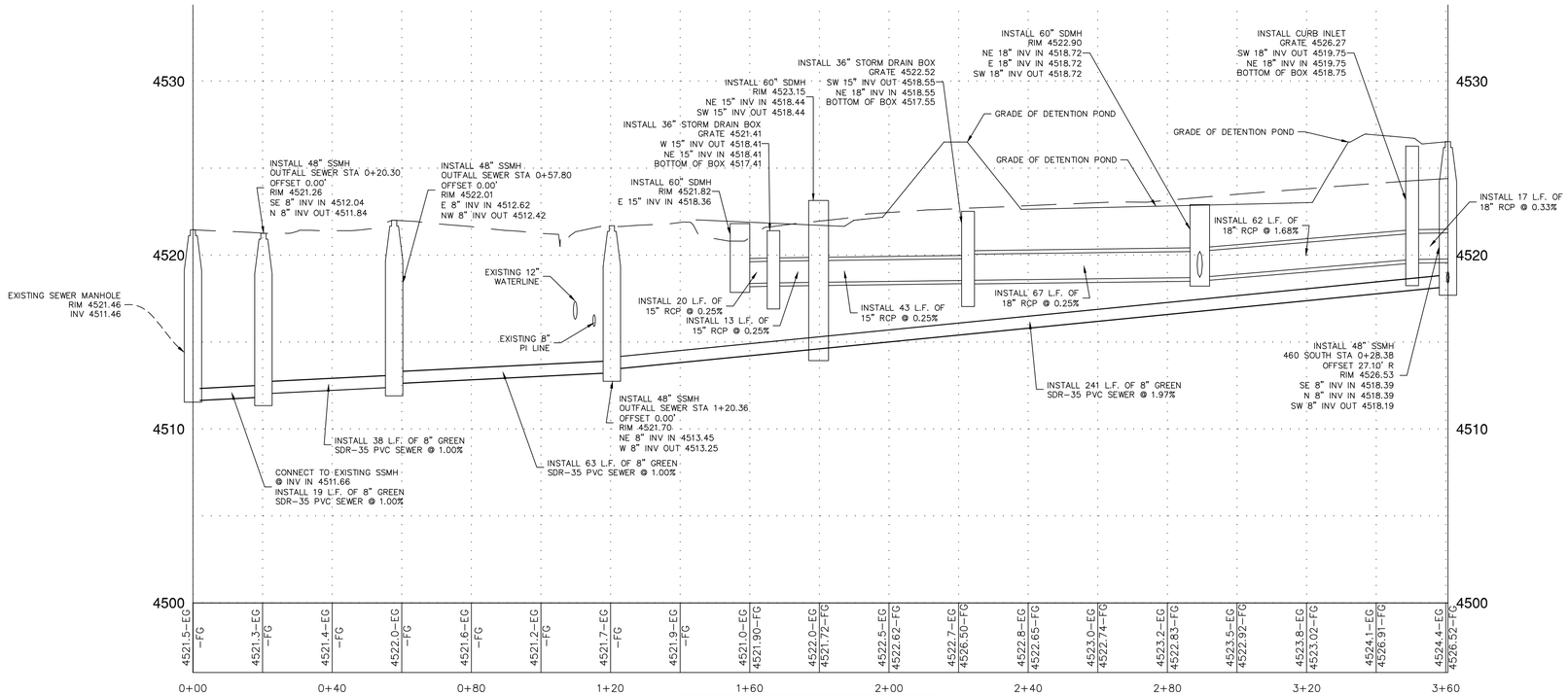
MAP KEY

300 S
330 S
350 S
460 S
700 W
680 W
650 W
570 W

North

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



Outfall Sewer
5:1 VERT
STA = 0+00.00 to 3+60.60

SYMBOL LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- COMMUNICATION LINE
- ELECTRICAL LINE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- CULINARY WATER PIPE
- CULINARY WATER LATERAL
- PRESS. IRR. PIPE
- PRESS. IRR. LATERAL
- SEWER PIPE
- SEWER LATERAL
- GAS PIPE

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

180744
Mark S. Lacefield
SEAL

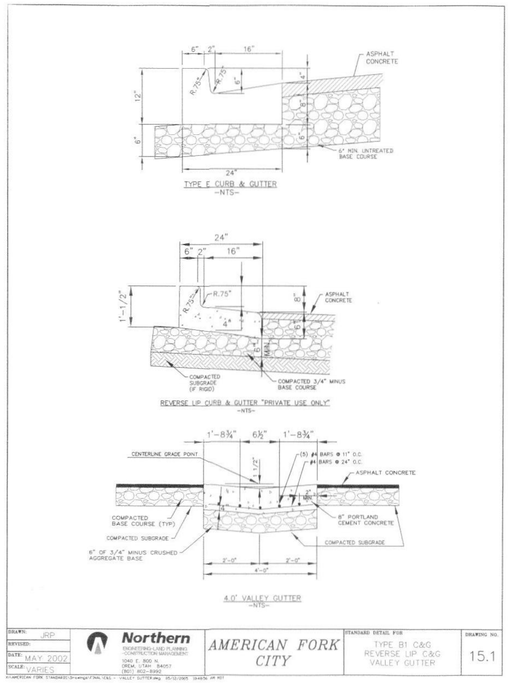
THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
P&P - SEWER OUTFALL

No.	Revision	Date

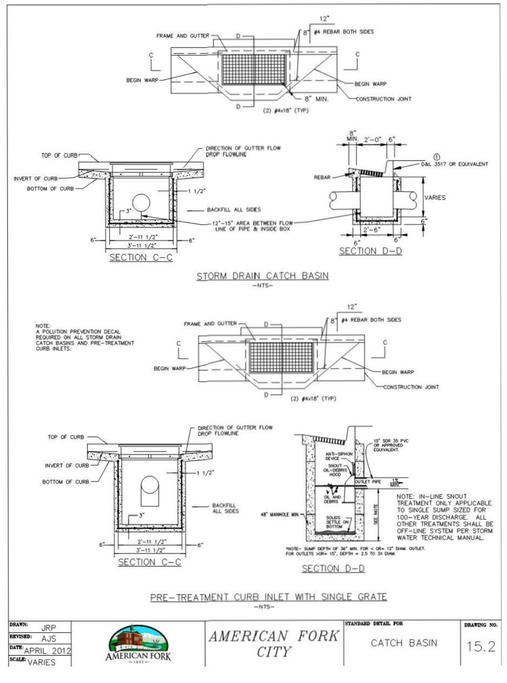
C5.16
OF SHEETS

Proj # 730 - 1224

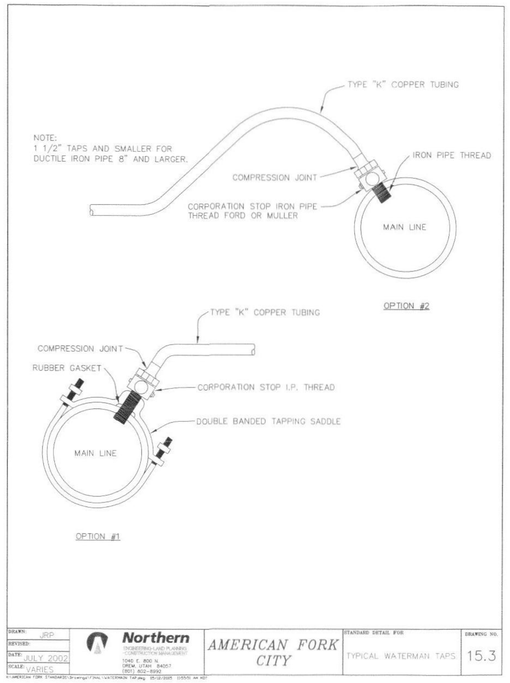
ALL INFORMATION INDICATED ON THIS PLAN IS THE PROPERTY OF A.L.M. & ASSOCIATES, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF A.L.M. & ASSOCIATES, INC.



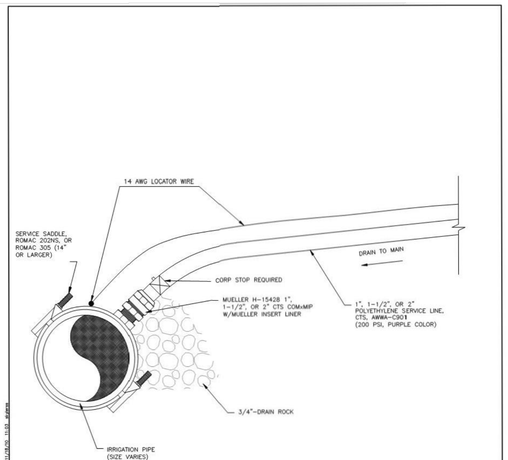
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING AND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1



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

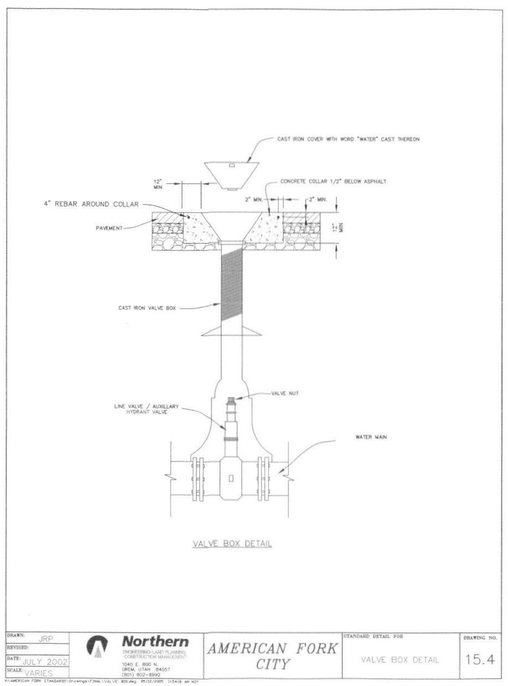


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3

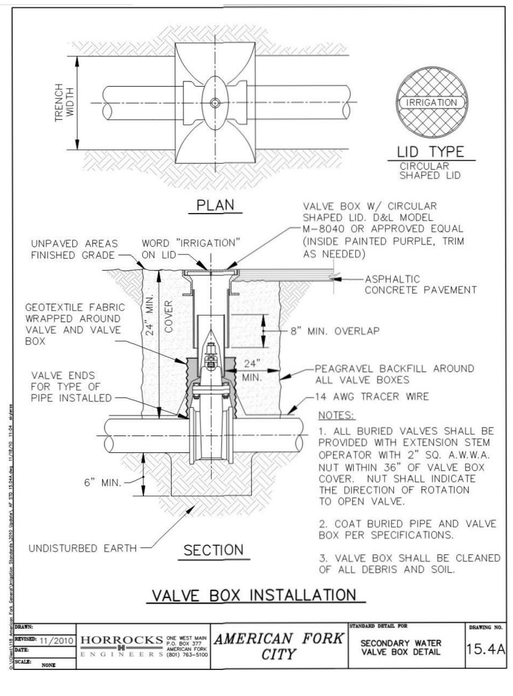


MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504385
1 1/2" CTS	506139
2" CTS	506141

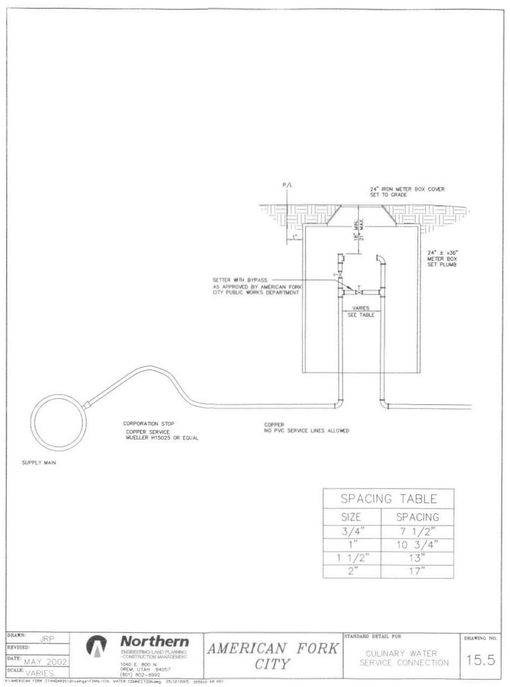
DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 370 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A



DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING AND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: VALVE BOX DETAIL	DRAWING NO. 15.4

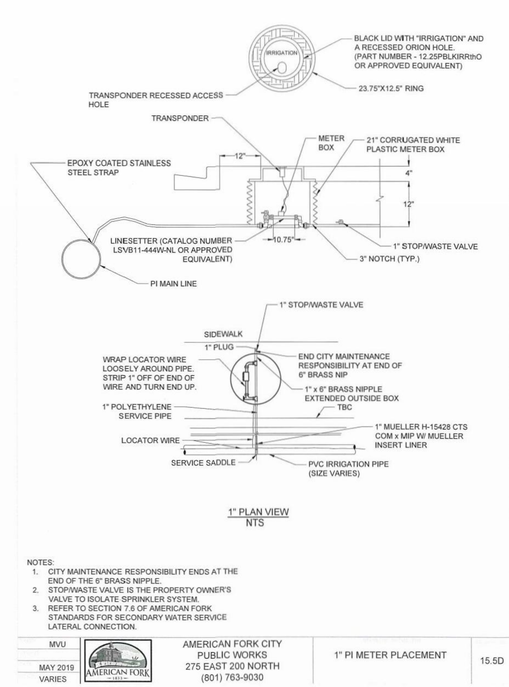


DRAWN: REVISED: 11/2010 DATE: SCALE: NONE	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 370 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A



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 AND 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



1" PLAN VIEW
NTS

NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

MVU MAY 2019 VARIES	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	1" PI METER PLACEMENT	15.5D

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

#187744
Mark Sorensen
Spanish Fork
SEAL

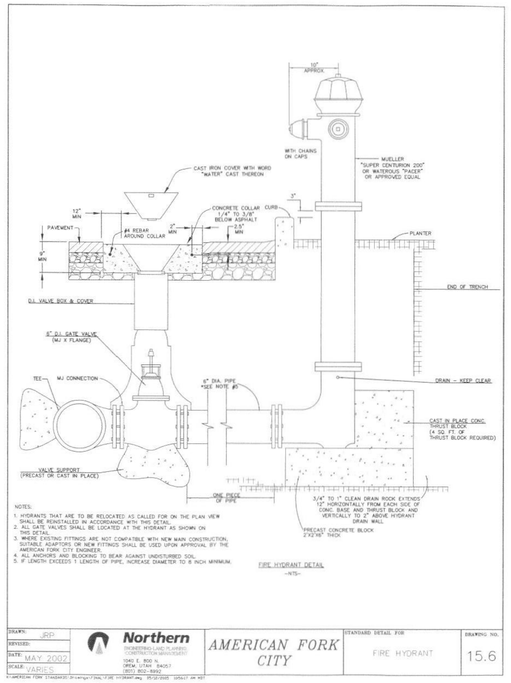
THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
DETAILS

No.	Revision	Date

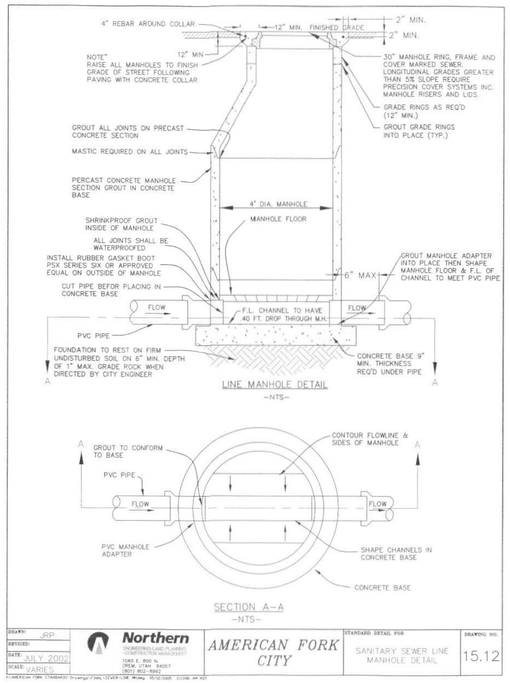
C6.0
OF SHEETS
Proj # 730 - 1224

CA. CONSTRUCTION NOTICES
1. THE A.L.M. & ASSOCIATES, INC. CONSTRUCTION STAKING MANUAL SHALL BE USED AS A GUIDE FOR CONSTRUCTION STAKING. A COPY OF THIS MANUAL IS AVAILABLE AT OUR OFFICE.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE OSHA REGULATIONS.

