AMERICAN FORK CITY PLANNING COMMISSION
JUNE 19, 2019

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on June 19, 2019 at 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

2. Hearing, review and action on a District Framework Plan for the ADG Project located in the area of 360 South 900 West in the TOD Zone

3. Other Business

4. Site Plan

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

6. Adjournment

John H. Woffinden, P.G.,
Planning Commission Chairman

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

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: June 19, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the ADG District Framework Plan, located in the area of 360 South 900 West, in the TOD Transit Oriented Development zone.

BACKGROUND INFORMATION					
Location:		Approximately 360 South 900 West			
Applicants:		ADG Partners/Berg Engineering			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Agriculture			
	South	Residential/Agriculture			
	East	Agriculture			
	West	Agriculture			
Existing Zoning:		TOD (Transit Oriented Development)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	TOD			
	South	PR-3.0 & Residential Agriculture 5 (Utah County)			
	East	TOD & Residential Agriculture 5 (Utah County)			
	West	TOD & Residential Agriculture 5 (Utah County)			
Land Use Plan Designation:		TOD (Transit Oriented Development)			
Zoning within Land Use Plan designation?		x	Yes		No

Background

The area comprising of this District Framework Plan consists of approximately 25 acres. It is located in the area of 360 South 900 West, and runs from north to south. The entirety lies within the Garden District. Within this district, the General Mixed-Use and Neighborhood Edge sub-districts are present. South of this area, a traditional low-density 3 du/ac designation is present. Properties annexed into the City south of this District Framework Plan have come in under a PR-3.0 zone; reflecting the 3 du/ac density.

District Framework Plans are covered in Section 4 of the recently adopted TOD Code. A District Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District Framework Plans proceed through Planning Commission and ultimately City Council. Following approval of a District Framework Plan, subsequent development submittals are reviewed and either approved or denied by staff; the

exception being formal subdivision plats, which still proceed through Planning Commission and City Council. Per Section 4.01.3 of the Code, District Framework Plans expire 24 months after approval "if not acted upon further through the submittal of a block plan". Extensions may be granted by the Council, if requested and deemed appropriate.

Section 4.02 of the TOD Code outlines submittal requirements for a District Framework Plan. Those requirements, as well as submission materials particular to this District Framework Plan, are detailed below.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as "Transit Oriented Development". The District Framework Plan is consistent with the Land Use Plan designation.

Section 4.02 of the TOD Code, "Submission Requirements"

A District Framework Plan submittal must include the following exhibits:

a. Exhibit 1: Legal Description.

   A legal description of the area comprising the District Framework Plan has been submitted and labeled as Exhibit 1.

b. Exhibit 2: Boundary Survey.

   A boundary survey, highlighting the parcels included in the District Framework Plan, has been submitted and labeled as Exhibit 2.

c. Exhibit 3: Development Area Plan.

   The underlying Development Area Plan, adopted at the time of TOD Code approval, is provided and labeled as Exhibit 3. The area comprising the District Framework Plan is highlighted within the overall Development Area Plan; illustrating the district (Garden District). The sub-districts (General Mixed Use and Neighborhood Edge) are illustrated and labeled on Exhibit 6.

d. Exhibit 4: Boundary Map.

   Similar to the boundary survey provided in Exhibit 2, a boundary map has been submitted and labeled as Exhibit 4. Included in the boundary map is the following, as required:

   i. Name and ownership of the properties.
   ii. Acreage of the properties.
   iii. Boundaries of the properties.

iv. Existing land use of all properties within 500 feet. Existing land use is currently agriculture.

Also included within Exhibit 4 is a right-of-way alignment for 900 West and portions of 620 South and 350 South; both major thoroughfares on the City's Transportation Master Plan.

e. Exhibit 5: Constraints Map.

A constraints map is intended to identify areas such as flood plain, wetlands, water bodies, or other sensitive lands. A constraints map has been submitted and labeled as Exhibit 5. This map identifies the following constraints within the area: a 20' wide TSSD easement, a 30' wide Central Utah Water Conservancy District easement, and a potential wetland area near the southern boundary of the plan. All future submittals will work within the parameters of these constraints, and any plans reflective of such.

f. Exhibit 6: District Framework Plan

A district framework plan has been submitted and labeled as Exhibits 6A and 6B. Included in the exhibits is the following, as required:

i. Block type boundaries and IDs and a data table including block type assignment, net acreage and gross acreage of each block type. This has been illustrated in the exhibit. The area of this District Framework Plan falls within block types 2 through 4. Block type locations have been identified, as have net and gross acreage of each block type. Of note: applicants are requesting a Block Type 3 to extend to 620 South. This is due to access restrictions off of 620 South and resulting lot types that can be utilized. Because of access restrictions, a lot type with rear access is proposed, and this lot type is found in a Block Type 3 rather than a 2. Staff is supportive of this request, as the overall density increase is negligible over that of a Block Type 2. Similar lot types are allowed in each block type; with the addition of rear loaded lots in a Block Type 3.

ii. Civic district boundaries, and a data table including types, acreages, and any assigned uses. Civic spaces, such as open space, is identified as a percentage of required open space: 10-20% for both sub-districts within the Garden District. While the exhibit lists potential locations of open space, and minimum amounts required, it is too early in the process to define where, exactly, all open space will lie. Open space requirements will be met utilizing the allowable types of open space as identified in the TOD Code (Section 7). Staff will ensure open space types and percentages are met, as future plans such as block and lot plans, are submitted.

iii. A data table including gross acreage and net acreage of the district, net acres of developable land and total acreage assigned to thoroughfares. This information is presented within the exhibit.
iv. A data table indicating the total aggregated gross acreage of each block type and civic district and percentage of the gross character district acreage.

g. Exhibit 7: Transportation Network Plan

A transportation network plan has been submitted and labeled as Exhibit 7. Included in the exhibit is the following, as required:

i. A key showing the thoroughfare network of the governing development area plan and the transportation master plan. The thoroughfare network of the underlying development area plan is illustrated, along with the corresponding street types as identified in the City's Transportation Master Plan.
ii. Existing, new, and modified thoroughfares. Applicants are requesting modifications of local roads within the underlying operational overlay. They have worked with Engineering to propose relocations of future local roads (550 South, 460 South), while preserving the integrity of the underlying operational overlay; as well as providing connections to adjacent properties. Engineering will discuss in greater detail.
iii. New and modified intersections. Intersection assemblies are identified and provided for in Exhibit 13.
iv. Existing, new, and relocated major utility easements. Existing utility easements are identified in Exhibit 5 (Constraints Map.
v. A data table including all thoroughfares within the character district, indicating ownership, right-of-way widths, number of vehicular lanes, thoroughfare type, and transportation provisions.

h. Exhibit 8: Thoroughfare Naming Plan

A thoroughfare naming plan has been submitted and labeled as Exhibit 8. Included in the exhibit is the following, as required:

i. Names for each thoroughfare within the character district in accordance with the City's street naming ordinance. Exhibit 8 indicates the names of thoroughfares provided. These names are in accordance with the City's street naming system.

i. Exhibit 9: Bicycle Network Plan

A bicycle network plan has been submitted and labeled as Exhibit 9. Included in the exhibit is the following, as required:

i. Existing and new bicycle networks. The exhibit notes that there will be cycle tracks on each side of 900 West, along the northern side of 620 South, and along the southern side of 350 South.

j. Exhibit 10: Traffic Study

Preliminary projected traffic counts for the area have been provided and labeled as Exhibit 10.

k. Exhibit 11: Civic District Plan

An exhibit noting the required amounts and preliminary locations of open space has been presented. Exact locations and networks of open space will be identified in future reviews. Staff will ensure compliance to open space types, locations, and percentages in future reviews; pursuant to the applicable sections of the TOD Code.

l. Exhibit 12: Thoroughfare Assemblies

A thoroughfare assembly is provided and labeled as Exhibit 12. Cross-sections and assembly types are provided for 350 South, 900 West and local streets. Engineering may discuss further; both in their report and at the meeting, details of the cross-sections.

m. Exhibit 13: Intersection Assemblies

An intersection assembly exhibit has been provided and labeled as Exhibit 13. Types of proposed intersections are identified.

n. Exhibit 14: Phasing Plan

A phasing plan, indicating phase boundaries and sequence of each phase, has been provided and labeled as Exhibit 14. The area will be developed in six phases, as indicated in the exhibit.

o. Exhibit 15: Detailed Architectural Standards

Conceptual architectural themes are provided and labeled as Exhibit 15. Refining of architectural standards and themes will be reviewed at future submittals. Themes are provided to give an idea of what may occur within the area constituting the District Framework Plan; however, approval of such standards is not part of a District Framework Plan approval.

p. Exhibit 16: Special Requirements.

As identified in previous exhibits, applicants request realignment of certain streets (550 South, 460 South), and extending Block Type 3 to the southern boundary of the project to account for rear-loaded product (due to access restrictions off of 620 South). The TOD Code allows Block Type 3 to be adjacent to single-family zoned properties. Property directly south is zoned PR-3.0. Exhibit 16 illustrates these requests.

FINDING OF FACT

After reviewing the application for District Framework Plan approval, the following finding of fact is offered for consideration:

1. The District Framework Plan complies with the applicable requirements set forth in Section 4 of the TOD Code.
2. The Planning Commission finds that the requests made by applicants (realignment of certain streets and designation of Block Type 3 at the southern end of the project) permissible.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the District Framework Plan, with the findings as outlined in the staff report, and subject to any findings, conditions and modifications listed in the engineering report.

DENIAL

Mr. Chairman, I move that we recommend denial of the District Framework Plan.

Findings of denial may be attached to a recommendation of denial.

TABLE

Mr. Chairman, I move that we table action on the District Framework Plan.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 6/19/2019

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: ADG District Framework Plan

Project Address: ADG Partners/Berg Engineering

Developer / Applicant's Name: 360 South 900 West

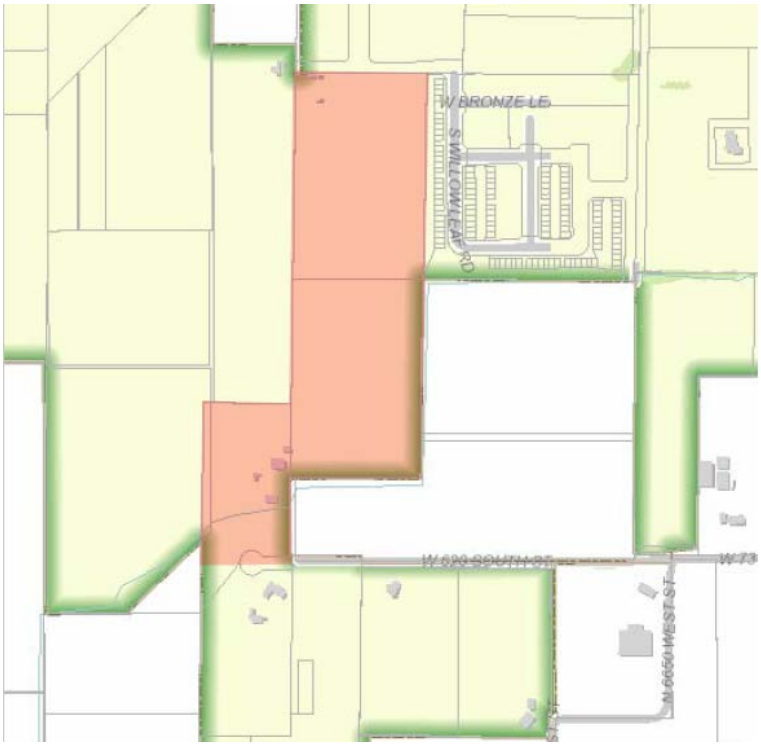
Type of Application:

- ☐ Subdivision Final Plat
- ☐ Subdivision Preliminary Plan
- ☐ Annexation
- ☐ Code Text Amendment
- ☐ General Plan Amendment
- ☐ Zone Change
- ☐ Commercial Site Plan
- ☒ District Framework Plan

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

1. All Standard Conditions of Approval and items denoted as "Plan Modification(s) Required" in the 6/19/2019 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

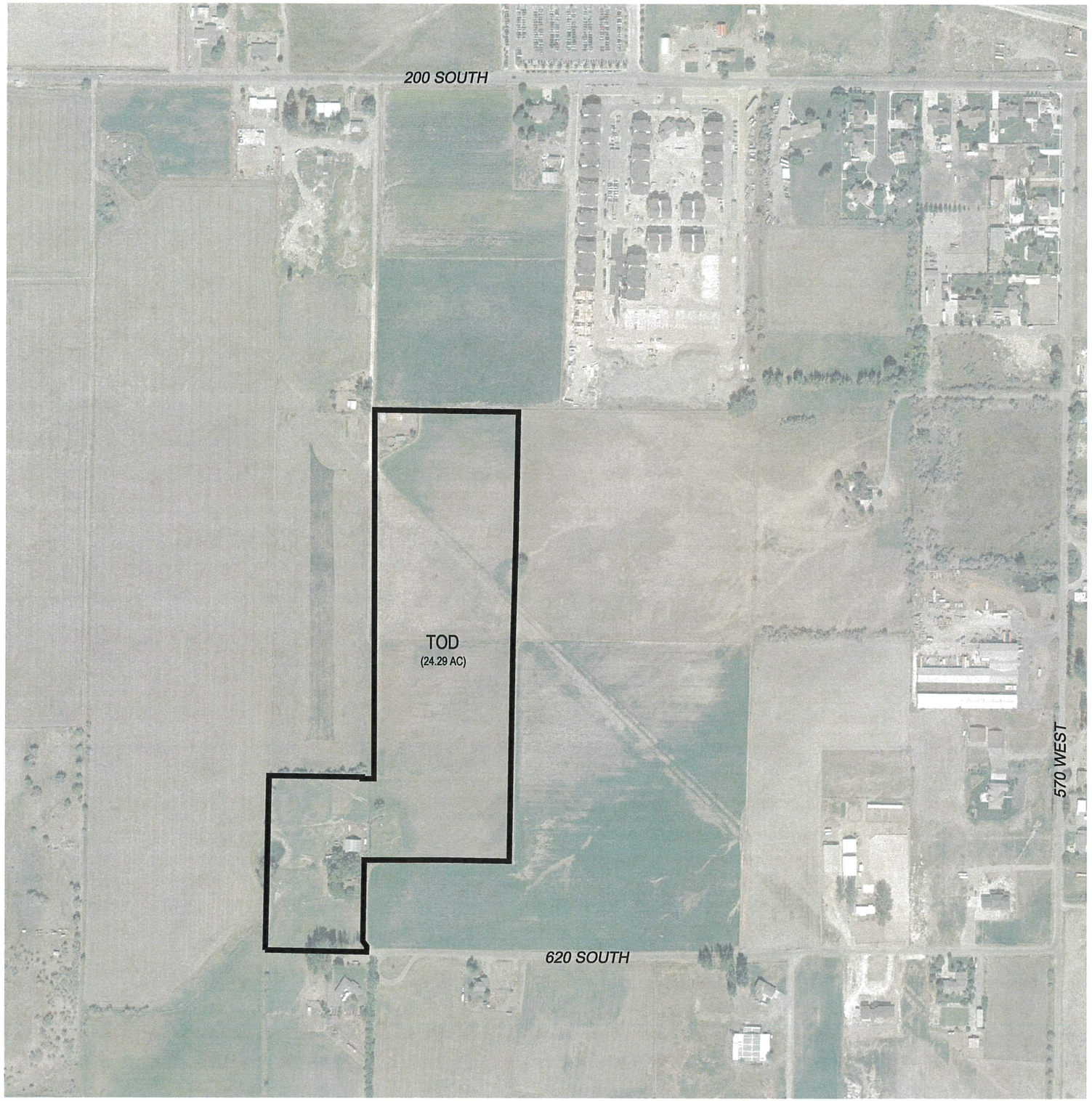
Standard Conditions of Approval:

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

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

Plan Modifications Required:

1.



OVERALL LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF FENN PROPERTY ANNEXATION, SAID POINT BEING SOUTH 89°59'22" WEST 2657.49 FEET ALONG THE SECTION LINE AND SOUTH 00°00'38" EAST 101.51 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE SOUTH 01°00'42" WEST 454.65 FEET;
THENCE SOUTH 01°30'56" WEST 369.58 FEET;
THENCE SOUTH 00°50'20" WEST 802.25 FEET;
THENCE NORTH 89°11'40" WEST 239.99 FEET;
THENCE SOUTH 89°58'34" WEST 288.31 FEET;
THENCE SOUTH 00°49'10" WEST 293.09 FEET;
THENCE SOUTH 36°45'44" EAST 23.83 FEET;
THENCE SOUTH 01°02'47" WEST 20.14 FEET TO A POINT ALONG THE FUTURE CENTERLINE OF 620 SOUTH STREET;
THENCE ALONG SAID FUTURE CENTER LINE NORTH 89°01'53" WEST 368.85 FEET;
THENCE NORTH 01°03'29" EAST 630.40 FEET;
THENCE SOUTH 89°16'06" EAST 27.45 FEET;
THENCE SOUTH 89°16'08" EAST 312.10 FEET;
THENCE SOUTH 00°49'10" WEST 6.00 FEET;
THENCE EAST 42.87 FEET;
THENCE NORTH 1334.71 FEET TO A POINT ALONG THE FUTURE CENTERLINE OF 350 SOUTH STREET;
THENCE SOUTH 89°15'00" EAST 523.01 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,058,216 SF OR 24.29 AC

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

N

0 100 200 400 600
SCALE: 1"= 200'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
DISTRICT PLAN	5/14/2019

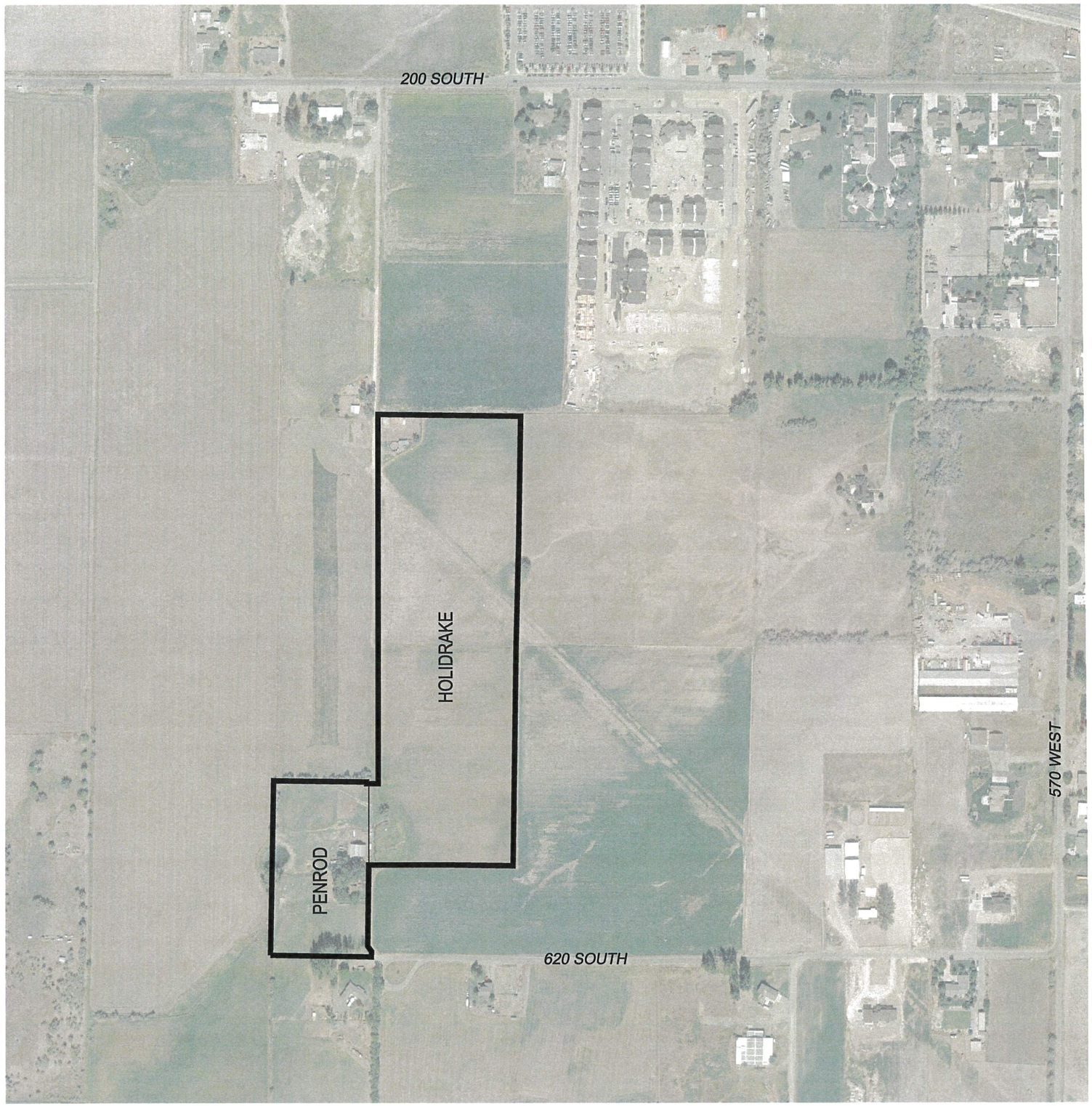
PROJECT

DISTRICT PLAN

DESCRIPTION

LEGAL DESCRIPTION

SHEET NAME	SHEET NUMBER
EXHIBIT	*1*



BOUNDARY SURVEYS

PENROD PROPERTY - ALTA-NSPS LAND TITLE SURVEY

HOLINDRAKE ADDITIONAL PROPERTY - ALTA-NSPS LAND TITLE SURVEY

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

N

0 100 200 400 600

SCALE: 1"= 200'

Berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

DESCRIPTION

BOUNDARY SURVEYS

SHEET NAME	SHEET NUMBER
EXHIBIT	*2*

NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN UTCO NO. 44-18, FND 3" BRASS CAP BENCHMARK ELEV. 4568.68 NAVD88 U.S. SURVEY FEET

S 0°24'12" W 2664.94'

EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN UTCO NO. 44-19, NOT MONUMENTED

N 1°27'15"W 149.31'

WC EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN UTCO NO. 44-18RC, FND 3" BRASS CAP

S 0°03'33" W 2662.78'

SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN UTCO NO. 44-20

S 89°52'24" E 2664.44'

S 89°52'24" W 2665.97'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING TELEPHONE PEDESTAL
- EASEMENT LINE
- LOT SETBACK LINE
- EXISTING FENCING
- ASPHALT/CONCRETE EDGE
- EXISTING CONCRETE PAD
- EXISTING GRAVEL ROAD
- EXISTING ASPHALT ROAD
- EXISTING BUILDING

NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN UTCO NO. 43-18

SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN UTCO NO. 43-20, FND 2" BRASS CAP 14" ABOVE THE GROUND ON EAST SIDE OF POND AND SWAMP

SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

(BASIS OF BEARING) S 89°53'39" E 5320.29' (R) 5320.18' (M) NORTHWEST CORNER TO NORTHEAST CORNER

PAMELA HOUNDRAKE
PARCEL NO.
13:040:0001
ENTRY NO. 51739:2014

BIRCH CHILDREN LLC
PARCEL NO.
13:043:0067
ENTRY NO. 76400:2014

PARCEL 2C
LEFT TURN LLC 75%
M&L LEISURE LC 20%
C ALLEN LLC 5%
PARCEL NO.
13:065:0013
ENTRY NO. 52844:2018

S 89°49'04" W 563.68'

31.48' POSSIBLE DEED GAP

A14 20' WATER LINE EASEMENT

24.72' POSSIBLE DEED GAP

S 0°49'10" W 592.87'

S 36°45'44" E 23.83'

S 1°07'41" W 725.80'

669.79'

POINT OF BEGINNING

S 0°00'00" E 92.27'

A19 A20 A22 A23 A25
LOT 1
SUBJECT PARCEL A1
BARRY NEIL PENROD
PARCEL NO.
35:280:0001
217,825 SQ FT OR 5.00 ACRES
(WELL PERMIT NO. 55-582)

A24 A25 B22
SUBJECT PARCEL A3 & B2
GRANT B & FERN M PENROD
PARCEL NO.
35:280:0500
14,409 SQ FT OR 0.33 ACRE

B19 B20 B21
LOT 2
SUBJECT PARCEL B1
KELLY M & E DENISE PENROD
PARCEL NO.
35:280:0002
234,619 SQ FT OR 5.386 ACRES
(WELL PERMIT NO. 55-8762)

B.K. PENROD SUBDIVISION

BRUCE M & TERREE HOGGARD
PARCEL NO.
13:040:0047
ENTRY NO.

PARCEL 2D
LEFT TURN LLC 75 &
M&L LEISURE LC 20%
C ALLEN LLC 5%
PARCEL NO.
13:065:0011
ENTRY NO. 52844:2018

A17 30.00'

A14 25.00'

S 89°16'08" E 27.45'

100.00'

N 0°00'00" E 520.54'

POND

50.00'

556.54'

N 1°03'29" E 556.54'

A19 A20 A21
SUBJECT PARCEL A2
NBFF PROPERTY LLC
PARCEL NO.
13:040:0010
17,459 SQ FT OR 0.40 ACRE

A14 WETLANDS EASEMENT

N 46°42'00" E 51.84'

62.74' LEGAL CLOSURE ERROR

284.36'

N 1°03'29" E 783.38'

499.00'

A18

WEST LINE OF PROPERTY AS SHOWN ON B.K. PENROD SUBDIVISION AND BOUNDARY LINE AGREEMENT ENTRY NO. 43960 BK 3978 PAGE 583

WEST LINE OF PROPERTY AS SHOWN ON B.K. PENROD SUBDIVISION AND BOUNDARY LINE AGREEMENT ENTRY NO. 43960 BK 3978 PAGE 583

B18

NBFF PROPERTY LLC
PARCEL NO.
13:040:0010
ENTRY NO. 42906:2015

PARCEL 1
BRADLEY K
BUCKWALTER
PARCEL NO.
13:040:0013
ENTRY NO. 16412:2013

PARCEL 2
BRADLEY K
BUCKWALTER
PARCEL NO.
13:040:0034
ENTRY NO. 16412:2013

PARCEL 3
BRADLEY K
BUCKWALTER
PARCEL NO.
13:065:0012
ENTRY NO. 16412:2013

NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN UTCO NO. 42-18, FND 3" BRASS CAP

N 0°11'47" E 2677.18'

WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN UTCO NO. 42-18

N 0°02'18" E 2674.68'

SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN UTCO NO. 42-20

ALTA/NSPS SURVEY PLAT

LOCATED IN
SW 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
ADG PARTNERS

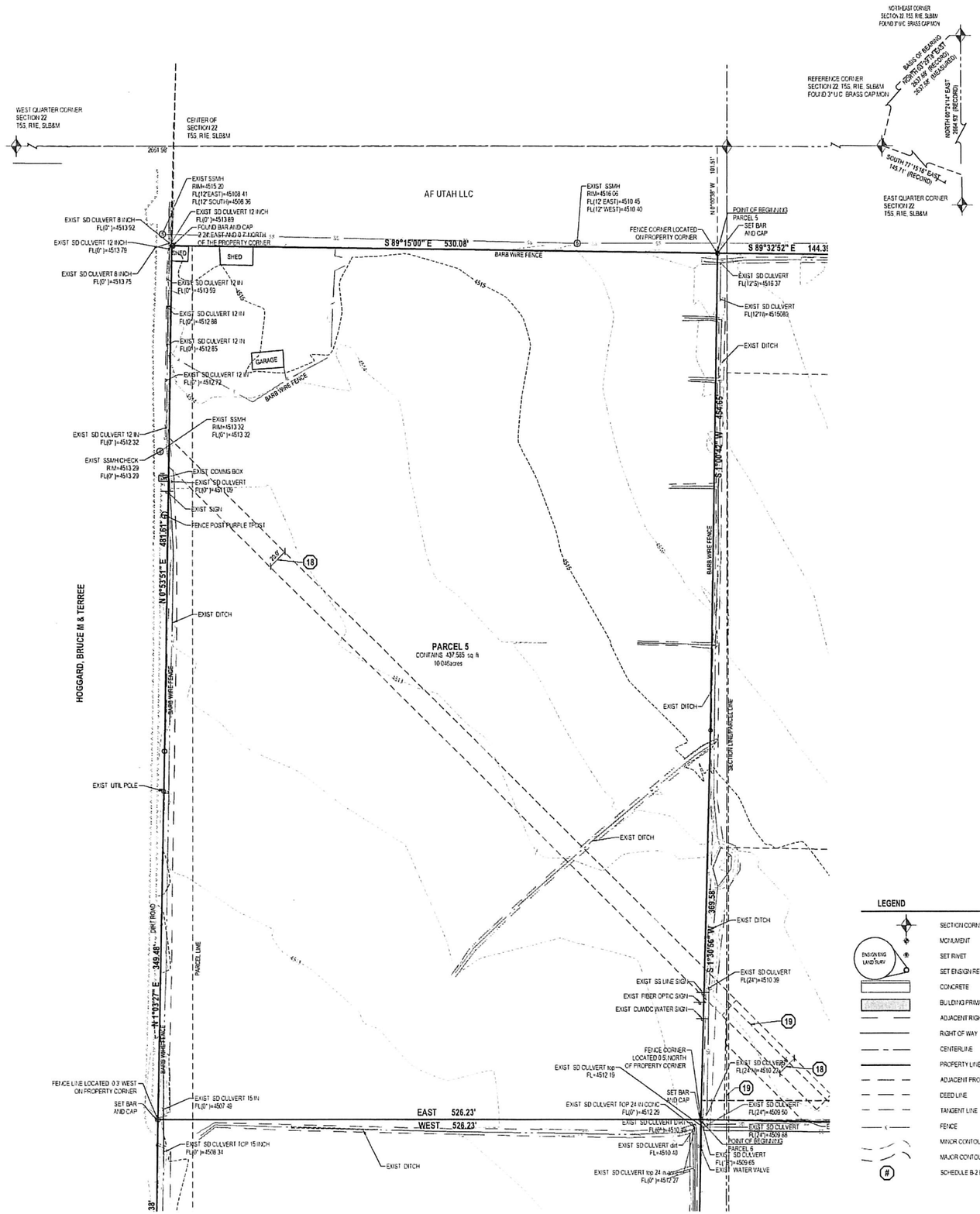
NO.	DESCRIPTION	BY	APP.	DATE
	REVISION			

CivilScience
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.766.7200

ALTA/NSPS SURVEY PLAT
LOCATED IN
SW 1/4 OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, AND THE
NW 1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

PROJ. #: FF18204.025
DRAWN BY: PJW
DATE: 12-7-2018
CHECKED BY: DTM
SCALE OF SHEET HOR SCALE 1" = 50'

SHEET 2 OF 2



SURVEYOR'S NARRATIVE

I, Patrick M Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no 266882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client The Basis of Bearing is the line between the Northeast Corner and the Reference Corner for the East Quarter Corner of Section 22, Township 5 South, Salt Lake Base Meridian (North 03°29'18" East 2637 68 feet

COMMITMENT DESCRIPTIONS

PARCEL 1

Commencing at a point which is 233 70 feet South and East 323 40 feet from the Northwest corner of the Southeast quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence East 485 10 feet, thence South 414 50 feet, thence West 485 10 feet, thence North 414 50 feet to the place of beginning

PARCEL 2

Commencing 648 6 feet South of the Northwest corner of the Southeast quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence South 258 82 feet, thence East 841 5 feet, thence North 258 82 feet, thence West 841 5 feet to the point of beginning

PARCEL 3

Commencing 199 6 feet South and 12 75 chains East of the Northwest corner of the Southeast quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence South 452 00 feet, thence West 33 feet, thence North 452 00 feet, thence East 33 feet to the point of beginning

PARCEL 4

Commencing at a point which is 99 feet South of the Northwest corner of the Southeast quarter of Section 22 Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence East 808 50 feet, thence South 134 70 feet, thence West 808 50 feet, thence North 134 70 feet to the place of beginning

LESS AND EXCEPTING THEREFROM that portion lying North of the common boundary line described in Boundary Line Agreement recorded as Entry No(s) 84391 2013 84543 2014, 84544 2014, 84545 2014, 84546 2014 and 84547 2014

PARCEL 5

Commencing at a point 1 50 chains South and 12 75 chains East from the Northwest corner of the Southeast quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence South 97 6 feet thence West 33 feet, thence North 97 6 feet, thence East 33 feet to the point of beginning

LESS AND EXCEPTING THEREFROM that portion lying North of the common boundary line described in Boundary Line Agreement recorded as Entry No 84391 2013

PARCEL 6

Commencing at a point which is 233 70 feet South of the Northwest corner of the Southeast quarter of Section 22,Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence East 323 40 feet, thence South 414 50 feet, thence West 323 40 feet, thence North 414 50 feet to the place of beginning

AS SURVEYED DESCRIPTIONS

A parcel of land situate in the South Half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows

PARCEL 5

Beginning at a point on the West line of Fenn Property Annexation, said point being South 89°59'22" West 2 657 49 feet, along the Section line and South 00°00'38" East 101 51 feet and West 2657 49 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running

thence South 01°00'42" West 454 65 feet along said barb wire fence line
thence South 01°30'56" West 369 58 feet along said barb wire fence line
thence West 526 23 feet,
thence North 01°00'27" East 349 48 feet along said bard wire fence line
thence North 00°53'51" East 481 61 feet along said barb wire fence line
thence South 89°15'00" East 530 08 feet to the point of beginning

Contains 437 565 square feet or 10 046 acres

A parcel of land situates in the South Half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows

PARCEL 6
Beginning at a point on the West line of Fenn Property Annexation, said point being South 00°03'33" West 928 76 feet, along the Section line and West 2 674 32 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running

thence South 00°50'20" West 802 25 feet along said the barb wire fence line,
thence North 89°11'40" West 239 59 feet along said the barb wire fence line,
thence South 69°58'34" West 238 31 feet along said the barb wire fence line,
thence North 00°45'10" East 299 78 feet along said the barb wire fence line,
thence North 02°13'00" East 104 92 feet along said the barb wire fence line,
thence North 00°42'25" East 304 36 feet along said the barb wire fence line,
thence East 526 23 feet to the point of beginning

A parcel of land situates in the South Half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows

TOTAL PARCEL (PARCELS 1,2,3 & 4 COMBINED)

Beginning at a point on the West line of Fenn Property Annexation, said point being South 00°03'33" West 109 04 feet along the Section line and West 1 841 46 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running

thence South 01°28'24" West 830 70 feet,
thence North 89°06'45" West 812 45 feet along the barb wire fence line,
thence North 01°30'56" East 369 58 feet along the barb wire fence line,
thence North 01°00'42" East 454 65 feet along said the barb wire fenceline,
thence South 89°32'52" East 144 32 feet along said the barb wire fence line,
thence North 85°45'56" East 56 70 feet along said the barb wire fence line,
thence South 88°59'13" East 103 76 feet along said the barb wire fence line,
thence South 89°21'35" East 261 62 feet along said the barb wire fence line,
thence North 89°45'37" East 107 56 feet along said the barb wire fence line,
thence South 89°27'26" East 183 93 feet along said the barb wire fence line, to the point of beginning

Contains 672 732 square feet or 15 44 acres

To First American Title

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, 13, 16, 17, 18 and 19 of Table A hereof

The field work was completed on July 30, 2018
Date of Plat or Map September 21, 2018

12/18/18
Date

Patrick M Harris
License No 266882

Note For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by of Salt Lake City, Utah under Commitment No , dated effective

Schedule B-2 Exceptions

9 Taxes for the year 2017 are a lien now due and payable in the amount of $2 590 45 but will not become delinquent until November 30, 2017 under Parcel No 13-043-0018 Taxes for the year 2016 have been paid in the amount of $2 163 62 under Parcel No 13-043-0018 (affects Parcel 1)

10 Taxes for the year 2017 are a lien now due and payable in the amount of $26 72 but will not become delinquent until November 30, 2017 under Parcel No 13-043-0019 Taxes for the year 2016 have been paid in the amount of $28 51 under Parcel No 13-043-0019 (affects Parcel 2)

11 Taxes for the year 2017 are a lien now due and payable in the amount of $2 69 but will not become delinquent until November 30, 2017 under Parcel No 13-043-0020 Taxes for the year 2016 have been paid in the amount of $2 93 under Parcel No 13-043-0020 (affects Parcel 3)

12 Taxes for the year 2017 are a lien now due and payable in the amount of $12 77 but will not become delinquent until November 30, 2017 under Parcel No 13-043-0050 Taxes for the year 2016 have been paid in the amount of $13 63 under Parcel No 13-043-0050 (affects Parcel 4)

13 Taxes for the year 2017 are a lien now due and payable in the amount of $43 01 but will not become delinquent until November 30, 2017 under Parcel No 13-043-0087 Taxes for the year 2016 have been paid in the amount of $31 61 under Parcel No 13-043-0087 (affects Parcel 5)

14 Taxes for the year 2017 are a lien now due and payable in the amount of $1 595 97 but will not become delinquent until November 30, 2017 under Parcel No 13-043-0022 Taxes for the year 2016 have been paid in the amount of $1,442 55 under Parcel No 13-043-0022 (affects Parcel 6)

15 Property lies within the boundaries of North Utah County Water Conservancy District, Utah County Service Area #6, Utah County Service Area #7, Utah County Service Area #8, Central Utah Water Conservancy District, Alpine Cove Water Special Service District, Utah Valley Dispatch Special Service District and Utah Valley Roads Special Service District and is subject to any and all charges and assessments levied thereunder

16 Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B The Company makes no representation as to the present ownership of any such interests There may be leases, grants, exceptions or reservations of interests that are not listed

17 Claim, right, title or interest to water or water rights whether or not shown by the public records

18 Easement in favor of Timpanogos Special Service District, a body politic incorporated for a perpetual easement and Right of Way for a sewer pipe line, under and through said property and incidental purposes, by instrument dated August 23, 1977 and recorded September 12, 1977, as Entry No 29945, in Book 1582, at Page 307 (affects Parcel 2) (Shown on survey)

19 Grant of Easement in favor of Central Utah Water Conservancy District, a political subdivision of the State of Utah for a non-exclusive and perpetual easement and right-of-way, together with the right of ingress and egress, for the ownership, location, survey, installation, construction, reconstruction, operation, inspection, maintenance, repair, renewal and replacement of underground water pipelines and all equipment and facilities related thereto, to be situated over, under, across and through said property and incidental purposes, by instrument dated August 29, 2011 and recorded October 3, 2011, as Entry No 69581 2011 (affects Parcel 2) (Shown on survey)

20 The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 26, 2007 as Entry No 139546 2007 (affects Parcels 2 and 3)

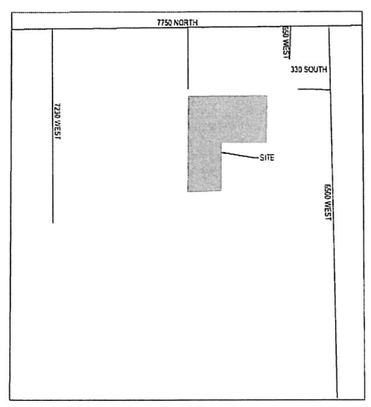
21 The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 26, 2007 as Entry No 139547 2007 (affects Parcel 4)

22 Lack of a legal right of access to and from the land described herein

23 Notwithstanding those items described herein-above, the land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/ISPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors may disclose

LEGEND

- SECTION CORNER-BRASS CAP
- MONUMENT
- SET RIVET
- SET ENSIGN REBAR AND CAP
- CONCRETE
- BUILDING PRIMARY
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- TANGENT LINE
- FENCE
- MINOR CONTOUR 1' INCREMENT
- MAJOR CONTOUR 5' INCREMENT
- SCHEDULE B-2 EXCEPTIONS



VICINITY MAP
NOT TO SCALE

NORTH

HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ 1 inch = 50 ft

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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