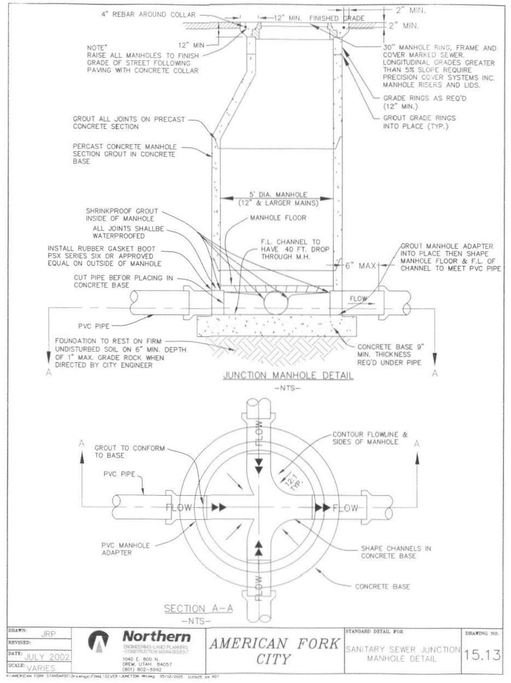
Attachment: 2. Site Plan (Fenn Farms Conservation PUD)



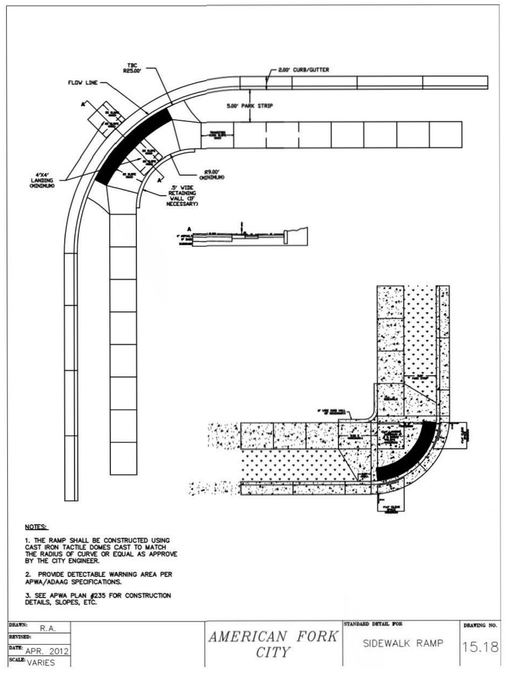
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FIRE HYDRANT	DRAWING NO. 15.6
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



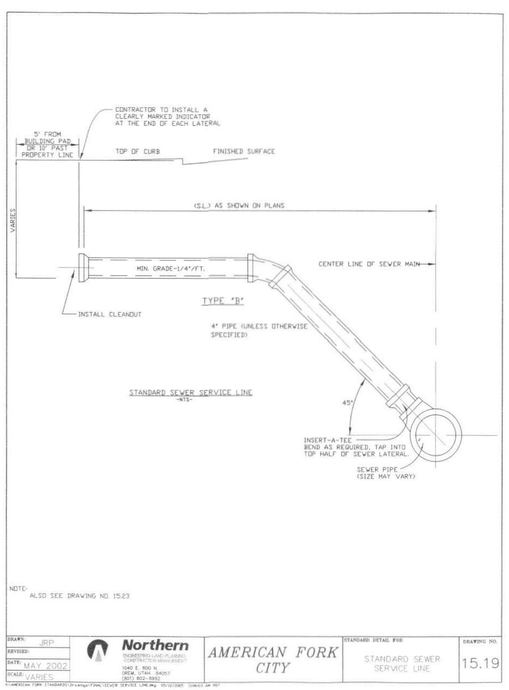
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



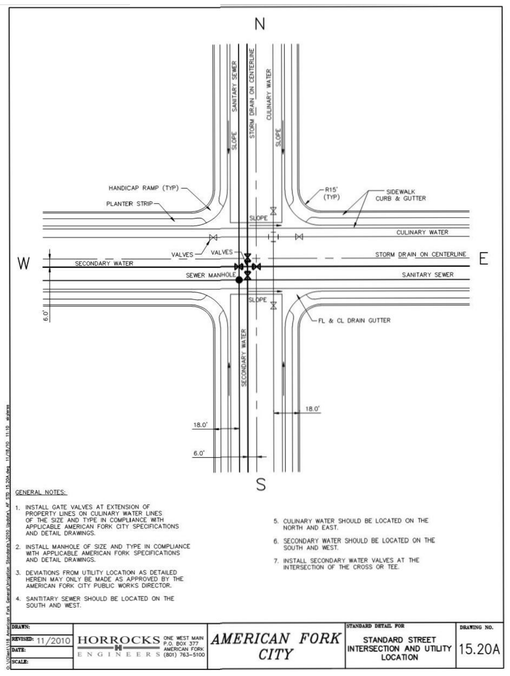
DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER JUNCTION MANHOLE DETAIL	DRAWING NO. 15.13
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



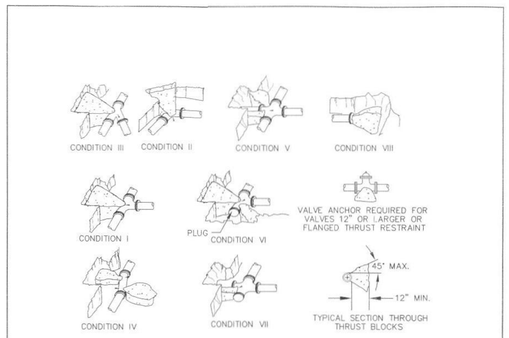
DRAWN: R.A.		AMERICAN FORK CITY	STANDARD DETAIL FOR: SIDEWALK RAMP	DRAWING NO. 15.18
REVISED:				
DATE: APR. 2012				
SCALE: VARIES				



DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 371 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD STREET INTERSECTION AND UTILITY LOCATION	DRAWING NO. 15.20A
REVISED: 11/2010				
DATE:				
SCALE:				

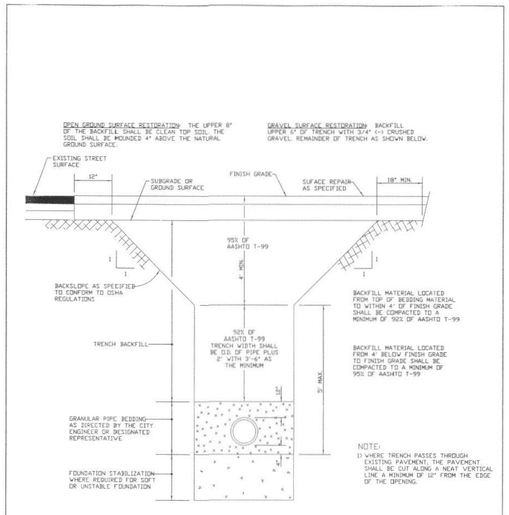


THRUST BLOCK BEARING AREA IN SQ. FEET

PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: WATERLINE THRUST BLOCKING	DRAWING NO. 15.21
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				



DRAWN: JRP	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL TRENCH DETAIL	DRAWING NO. 15.22
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

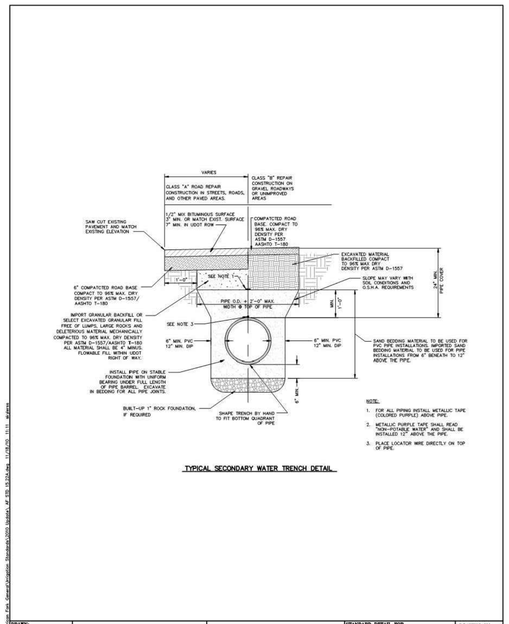
THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
DETAILS

No.	Revision	Date

C6.1
OF SHEETS

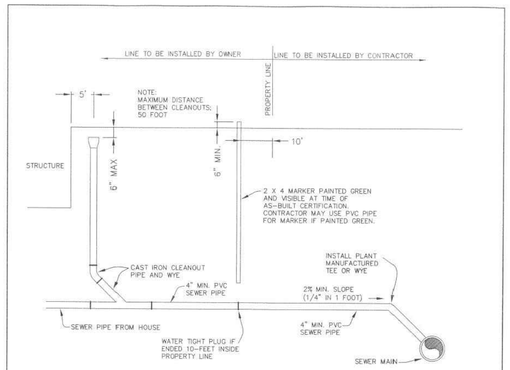
Proj # 730 - 1224

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)
Packet Pg. 76

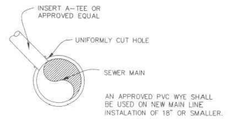


TYPICAL SECONDARY WATER TRENCH DETAIL

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



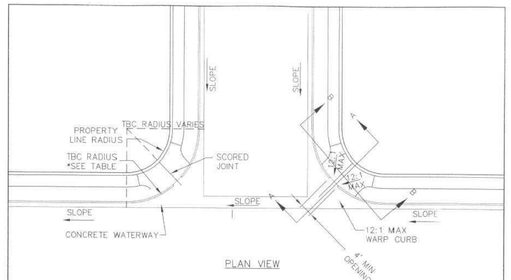
SEWER LATERAL DETAIL
-NTS-



SEWER SURVICE LATERAL SADDLE
-NTS-

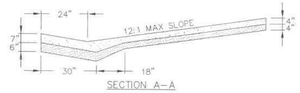
NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

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



PLAN VIEW

ROADWAY CLASSIFICATION	TOP BACK CURB RADIUS (FEET)	PROPERTY LINE RADIUS (FEET)
ARTERIAL	40	30
COLLECTOR	30	20
LOCAL	25	15

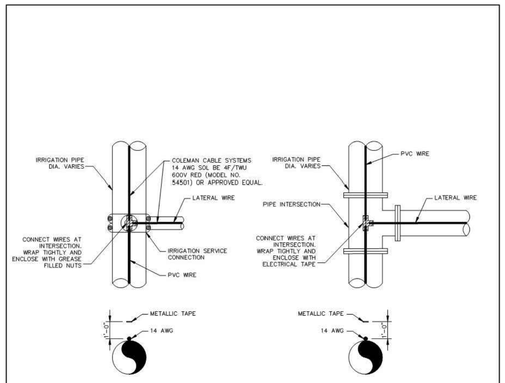


SECTION A-A



SECTION B-B

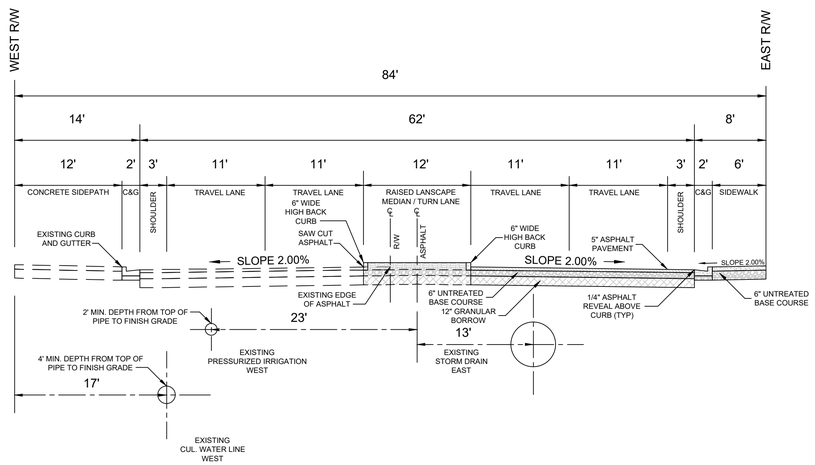
DRAWN: JRP	Northern ENGINEERING	AMERICAN FORK CITY	STANDARD DETAIL FOR: STANDARD STREET INTERSECTION CORNER
REVISED:	1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992		DRAWING NO. 15.24
DATE: MAY 2002			
SCALE: VARIES			



14 AWG LOCATOR WIRE
NTS

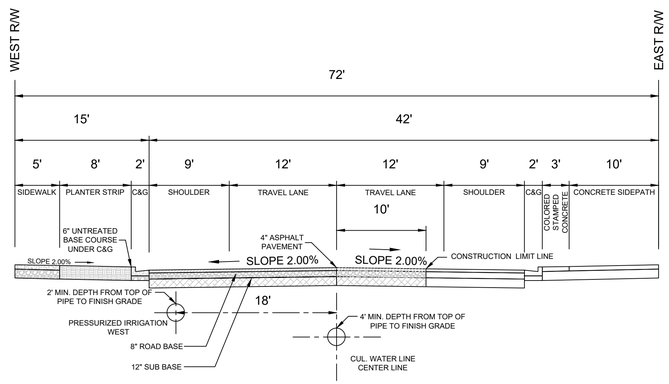
NOTES:
1. STRIP MAIN WIRE 2" Ø LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL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

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



TOD - MAJOR ARTERIAL CROSS-SECTION (700 WEST)
NTS

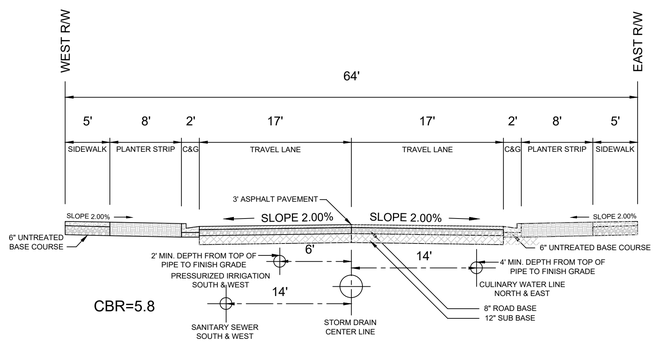
84' WIDE STREET CROSS SECTION
700 WEST



NOTES:
1. PLANTER STRIP TO BE TURF. ANY REQUESTS FOR CHANGES MUST BE APPROVED BY THE PLANNING COMMISSION.

MINOR COLLECTOR CROSS-SECTION WITH 10' SIDEPATH (570 WEST)
NTS

72' WIDE STREET CROSS SECTION
570 WEST



NOTES:
1. FUTURE CONCRETE SIDEWALK OR BOARDWALK ALONG SOUTH SIDE OF 330 SOUTH BEYOND LOT 1 TO BE BONDED FOR FUTURE INSTALLATION AND INSTALLED SUBJECT TO ARMY CORPS OF ENGINEERS APPROVAL.

LOCAL STREET CROSS-SECTION
NTS

64' WIDE STREET CROSS SECTION
300 SOUTH, 350 SOUTH, 400 SOUTH, 650 WEST & 680 WEST

#187734
Mark Scott Bassenwood
SEAL

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
DETAILS

No.	Revision	Date

C6.2
OF SHEETS

Proj # 730 - 1224

ALL DRAWINGS, MODELS, AND COMPUTER FILES PREPARED BY A.L.M. & ASSOCIATES, INC. ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF A.L.M. & ASSOCIATES, INC. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF A.L.M. & ASSOCIATES, INC.

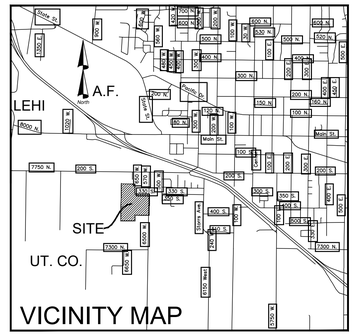
Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

THE ESTATES AT FENN FARMS

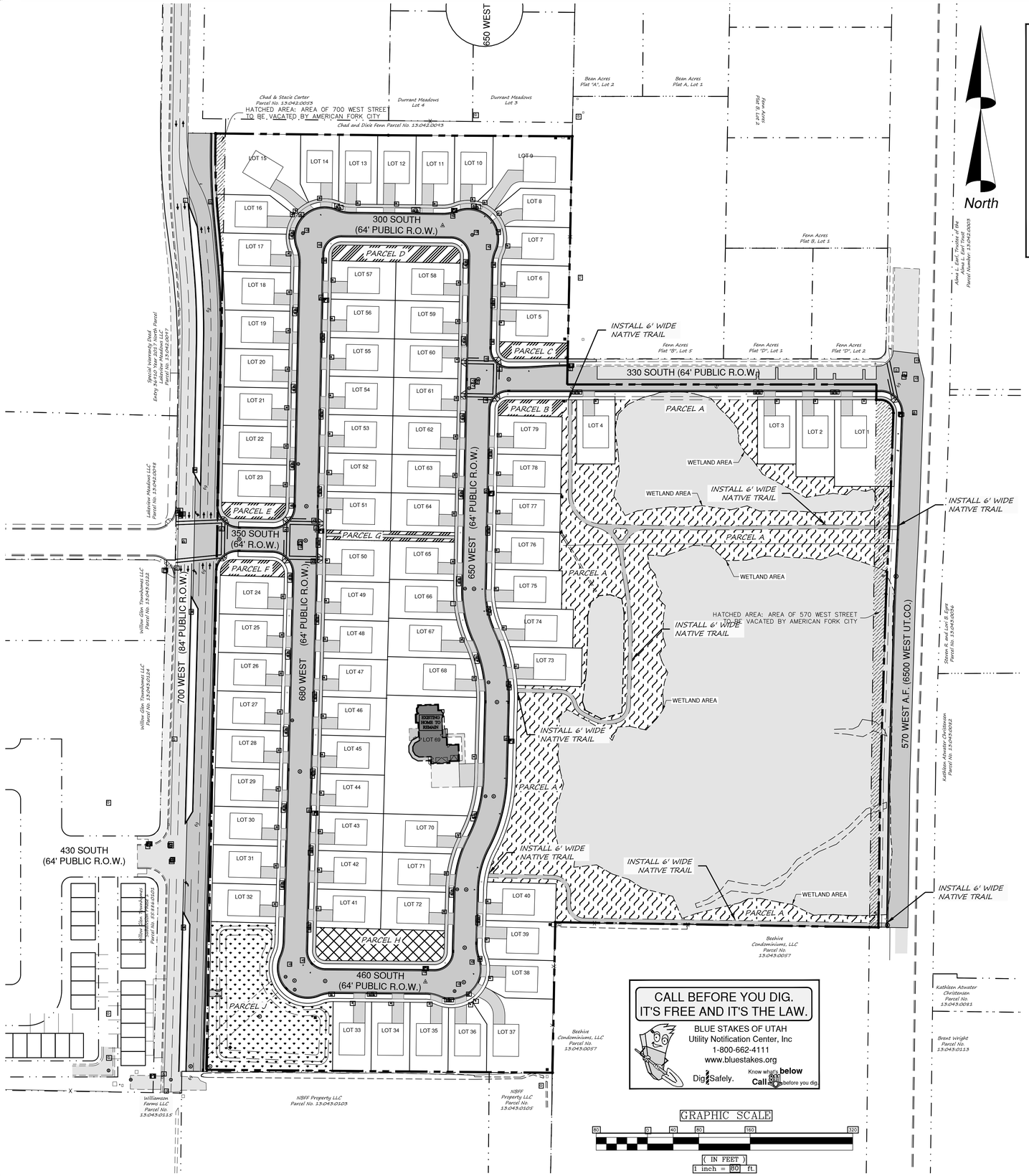
- AMENITY PLAN -

Located in the Northeast Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian

330 S. 570 W., American Fork, Utah



VICINITY MAP



SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PARCEL A
- PARCEL B-G
- PARCEL H
- PARCEL J

SYMBOL LEGEND:

- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET
- WATER VALVE (WV)
- WATER METER (WM)
- PI VALVE (IV)
- PI SERVICE BOX (ICV)
- STREET LIGHT POLE
- STOP & STREET NAME SIGN

SITE INFORMATION:
Parcel Numbers: 13::0092; 13:042:0093; 13:043:0093; 13:043:0094; 13:043:0084
Address: 330 South 570 South, A.F., Utah

OWNER / DEVELOPER:
Michael Beck
85 East Main Street, Suite #4
American Fork, Utah 84003
801-756-1187 office
michaelv.beck@gmail.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc
2230 North University Parkway, Suite 6D
Provo, UT 84604
(801) 374-6262 (801) 374-0085 FAX
MGreenwood@ALMonline.com

ZONING INFORMATION:
Current Zone: PR-3.0
Planned Residential Zone - Conservation Subdivision Project

AMENITY NOTES:

PARCEL A:
INSTALL 6' WIDE TRAIL WITH A 4" THICK BASE COURSE MATERIAL FOR THE TRAIL PATHWAYS AROUND THE WETLAND AREA AS INDICATED ON THIS SHEET (SEE CITY DETAIL #15.40G)

PARCELS B-F:
INSTALL GRASS SOD WITH AN AUTOMATIC SPRINKLER SYSTEM.

PARCEL G:
INSTALL 6' WIDE CONCRETE SIDEWALK WITH GRASS SOD ON EITHER SIDE AND AN AUTOMATIC SPRINKLER SYSTEM.

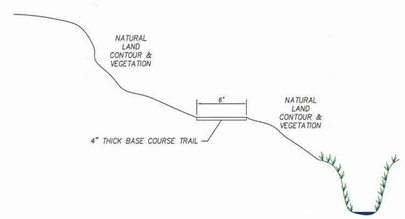
PARCEL H:
INSTALL GRASS SOD WITH AMENITY STRUCTURE(S) AND AN AUTOMATIC SPRINKLER SYSTEM.

PARCEL J:
INSTALL GRASS SOD IN DETENTION BASIN WITH AN AUTOMATIC SPRINKLER SYSTEM.

MINIMUM STANDARDS FOR

NATIVE REGIONAL TRAIL

EXHIBIT 'G'



TRAIL CROSS-SECTION

STD. DWG. #15.40G

FILE: T:\LD-PROJECTS\AF-CITY-STANDARDS\DWG\NATIVE-TRAIL.DWG
DATE: NOVEMBER 16, 2010

AMERICAN FORK 1853

#189744
Mark S. Greenwood
SEAL

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374 - 6262

THE ESTATES AT FENN FARMS PLAT "A"
MICHAEL BECK
AMENITY PLAN

No.	Revision	Date

C7.0
OF SHEETS

Proj # 730 - 1224

Attachment: 2. Site Plan (Fenn Farms Conservation PUD)

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF A.L.M. & ASSOCIATES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF A.L.M. & ASSOCIATES, INC. IS PROHIBITED.

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: November 6, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the Fenn Farms Conservation PUD, consisting of 79 units, located in the area of 350 South 570 West, in the PR-3.0 (Planned Residential) zone.

ACTION REQUESTED: Approval of the PUD.

BACKGROUND INFORMATION					
Location:		Approximately 350 South 570 West			
Applicant:		Mike Beck, Mark Greenwood			
Existing Land Use:		Residential/Agriculture/Vacant			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential			
	South	Agriculture/Commercial			
	East	Residential/Agriculture			
	West	Residential			
Existing Zoning:		PR-3.0			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	RA-1, R1-15,000			
	South	RA-5, Residential Agriculture 5 (Utah County)			
	East	RA-1, Residential Agriculture 5 (Utah County)			
	West	TOD (Transit Oriented Development)			
Land Use Plan Designation:		TOD (Transit Oriented Development)			
Zoning within density range?		x	Yes		No

Attachment: 3. Staff Report (Fenn Farms Conservation PUD)

Background

The Estates at Fenn Farms is proposed as a Conservation Subdivision PUD (Planned Unit Development). 79 lots are proposed; one lot with an existing home. Overall density for the project is 2.8 du/ac. Access is provided from 330 South and from 700 West. An extensive wetland area exists and will be incorporated into the development as open space, with a trail system meandering throughout. Additional smaller open space areas are proposed in the subdivision, at both the north and south.

Section 17.7.503 of the Development Code provides guidelines for the approval of a Conservation Subdivision PUD. The Estates at Fenn Farms proposes a combined preliminary/final plat and has been processed as such. Motions for each plan/plat are provided for Planning Commission consideration.

The Development Code outlines provisions for calculation of density (17.7.503.F). Per the table, provided in 17.7.503.F, density is calculated as the sum of the following: portion of the gross project area without limitations, times the density factor; plus the portion of the gross project area with limitations, times one-half the density factor; plus transfer of development rights (if applicable). For the Estates at Fenn Farms, the calculation is as follows: 23.59 acres (gross area without limitations) x 3 (derived from table in 17.7.503.E); plus 5.9 acres (gross area with limitations) x 1.5 (derived from table in 17.7.503.E). This equals 80 units. The Estates at Fenn Farms proposes 79.

Conservation subdivisions within the PR-3.0 zone require 25% open space. The subdivision provides 38%. The Development Code requires that all areas "determined to be unsuited for development" be included as open space (17.7.503.H.7(c)).

As with other development options in the PR-3.0 zone, the Code allows the Planning Commission flexibility to require changes in the plan if it feels the intent of the ordinance is not met. Changes may include, but are not limited to, "adjustments in the density or number of structures, relocation of project elements, redesign of the road system, increase in the amount of open space and provisions for the disposal of surface water drainage" (17.7.503.D).

Section 17.7.503.D of the Development Code:

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.

   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 conservation subdivision projects.

   It is Staff's opinion that this criterion has been met.

3. The site is suitable for development as a conservation subdivision project and such a project will be consistent with existing development in the vicinity and compatible with the general plan for the area.

   The site is suitable for development as a Conservation Subdivision project. Existing development to the north consists of lower-density, single-family structures. Properties to the west are developing as higher-density townhome and apartment projects. The Land Use Plan designates this area as "TOD". The Estates at Fenn Farms, as proposed, is compatible with the Land Use Plan designation for the area.

Attachment: 3. Staff Report (Fenn Farms Conservation PUD)

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 arrangement of 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.

5. The project, if developed, will accomplish the objectives for residential conservation projects as stated under "paragraph A" above.

   Subsection A, is found under the "Intent" heading of Section 17.7.503 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 conservation subdivision project, it must be demonstrated that the proposed project will:

   a. Adequately recognize and incorporate areas on the site having natural constraints to development
   b. Efficiently utilize the land resources
   c. Provide increased economy to the public in the delivery of municipal services and utilities
   d. Preserve increased variety in the style and quality of residential dwellings available within the City
   e. Preserve open space to meet the recreational, scenic, and public service needs of current and future residents in the area, and
   f. 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 17.7.503.A have been met through the design of the project.

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.

Attachment: 3. Staff Report (Fenn Farms Conservation PUD)

The final plat and preliminary plan are processed concurrently. 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.

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, if needed, shall be satisfied prior to plat recordation.

FINDINGS OF FACT:

After reviewing the preliminary plan and final plat for The Estates at Fenn Farms, the following findings of fact are offered for consideration:

1. The project complies with the applicable design criteria as found throughout Section 17.7.503 of the Development Code.

2. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

POTENTIAL MOTIONS:

APPROVAL

PRELIMINARY PLAN

Mr. Chairman, I move that we approve the preliminary plan for The Estates at Fenn Farms, with the finding (#1) listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

FINAL PLAT

Attachment: 3. Staff Report (Fenn Farms Conservation PUD)

Mr. Chairman, I move that we recommend approval of the final plat for The Estates at Fenn Farms, with the findings listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

PRELIMINARY PLAN

Mr. Chairman, I move that we deny the preliminary plan for The Estates at Fenn Farms.

**Finding(s) of Fact for denial may be included.*

FINAL PLAT

**If the preliminary plan is denied, there can be no recommendation for the final plat.*

TABLE

PRELIMINARY PLAN

Mr. Chairman, I move that we table action on the preliminary plan for The Estates at Fenn Farms.

FINAL PLAT

**If the preliminary plan is tabled, any action on the final plat is also tabled.*

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 11/6/2019

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: Fenn Farms Conservation PUD

Project Address: 350 South 570 West

Developer / Applicant's Name: Mike Beck

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 11/6/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



Attachment: 3. Staff Report (Fenn Farms Conservation PUD)

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 including an approved sewer connection location.
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.

Attachment: 3. Staff Report (Fenn Farms Conservation PUD)

UNAPPROVED MINUTES

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
NOVEMBER 6, 2019

The American Fork City Planning Commission met in a regular session on November 6, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present:	John Woffinden Chris Christiansen Christine Anderson Rod Brocious Harold Dudley
Absent:	Rebecca Staten Geoff Dupaix
Staff Present:	Ben Hunter, Engineer Adam Olsen, Senior Planner Wendelin Knobloch, Planner Lisa Halversen, Administrative Assistant
Also Present:	Carolyn Lloyd, Corey Nielsen, Mindi Lovell, Jerimy and Jessica Vosika, Tiffany Ashton, Michael Beck, Chad Spencer, Veha Souphom, Andrea McAllister, Gregg Lybbert, Stacie Carter, Ken Berg, Andy Spencer

1. Pledge of Allegiance

Chairman Woffinden welcomed everyone and those present recited the Pledge of Allegiance.

2. Hearing, review and action on the Fenn Farms Conservation PUD, consisting of 79 units, located in the area of 350 South 570 West in the PR-3.0 Planned Residential zone

Mr. Olsen stated that the Estates at Fenn Farms is proposed as a Conservation Subdivision PUD (Planned Unit Development). 79 lots are proposed; one lot with an existing home. Overall density for the project is 2.8 du/ac. Access is provided from 330 South and from 700 West. An extensive wetland area exists and will be incorporated into the development as open space, with a trail system meandering throughout. Additional smaller open space areas are proposed in the subdivision, at both the north and south.

Attachment: 4. Minutes (Fenn Farms Conservation PUD)

Section 17.7.503 of the Development Code provides guidelines for the approval of a Conservation Subdivision PUD. The Estates at Fenn Farms proposes a combined preliminary/final plat and has been processed as such.

The Development Code outlines provisions for calculation of density (17.7.503.F). Per the table, provided in 17.7.503.F, density is calculated as the sum of the following: portion of the gross project area without limitations, times the density factor; plus the portion of the gross project area with limitations, times one-half the density factor; plus transfer of development rights (if applicable). For the Estates at Fenn Farms, the calculation is as follows: 23.59 acres (gross area without limitations) x 3 (derived from table in 17.7.503.E); plus 5.9 acres (gross area with limitations) x 1.5 (derived from table in 17.7.503.E). This equals 80 units. The Estates at Fenn Farms proposes 79.

Conservation subdivisions within the PR-3.0 zone require 25% open space. The subdivision provides 38%. The Development Code requires that all areas "determined to be unsuited for development" be included as open space (17.7.503.H.7(c)).

As with other development options in the PR-3.0 zone, the Code allows the Planning Commission flexibility to require changes in the plan if it feels the intent of the ordinance is not met. Changes may include, but are not limited to, "adjustments in the density or number of structures, relocation of project elements, redesign of the road system, increase in the amount of open space and provisions for the disposal of surface water drainage" (17.7.503.D).

Ms. Anderson asked how the open space will be developed, will it stay native?

Mr. Olsen indicated that wetland areas will be left native, with a trail around and to the west of the subdivision. Code requires that any areas that are undevelopable be included in open space. The wetlands would be passive open space.

Mr. Brocious added that he likes the layout and the plans for the open space.

Mr. Hunter indicated that the Engineering Division recommends approval of the proposed development. On the west side of the project, the 700 West segment will be completed with the Willow Glen development. Necessary changes in alignments and utilities have been incorporated.

Mr. Mike Beck, developer of property, along with Mark Greenwood, project engineer, stood to answer questions. Mr. Beck said that he has owned this property for an extensive time, the goal is to come in under the PR 3 zoning. The amount of open space is higher than required, density is lower. He feels it is an economical design, asks for approval.

Ms. Anderson asks about parcels H, J, C and D, are they in grass? Who will maintain these?

Mr. Greenwood said they would be grass and trees and will be maintained by an HOA.

Chairman Woffinden asked about the high liquefaction potential indicated in the soils report. How will this be mitigated?

Attachment: 4. Minutes (Fenn Farms Conservation PUD)

Mr. Greenwood replied that they've talked with their geotech engineer a lot about this, they will probably bring more material in.

Mr. Beck indicated that there is a home in the area with a full basement that's never had water in it, there is a large gravel bed in the south end of property that will help with drainage.

Ms. Anderson said that she would like to see a light at the front of parcel J. It will be a detention basin.

Public Hearing Opened

Veha Souphom, neighbor, has concerns about easements, he indicated that he is working with Mr. Beck to resolve the issue. He would like more information about any HOA, and if the existing residents will be forced into it. He expressed his appreciation for the city planners and engineers that have listened to his concerns over the years. He doesn't like the proposal, but he guesses it meets the requirements. His main concern is the geotech concern raised by the chairman. His home has a full basement, with a sump pump that has never run. He also has concerns about the trail system around the wetlands, and maintenance questions. He said that he wants it to be good quality materials and well-maintained.

Mr. Greenwood said that it's typical for everyone in the area to be included in an HOA. The trail may be boardwalk in some areas, some areas could be asphalt. It will likely be a mixture of materials, and the trail will connect to a sidewalk on the east corner of the development.

Ms. Andrea McAllister is a homeowner in the top right corner of the development. She has been to several planning commission meetings. Her main concern is traffic and safety, 200 South hasn't been widened yet as previously promised. Each unit in this proposed development will have at least one car, she is concerned that there will not be sufficient parking. The crowded streets make it difficult to plow snow and give access for emergency vehicles. She is frustrated by the high density of the proposal that adjoins the existing neighbors, instead of slowly changing the density to adjust to the low density neighbors. She doesn't want to pay for an HOA, she has concerns about accessibility and high density, she would prefer parks and larger lots and yards. She is concerned about this new development impacting existing home values negatively.

Chairman Woffinden added that it is illegal to park on streets from November to March, but it isn't enforced due to lack of personnel. He asked Mr. Hunter what the plans are for 200 South.

Mr. Hunter replied that 200 South is still in the design phase, plans have not been finalized. The horizontal alignment is basically fixed. As each new development along 200 South comes in, road improvements will be built into the plans. It is likely that the road improvements will happen along with developments. The 200 South design is being pushed forward now because they are aware of issues in the area, but he doesn't have a timeline for the project. There are a lot of different moving parts. As to road construction, 700 and 900 West are being constructed to help with some of the traffic needs. At full buildout 700 West will accommodate a lot of traffic, thicker pavement is being used to provide for more traffic. Bike lane and trail components are both being planned as well.

Attachment: 4. Minutes (Fenn Farms Conservation PUD)

Mr. Brocious added that he doesn't think that construction on 200 South will be happening anytime soon, Mr. Hunter said that it depends on which segment and if the city has funding and rights-of-way.

Mr. Brocious asked at what point the traffic demand will require that 200 South be improved.

Mr. Hunter replied that it depends on their modeling, they don't have specific numbers yet, this development doesn't put 200 South in jeopardy.

Ms. Stacie Carter lives on 200 South, the homes at the top west edge of the proposed development will be her back neighbors. She asked if the trails will be lit, there are a lot of skunks in this area. She is concerned about roads. Willow Glen and the Meadows Apartments are creating massive traffic on 200 South, sometimes she has to wait 15 to 20 minutes just to get out of her driveway. 570 and 700 West both tee up to 200 South, along with 900 West. There is no way to get to this development without using 200 South. It is also the main road for Meadows Apartments and Willow Glen.

Chairman Woffinden acknowledged those traffic problems, and said that is why the road is going to be widened.

Ms. Carter pointed out that it hasn't been improved yet. Big trucks are all going up and down 200 South and the road is crumbling on both shoulders. It is a big mess. The city has been good about coming and fixing the potholes, but not at dealing with the long-term problem. She's been told for years that 200 South is in the design process, but nothing has changed except adding much more development and traffic. Will 570 and 330 West be widened as well? These roads are narrow and 700 West is the only option. Bus stops are here, there is no room for sidewalks, and buses will be going across tracks. Greenwood Elementary is expanding and bussing. This development would have homes with kids within a year, they need safe crossing for school buses. This development should be put on hold until 200 South can handle all the extra traffic. The new neighbors have been great, but parking has not been sufficient for their needs.

Ms. Anderson indicated that 200 South is an extremely expensive road. She understands that the current roads are not capable of handling these developments. Developers have to pitch in and absorb some of the costs of the necessary improvements, they go along concurrently with development plans. It might be helpful for the neighbors to meet with the developer and discuss their needs and wants. Their role as planning commissioners isn't to make new requirements, they just say if the proposal meets code or not.

Chairman Woffinden said that this proposal still has to go to city council, he suggested that residents take up their concerns in that meeting on November 26.

Ms. Anderson reassured residents that this project is not typical of the density that will be coming to this area. This project is more visually dense because of the wetland areas that have to be calculated in. Still, these are larger lots than what the developer could have proposed.

Mr. Beck says they will be widening 330 and 570 West to make full-sized roads.

Attachment: 4. Minutes (Fenn Farms Conservation PUD)

Mr. Gregg Lybbert, neighbor, shares the same concerns. He feels that the streets are already at their limit, there is no additional capacity. There is a ton of traffic already. It is an unsafe situation with deteriorating roads and speeding traffic, and the commission will be making things worse by adding more development. When the trains come, everything is locked up, there is nowhere to go or to get out. He wants to know who will rebuild 200 South and when this will happen. 200 South is the choke point, it is a critical path and all you have is gridlock. The high density is concerning to citizens in the area, they are surrounded by small lots and homes. The city seems to have no long-term plan.

Chairman Woffinden pointed out that the city had a moratorium on TOD development, but if a developer follows the rules, the commission can't stop them. He told neighbors to go to the city council and tell them the same things they are telling commissioners. He feels that the commissioners are handcuffed in regards to what they can do.

Mr. Lybbert indicated that there are numerous fields for sale, and new development will likely be at the highest density. He asked who is helping to pay for 200 South repairs, he said that the city is approving developments that impact 200 South and nobody is reconstructing it.

Mr. Dudley said the road will be fixed at some point.

Ms. Anderson told the neighbors that they want the funding for the roads, but that comes from developments and impact fees. She agreed with the Chairman's suggestion that they go to the city council, they are the ones that control the funding and they need to hear these concerns. This proposal will be on the city council agenda on November 26 if commissioners approve it tonight.

Mr. Christiansen said that all development in that south area pays impact fees that will help to do the road improvements.

Ms.McAllister said that there should be another moratorium until the road 200 South is improved. She understands that Highland added road repair charges to people's utility bills, she thinks that American Fork should consider the same thing.

Ms. Anderson indicated that these ideas should be raised by residents at the city council meeting.

Mr. Christiansen asked Mr. Beck what his timeline for development is.

Mr. Beck replied that the process is to first get the entitlements, then the builder may start around the first of March.

Ms. Anderson asked when the road improvements are projected to be done.

Mr. Beck replied that 330 West will be as soon as they start construction, 700 West will have to be near the beginning of the project as well.

Ms. Anderson expressed understanding that the property developer's rights have to be considered as well, and neighbors should voice their concerns to the council, commission and developer.

Attachment: 4. Minutes (Fenn Farms Conservation PUD)

Chairman Woffinden suggested that residents come to the council meeting en masse, have a spokesman or two, and pick a couple of the most important topics for the council to hear.

Mr. Brocious told city staff that it is important for the city to get a timeline for the 200 South improvements and it would help neighbors to have this prepared for council.

Mr. Hunter replied that the city recognizes that improvements are needed, but the council has the funding ability to make them happen. Staff will reach out to council and express those concerns.

Public Hearing Closed

Mr. Christiansen moved to recommend approval of the preliminary plan for the Estates at Fenn Farms, with the finding (#1) listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

Mr. Brocious seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Nay**
Rod Brocious	**Aye**

The motion carried.

Ms. Anderson said that the city council has the role of saying "do I like this". The Planning Commission just has to say if it meets code requirements or not.

Mr. Christiansen moved to recommend approval of the final plat for the Estates at Fenn Farms, with the findings listed in the staff report and subject to any findings, conditions and modifications listed in the Engineering report.

Mr. Brocious seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Chris Christiansen	**Aye**
Christine Anderson	**Aye**
Harold Dudley	**Nay**
Rod Brocious	**Aye**

The motion carried.

Mr. Dudley said that it is best to move this on to city council, but he voted nay to indicate to city council that the residents' concerns have been heard and agreed with. Anything that can be done to accelerate and move forward the improvements to 200 South is a worthy goal.

Attachment: 4. Minutes (Fenn Farms Conservation PUD)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Public Works **Director Approval** *Scott Sensanbaugher*

AGENDA ITEM Approval of the updated Water Conservation Plan

SUMMARY RECOMMENDATION Staff recommends approval of the updated Water Conservation Plan (WCP).

BACKGROUND The Utah Division of Water Resources (DWR) has been charged with the administration of the Utah Water Conservation Plan Act (73-10-32, UCA). This Act requires water conservancy districts and public water systems with more than 500 connections to submit Water Conservation Plans and update them every five years. The Act requires the WCP to be approved and adopted by the City Council. American Fork City is required to comply with the Act. An update to the 2009 WCP was done in 2014. The 2019 update is the next in the five year updates.

BUDGET IMPACT N/A

SUGGESTED MOTION Mr. Mayor, I move to approve the Water Conservation Plan update as presented.