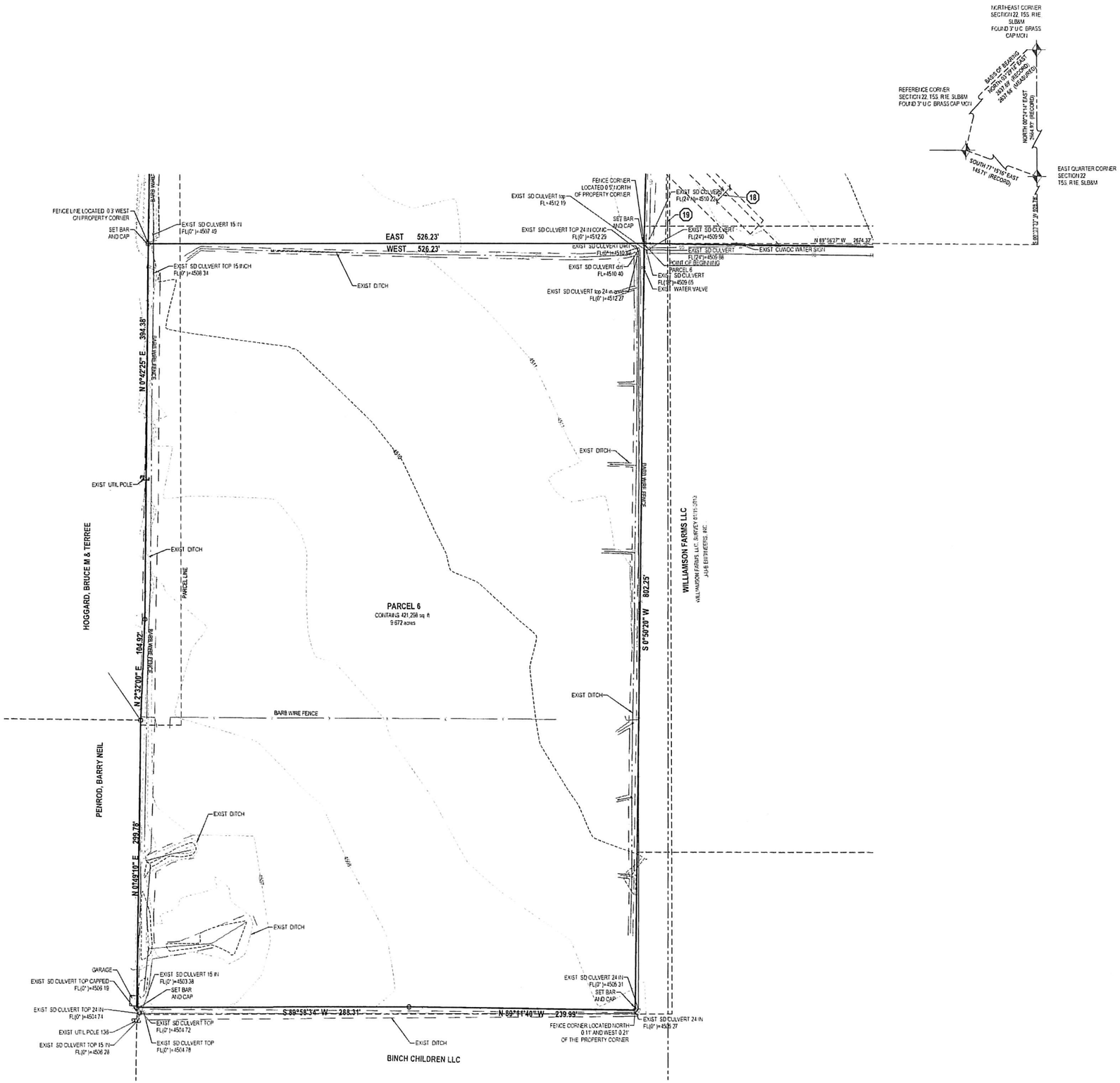
FOR
KEYSTONE CONSTRUCTION
7100 WEST 7750 NORTH
AMERICAN FORK, UTAH 84003
CONTACT
GRAN LEFGREN
PHONE: 801-836-6225

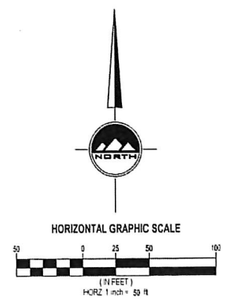
HOLINDRAKE ADDITIONAL PARCELS
ALTA / NSPS LAND TITLE & TOPOGRAPHY SURVEY
7501 NORTH 6800 WEST
AMERICAN FORK, UTAH

PROFESSIONAL LAND SURVEYOR
12/18/18
No. 266882
PATRICK M HARRIS
STATE OF UTAH

ALTA / NSPS
LAND TITLE &
TOPOGRAPHY
SURVEY

PROJECT NUMBER 7861
PRINT DATE 4/17/18
DRAWN BY J JEAN PIERRE
CHECKED BY
PROJECT MANAGER P HARRIS





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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

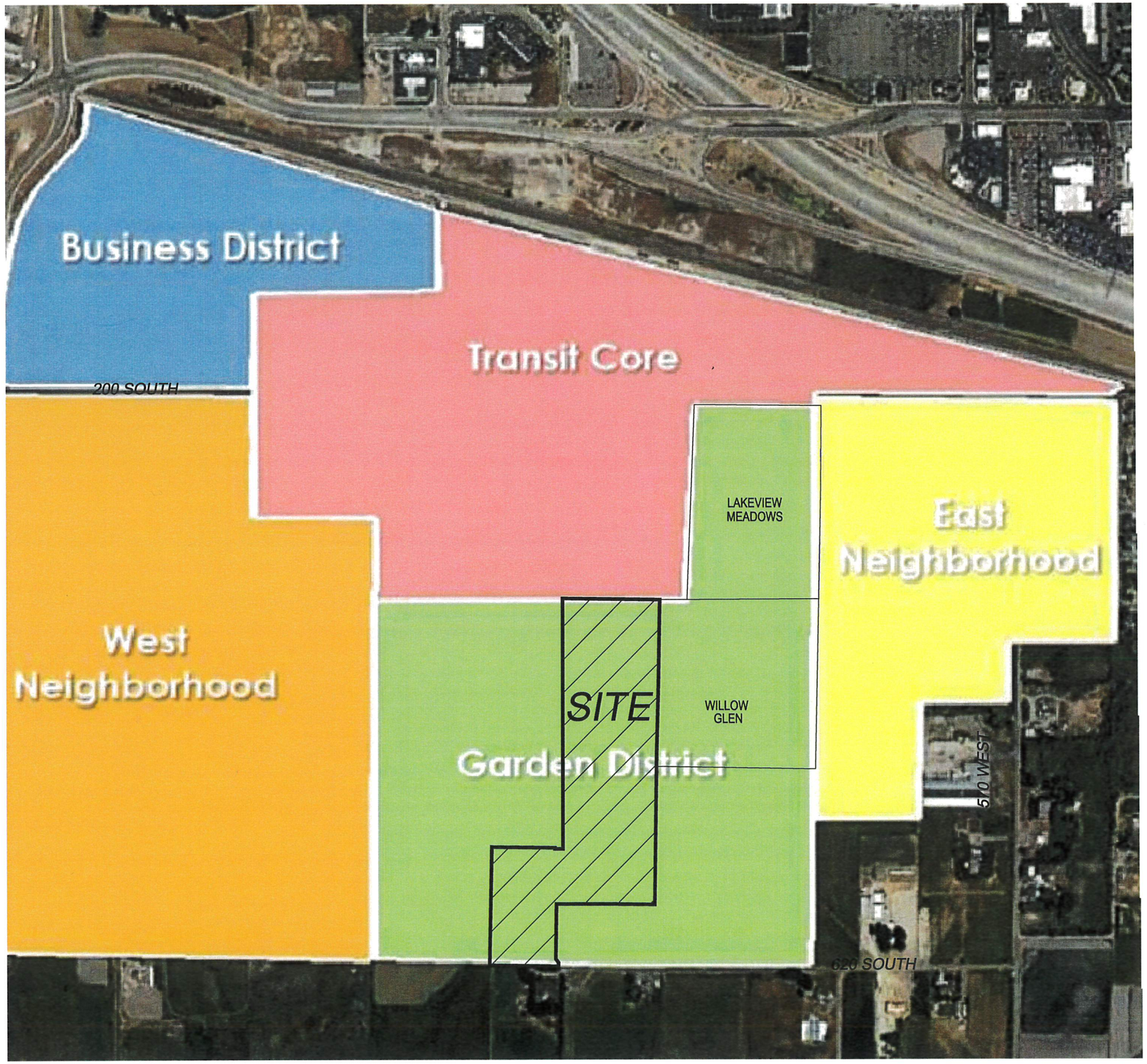
FOR
KEYSTONE
520 SOUTH 850 EAST, SUITE A300
LEHI, UTAH, 84043
CONTACT
GRANT LEFGREN
PHONE: 801-823-6225

HOLINDRAKE ADDITIONAL PARCELS
ALTA/NSPS LAND TITLE & TOPOGRAPHY SURVEY
7501 NORTH 6800 WEST
AMERICAN FORK, UTAH

PROFESSIONAL LAND SURVEYOR
12/18/18
No. 256532
PATRICK M. HARRIS
STATE OF UTAH

ALTA/NSPS LAND TITLE TOPOGRAPHY SURVEY

PROJECT NUMBER 7651
PRINT DATE 12/18/18
DRAWN BY J. JEAN-PIERRE
CHECKED BY
PROJECT MANAGER P. HARRIS



CHARACTER DISTRICTS (DT)

DT	Garden District

GARDEN DISTRICT TABULATIONS

OVERALL DISTRICT AREA	120.28 AC	100%
PROJECT AREA	24.29 AC	20%

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

N

0 150 300 600 900

SCALE: 1"= 300'

Berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
DISTRICT PLAN	5/14/2019

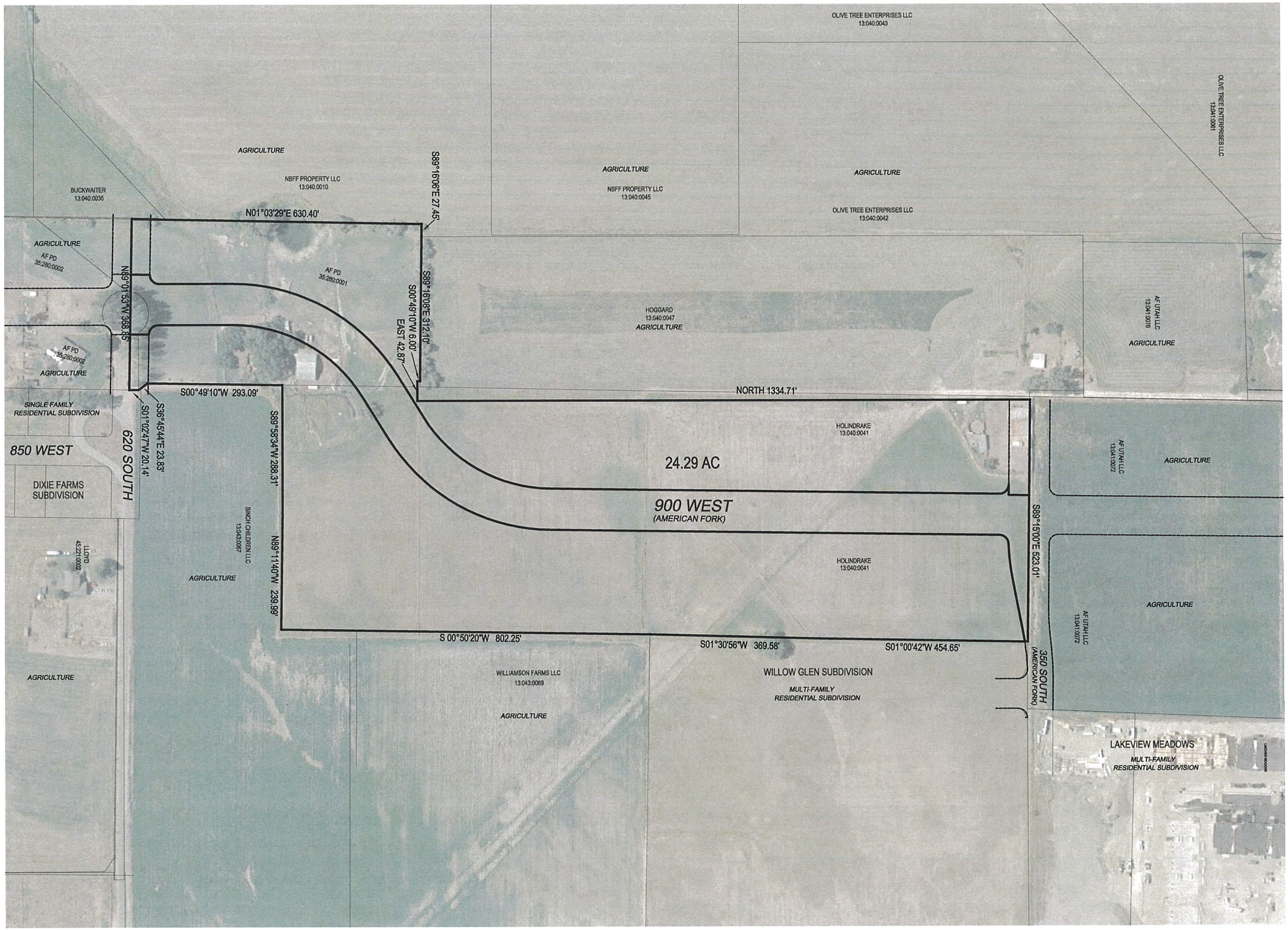
PROJECT

DISTRICT PLAN

DESCRIPTION

DEVELOPMENT AREA PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	3



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

N

0 50 100 200 300
SCALE: 1"= 100'

berg
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ACTION	DATE
DISTRICT PLAN	5/14/2019

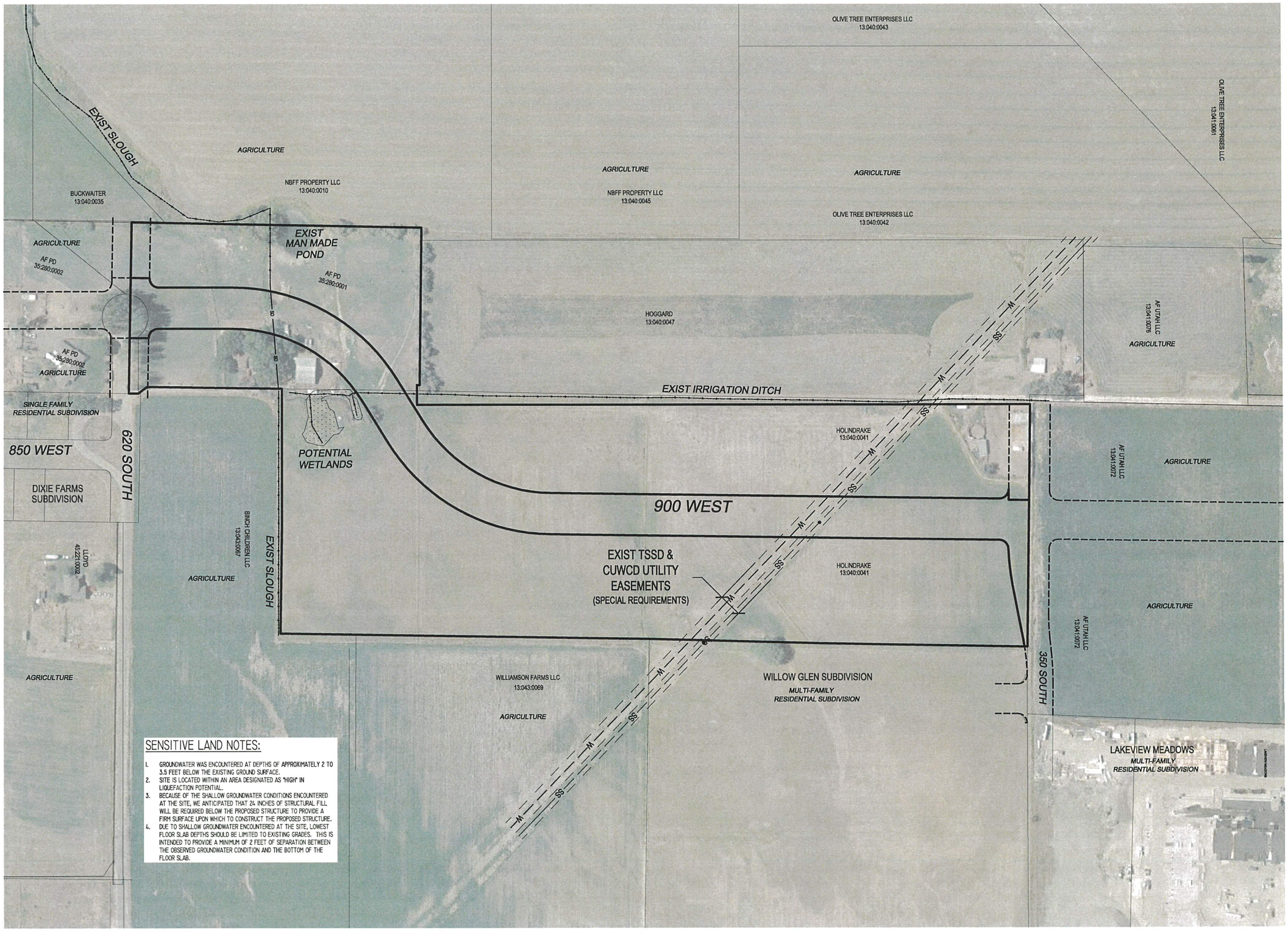
PROJECT

DISTRICT PLAN

DESCRIPTION

BOUNDARY MAP

SHEET NAME	SHEET NUMBER
EXHIBIT	4



SENSITIVE LAND NOTES:

1. GROUNDWATER WAS ENCOUNTERED AT DEPTHS OF APPROXIMATELY 2 TO 3.5 FEET BELOW THE EXISTING GROUND SURFACE.
2. SITE IS LOCATED WITHIN AN AREA DESIGNATED AS "HIGH" IN LIQUEFACTION POTENTIAL.
3. BECAUSE OF THE SHALLOW GROUNDWATER CONDITIONS ENCOUNTERED AT THE SITE, WE ANTICIPATED THAT 24 INCHES OF STRUCTURAL FILL WILL BE REQUIRED BELOW THE PROPOSED STRUCTURE TO PROVIDE A FIRM SURFACE UPON WHICH TO CONSTRUCT THE PROPOSED STRUCTURE.
4. DUE TO SHALLOW GROUNDWATER ENCOUNTERED AT THE SITE, LOWEST FLOOR SLAB DEPTHS SHOULD BE LIMITED TO EXISTING GRADES. THIS IS INTENDED TO PROVIDE A MINIMUM OF 2 FEET OF SEPARATION BETWEEN THE OBSERVED GROUNDWATER CONDITION AND THE BOTTOM OF THE FLOOR SLAB.