SUPPORTING DOCUMENTS

American Fork WCP 2019 (PDF)

275 East 200 North
American Fork, UT 84003
Tel (801) 763-3060
Fax (801) 763-3005
www.afcity.org

WATER CONSERVATION PLAN UPDATE

OCTOBER 2019

This plan updates the plan prepared in 2014 and was prepared pursuant to the Utah Water Conservation Plan Act (73-10-32 UCA)

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Table of Contents

Executive Summary 4
Introduction 7
Background Information 7
System Profile 9
Supply 10
Water Measurement & Billing 11
Water Use 13
Conservation Practices 14
Conservation Best Management Practices (BMPs) 14
System Operations, Repair and Maintenance Options 15
User Conservation Options 16
Regulatory and Rate Options 16
Behavioral and Educational Options 17
Evaluation of Conservation Options 18
Conclusions 22

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Executive Summary

This plan updates the Water Conservation and Management Plan prepared October 2014 and was prepared pursuant to the Utah Water Conservation Plan Act (73-10-32, UCA). The Act requires water conservancy districts and water retailers to file water management and conservation plans with the Utah Board of Water Resources.

These plans are intended to describe the extent to which a retail provider will use certain measures to achieve its water conservation goals. Plans must contain a clearly stated water use reduction goal and implementation plan for each conservation measure, including a timeline for action and evaluation process to measure progress. The Act also requires that plans be updated at least every five years.

American Fork has a current population estimated at 32,425 people. Over the next ten years the projected growth rate is 2.30 percent. The City provides water to the growing population.

During the past forty years, two 5 million gallon (MG) tanks and one 4.5 MG tank have been constructed to provide adequate storage and pressure to the water system. The City has a culinary system and pressurized irrigation that serves all of its residents.
The City is implementing this water management and conservation plan to reduce demands on culinary water while providing high quality water to its growing population. American Fork has established goals that will help reduce the culinary water use. The goals of this plan are the following:

1. Reduce annual per capita culinary water use 10 percent.
2. Fully implement the pressurized irrigation system citywide.
3. Increase public conservation awareness.
4. Continue emergency planning for system failures and droughts.
5. Reduce the amount of water used for irrigation by at least 5% per year.

The conservation plan describes what best management practices (BMPs) the City is currently implementing and what actions may be taken in the future. Twenty conservation BMPs have been identified which fall under the following general descriptions:

1. System Operation, Repair, and Maintenance Options
2. User Conservation Options
3. Regulatory and Rate Options
4. Behavioral and Education Options

Each of these options have been evaluated to determine which ones should be implemented based on conservation benefits, costs, public reaction, and required staff time and effort. These options are listed below in Table 1 by category and order of ranking. The lower totals indicate options that have the most potential to conserve water compared to cost.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Table 1: Conservation BMP Evaluations

ALTERNATIVE	Benefit	Cost	Public View	Time	Effort	TOTAL
System Operation, Repair and Maintenance Options						
Water Loss Budget	4	1	2	3	2	12
Leak Detection System	7	3	2	3	3	18
Large Meter Replacement	3	1	2	3	3	12
System Repairs	1	2	2	3	3	11
Full Implementation of PI System	1	1	2	2	2	8
Water Reuse	4	4	5	4	5	22
User Conservation Options						
Water Leak Detection and Repair	3	2	4	2	2	13
Voluntary Water Audits	4	1	3	3	3	14
Efficient Fixtures and Appliances	6	2	4	2	2	16
Regulatory and Rate Options						
Water Conservation Committee	3	1	1	3	2	10
Efficient Landscaping Practices	3	1	2	3	3	12
Enforcement of Ordinances	3	2	4	2	2	13
Conservation Water Rate Structure	2	1	4	4	3	14
Shortage and Emergency Planning	8	2	3	1	1	15
Conservation Building Codes	5	2	4	3	2	16
Incentive to Wholesale Users	7	3	4	2	2	19
Behavioral and Educational Options						
Public Conservation Education	4	2	1	2	2	11
Peak Use Reduction	6	2	1	2	2	13
Improved Commercial Processes	8	2	2	3	3	18
Water Rationing Policies	8	2	3	3	3	19

Recommended water conservation programs have been selected based on highest ranked conservation options. With the completion of the pressurized irrigation system, most of the City's water conservation efforts will focus on its successful implementation. Water users within American Fork, whether commercial, industrial or residential customers, are invited to participate in city meetings and provide feedback in establishing priorities for conservation activities. Decisions made by the City regarding establishing

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

conservation goals and priorities will attempt to reflect suggestions and comments offered by customers and interested parties.
The goals set on the 2014 Water Management and Conservation Plan resulted in a reduction in water use. There is a high demand for irrigation water and the City is taking steps to reduce water waste and bring the amount of water per capita to a number that matches the state's average more closely.
Opportunities for public involvement and comment will be provided through public hearings as this plan is approved and as future updates to the plan are made.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Introduction

The purpose of this Water Management and Conservation Plan is to identify conservation programs and opportunities supporting the City of American Fork's water management objectives.
The Plan will describe how the City can implement these opportunities to more effectively conserve its culinary water. This will help American Fork and its residents increase their desire and capabilities to become responsible stewards to its valuable natural resource and provide long-term financial solvency to the water system.
This report complies with requirements from the Utah Water Conservation Plan Act (73-10-32 UCA). The Utah Water Conservation Plan Act requires water conservancy districts and water retailers to prepare and adopt, or update, a water conservation plan, which must be filed with the Utah Board of Water Resources.
Water Conservation plans identify recommendations for water saving practices. Some examples would include such measures as the following:

1. Installation and use of water efficient fixtures and appliances
2. Landscaping that require less water to maintain (xeriscaping)
3. Water reuse systems
4. Water rate structures designed to encourage more efficient use of water

Water Management and Conservation Plans must contain a clearly stated water use reduction goal and implementation plan for each conservation measure, including a timeline for action and an evaluation process to measure progress.

Background Information

The first settlers settled in American Fork Creek, now known as American Fork River. As stated in George Shelley's Early History of American Fork, early settlers located here "primarily for the purpose of establishing a big pasture and cattle ranch. But as more people came, it was necessary to raise crops for their sustenance" (page 31). Because of an inadequate rainfall, these early settler's developed methods for diverting water out of the creek to their farmlands.

The American Fork City water system, in Utah County, was established in the early 1900's. Since then, improvements have been made to the system to expand its service to its current size.

In 1981, the first five-million-gallon (MG) storage tank was built and the system was broken into two pressure zones. Additional storage was added to the system in 1991 and 2001. The current water system provides pressurized culinary water to American Fork City residents.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

American Fork's current population, estimated at 32,425, is served by culinary water system through nearly 9,863 connections.

Historically, approximately 40 percent of the culinary water supply has been used indoors and 60 percent outdoors. However, in 2007 the Public Works Department implemented a pressurized irrigation system that delivers untreated water throughout the City. Construction of the pressurized irrigation was completed in 2010.

While connection to the pressurized irrigation system is not mandatory, the City has implemented a revised culinary water rate structure that is designed to motivate residents to connect to the PI system.

The City's current policy is to deliver safe drinking water to its customers. Rates and fees are set to cover the cost of operation and expansion, while encouraging water conservation.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

System Profile

In 2018 the system has 9152 (92.8%) residential connections, 658 (6.7%) commercial connections, 2 (0.02%) industrial connections, and 51 (0.5%) institutional connections. Total connections to the system are 9863. Figure 1 shows a map of the current water system.

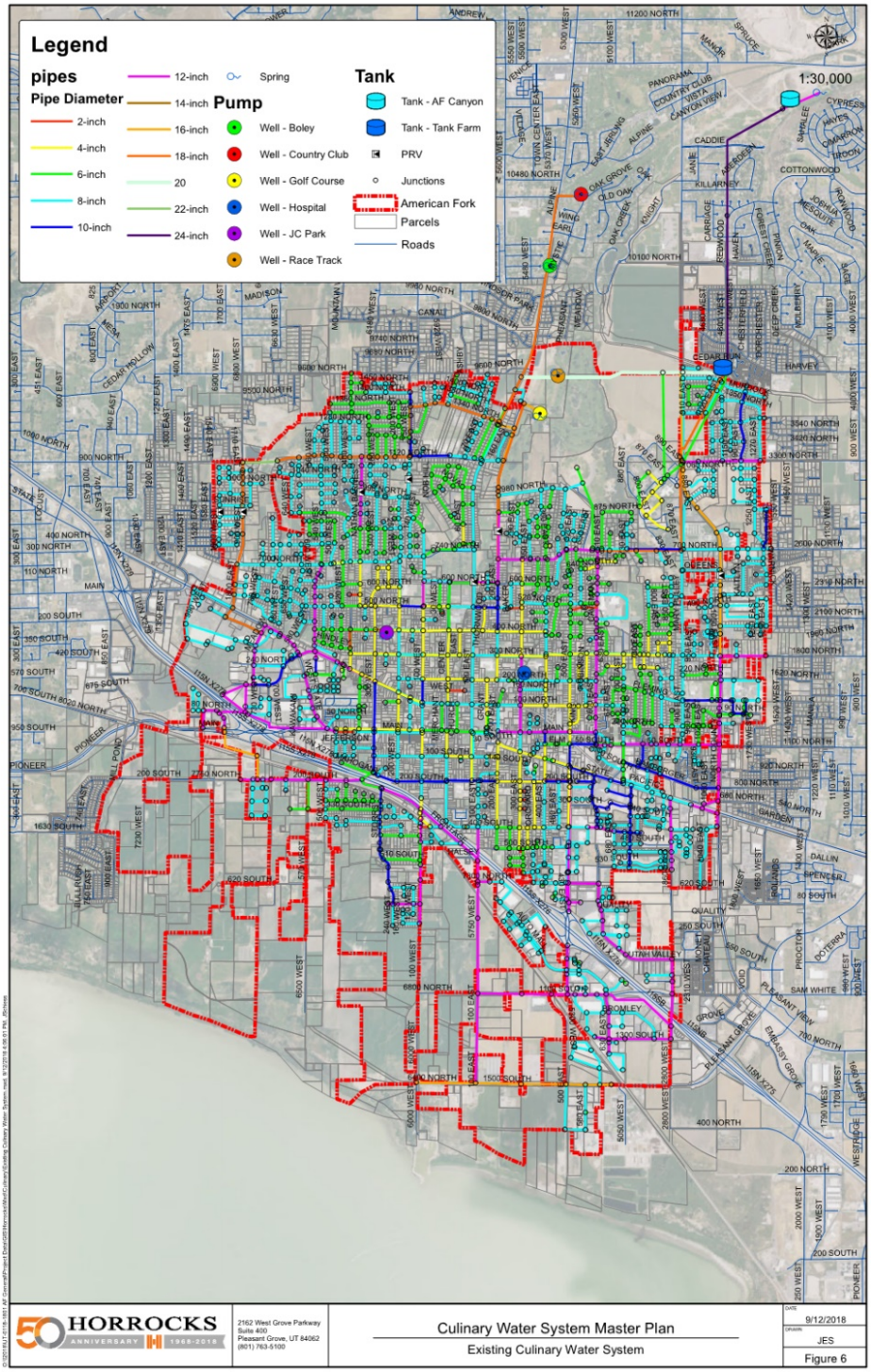


Figure 1 Map of Current Service Area

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Supply

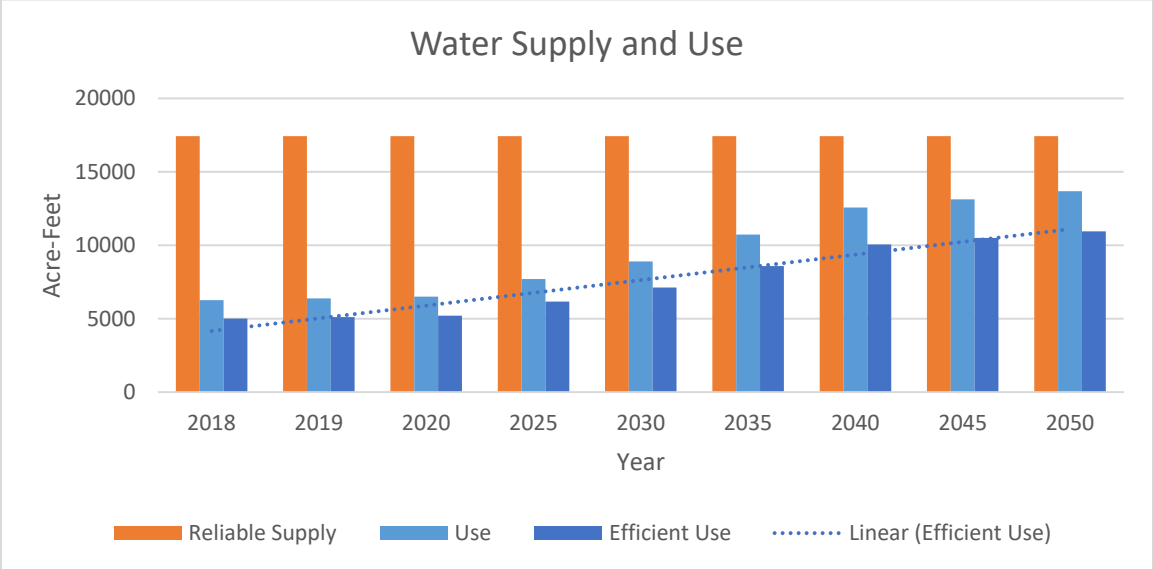
The City's operating water sources have a capacity of 27,925 acre-feet per year. Table 2 shows the sources and their capacities:

Table 2 Current Water Source Capacity

Source	Capacity (acre-feet)	Total
Wells	25020	25020
Springs	2905	2905
Surface	0	0
Purchased	0	0
Exchanged	0	0
Total	**27925**	**27925**

As pumping is used to offset use over the available capacity groundwater will be depleted. American Fork works to find ways to help with groundwater recharge and other recovery practices when available and practical.

American Fork has a reliable supply of 17,432 acre-feet annually. Figure 2 Shows the current estimated use, reliable supply, and efficient use from 2018 to 2050.



Figer 2 Water Supply and Use

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Water Measurement & Billing

American Fork has a practice of metering the sources and end users of the culinary water system. Water user readings are taken quarterly. Meters that are out of calibration are calibrated and those giving faulty readings are replaced as needed.

In 2018 the total amount of water supply was 5,499.2 acre-feet of water with metered usage being retail and wholesale use being 2,841.1 acre-feet and the unmetered or water losses being 2,658.1 acre-feet. American fork is working to prevent the water losses through many various methods. Some of these include replacement of old leaking water pipes, rehabilitating storage tanks.

Additionally, the City has implemented policies where all contractors doing work in the City are required to meter the water they use. Tracking this use will help understand the true amount of loses due to leaks or other system failures. The City has also required all new developments to install meters on both the culinary and secondary system.