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

0 50 100 200 300
SCALE: 1"= 100'

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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

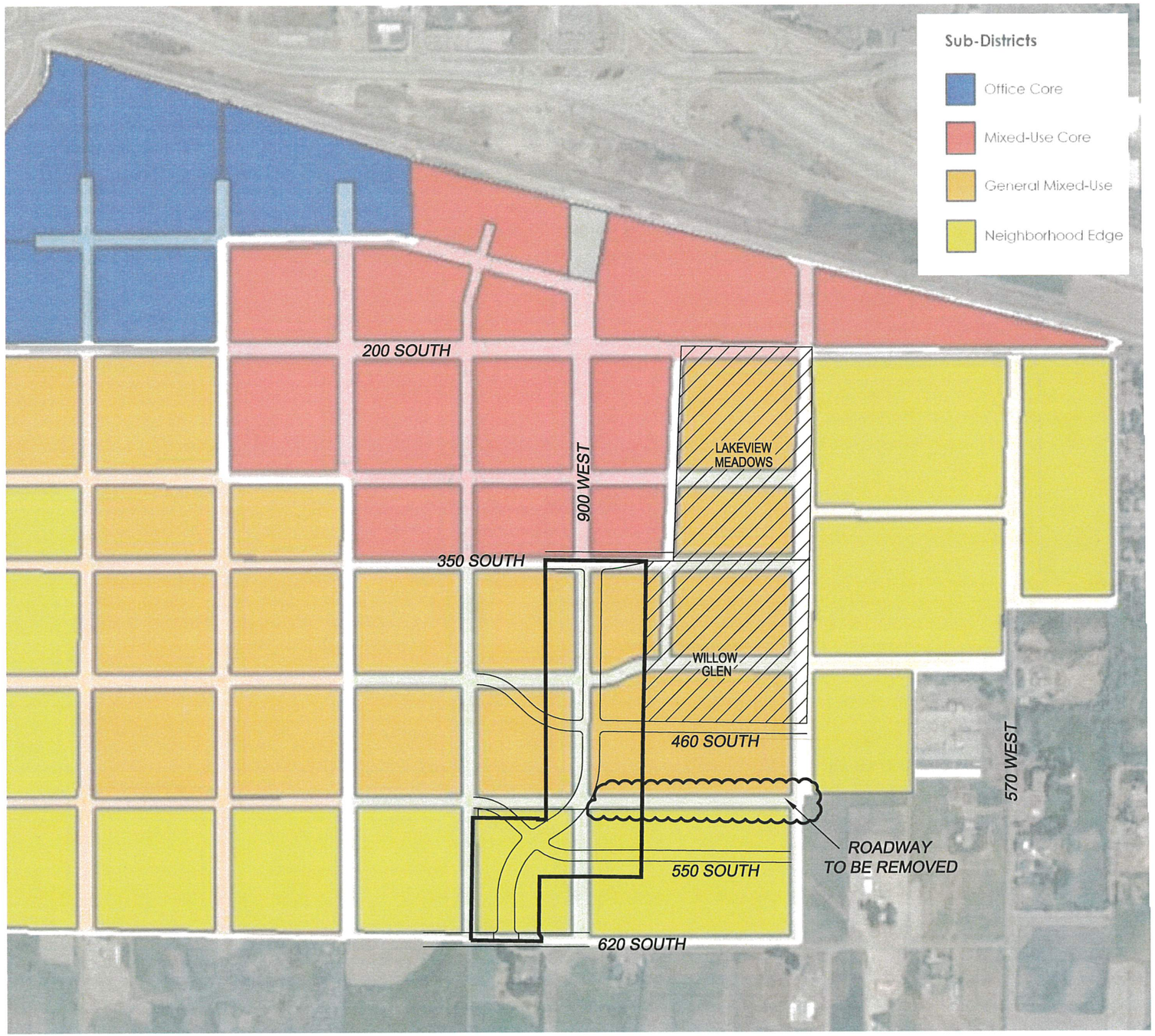
DISTRICT PLAN

DESCRIPTION

CONSTRAINTS MAP

SHEET NAME	SHEET NUMBER
EXHIBIT	5

SUB-DISTRICT PLAN



GARDEN DISTRICT (DT)

GARDEN DISTRICT TABULATIONS

OVERALL DISTRICT AREA	120.28 AC	100%
PROJECT AREA	24.29 AC	20%



NEIGHBORHOOD EDGE (ST)

NEIGHBORHOOD EDGE OVERALL AREA	37.63 AC	100%
PROJECT AREA	6.27 AC	17%

GENERAL MIXED-USE (ST)

GENERAL MIXED-USE OVERALL AREA	82.65 AC	100%
PROJECT AREA	18.02 AC	21.8%

ADG PARTNERS
555 S. State Street, Suite 300
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(801) 717-6099

DEVELOPMENT

N

0 150 300 600 900

SCALE: 1"= 300'

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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

DESCRIPTION

SUB-DISTRICT PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	6A

FRAMEWORK TABULATIONS

District		Block Type Percentages						Civic Open Space
		BT-1	BT-2	BT-3	BT-4	BT-5	BT-6	
Garden District								
Neighborhood Edge	ED-R	20 - 40%	10 - 40%	0 - 25%	N/A	N/A	N/A	10 - 20%
General Mixed-Use	MU-G	N/A	20 - 50%	10 - 40%	0 - 25%	N/A	N/A	10 - 20%
Office Core	OF-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mixed-Use	MU-C	N/A	N/A	N/A	N/A	N/A	N/A	N/A

GARDEN DISTRICT (DT)
GENERAL MIXED-USE (ST)

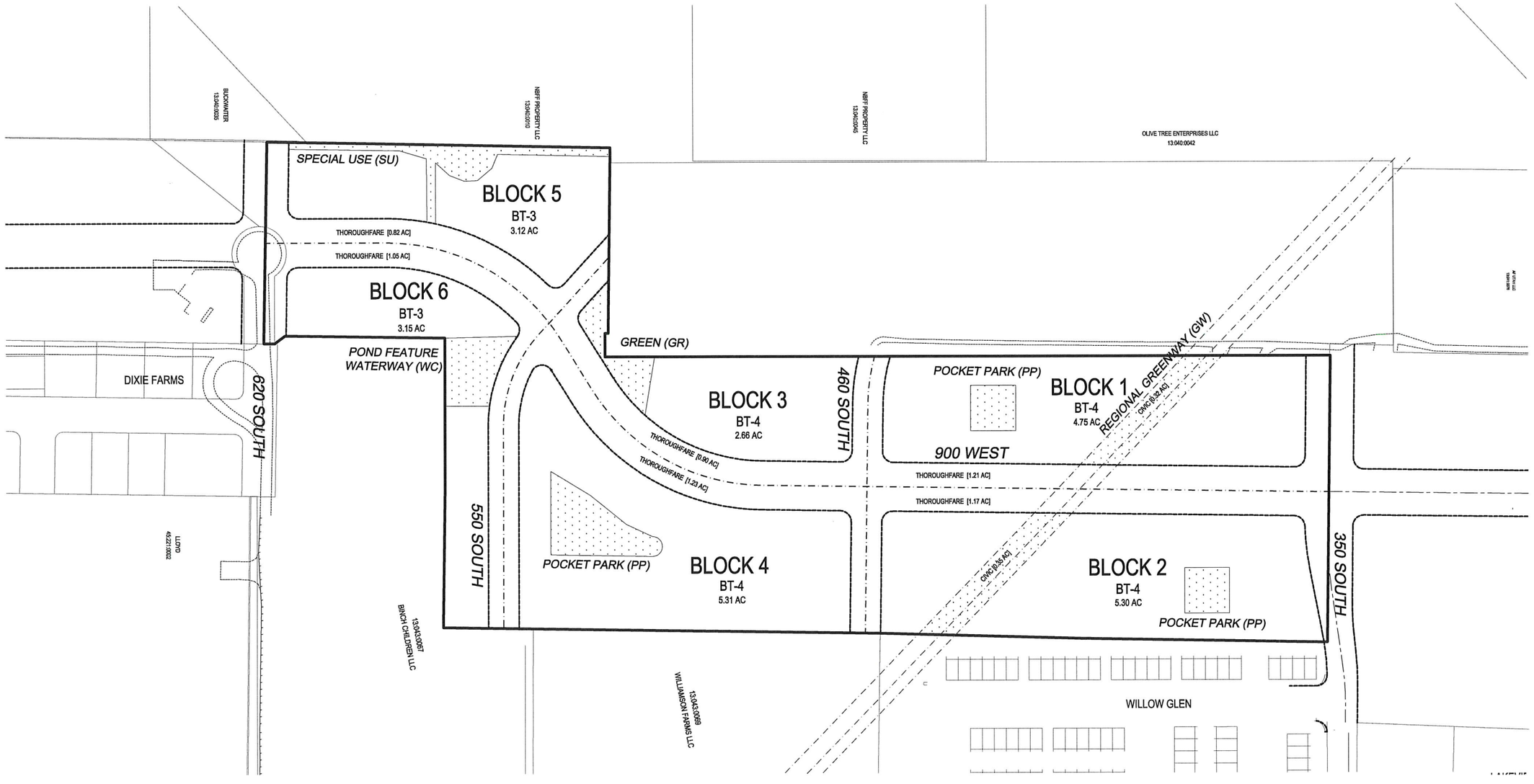
NAME	BLOCK TYPE	GROSS AREA	THOROUGHFARES	CIVIC SPACE	NET AREA
BLOCK 1	BT-4	4.75 AC	1.21 AC (25.5%)	0.48 AC (10%)	3.06 AC (64.5%
BLOCK 2	BT-4	5.30 AC	1.17 AC (22.1%)	0.53 AC (10%)	3.60 AC (67.9%)
BLOCK 3	BT-4	2.66 AC	0.90 AC (33.8%)	0.27 AC (10%)	1.49 AC (56.2%)
BLOCK 4	BT-4	5.31 AC	1.23 AC (23.2%)	0.53 AC (10%)	3.55 AC (66.8%)

GARDEN DISTRICT (DT)
NEIGHBORHOOD EDGE (ST)

NAME	BLOCK TYPE	GROSS AREA	THOROUGHFARES	CIVIC SPACE	NET AREA
BLOCK 5	BT-3	3.12 AC	0.82 AC (26.3%)	0.31 AC (10%)	1.99 AC (63.7%)
BLOCK 6	BT-3	3.15 AC	1.05 AC (33.3%)	0.31 AC (10%)	1.79 AC (56.7%)

BLOCK TYPE	GROSS AREA	DISTRICT AREA	% WITHIN DISTRICT
BT-4 (MU-G)	18.02 AC	82.65 AC	21.8%
BT-3 (ED-R)	6.27 AC	37.63 AC	17%

BLOCK-TYPE PLAN



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555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

0 50 100 200 300
SCALE: 1"= 100'

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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

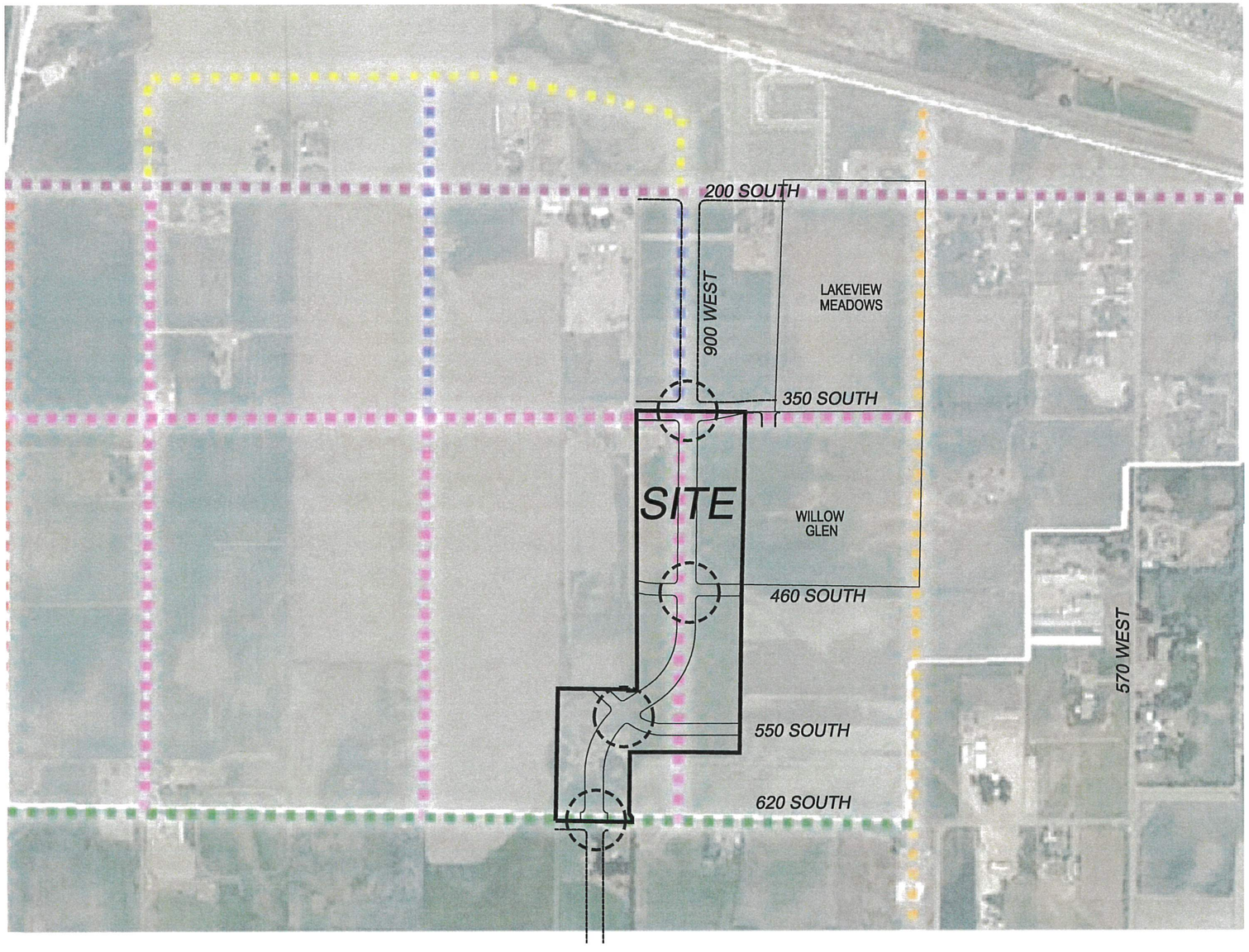
DESCRIPTION

DISTRICT FRAMEWORK PLAN

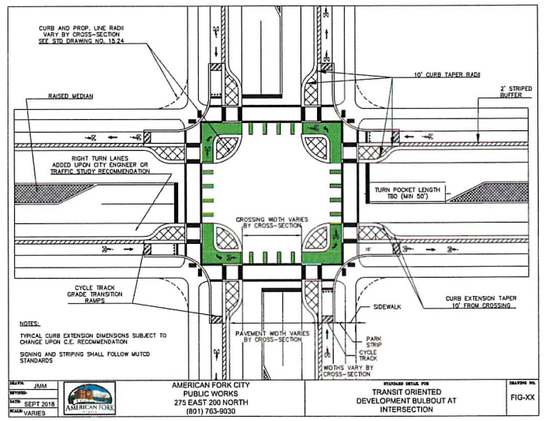
SHEET NAME	SHEET NUMBER
EXHIBIT	6B

THOROUGHFARE

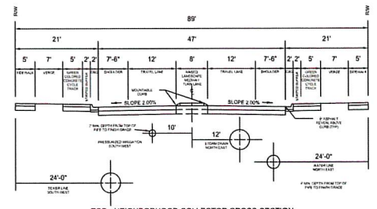
STREET	OWNERSHIP	RIGHT-OF-WAY	# OF VEHICLE LANES	THOROUGHFARE TYPE	ASSEMBLY
900 WEST	PUBLIC	89'	2	BOULEVARD (BV)	SEE CROSS SECTION
350 SOUTH	PUBLIC	89'	2	BOULEVARD (BV)	SEE CROSS SECTION
480 SOUTH	PUBLIC	56'	2	STREET (ST)	SEE CROSS SECTION
550 SOUTH	PUBLIC	56'	2	STREET (ST)	SEE CROSS SECTION
620 SOUTH	PUBLIC	82'	2	CITY MINOR COLLECTOR (72')	SEE CROSS SECTION



900 WEST INTERSECTION DETAIL (A)



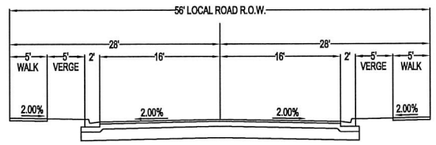
900 WEST / 350 SOUTH CROSS SECTION



TOD - NEIGHBORHOOD COLLECTOR CROSS-SECTION

LOCAL STREETS CROSS SECTION

460 SOUTH & 550 SOUTH



ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

N

0 150 300 600 900

SCALE: 1"= 300'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
DISTRICT PLAN	5/14/2019

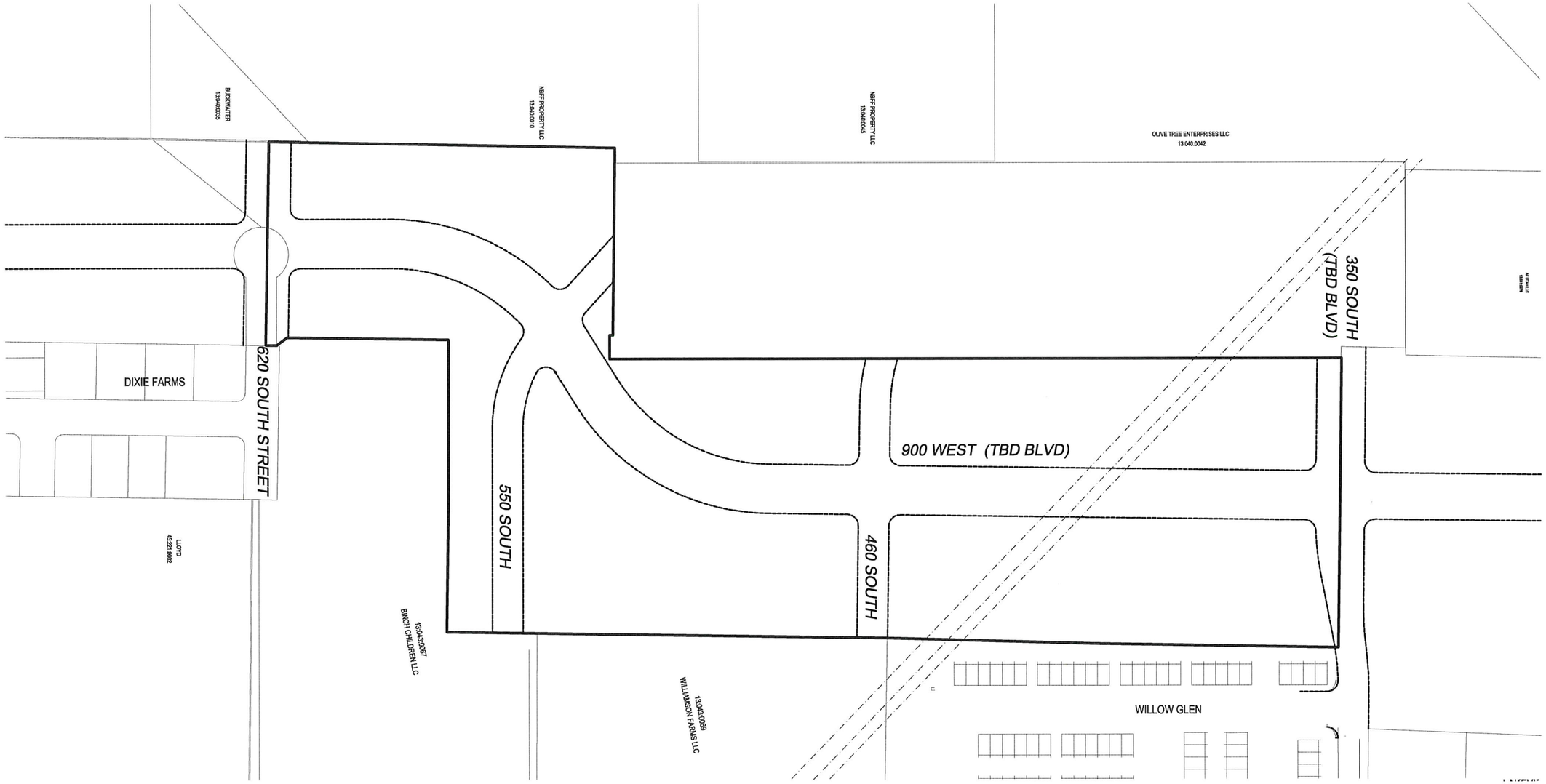
PROJECT

DISTRICT PLAN

DESCRIPTION

TRANSPORATION NETWORK PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	7



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

0 50 100 200 300
SCALE: 1"= 100'

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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

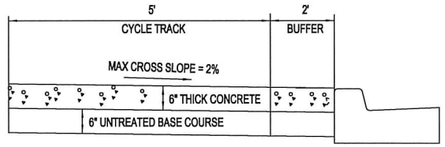
DESCRIPTION

THOROUGHFARE NAMING PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	8

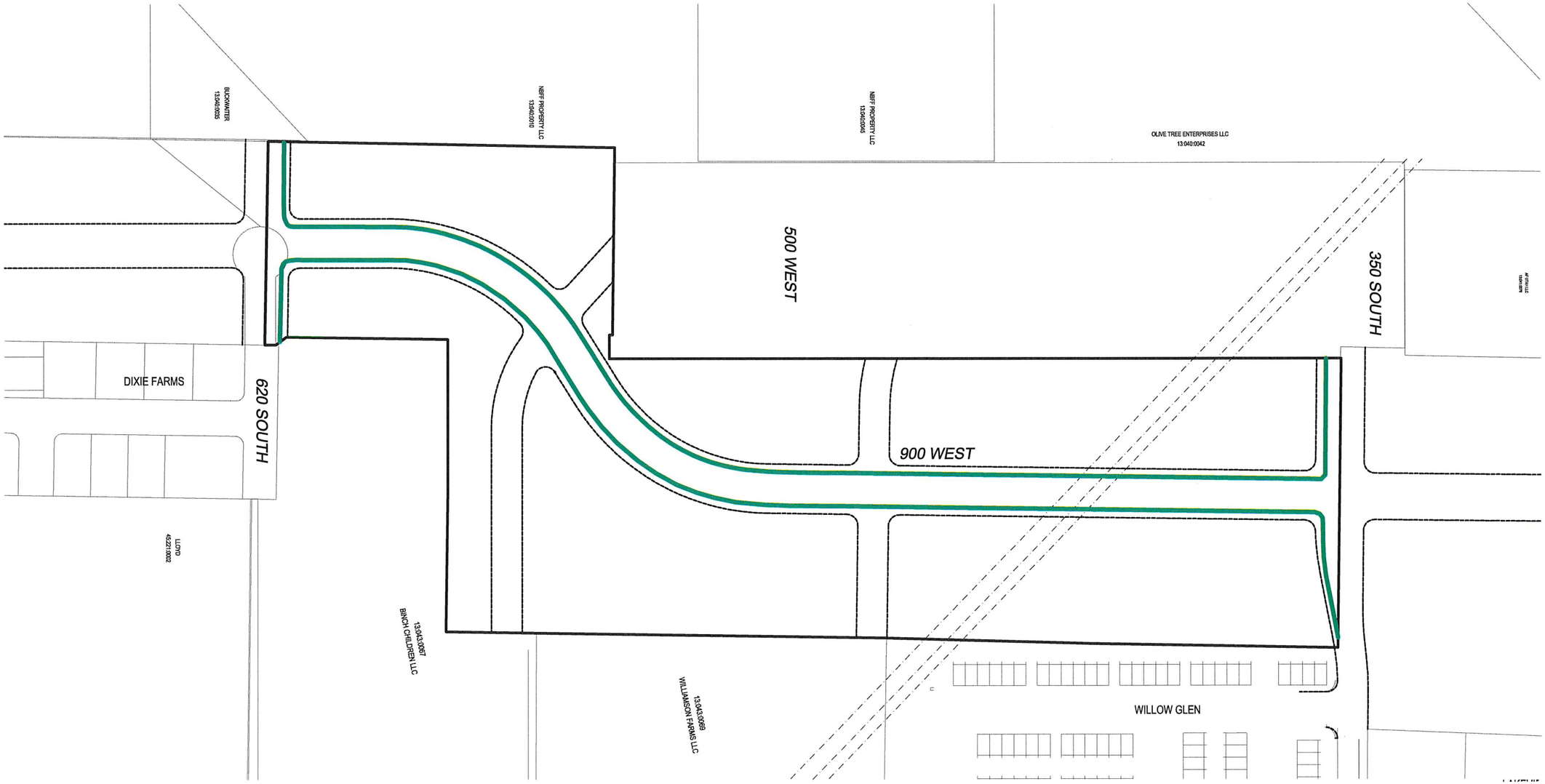
CYCLE TRACK

NOT TO SCALE



6" CONCRETE TO HAVE "GREEN" COLOR ADDED TO MIX

2' BUFFER TO BE STRIPED AS FOLLOWS: 4" wide solid white stripe on the inside line of the buffer (closest to the cycle track) and a 6" wide solid white stripe along the curb with 30 degree diagonal lines in the middle space at 20' intervals (4" wide solid white stripe).



ADG
PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

N

0 50 100 200 300

SCALE: 1"= 100'

berg
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
DISTRICT PLAN	5/14/2019

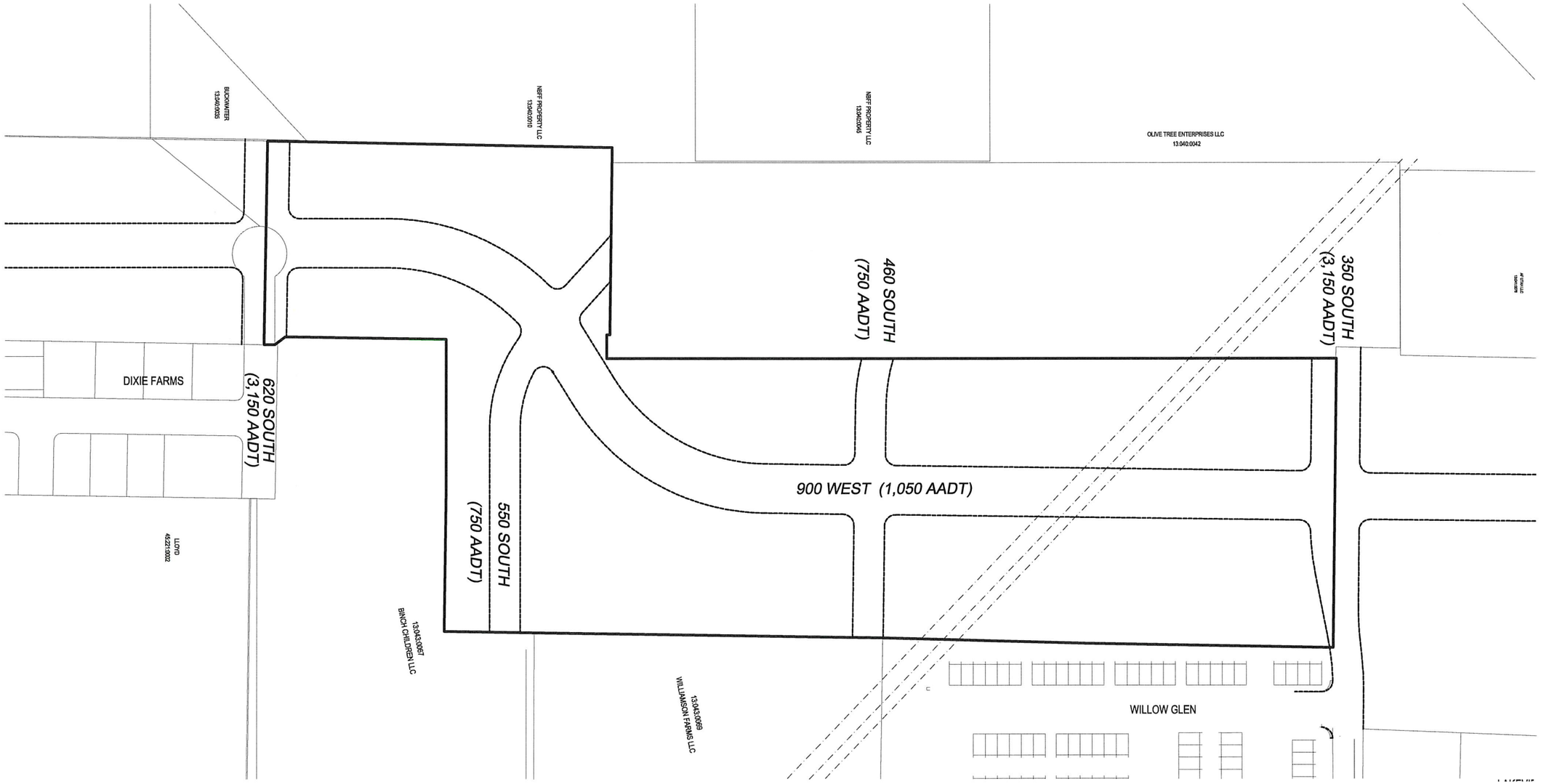
PROJECT

DISTRICT PLAN

DESCRIPTION

BICYCLE NETWORK PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	9



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SCALE: 1"= 100'

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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

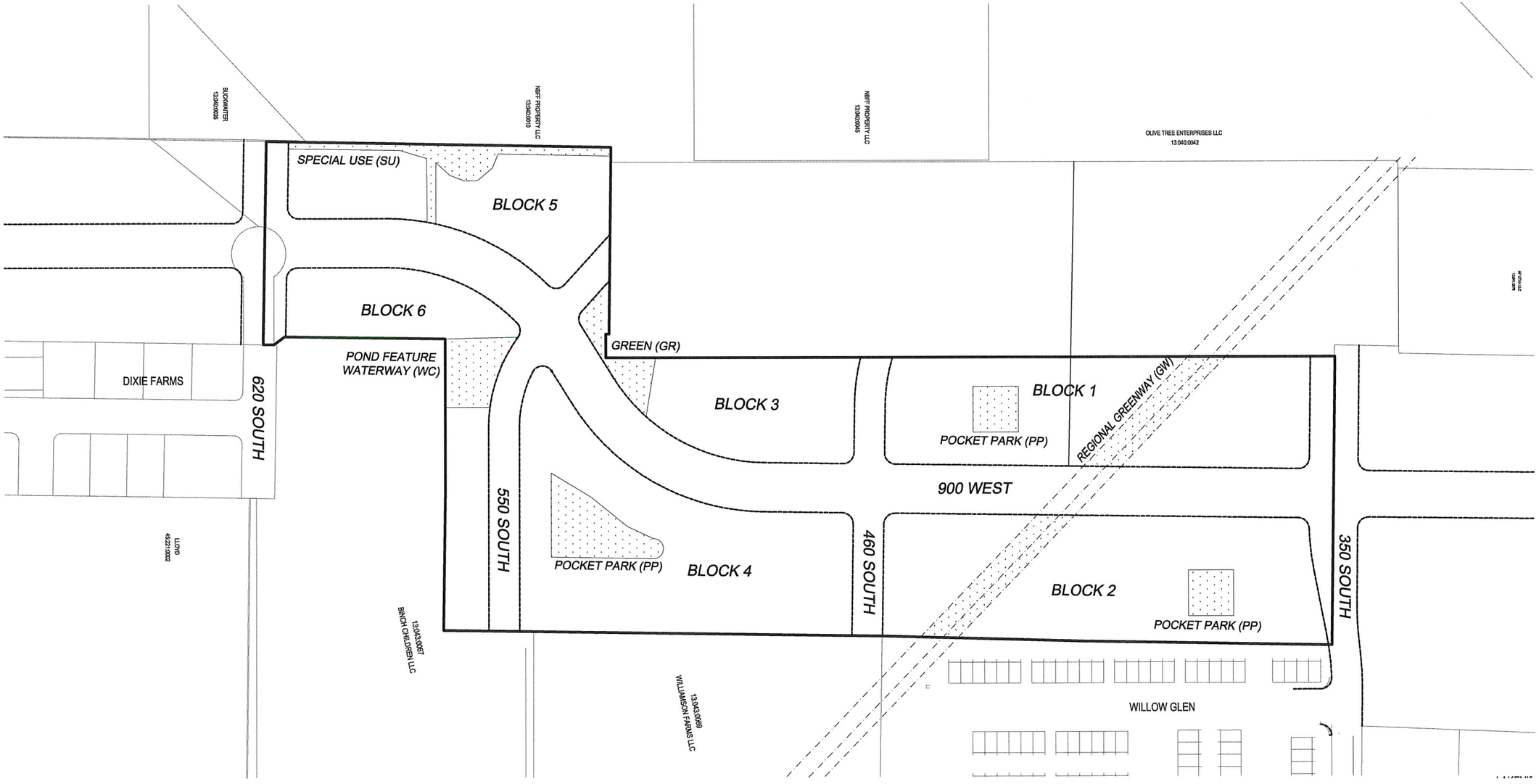
DESCRIPTION

TRAFFIC STUDY

SHEET NAME	SHEET NUMBER
EXHIBIT	10

GARDEN DISTRICT (DT)

NAME	BLOCK TYPE	GROSS AREA	REQ'D CIVIC SPACE	PROVIDED TRAIL NETWORK	PROVIDED OPEN SPACE NETWORK
BLOCK 1	BT-4	4.75 AC	0.48 AC (10%)	0.32 AC (6.7%)	0.16 AC (3.3%)
BLOCK 2	BT-4	5.30 AC	0.53 AC (10%)	0.35 AC (6.6%)	0.18 AC (3.4%)
BLOCK 3	BT-4	2.66 AC	0.27 AC (10%)	0.00 AC	0.27 AC (10%)
BLOCK 4	BT-4	5.31 AC	0.53 AC (10%)	0.00 AC	0.53 AC (10%)
BLOCK 5	BT-3	3.12 AC	0.31 AC (10%)	0.00 AC	0.31 AC (10%)
BLOCK 6	BT-3	3.15 AC	0.31 AC (10%)	0.00 AC	0.31 AC (10%)



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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

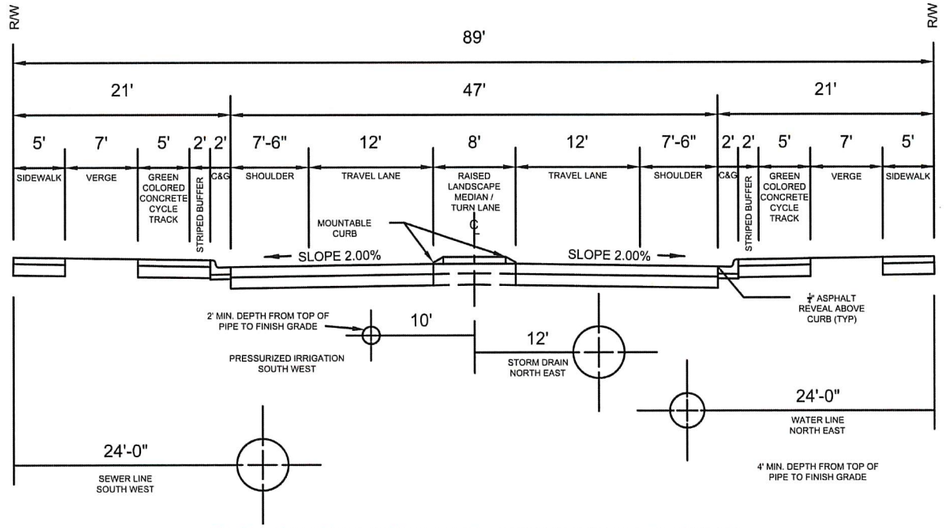
DISTRICT PLAN

DESCRIPTION

CIVIC DISTRICT PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	11

350 SOUTH CROSS SECTION

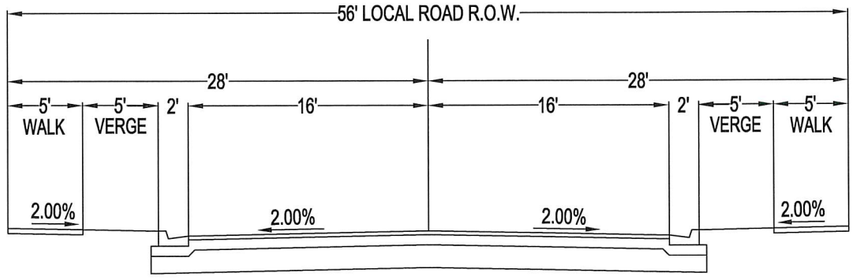


TOD - NEIGHBORHOOD COLLECTOR CROSS-SECTION

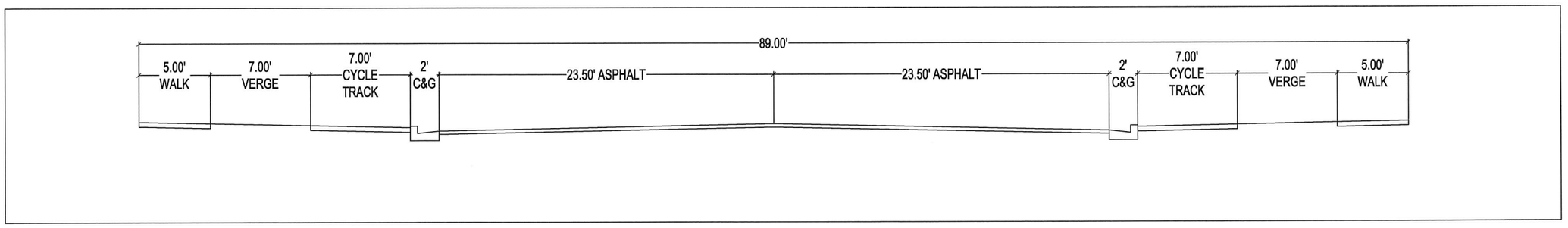
NTS

LOCAL STREET CROSS SECTION

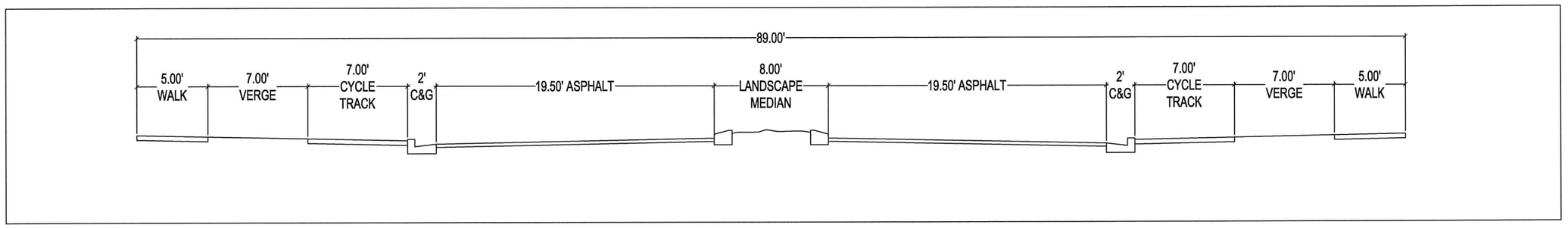
460 SOUTH & 550 SOUTH



900 WEST (350 S TO 460 S)



900 WEST (460 S TO 620 S)



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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

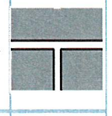
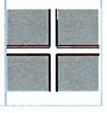
DESCRIPTION

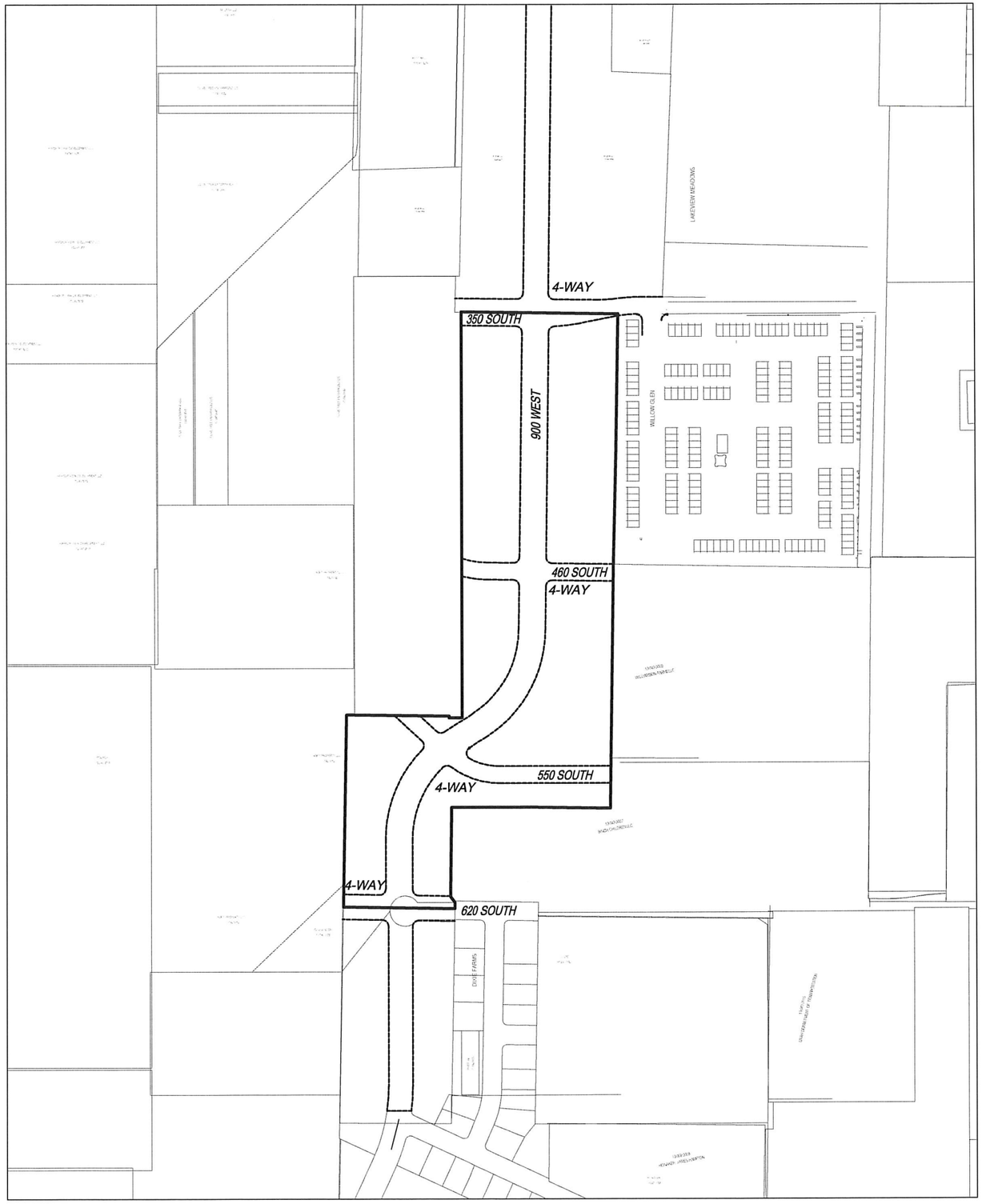
THOROUGHFARE ASSEMBLIES

SHEET NAME	SHEET NUMBER
EXHIBIT	12

INTERSECTION TYPES

TABLE 7C - INTERSECTION ASSEMBLY TYPES

INTERSECTION TYPE	ST / BT / LT	DESCRIPTION	ILLUSTRATION
T-INTERSECTION (T)	LT-1 x, LT-2 x, LT-3 x, LT-4 x, LT-5 x, LT-6 x, LT-7 x, LT-8 x, LT-9 x	A standard intersection between two thoroughfares where one is terminated. T-intersections cause the least vehicle to vehicle and vehicle to pedestrian conflict points. Urban T-intersections provide opportunities for terminated vistas.	
4-WAY INTERSECTION (4W)	LT-1 x, LT-2 x, LT-3 x, LT-4 x, LT-5 x, LT-6 x, LT-7 x, LT-8 x, LT-9 x	A standard intersection between two continuous thoroughfares at or near right angles.	