The City's culinary water rates are shown in Table 3. These rates are designed to encourage use of the City's pressurized irrigation system. The base rate is intended to provide for the indoor needs of an average family. Culinary water rates for Commercial, Multi-Family, Industrial and Institutional land uses are also shown. Commercial, multi-family, industrial and institutional culinary water base rates and base allowances are assessed on a per a meter bases, not per unit. As the City implements new secondary water meters a rate structure will be established to help encourage conservation.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Table 3: Culinary Water Rates

Single Family Rates	
Monthly Base Rate ($/meter/month)	
3/4" and smaller	$16.17
1"	$17.77
1.5"	$19.38
2"	$23.80
Volume Rates ($/thousand gallons)	
Base Allowance	
0 to 3,000 gallons/month	$0.00
Block 2 Rate	
3,000 to 6,000 gallons/month	$3.52
Block 3 Rate	
6,000 to 9,000 gallons/month	$4.24
Block 4 Rate	
Above 9,000 gallons/month	$4.96
Multi-Family Rates	
Monthly Base Rate ($/unit/month)	
First Unit	$16.17
Each Additional Unit	$11.66
Volume Rates ($/thousand gallons)	
Base Allowance	
0 to 3,000 gallons/month/unit	$0.00
Block 2 Rate	
3,000 to 6,000 gallons/month/unit	$3.52
Block 3 Rate	
6,000 to 9,000 gallons/month/unit	$4.24
Block 4 Rate	
Above 9,000 gallons/month/unit	$4.96
Commercial, Industrial, and Institutional	
Monthly Base Rate ($/meter/month)	
3/4" and smaller	$17.78
1"	$19.39
1.5"	$20.99
2"	$25.41
3"	$57.96
4"	$70.00
6"	$98.13
8"	$130.27
10"	$174.46
Volume Rates ($/thousang gallons)	
Base Allowance	
0 to 3,000 gallons/month	$0.00
Block 2 Rate	
Above 3,000 gallons/month	$3.09

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Water Use

The 2018 total potable and non-potable water deliveries by volume, categorized by type are shown in Table 4.

Table 4: 2018 Water Delivery by Type

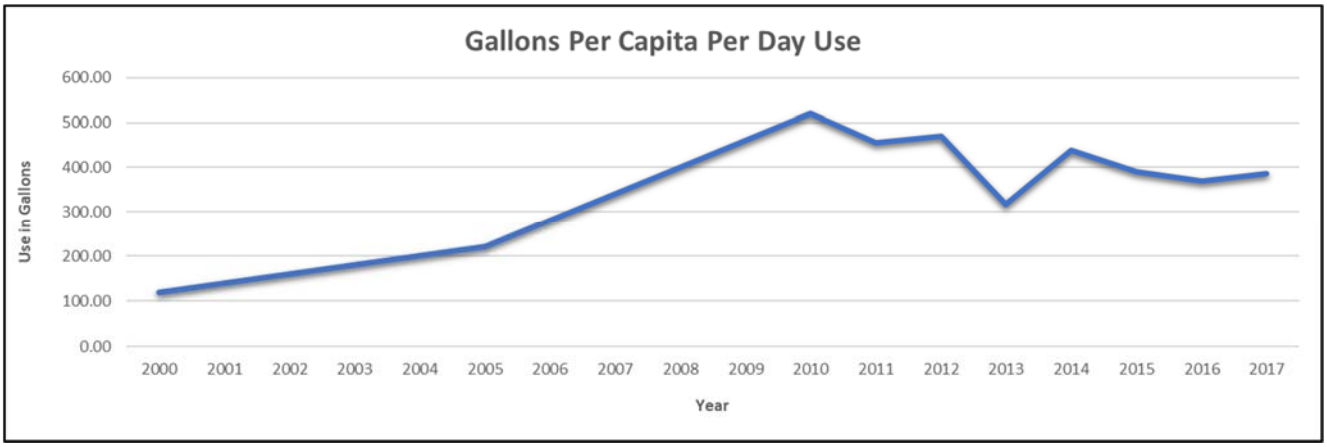
Delivery Type	Delivery (acre-feet)
Residential	1720
Commercial	733
Institutional	1.8
Industrial	142
Total	**2596.8**

Table 5 shows the 2018 per capita water use in gallons per capita per day (GPCD) by type and use. Figure 3 shows the current gallons per capita per day for both indoor and outdoor use in American Fork.

Table 5: Current per Capita per Day Water Use by Type

	Indoor (Winter Use)	Potable (Outdoor)	Non-Potable (Secondary)	Total
Residential	3	5	N/A	8
Commercial	1	4	N/A	4
Institutional	1	0	N/A	1
Industrial	0	0	N/A	0
Total	4	10	203	216

Figure 3 Gallons per Capita Per Day Use



Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Conservation Practices

The City of American Fork has many opportunities and challenges to face as it pursues its conservation goals continuing growth. The water system must be managed to keep pace with the community for stable growth.
Conservation can be an effective management tool to reduce the impact of growth. Conservation increases the available capacity of a system with little or no capital investment. Saved water can be reallocated to new users. Several conservation programs have been identified to help meet future water needs. Ongoing programs include full implementation of the pressurized irrigation system, a water conservation committee, and implementing outdoor water use restrictions as needed.

Below is a list of those responsible for conservation from the City and local organizations.

Brad Frost – Mayor mayorfrost@afcity.net (Mayor)
David Bunker – dbunker@afcity.net (City Administrator)
Barbara Christiansen – BChristiansen@afcity.net (Councilmember)
Clark Taylor – clarktaylor@afcity.net (Councilmember)
Kevin Barnes – KBarnes@afcity.net (Councilmember)
Rob Shelton – RShelton@afcity.net (Councilmember)
Stacie Carroll – SCarroll@afcity.net (Councilmember)
Scott Sensanbaugher – ssensanbaugher@afcity.net (American Fork City Public Works Director)
Jay Brems – jbrems@afcity.net (American Fork City Water Division Superintendent)
Barry Dayton – bdayton@afcity.net (Water Operator)
Brandon Mortensen – mortensenbt@ldschurch.org (Church of Jesus Christ of Latter-day Saints)
Bruce Hoggard – bruce-hoggard@yahoo.com (Committee chairman, Resident, Stakeholder)
Dee Howard – dhoward@afcity.net (American Fork City Public Infrastructure Manager)
Ernie John – erniej50@gmail.com (President, American Fork Irrigation Company)
Jason Thomson – jthomson@afcity.net (American Fork City Parks Manager)
John Hansgen – jmhansgen@comcast.net (Fox Hollow Golf Club)
John Schiess – jschiess@horrocks.com (American Fork City Resident)
Mike Privett – mprivett@alpinedistrict.org (Alpine School District)
Aaron Wilson – awilson@afcity.net (American Fork City Engineering Division/Resident)

Conservation Best Management Practices (BMPs)

The City of American Fork has set conservation BMPs. These are based on the projected needs of the community and the system analysis. These BMPs were classified into four main categories:

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

1. System Operations, Repair and Maintenance Options
2. User Conservation Options
3. Regulatory and Rate Options
4. Behavioral and Educational Options

System Operations, Repair and Maintenance Options

Water Loss Budget BMP 1:

American Fork currently compares supply and use annually. However, the net system loss is not tracked from year to year. The City could develop a water budget for the water system.

By tracking the difference between the water delivered and the water used on a quarterly basis, it is possible to identify increasing system leakage and where conservation programs are needed. The source meters measure the total water delivered. The connection meters show the water used. The sum of the connection meters measures the total water used. The amount of water lost through the system could then be calculated on a quarterly basis to determine if leaks are developing within the system.

Leak Detection System BMP 2:

American Fork performs leak detection surveys with acoustical equipment periodically. Recent leaks detection surveys identified only small leaks that were difficult and costly to pinpoint and repair. Use methods consistent with American Water Works Association's *Water Audit and Leak Detection Guidebook.*

System Repairs BMP 3:

Several improvements have been made to the water system including securing supply and rights and increasing storage. However, much of the distribution piping is over 50 years old. Capital Improvement Plans include replacement of aging pipes. In most years, at least one well pump fails during peak demand. It is likely that the failure may be due to the prolonged use of the pumps. The pumps should be evaluated and fixed or be budgeted for replacement. The construction of the pressurized irrigation will reduce the usage of the pumps.

Pressurized Irrigation System BMP 4:

The construction of the pressurized irrigation has been completed and it is being implemented. Approximately 95% of the residents are connected to the PI system.

Water Reuse BMP 5:

The City could explore water reuse. A study of the City could be made to determine potential water sources and reuse sites, including City-wide use in the pressurized irrigation system. Possible reuse sources include groundwater drain water, treated municipal and industrial wastewater and storm drain runoff. Possible reuse sites include municipal parks, school yards, cemeteries and public building grounds. By reusing water, the City would be able to reduce the amount of water needed from springs and wells.

Large Water Meter Replacement BMP 6:

The large water meters are more than 10 years old (>1 ½ inch). It is possible that these meters are losing accuracy. Replacing these meters would improve the water budget and billing accuracy.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Water Meter Change-Out Program BMP 7:

A well-developed method of keeping the water meters up-to-date would also keep water cost down. The typical meter age is 10 years. Over time, the meters wear out and their accuracy decreases. Systematic review and maintenance will reduce meter wear, increase meter life, and improve meter accuracy. When the meters eventually wear out, they should be replaced to keep the water measurements accurate. Also, advancements in meter technology provide additional benefits such as automated alarms for apparent water leaks. In recent years, the City has replaced 7 percent of the meters per year.

User Conservation Options

Residential Leak Detection and Repair BMP 8:

Residential users may not know how to test for leaks in their home. Leak detection instructions could be distributed with educational literature. Assistance could be provided for those requesting some help. Use methods consistent with American Water Works Association's *Water Audit and Leak Detection Guidebook.*

Voluntary Water Audits BMP 9:

City staff would advertise and perform water audits with residents to quantify how much water is being used by various tasks including watering yards, household use, etc. Once residents know how much water they are using and how much is necessary, it would be easier for them to conserve water. Use methods consistent with American Water Works Association's *Water Audit and Leak Detection Guidebook.*

Water Efficient Fixtures and Appliances BMP 10:

Current building codes require that water efficient fixtures be installed in new building. However, older sections of American Fork were fixtures be installed in new buildings. However, older sections of American Fork were developed before these codes were in developed before these codes were in place. The City could develop a budget to assist with the replacement of wasteful fixtures. Assistance may include rebates for replacing shower heads and toilets, discounts on efficient appliances or other measures that would help to compensate for the replacement cost.

Regulatory and Rate Options

Water Conservation Committee BMP 11:

A Water Conservation Committee has been established with citizens and public officials including the Water Superintendent, Public Works Director, a Council Member and two more citizens. The committee is responsible for distributing information to the public, receiving public comments, and making recommendations to the City Council regarding water conservation planning, regulations, and rates.

Conservation Oriented Rate Structure BMP 12:

A conservation-oriented rate structure not only pays for the production and distribution of water, but also rewards users for reducing system demand and penalizes users for increasing demand. The City would need to study which rate would most fairly distribute the cost among the water users and promote conservation. Factors that may affect the rate structure include lot sizes, family size, land uses, housing density, water metering and economics.

Review Enforcement of Existing Ordinances BMP 13:

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Prior to adopting new conservation ordinances, it is important to review existing ordinances and building codes and enforcement. The review will limit duplication and conflict with new ordinances. Regulation of multiple-family units, including accessory apartments, on single family parcels, may improve water use management.

Shortage Management and Emergency Planning BMP 14:

The City's shortage management and emergency plan limits public water use and restrict watering to weekdays during droughts. These measures are easy to enforce and can be very effective. The City also plans for system failures such as a main break, a pump failure, a well collapse, etc. with system improvements. The City's planned responses to these emergencies decrease water service interruptions.

Conservation Incentives to Wholesale Users BMP 15:

American Fork sells approximately 10 MG per month to Cedar Hills City. As with the residential users, it may be possible to provide incentive pricing to Cedar Hills City and other wholesale or large-scale water users. It is also possible to limit the total of park supply to wholesale users.

Water Efficient Landscape Practices BMP 16:

Extensive research has been done in recent years to find ways to reduce landscape water use. The City could plant demonstration gardens around City buildings and prominent areas of parks so that citizens can see the beauty and effectiveness of water efficient landscape practices. These practices include selecting drought tolerant plants, shrubs, trees, efficient irrigation systems, and mulching.

The Division of Water Resources, in cooperation with USU Extension, Bureau of Reclamation, and numerous other water providers and interested agencies, has helped developed a water-wise plant tagging program to promote the use of native and other well-adapted plans in Utah landscapes. The information can be downloaded from the following link: www.waterwiseplant.utah.gov .

Water Rationing Policies BMP 17:

The City uses water rationing for its drought emergency plan. As the City, and surrounding areas, continues to grow and become more crowded, the chances of implementing water rationing will rise. American Fork could strengthen its emergency response by developing inter-city agreements to share resources, materials, and personnel in emergencies.

Behavioral and Educational Options

Public Conservation Education BMP 18:

American Fork send educational mailers to its users. Continued education through the mail, advertising, schools, civic meetings, and Water Conservation Committee meetings could improve conservation by involving the public in its water conservation efforts. The City needs to develop additional methods of providing the public with information on water conservation. The Utah State Division of Water Resources and other agencies have already developed various pamphlets on water conservation. Basic conservation information can be issued by:

1. Providing a conservation hotline and water saving surveys.
2. Providing funding for a public information campaign and program.
3. Providing information on low water use plants and efficient irrigation systems.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

4. Providing information on water pricing improvements to reduce water consumption.
5. Providing information on system improvements.

Improved Industrial and Commercial Processes BMP 19:

American Fork could explore or provide funding for companies to explore new methods that have been developed to reduce the amount of water used in industrial and commercial processes. If some of these methods could be implemented in the City, new ordinances could be created that would require new and existing companies to provide water conserving processes.

Peak use Reduction BMP 20:

The demand for water is greatest during summer months. Encouraging evening, night, and early morning watering can reduce peak demand and overall water usage.