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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

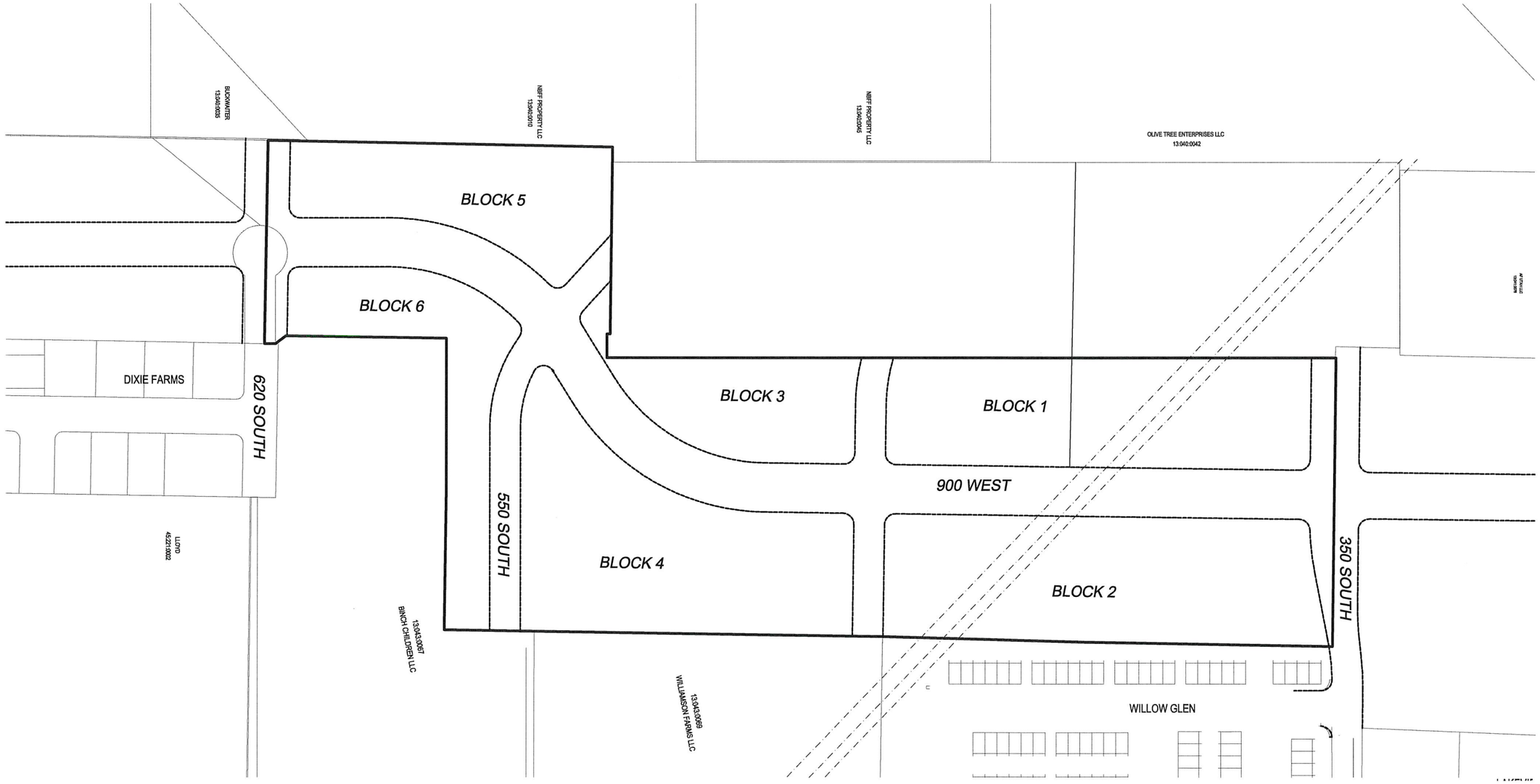
DESCRIPTION

INTERSECTION ASSEMBLIES

SHEET NAME	SHEET NUMBER
EXHIBIT	13

PHASING PLAN

PHASE	NAME	GROSS AREA
1	BLOCK 2	5.30 AC
2	BLOCK 4	5.31 AC
3	BLOCK 6	3.15 AC
4	BLOCK 5	3.12 AC
5	BLOCK 3	2.66 AC
6	BLOCK 1	4.75 AC



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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

DESCRIPTION

PHASING PLAN

SHEET NAME	SHEET NUMBER
EXHIBIT	14

MINIMUM ARCHITECTURAL STANDARDS

1. ARCHITECTURAL STYLES MUST TIE TO REGIONAL PRECEDENT (WHAT HAS BEEN USED HISTORICALLY) AND NATURAL CONTEXT (ABILITY TO PLAY TO CLIMATE AND GEOGRAPHY).

2. USE EXTERIOR MATERIALS IN AN AUTHENTIC MANNER, CONSISTENT WITH THE ARCHITECTURAL STYLE, AND THEIR HISTORIC APPEARANCE/ PLACEMENT ON THE BUILDING.
   A. NO MORE THAN THREE WALL MATERIALS SHALL BE VISIBLE ON ANY EXTERIOR WALL (EXCLUDING THE FOUNDATION AND TRIM WORK).
   B. HEAVIER (LOAD BEARING) MATERIALS MUST BE CLOSER TO THE BASE OF THE BUILDING.
   C. CHANGE OF MATERIALS SHALL OCCUR NATURALLY (ACCORDING TO STYLE) RATHER THAN INDISCRIMINATELY.
      I. MATERIALS MUST WRAP OUTSIDE CORNERS; TERMINATION OF MATERIALS MUST OCCUR AT INSIDE CORNERS.
   D. CONSISTENT USE OF MATERIALS MUST OCCUR ON ALL BUILDING FACADES.
   E. COLORS FOR ALL EXTERIOR MATERIALS (SIDING, TRIM, BRICK, STONE, MORTAR, STUCCO, ETC.) MUST BE SELECTED APPROPRIATE TO THE BUILDING□S ARCHITECTURAL STYLE AND TO LOCAL PRECEDENT.

3. STREETSCREENS, WHERE REQUIRED, SHOULD BE CONSTRUCTED OF A MATERIAL MATCHING THE ADJACENT BUILDING FACADE, A HEDGE, MASONRY OR STONE WALL, WROUGHT IRON OR DECORATIVE METAL FENCE NO LESS THAN 4 FEET IN HEIGHT.

4. BUILDING MECHANICAL EQUIPMENT AND REFUSE STORAGE MUST NOT BE LOCATED ALONG FRONTAGES.

5. CLOTHESLINES MUST NOT BE LOCATED ALONG FRONTAGES.

6. ALL OPENINGS, INCLUDING PORCHES, GALLERIES, DOORS AND WINDOWS, EXCEPT FOR SHOPFRONTS, MUST BE SQUARE OR VERTICAL IN PROPORTION.
   A. DOORS AND WINDOWS THAT OPERATE AS SLIDERS ARE PROHIBITED ALONG FRONTAGES, EXCEPT AT SHOPFRONTS.
   B. GLAZED OPENINGS ABOVE THE FIRST STORY MAY NOT EXCEED 60% OF THE TOTAL BUILDING WALL AREA AND 80% IN LT-8 AND LT-9, WITH EACH FACADE BEING CALCULATED INDEPENDENTLY.

7. PHOTO VOLTAIC (PV) SYSTEMS ALONG FRONTAGES MUST BE FLEXIBLE PANEL TYPE OR BUILDING INTEGRATED PHOTO VOLTAIC (BIPV), ATTACHED DIRECTLY TO THE ROOFING MATERIAL, PV ROOFING SHINGLES, OR OTHER CONDUCTING SYSTEM THAT APPLIES DIRECTLY TO ROOFING MATERIAL OR SHEATHING WITH LESS THAN ONE HALF INCH AVERAGE VERTICAL DIMENSION OR INTEGRATED INTO BUILDING SHADING DEVICES.

ADDITIONAL ARCHITECTURAL STANDARDS

THE FOLLOWING PLAN SHEETS SHOW THE PROPOSED ELEVATIONS FOR FRONT LOAD TOWNHOMES, ALLEY LOAD TOWNHOMES AND APARTMENTS.

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ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

DESCRIPTION

ARCHITECTURAL STANDARDS

SHEET NAME	SHEET NUMBER
EXHIBIT	15



TABLE OF CONTENTS

SHEET #	SHEET NAME
D000	COVER PAGE
D101	FARMHOUSE ELEVATION CONCEPT
D102	MODERN ELEVATION CONCEPT
D103	PERSPECTIVE VIEW-FARMHOUSE
D104	PERSPECTIVE VIEW-FARMHOUSE - 2
D105	PERSPECTIVE VIEW-MODERN
D106	PERSPECTIVE VIEW-MODERN - 2
D201	6-PLEX FARMHOUSE EXTERIOR ELEVATIONS
D202	6-PLEX FARMHOUSE EXTERIOR ELEVATIONS
D203	6-PLEX MODERN ELEVATIONS
D204	6-PLEX MODERN ELEVATIONS
D401	3 BEDROOM-01 FLOOR PLANS
D402	3 BEDROOM-02 FLOOR PLANS
D403	3 BEDROOM-03 FLOOR PLANS
D501	MATERIAL BOARD

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LENNAR - SERIES 2 TOWNHOMES

BLUFFDALE, UT

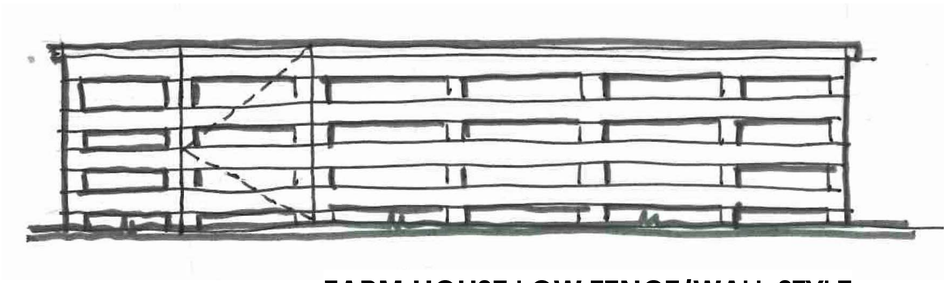
COVER PAGE

D000

02 NOV, 2018



FARM HOUSE ELEVATION STYLE



FARM HOUSE LOW FENCE/WALL STYLE

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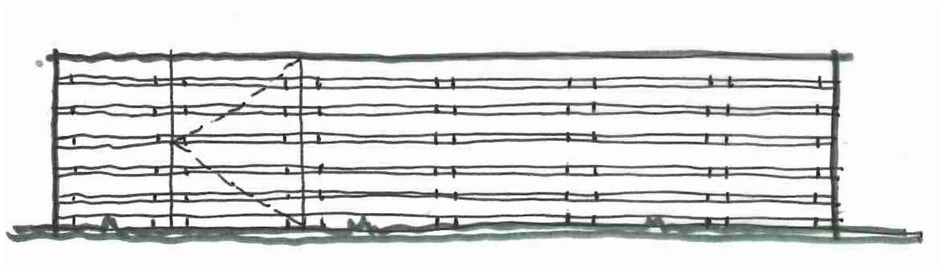
FARMHOUSE
ELEVATION CONCEPT

D101

02 NOV, 2018



MODERN ELEVATION STYLE



MODERN LOW FENCE/WALL STYLE

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LENNAR - SERIES 2 TOWNHOMES

BLUFFDALE, UT

MODERN ELEVATION CONCEPT

D102

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LENNAR - SERIES 2 TOWNHOMES

BLUFFDALE, UT

PERSPECTIVE
VIEW-FARMHOUSE

D103

02 NOV, 2018



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PERSPECTIVE
VIEW-FARMHOUSE - 2

D104

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BLUFFDALE, UT

PERSPECTIVE
VIEW-MODERN

D105

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LENNAR - SERIES 2 TOWNHOMES

BLUFFDALE, UT

PERSPECTIVE
VIEW-MODERN - 2

D106

02 NOV, 2018



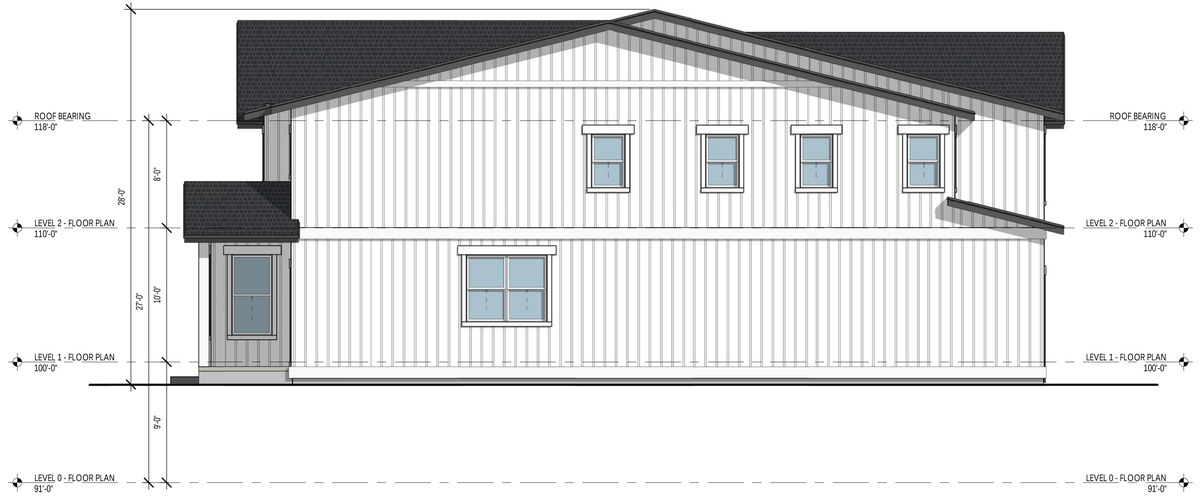
FRONT ELEVATION SD — 1 / D201

3/16" = 1'-0"



LEFT ELEVATION SD — 2 / D201

3/16" = 1'-0"



RIGHT ELEVATION SD — 3 / D201

3/16" = 1'-0"

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LENNAR - SERIES 2 TOWNHOMES

BLUFFDALE, UT

6-PLEX FARMHOUSE
EXTERIOR ELEVATIONS

D201

02 NOV, 2018



REAR ELEVATION SD

3/16" = 1'-0"

1

D202

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LENNAR - SERIES 2 TOWNHOMES

BLUFFDALE, UT

6-PLEX FARMHOUSE
EXTERIOR ELEVATIONS

D202

02 NOV, 2018



FRONT ELEVATION SD
3/16" = 1'-0"
1
D203



LEFT ELEVATION SD
3/16" = 1'-0"
2
D203



RIGHT ELEVATION SD
3/16" = 1'-0"
3
D203

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LENNAR - SERIES 2 TOWNHOMES

BLUFFDALE, UT

6-PLEX MODERN
EXTERIOR ELEVATIONS

D203

02 NOV, 2018



REAR ELEVATION SD

3/16" = 1'-0"

1

D204

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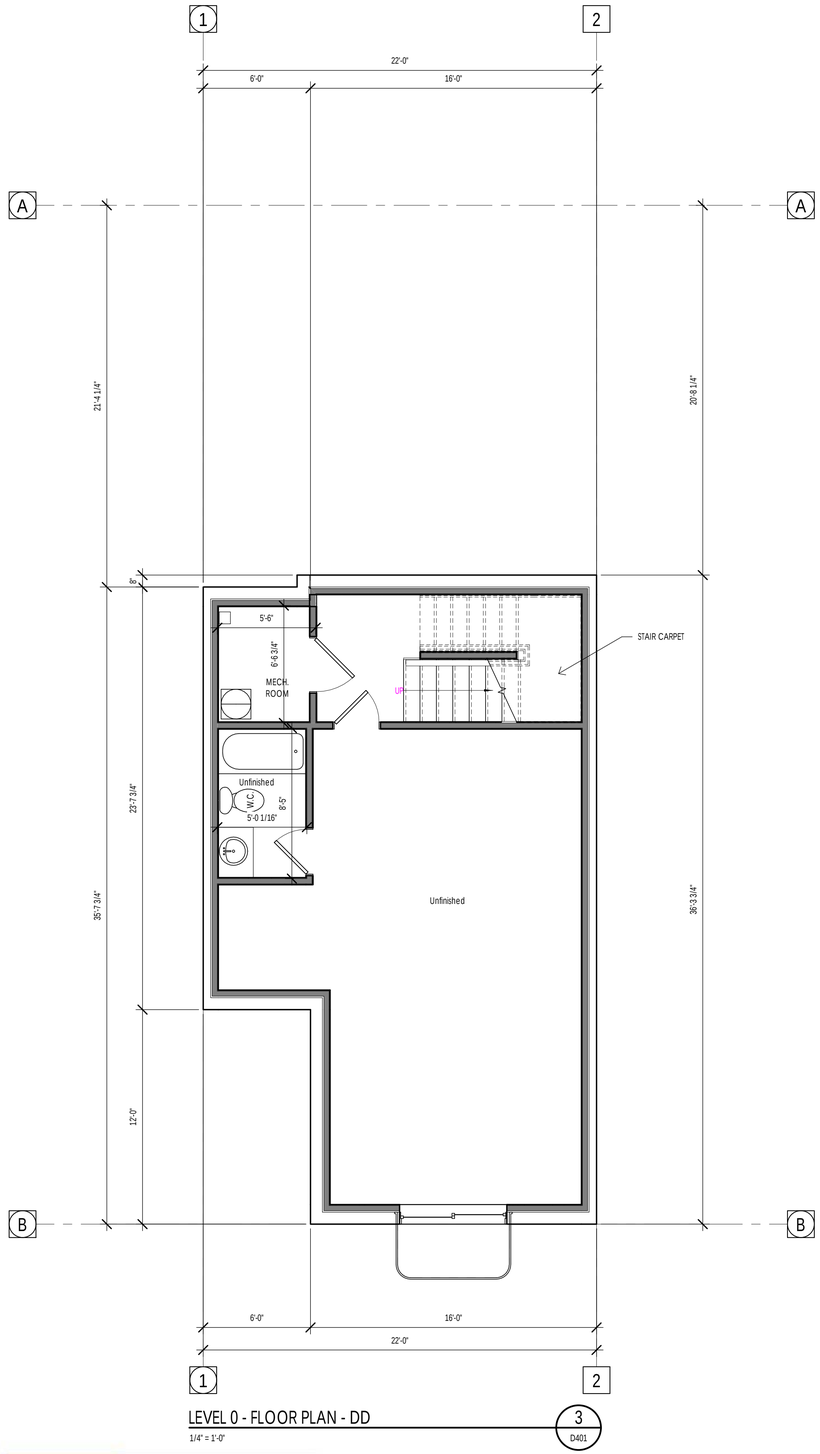
LENNAR - SERIES 2 TOWNHOMES

BLUFFDALE, UT

6-PLEX MODERN
EXTERIOR ELEVATIONS

D204

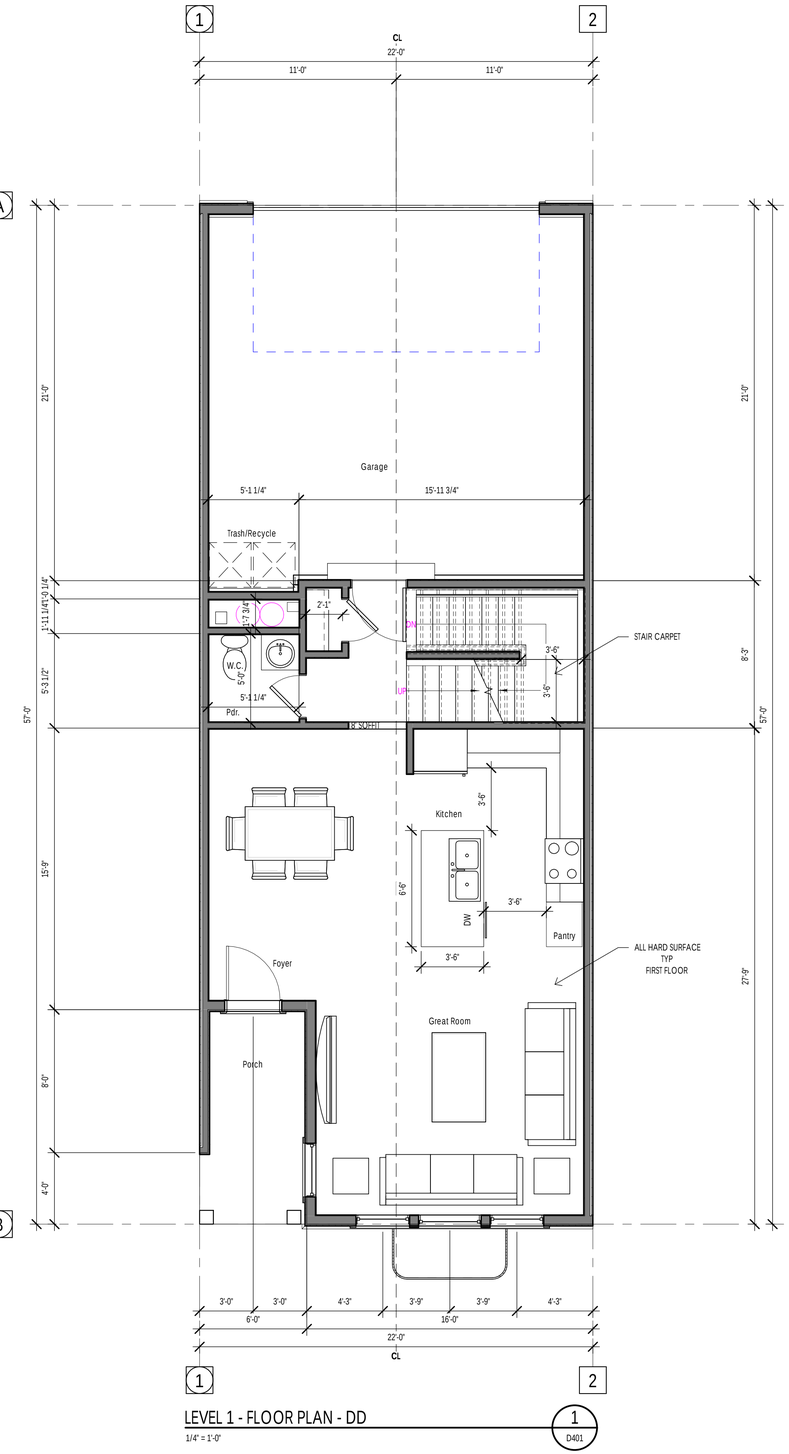
02 NOV, 2018



LEVEL 0 - FLOOR PLAN - DD

1/4" = 1'-0"

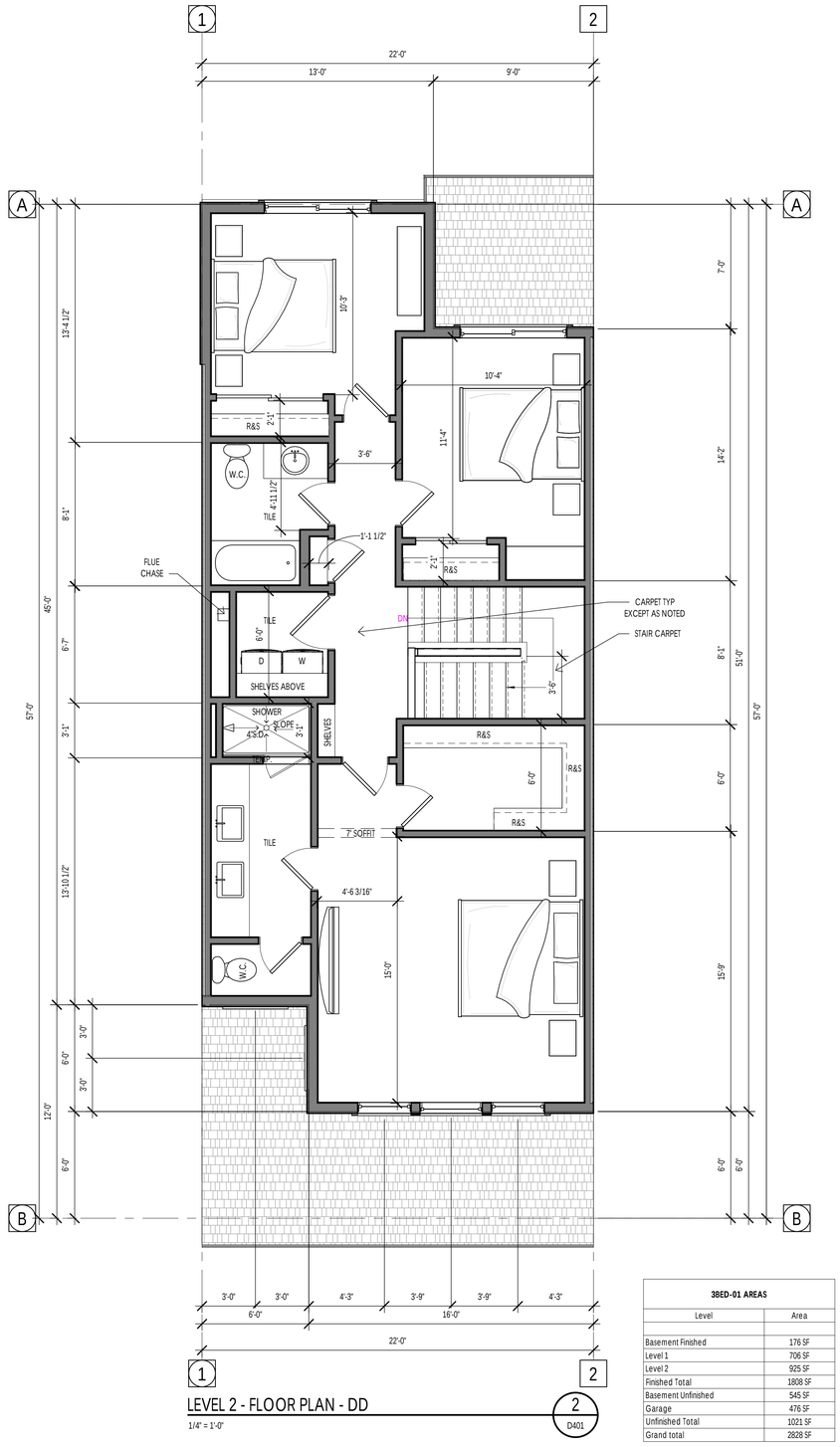
3 D401



LEVEL 1 - FLOOR PLAN - DD

1/4" = 1'-0"

1 D401



LEVEL 2 - FLOOR PLAN - DD

1/4" = 1'-0"

2 D401

3BED-01 AREAS	
Level	Area
Basement Finished	176 SF
Level 1	706 SF
Level 2	925 SF
Finished Total	1808 SF
Basement Unfinished	545 SF
Garage	476 SF
Unfinished Total	1021 SF
Grand total	2828 SF

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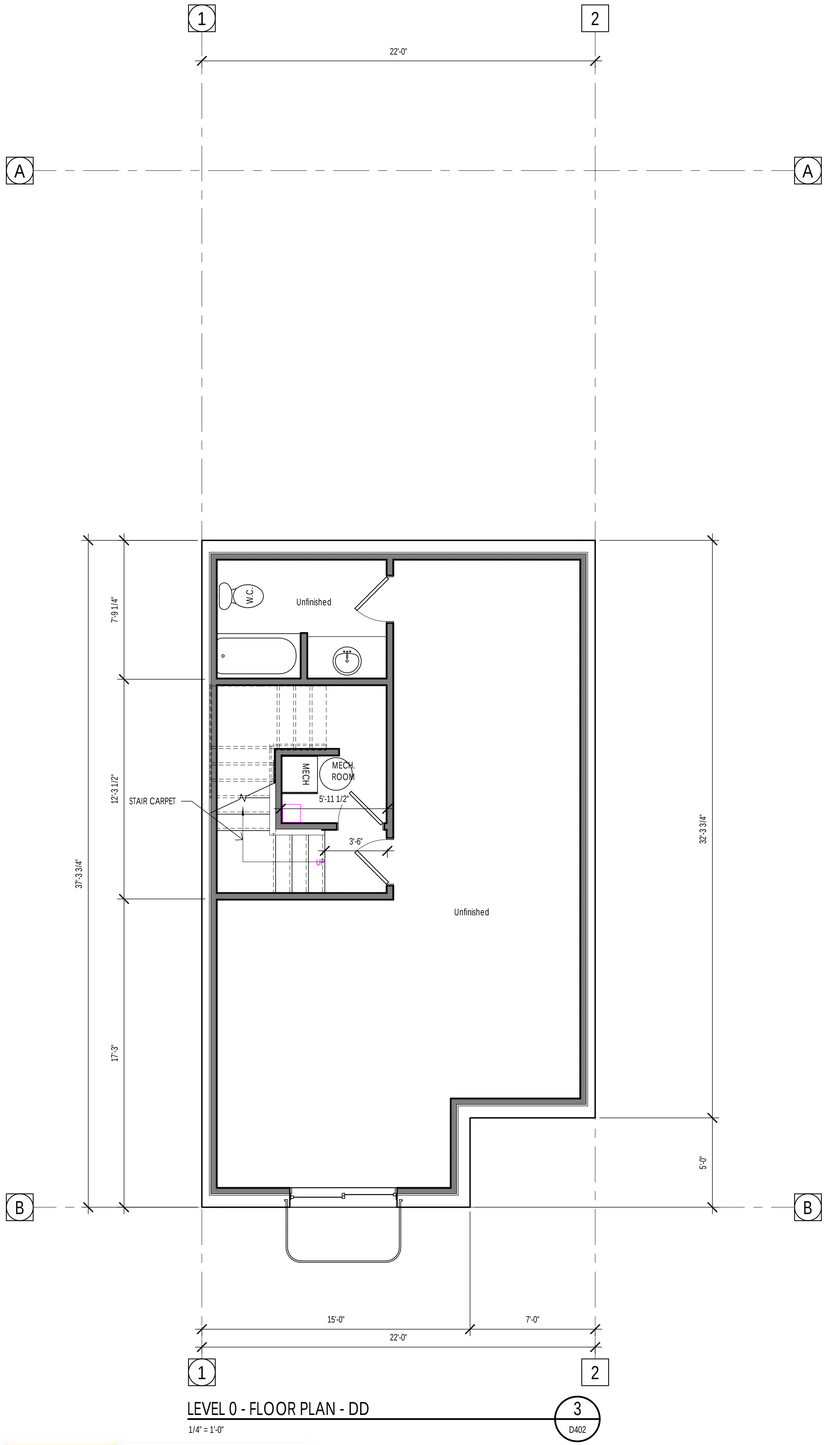
LENNAR TOWNHOMES - SERIES 2

PROJECT ADDRESS

3BED - 01

D401

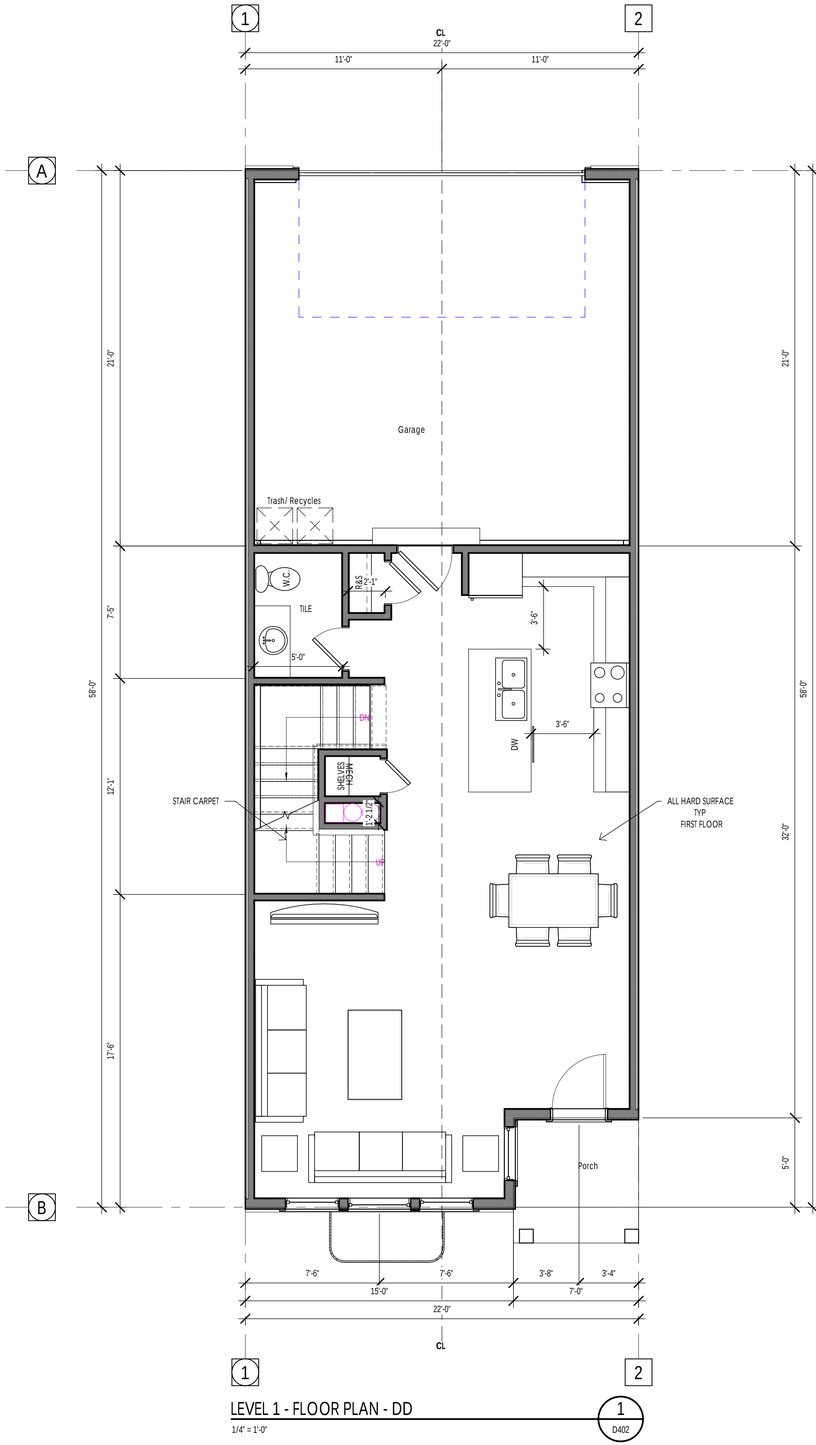
2 NOV, 2018



LEVEL 0 - FLOOR PLAN - DD

1/4" = 1'-0"

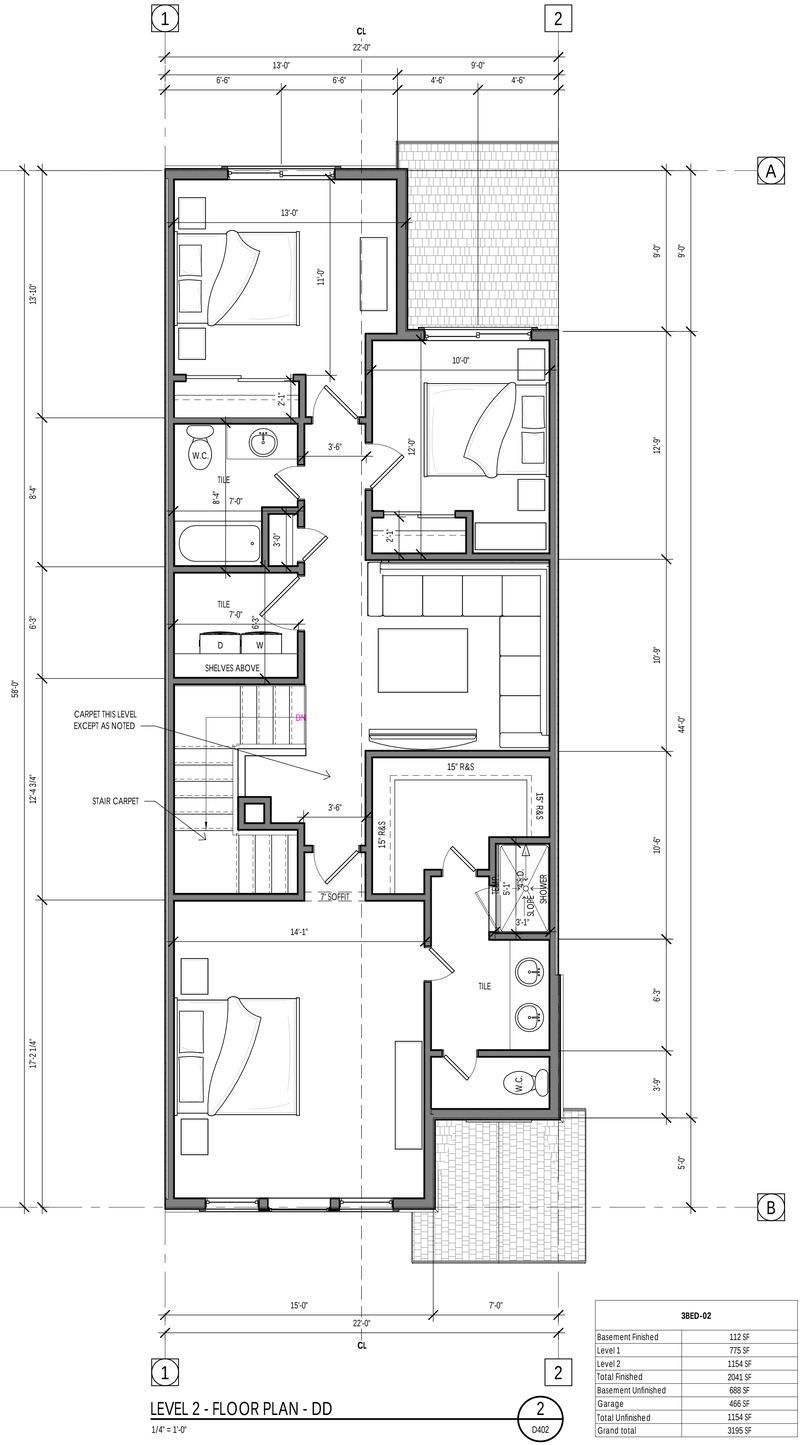
3 / D402



LEVEL 1 - FLOOR PLAN - DD

1/4" = 1'-0"

1 / D402



LEVEL 2 - FLOOR PLAN - DD

1/4" = 1'-0"

2 / D402

3BED-02	
Basement Finished	112 SF
Level 1	775 SF
Level 2	1154 SF
Total Finished	2041 SF
Basement Unfinished	688 SF
Garage	466 SF
Total Unfinished	1154 SF
Grand total	3195 SF