Evaluation of Conservation Options

The conservation BMPs are evaluated in Table 6. Cost, public view, staff time and effort are rated from 1 to 5, with 1 being inexpensive and 5 being expensive.
Benefits are rated from 1 to 10, with 1 being a large benefit and 10 being a minimal benefit. The benefit of each BMP was weighed so that the BMPs with maximum benefit to culinary water conservation would rank better. The BMPs with lower totals are preferred.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Table 6: Conservation BMP Evaluations

ALTERNATIVE	BENEFIT	COST	PUBLIC VIEW	TIME	EFFORT	TOTAL
System O&M and Repair Options						
Water Loss Budget	4	1	2	3	2	12
Leak Detection System	7	3	2	3	3	18
Large Meter Replacement	3	1	2	3	3	12
System Repairs	1	2	2	3	3	11
Full Implementation of PI System	1	1	2	2	2	8
Water Reuse	4	4	5	4	5	22
User Conservation Options						
Water Leak Detection and Repair	3	2	4	2	2	13
Voluntary Water Audits	4	1	3	3	3	14
Efficient Fixtures and Appliances	6	2	4	2	2	16
Regulatory and Rate Options						
Water Conservation Committee	3	1	1	3	2	10
Efficient Landscaping Practices	3	1	2	3	3	12
Enforcement of Ordinances	3	2	4	2	2	13
Conservation Water Rate Structure	2	1	4	4	3	14
Shortage and Emergency Planning	8	2	3	1	1	15
Conservation Building Codes	5	2	4	3	2	16
Incentive to Wholesale Users	7	3	4	2	2	19
Behavioral and Educational Options						
Public Conservation Education	4	2	1	2	2	11
Peak Use Reduction	6	2	1	2	2	13
Improved Commercial Processes	8	2	2	3	3	18
Water Rationing Policies	8	2	3	3	3	19

Recommended water management and conservation program goals have been selected based on highest ranked conservation BMPs.
Most of the City's water conservation efforts will focus on successful implementation of the secondary water system. Other programs will provide additional water conservation and provide information needed for updating the conservation plan in five years. Programs recommended to be implemented over the next five years are summarized in Table 7. The table also lists water use reduction goals, implementation schedules and evaluation processes to measure progress. Table 8 shows an evaluation of the water management and conservation plan goals adopted in October 2014.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Table 7: Recommended Water Conservation Goals 2019-2023

DESCRIPTION	GOAL	DEADLINE	EVALUATION
System Repairs	Upgrade the culinary system by replacing older infrastructure	December 31, 2023	Specific infrastructure replaced.
Enforcement of Existing Ordinances	The City has recently adopted an ordinance restricting the use of pressurized irrigation to certain days of the week.	Ongoing program	Collect data and calculate the use per capita per month and annually and compared with State's average use.
Water Conservation Committee	Organize a Water Conservation Committee and implement water conservation options.	Ongoing program	Organize meetings at least quarterly and evaluate the water use and reductions based on implemented options.
Public Conservation Education	Distribute two water conservation newsletters per year with utility bills.	Ongoing program	Document by using work orders the number of newsletters distributed per year.
Water Meter Change – Out Program	Change out 300 residential water meters per year	Ongoing program	Number of meters replaced.

Water users within the City of American Fork, whether commercial or residential customers, are invited to participate in city meetings and establishing priorities for conservation activities. Decisions made by the City regarding establishing conservation goals and priorities will attempt to reflect suggestions and comments offered by customers and interested parties.
Opportunities for public involvement and comment will be provided through public hearings as this plan is approved and as future updates to the plan are made.
Staff attend water conferences and receive training and education on water conservation and practices. Staff help educate public though mailings, scout groups, and individual interaction with homeowners or residents.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Table 8: Water Management and Conservation Goals 2013-2018

TABLE 11: EVALUATION OF THE WMCP 2014 TO 2019			
Description	Goal	Deadline	Evaluation
System Repairs	Upgrade the culinary system by replacing older components. Reduce water use to 150 gpd per capita	December 31, 2019	Collect data and calculate the use per capita per month and annually. **Completed. 2018 water consumption per capita = 75.28 gpd**
Enforcement of Existing Ordinances	The City has recently adopted an ordinance restricting the use of pressurized irrigation to certain days of the week.	December 31, 2019	Collect data and calculate the use per capita per month and annually and compared with State's average use. **Ongoing program**
Water Conservation Committee	Organize a Water Conservation Committee and implement water conservation options.	December 31, 2015	Organize meetings at least quarterly and evaluate the water use and reductions based on implemented options. **Complete**
Public Conservation Education	Distribute two water conservation newsletters per year with utility bills.	2014 until 2019	Document by using work orders the number of newsletters distributed per year. **Ongoing program**
Water Meter Change – Out Program	Change out 300 residential water meters per year	2015 until 2019	Number of meters replaced. **Ongoing program**

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

Conclusions

The City of American Fork is documenting its updated Water Management and Conservation Plan (WMCP) with this report. With recent construction of the pressurized irrigation, the culinary water system has adequate source, right, storage and distribution for the foreseeable future. Some additional water source and conservation measures will be needed to meet demand at total built out. The distribution system is aging and needs some repair. The implementation of the pressurized irrigation represents the best option for conservation of culinary water supplies.

The goals set on the 2014 Water Management and Conservation Plan were all met. There is a high demand for irrigation water and the City is taking steps to reduce water waste and bring the amount of water per capita to a number that matches the state's average more closely. Ordinances have been adopted to restrict watering times and days to help conserve water. The City is taking steps to further reduce excess water use by implementing water meters on all new secondary water connections. The City Council recently approved changes to city code and standards making this change possible. The city is also applying for grants to help convert existing secondary connections to metered connections. City staff are reviewing codes to implement changes as needed.

The WMCP identifies and prioritizes several conservation options based on benefits, cost, and other factors. The recommended programs will be implemented in phases over the next five years.

Attachment: American Fork WCP 2019 (Water Conservation Plan Update)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an ordinance setting the time and place of the 2020 City Council meetings.

SUMMARY RECOMMENDATION
Staff would recommend approval.

BACKGROUND
Each year, the city publishes an annual notice of regular meetings for the city council, planning commission, and other boards/committees/commissions. The city is also required by state law (UCA 10-3-502) to adopt an ordinance which sets the time and place of city council meetings.

The following ordinance will establish the time and place of the city council meetings to meet state law. The City Council meetings are held the second and fourth Tuesday of each month at 7:00 p.m. at the Historic City Hall. The work sessions are scheduled on the first and third Tuesday of the month at 4:00 p.m. at the Administration Offices. Occasionally there may be times when meetings on or near holidays need to be rescheduled.

BUDGET IMPACT
NA

SUGGESTED MOTION
I move to adopt the ordinance setting the time and place of city council meetings.

SUPPORTING DOCUMENTS

2020 Meeting Schedule (DOC)

ORDINANCE NO. 2019-12-___

AN ORDINANCE SETTING THE TIME AND PLACE OF THE REGULAR MEETINGS OF THE CITY COUNCIL OF AMERICAN FORK CITY FOR THE YEAR 2020 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, §10-3-502 UCA requires that the time and place of City Council meetings be set by ordinance, which must be held at least once each month; and

WHEREAS, §52-4-202 UCA requires the City to give notice of its annual meeting schedule for all regularly scheduled meetings.

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

Section 1. Establishment of time and place of meetings.

The regular meetings and work sessions of the American Fork City Council for the year 2020 shall be held according to the attached schedule (Exhibit "A"). The regular session meetings will commence at 7:00 p.m. and will be held at City Hall, 31 N. Church Street. Work sessions will commence at 4:00 p.m. and will be held in the City Administration Conference Room, 51 East Main.

Section 2. Effective Date

This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED BY THE AMERICAN FORK CITY COUNTY ON THIS 10 DAY OF DECEMBER, 2019.

_____
Bradley J. Frost, Mayor

ATTEST:

_____
Terilyn Lurker, City Recorder

Attachment: 2020 Meeting Schedule (2020 City Council Meeting schedule)

Exhibit "A"

City Council Work Sessions and Regular Sessions meetings:

Notice is hereby given that the City Council will hold its regular session meetings on the second and fourth Tuesday of each month at 7:00 p.m. at the Historic City Hall, 31 North Church Street, unless otherwise as noted. Work Sessions will be held on the first and third Tuesday of each month at 4:00 p.m. in the City Administrative Offices Conference Room, 51 East Main Street, unless otherwise as noted. The specific meeting dates are as follows:

City Council Work Session	*City Council Regular Sessions*
	January 6 @ Noon (swearing in)
January 7 and 21	January 14 and 28
February 6 and 7 (Retreat)	
February 4 and 18	February 11 and 25
March 3 and 17	March 10 and 24
April 7 and 21	April 14 and 28
May 5 and 19	May 12 and 26
June 2 and 16	June 9 and 23
July 7 and 21	July 14 and 28
August 4 and 18	August 11 and 25
September 1 and 15	September 8 and 22
October 6 and 20	October 13 and 27
November 3 and 17	November 10 and 24
December 1	December 8

Attachment: 2020 Meeting Schedule (2020 City Council Meeting schedule)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Technology **Director Approval** *George Schade*

AGENDA ITEM Review and action on a Right-of-Way Licensing Agreement with Zayo Group LLC.

SUMMARY RECOMMENDATION Staff recommends approval of this agreement.

BACKGROUND Zayo Group is a fiber-optic company that is interested in having a Right-Of-Way Licensing Agreement in the City of American Fork. This agreement would allow them to use the Rights-Of-Way of the city. They have one small project pending the approval of this agreement.

BUDGET IMPACT None anticipated.

SUGGESTED MOTION I move to approve the Right-Of-Way Licensing Agreement with Zayo Group, LLC.

SUPPORTING DOCUMENTS

Zayo - American Fork_Right of Way Licensing Agreement Final (DOCX)

RIGHT OF WAY LICENSING AGREEMENT
BETWEEN AMERICAN FORK CITY AND ZAYO GROUP, LLC

THIS AGREEMENT, made and entered into this 10th day of December, 2019, by and between **AMERICAN FORK CITY**, a municipality and political subdivision of the State of Utah, hereinafter called "City," and **ZAYO GROUP LLC**, a Delaware limited liability company, hereinafter called "Provider." City and Provider are collectively referred to herein as the "Parties" and individually as "Party".

WITNESSETH:

WHEREAS, Provider desires to obtain from City, a license to lay, maintain, operate, repair, inspect, protect, install, remove, and replace fiber optic cable, and other transmission and distribution structures and facilities (the "Facilities"), within the public highways, streets, roads, and rights-of-way which are within the jurisdiction and responsibility of City, together with the right of ingress and egress for Provider, its officers, employees, agents, and contractors to enter upon said public rights-of-way with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities; and

WHEREAS, City is willing to grant said license under the terms and conditions set forth in this Agreement; and

WHEREAS, the Parties are authorized to enter into a Right Of Way Licensing Agreement and wish to enter into a Right Of Way Licensing Agreement reflecting the terms of this agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Grant of License. The City hereby grants, conveys, sells and sets over unto Provider, a non-exclusive license to lay, maintain, operate, repair, inspect, protect, install, remove and replace the Facilities over and through the public highways, streets, roads, and public rights-of-way (collectively, the "Streets"), which are within the jurisdiction and responsibility of City, together with the right of ingress and egress for Provider, its officers, employees, agents, contractors and assigns to enter upon said Streets with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace the Facilities. This non-exclusive license will expire upon termination of this agreement (the "Agreement.")

2. Term. The initial term of this Agreement will expire ten (10) years from its effective date. The Agreement may be terminated upon breach of this Agreement by the non-breaching party. If an action is commenced regarding this Agreement or any breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and costs.

3. Administrative Expenses. To the extent City incurs any actual, direct, documented, and reasonable fees directly and exclusively attributable to Provider arising under this Agreement,

Attachment: Zayo - American Fork_Right of Way Licensing Agreement Final (ROW Licensing Agreement with Zayo Group, LLC.)

Provider shall pay such fees to City directly within 30 calendar days of receipt of an invoice itemizing such fees. This includes a one-time administrative fee of $500 to compensate City for direct costs City incurs in preparing, considering, approving, executing, implementing and negotiating this Agreement.

4. Construction and Location. Provider may install Facilities at those locations within the Streets as shall be determined in accordance with plans, specifications and maps prepared, or caused to be prepared, by Provider and as approved by City. Prior to performing any work in the Streets for initial Facilities installation, Provider shall apply for an encroachment/excavation permit, or other applicable City permit. City shall review and may adjust the submitted plan prior to permit issuance. Upon compliance with this Agreement and all applicable permit requirements, including but not limited to a traffic management plan, surface and landscaping restoration plan, and work schedule, City shall issue a permit to Provider's contractor, allowing said contractor to proceed with the work in accordance with the terms of this Agreement and the permit. All applicable regulations and permits of City shall be fully complied with by Provider and its contractor(s).

5. Underground Installation. Provider expressly agrees to install and maintain all of its Facilities at its own expense in accordance with City ordinances regarding the undergrounding of utility lines in effect at the time of this Agreement is executed and as subsequently amended during the term of this Agreement. All Facilities shall be located underground, except upon written approval of the Public Works Director.

6. Protection of Traffic During Construction. Provider shall require its contractor to conduct its construction operation so that there shall be a minimum of interference or interruption to City with respect to the handling of traffic and traffic operations. Provider's contractor shall at all times require such watchmen, barricades, lights or other reasonable measures for the protection of traffic as may be reasonably required to warn and safeguard the public against injury or damage during construction, maintenance, repair or replacement of the Facilities. Said traffic requirements shall be approved by City in writing prior to construction operation, which said approval shall not be unreasonably withheld, conditioned or delayed, and shall hold City harmless from any and all liabilities arising from said construction commenced under the terms of this easement.

7. Compaction of Backfill. The backfilling of any trench within the paved portion of the street, the shoulders thereof, within park strips, under sidewalk or curb and gutter, or the portion under or intersecting the street, shall be thoroughly compacted in accordance with all applicable standards and regulations, including City's construction standards. The method of compaction shall be subject to review by City at the time the permit application is reviewed. Provider shall require its contractors to comply with City's construction standards and permit requirements.

8. Restoration of Existing Pavement. Provider shall require its contractor to remove and replace any hard surface removed, disturbed or damaged as a result of construction, maintenance or work performed on said Facilities including all surfaces within the roadway of said removed, disturbed or damaged surface with the same type and depth of hard surface as that which is adjoining, including the gravel base material. All removed, disturbed, or damaged surfaces shall be restored to the standards established by City. In the event weather conditions do not permit immediate replacement of permanent hard surface, a temporary surface shall be placed until such

Attachment: Zayo - American Fork_Right of Way Licensing Agreement Final (ROW Licensing Agreement with Zayo Group, LLC.)

time as weather conditions are favorable, at which time the temporary surface shall be removed and replaced with a permanent road surface. If the gravel surface, gravel shoulder, or gravel surface approach to City roads become contaminated with clay or other unsuitable material, such surfacing shall be removed and replaced with new gravel surfacing material. The repairs to hard surface shall include hard surfaces which are damaged by construction equipment used in constructing, maintaining, or repairing the Facilities. In all cases Provider hereby agrees to cause its contractor to restore those portions of the street through which the work actually traverses, to as near its pre-work condition as is reasonably possible.

9. Disposal of Surface Material in Cleaning Up Street. Upon completion of the work, Provider shall assure that all surplus material shall be removed from within the limits of the Streets and properly disposed of by the contractor. The disturbed surface shall be carefully graded to the lines and grades established. Provider shall immediately notify the City in the event that any Street facility such as signs and culverts are disturbed or damaged during the process of the work and shall promptly restore or replace the same to as near their pre-work condition as is reasonably possible. No material shall be left on private property adjacent to the Streets.

10. Maintenance of Facilities by Provider. The Facilities and their attached appurtenances shall at all times be maintained, repaired and operated by and at the expense of Provider.

11. Reconstruction of Street. In the event that any Street, or portion thereof is so reconstructed at any future date as to location, grade or width, so as to require the adjustments or relocation of manholes or other Facilities, Provider shall assume and pay all costs incident to the adjustment or relocation of such manholes or other Facilities in accordance with Paragraph 17.

12. Crossing of Facilities and Expansion of Street System. Subject to the terms of this Agreement, it is expressly understood and agreed by the Parties that as part of the consideration for this Agreement, that City shall have the right to cross said Facilities at any point deemed necessary in the future construction and expansion of City's street system or utility infrastructure, provided that City shall use due care and diligence in the protection of the Facilities in making such crossings. Provider will mark and identify its Facilities in or adjacent to the zone of the City's work as identified on Bluestakes of Utah locate tickets.

13. Bond Requirements. To guarantee performance pursuant to this Agreement, Provider shall provide to City within thirty (30) days of the effective date and maintain during the Term a performance guarantee securing the improvement completion assurance for multiple projects according to Section 17.9.800 of the American Fork City Code

14. Licenses. Provider acknowledges that it has obtained the necessary approvals, licenses or permits required by federal, state, and local law to provide services consistent with the provisions of this Agreement.

15. Indemnification. City and Provider agree to indemnify, defend, and hold each other harmless from and against any and all claims, demands, liens, and all liability or damage of whatsoever kind to the extent caused by their own acts or omissions pursuant to or related to this Agreement, and to pay any and all costs, including attorneys' fees incurred by the other in defense

Attachment: Zayo - American Fork_Right of Way Licensing Agreement Final (ROW Licensing Agreement with Zayo Group, LLC.)

of such claims. The Parties shall each promptly give written notice to the other of any claim, demand, lien, liability, or damage, with respect to which the other seeks indemnification and, unless a conflict of interest may exist between the parties with respect to the claim, demand, lien, liability, or damage, City shall permit Provider to assume the defense of such with counsel of Provider's choosing.

16. Agreement Not to be Assigned. Neither party shall assign this Agreement nor any interest hereunder without the prior written consent of the other party first obtained.

17. Successors and Assigns. All covenants and agreements herein contained shall be binding upon the parties hereto, and their respective successors in interest and assigns.

18. Subject To Relocation For City. This license is subject to the right of City at all times as City deems necessary to construct roads, sidewalks, infrastructure or to carry out any other City purpose involving the public health, safety or welfare over the areas covered by this license, and when Provider's Facilities and appurtenances materially interfere with any City purpose involving the public health, safety or welfare, Provider will remove, adjust and/or relocate such Facilities and appurtenances within a reasonable time after written notice to do so by City and at the expense of Provider.

19. Relocation for a Third Party. Provider shall, at the request of a third party holding a lawful permit issued by the City, protect, support, raise, lower, temporarily disconnect, relocate in or remove from Streets, as applicable and if possible, any Provider property, provided that the cost of such action is borne by the person requesting it and Provider is given reasonable advance written notice and sufficient time to take the appropriate action. In such situation, Provider may also require advance payment. For purposes of this subsection, "reasonable advance written notice" shall mean no fewer than forty-five (45) days for a temporary relocation, and no fewer than one hundred twenty (120) days for a permanent relocation.

20. Notices. Any notice required or desired to be given pursuant to this Agreement shall be in writing and shall be delivered personally or mailed, return receipt requested postage prepaid, to the parties as follows:

To Provider:

Zayo Group LLC.
ATTN: General Counsel
1805 29th Street, Suite 2050
Boulder, CO 80301

Formatted: Superscript

With a Copy to:

Zayo Group, LLC
Attn: Underlying Rights - West Region
1805 29th Street, Suite 2050
Boulder, CO 80301

For Emergencies:

Attachment: Zayo - American Fork_Right of Way Licensing Agreement Final (ROW Licensing Agreement with Zayo Group, LLC.)

Network Operations Center & Repair
Phone: (888) 404 9296
E-mail: zayoncc@zayo.com

To City: City Administrator
51 East Main Street
American Fork, UT 84003

The City and Provider may change their addresses by providing written notice, as required under this provision.

21. Contract Integration. This Agreement embodies the entire agreement between the Parties and shall not be altered, enlarged or modified except in writing and signed by both Parties. The benefits and protection provided by this Agreement shall not inure to the benefit of third-parties.

22. Governing Law. This Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance.

23. Venue. Venue for any dispute related to this Agreement shall lie exclusively in the Fourth Judicial District, Utah County, State of Utah.

24. No Separate Legal Entity Created. No Separate legal entity is created by this Agreement.

25. Manner of Acquiring, Holding and Disposing of Property. No real property will be acquired pursuant to the terms of this Agreement. Unless otherwise agreed by the Parties in writing, upon termination of this Agreement all personal property installed within the City shall be dedicated to and become the property of the City.

26. Review by Legal Counsel. Each of the Parties hereby certifies that, pursuant to the requirements of Section 11-13-202.5, Utah Code Annotated (1953 as amended), it has submitted this agreement to an attorney authorized to represent it for review as to proper form and compliance with applicable law.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Attachment: Zayo - American Fork_Right of Way Licensing Agreement Final (ROW Licensing Agreement with Zayo Group, LLC.)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY

By:_____
Bradley J. Frost, Mayor

ATTEST:

_____
City Recorder

Provider

By: _____
Its: _____
Print Name: _____

Attachment: Zayo - American Fork_Right of Way Licensing Agreement Final (ROW Licensing Agreement with Zayo Group, LLC.)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an ordinance creating Chapter 8.10 of the city code regulating camping on public property.

SUMMARY RECOMMENDATION
Staff would recommend approval.

BACKGROUND
This ordinance creates a new chapter of the city code regulating camping on public property. The purpose and intent of the ordinance is to enhance the public health, safety, and welfare of residences by prohibiting camping on public property such as sidewalks, streets, parking strips, alleys, lanes, or public right-of-way, parks, recreation areas, and open space without the written approval of the city. No person may sleep in any publicly used ingress or egress to public property. This also outlines the removal of unlawful campsite process.

BUDGET IMPACT
NA

SUGGESTED MOTION
I move to adopt the ordinance creating Chapter 8.10 of the city code regulating camping on public property.

SUPPORTING DOCUMENTS

Camping on Public Property (DOC)

ORDINANCE NO._____

CAMPING ON PUBLIC PROPERTY. AN ORDINANCE CREATING CHAPTER 8.10 OF THE AMERICAN FORK CITY CODE REGULATING CAMPING ON PUBLIC PROPERTY.

PREAMBLE:

WHEREAS, American Fork City wishes to regulate sleeping and camping on public property to preserve the public welfare, peace, safety and health of the community; and

WHEREAS, the American Fork City Council finds that the adoption of this ordinance will promote the public health, safety, and welfare of the city.

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

Chapter 08.10 CAMPING ON PUBLIC PROPERTY

Section 08.10.010 Purpose and intent.

It is the intent of this Chapter to enhance the public health, safety, and welfare of residents in American Fork City. Camping on sidewalks, streets, parking strips, alleys, lanes, rights-of-way and in parks or other public areas is unsafe, as it obstructs pedestrian and/or vehicular traffic, and may place the person sleeping and/or public in danger of harm. It is not the City's intent to prohibit the ordinary recreational use of parks and other areas open to the public such as picnicking on a blanket or resting or sleeping in a park during normal park hours. Enforcement of this Chapter shall be undertaken to avoid such results.

Section 08.10.020 Definitions.

The following definitions are applicable in this chapter:

1. Camp or camping means to remain, for any length of time, at a camp facility erected or otherwise constructed, used, or occupied for the purposes of human habitation. This definition is not intended to apply to individuals using a day use recreational area for the limited time such day use recreational area is open to the public.

2. Camp facility means any place where camp paraphernalia is placed, established, or maintained for the purpose of maintaining a place to dwell or sleep, whether or not such

Attachment: Camping on Public Property (Camping on public property ordinance)

place incorporates the use of a tent, lean-to, shack, or any other structure, or any vehicle, including recreation vehicle, or part thereof.

3. Camp paraphernalia includes, but is not limited to, tarpaulins, cots, bedding, sleeping bags, blankets, mattresses, mats, hammocks or non-City-designated cooking facilities or fire and/or similar equipment.

4. Public property means any real property, building or structure owned or leased by American Fork City or any department thereof, including, but not limited to, any sidewalk, street, parking strip, alley, lane, public-right-of-way, park, open space, bench, equipment, and other similar property.

5. Reasonable notice means notice reasonably calculated under all circumstances to apprise a person that camping is prohibited at a particular location and, where personal property is deposited, affording the person time to gather his or her personal property and depart.

Section 08.10.030 Camping on Public Property Prohibited.

Except as may be otherwise expressly authorized by the City in writing:

1. No person may camp on any public property, including sidewalk, street, parking strip, alley, lane, or public right-of-way, park, recreation area, open space without written permission of the City issued pursuant to this Chapter.

2. The finding of camp facilities or camp paraphernalia shall be evidence of camping under this section whether or not persons are present.

3. No person may sleep in any publicly used ingress or egress to public property.

Section 08.10.040 Authorization.

The City's Director of Parks and Recreation is authorized to provide written permission for use of public parks for recreational purposes, not to exceed 48 hours. Written permission may also be obtained through a Special Events Permit pursuant to Chapter 5.06 of the American Fork City Code.

Section 08.10.050 Removal of unlawful campsite.

Attachment: Camping on Public Property (Camping on public property ordinance)

Upon discovery of a non-permitted campsite on public property, removal of the campsite by the authorized agents of American Fork City may occur if:

1. After reasonable notice, the individual refuses to remove their personal property from the premises;

2. Personal property appears to be abandoned;

3. There is probable cause for law enforcement officials to believe that illegal activities other than camping are occurring at the camp facility; or

4. There is immediate danger to human life, health or safety, including, but not limited to, possible contamination of public or private property by unsanitary and/or hazardous materials.

Section 08.10.060 Enforcement.

A first violation of this Chapter or any provision of this Chapter is a Class "C" misdemeanor. A subsequent violation of any provision of this Chapter is a Class "B" misdemeanor. Upon conviction for a violation of this Chapter, in addition to any other factors deemed appropriate by the Court, the Court shall consider in mitigation whether the person immediately removed all personal property and litter from the camp facility after being informed he or she was in violation of the law.

SEVERABILITY

If any provision or clause of this chapter or its application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications which can be implemented without the invalid provision, clause or application. To this end, the provisions of this chapter are declared to be severable.

EFFECTIVE DATE

This ordinance shall take effective immediately upon its passage and publication or posting in the manner prescribed by law.

Attachment: Camping on Public Property (Camping on public property ordinance)

Passed by the American Fork City Council this _____ day of _____, 2019.

AMERICAN FORK CITY:

_____
BRADLEY J. FROST

ATTEST:

_____
TERILYN LURKER

Attachment: Camping on Public Property (Camping on public property ordinance)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on an ordinance amending Chapter 8.08 of the city code relating to nuisance enforcement and recreational vehicles.

SUMMARY RECOMMENDATION
Staff and Legal Counsel would recommend approval.

BACKGROUND
This ordinance amends Chapter 8.08 of the city code relating to nuisance enforcement and recreational vehicles.

BUDGET IMPACT
NA

SUGGESTED MOTION
I move to adopt the ordinance amending Chapter 8.08 of the city code relating to nuisance enforcement and recreational vehicles.

SUPPORTING DOCUMENTS

Nuisance Amendment Ordinance (DOC)

ORDINANCE NO._____

NUISANCE AMENDMENTS. AN ORDINANCE AMENDING CHAPTER 8.08 OF THE AMERICAN FORK MUNICIPAL CODE RELATING TO NUISANCE ENFORCEMENT AND RECREATIONAL VEHICLES.

PREAMBLE:

WHEREAS, American Fork City wishes to regulate nuisances and the enforcement thereof to preserve the public welfare, peace, safety and health of the community; and

WHEREAS, the American Fork City Council finds that the adoption of this ordinance will promote the public health, safety, and welfare of the city.

NOW THEREFORE, be it ordained by the City Council of American Fork, Utah, that Chapter 8.08 be amended as follows:

Section 8.08.030 Prohibited Conduct.

It shall be unlawful and declared a public nuisance for any person owning, renting, leasing, occupying or having possession of any property in the city, without limitation, to allow any of the following conditions to exist on such property:

...

(16) Recreational vehicles, trailers, campers, or similar vehicles used as living quarters, habitation, or dwelling places on private residential property, or located curbside thereto.

Section 8.08.040 Criminal Remedies.

A person may be issued a citation for any violation of this chapter without prior warning or notice. A first violation of any provision in this chapter shall be subject to prosecution as a Class C misdemeanor, for each separate violation, with the corresponding statutory fines and penalties pursuant to Utah State Law. A second, or subsequent violation of this chapter shall be punishable as a Class B misdemeanor. Each day shall constitute a separate violation.

Attachment: Nuisance Amendment Ordinance (Nuisance Enforcement and Recreational Vehicles)

SEVERABILITY

If any provision or clause of this chapter or its application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications which can be implemented without the invalid provision, clause or application. To this end, the provisions of this chapter are declared to be severable.

EFFECTIVE DATE

This ordinance shall take effective immediately upon its passage and publication or posting in the manner prescribed by law.

Passed by the American Fork City Council this _____ day of _____, 2019.

AMERICAN FORK CITY:

_____
BRADLEY J. FROST

ATTEST:

_____
TERILYN LURKER

Attachment: Nuisance Amendment Ordinance (Nuisance Enforcement and Recreational Vehicles)

REQUEST FOR COUNCIL ACTION
CITY OF AMERICAN FORK
DECEMBER 10, 2019

Department Recorder **Director Approval** *Terilyn Lurker*

AGENDA ITEM Review and action on rescinding Resolution No. 2019-11-49R relating to LightHub Communication Agency.

SUMMARY RECOMMENDATION
Recommend approval.

BACKGROUND
Resolution No 2019-11-49R authoring the city to execute the interlocal agreement with LightHub Communication Agency, a service agreement with LightHub Communication Agency, and appointing Mayor Frost to the board was approved. Tonight's action is to rescind that approval.

BUDGET IMPACT
NA

SUGGESTED MOTION
I move to rescind approval of Resolution No. 2019-11-49R relating to LightHub Communication Agency.

SUPPORTING DOCUMENTS