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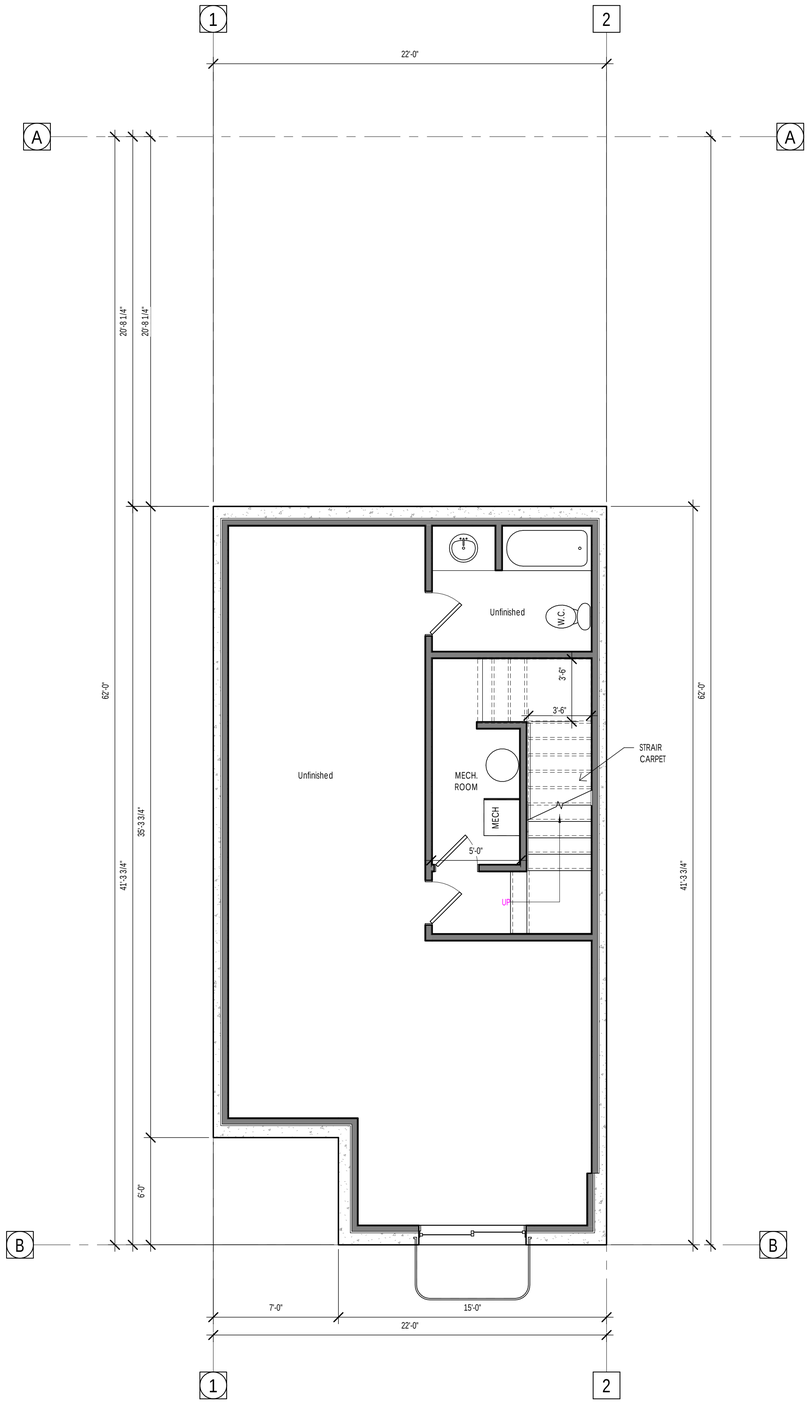
LENNAR TOWNHOMES - SERIES 2

PROJECT ADDRESS

3BED - 02

D402

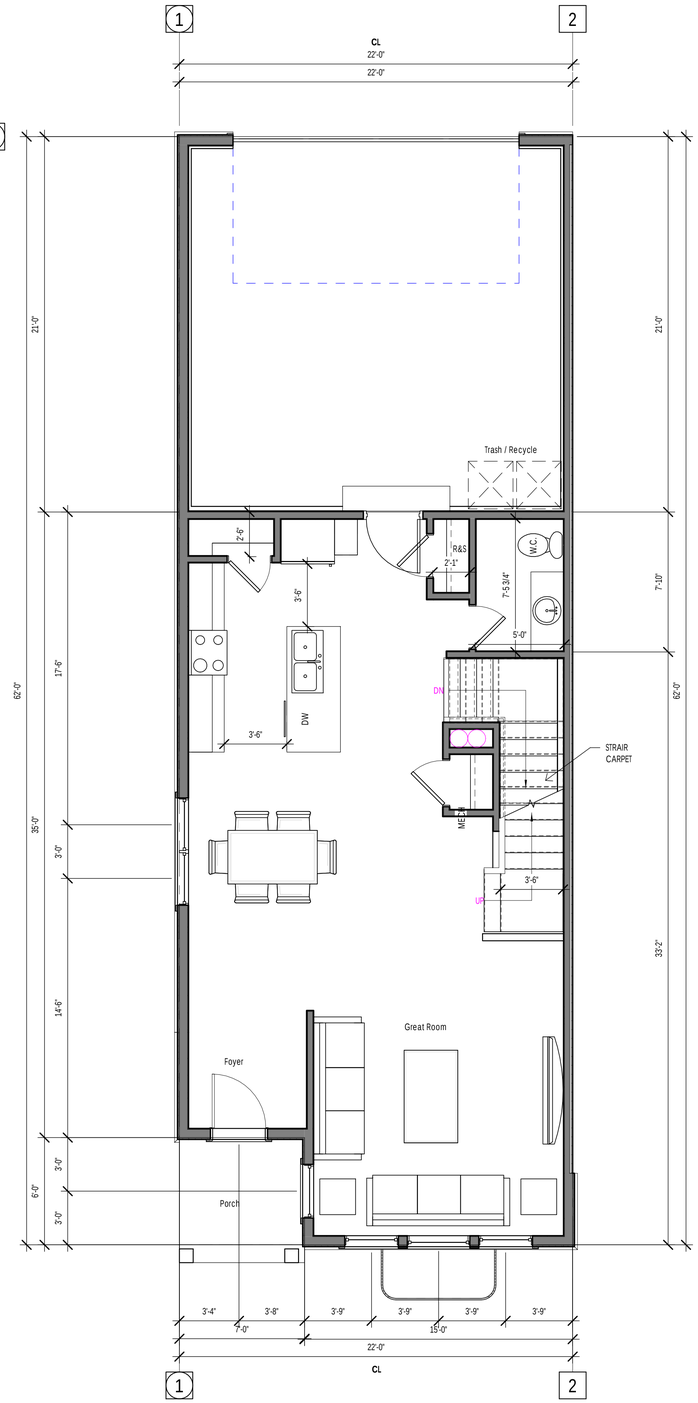
02 NOV, 2018



LEVEL 0 - FLOOR PLAN - DD

1/4" = 1'-0"

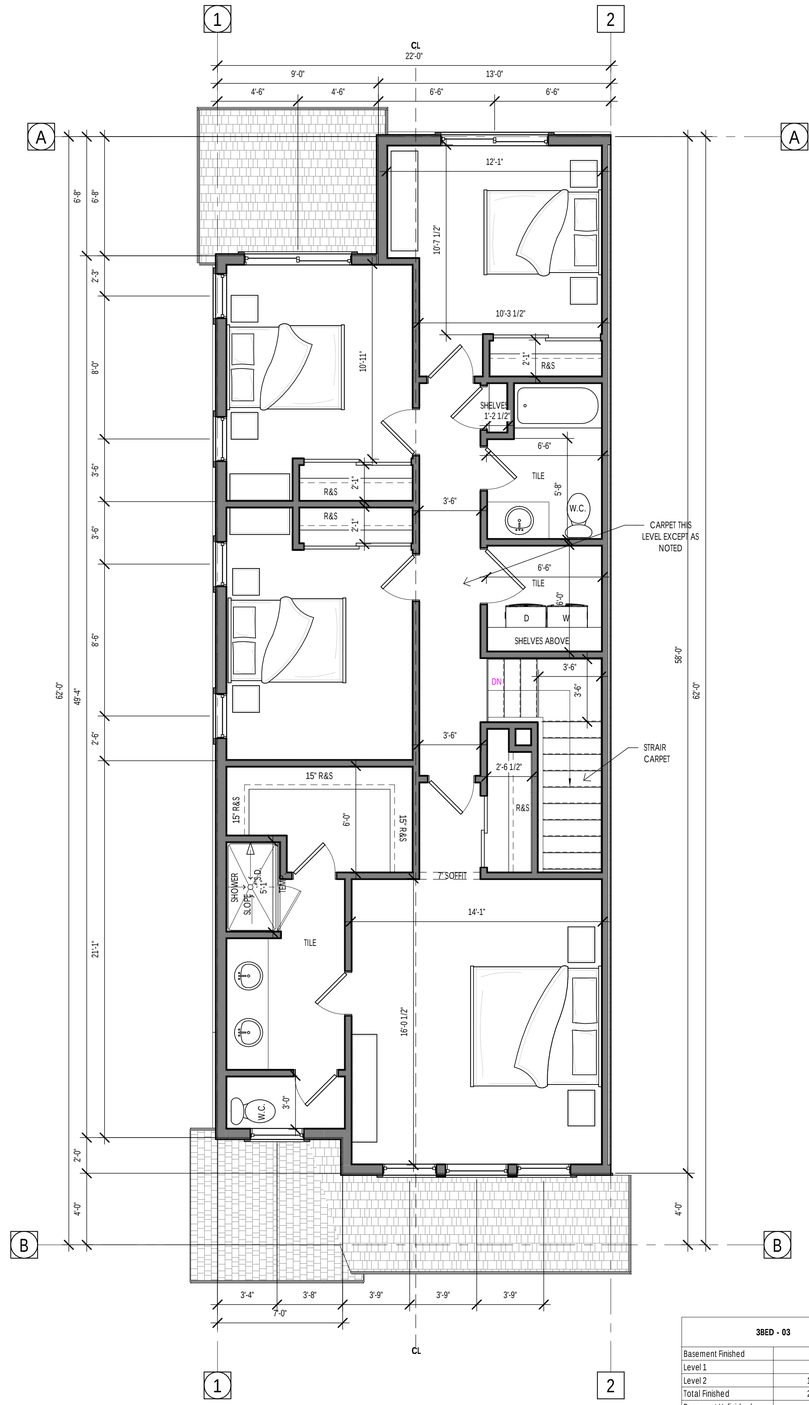
3 D403



LEVEL 1 - FLOOR PLAN - DD

1/4" = 1'-0"

1 D403



LEVEL 2 - FLOOR PLAN - DD

1/4" = 1'-0"

2 D403

3BED - 03	
Basement Finished	137 SF
Level 1	860 SF
Level 2	1150 SF
Total Finished	2147 SF
Basement Unfinished	760 SF
Garage	462 SF
Total Unfinished	1222 SF
Grand total	3369 SF

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LENNAR TOWNHOMES - SERIES 2

PROJECT ADDRESS

3BED - 03

D403

02 NOV, 2018

MATERIAL CHART

COLOR SCHEME - 01 - Farmhouse



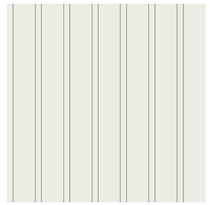
ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: SW 6635 Determined Orange



GARAGE DOORS
Material: Steel
Manufacturer: TBD
Color: TBD - Charcoal



WINDOWS
Material: Vinyl
Manufacturer: AMSCO Studio
Color: White or optional Cap Stock Black



BOARD AND BATT FIBER CEMENT
Material: Fiber Cement
Manufacturer: TBD
Color: SW 7005 "Pure White"



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW 7005 "Pure White"



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



FASCIA TRIM/GUTTERS/DRIP EDGE
Material: Aluminum/Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)

COLOR SCHEME - 02 - Modern



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray



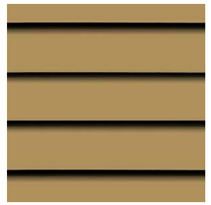
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: Annodized Silver



WINDOWS
Material: Vinyl
Manufacturer: AMSCO Studio
Color: White



FIBER CEMENT LATTICE SIDING 1
Material: Fiber Cement 1x4 batts over Fiber Cement Panels
Manufacturer: TBD
Color: SW 7033 Brainstorm Bronze

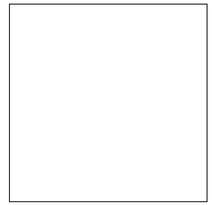


FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW 0043 "Peristyle Brass"



STONE VENEER
Material: Manufactured Stone
Manufacturer: Creative Mines
Color: Barelstave Craft Weathered Plank

FIBER CEMENT LATTICE SIDING 2
Material: Fiber Cement 1x4 batts over Fiber Cement Panels
Manufacturer: TBD
Color: SW 7566 Westhighland White



ROOFING
Material: TPO Membrane
Manufacturer: TBD
Color: White



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Black



FASCIA TRIM/PARAPET CAP/DRIP EDGE
Material: Aluminum/Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)

COLOR SCHEME - 03 - Modern



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray



GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: Annodized Silver



WINDOWS
Material: Vinyl
Manufacturer: AMSCO Studio
Color: White



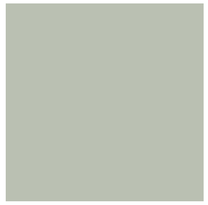
FIBER CEMENT LATTICE SIDING 1
Material: Fiber Cement 1x4 batts over Fiber Cement Panels
Manufacturer: TBD
Color: SW 7566 Westhighland White



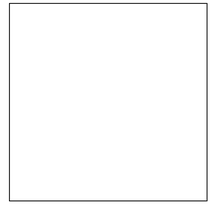
FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW 2821 "Downing Stone"



STONE VENEER
Material: Manufactured Stone
Manufacturer: Creative Mines
Color: Milkpaint Craft Weathered Plank



FIBER CEMENT LATTICE SIDING 2
Material: Fiber Cement 1x4 batts over Fiber Cement Panels
Manufacturer: TBD
Color: SW 6191 Contented



ROOFING
Material: TPO Membrane
Manufacturer: TBD
Color: White



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: SW 6627 Emberglow



FASCIA TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)

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LENNAR - SERIES 2 TOWNHOMES

BLUFFDALE, UT

MATERIAL BOARD

D501

02 NOV, 2018



TABLE OF CONTENTS	
SHEET #	SHEET NAME
D000	COVER SHEET
D102	EXTERIOR VIEWS
D103	EXTERIOR VIEWS
D201	EXTERIOR ELEVATIONS
D202	EXTERIOR ELEVATIONS
D401	UNIT TYPE 1 FLOOR PLANS
D402	UNIT TYPE 2 FLOOR PLANS
D501	COLOR SCHEMES

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LENNAR - SERIES 1 TOWNHOMES

SARATOGA SPRINGS, UTAH

COVER SHEET

D000

8 NOV, 2018



CONCEPT RENDERING - 01

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LENNAR - SERIES 1 TOWNHOMES

SARATOGA SPRINGS, UTAH

EXTERIOR VIEWS

D101

8 NOV, 2018



CONCEPT RENDERING - 02

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LENNAR - SERIES 1 TOWNHOMES

SARATOGA SPRINGS, UTAH

EXTERIOR VIEWS

D102

8 NOV, 2018



CONCEPT RENDERING - 03

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LENNAR - SERIES 1 TOWNHOMES

SARATOGA SPRINGS, UTAH

EXTERIOR VIEWS

D103

8 NOV, 2018



SCHEMATIC FRONT ELEVATION — 1 / D201

3/16" = 1'-0"



SCHEMATIC RIGHT ELEVATION — 2 / D201

3/16" = 1'-0"

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LENNAR - SERIES 1 TOWNHOMES

SARATOGA SPRINGS, UTAH

EXTERIOR ELEVATIONS

D201

8 NOV, 2018



SCHEMATIC REAR ELEVATION — 1 / D202

3/16" = 1'-0"



SCHEMATIC LEFT ELEVATION — 2 / D202

3/16" = 1'-0"

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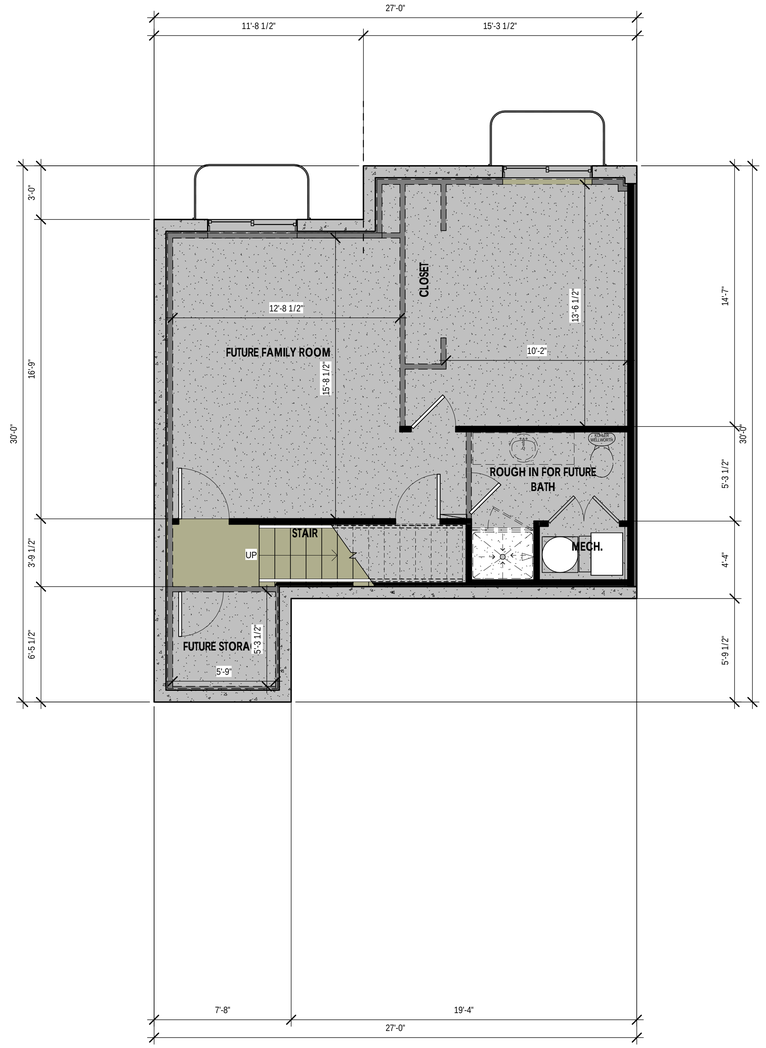
LENNAR - SERIES 1 TOWNHOMES

SARATOGA SPRINGS, UTAH

EXTERIOR ELEVATIONS

D202

8 NOV, 2018



LEVEL 0 - MARKETING FLOOR PLAN
1/4" = 1'-0"
1 D401



LEVEL 1 - MARKETING FLOOR PLAN
1/4" = 1'-0"
2 D401



LEVEL 2 - MARKETING FLOOR PLAN
1/4" = 1'-0"
3 D401

UNIT A AREAS	
NAME	AREA
LEVEL 0 FINISHED	65 SF
LEVEL 1 FINISHED	658 SF
LEVEL 2 FINISHED (middle unit -22 sq. ft.)	1005 SF
	1727 SF
LEVEL 0 UNFINISHED	497 SF
LEVEL 0 STORAGE	37 SF
GARAGE	397 SF
	931 SF
Grand total	2658 SF

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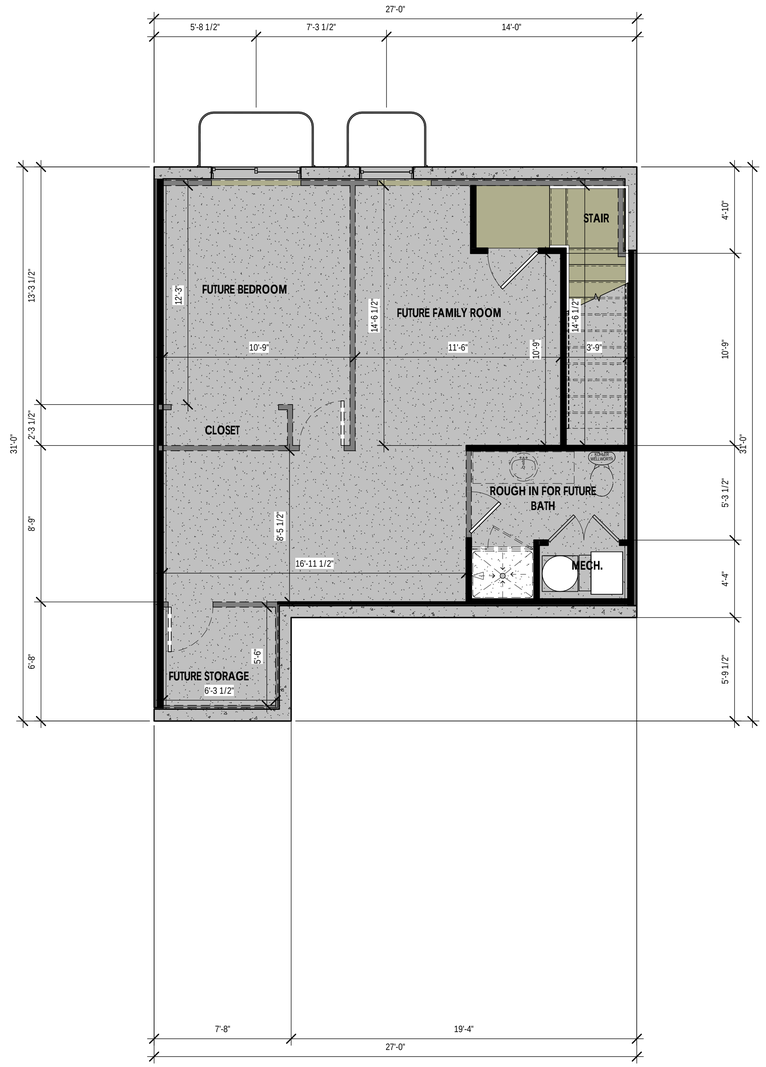
LENNAR - SERIES 1 TOWNHOMES - PLAN 1

TANUKI - SARATOGA SPRINGS

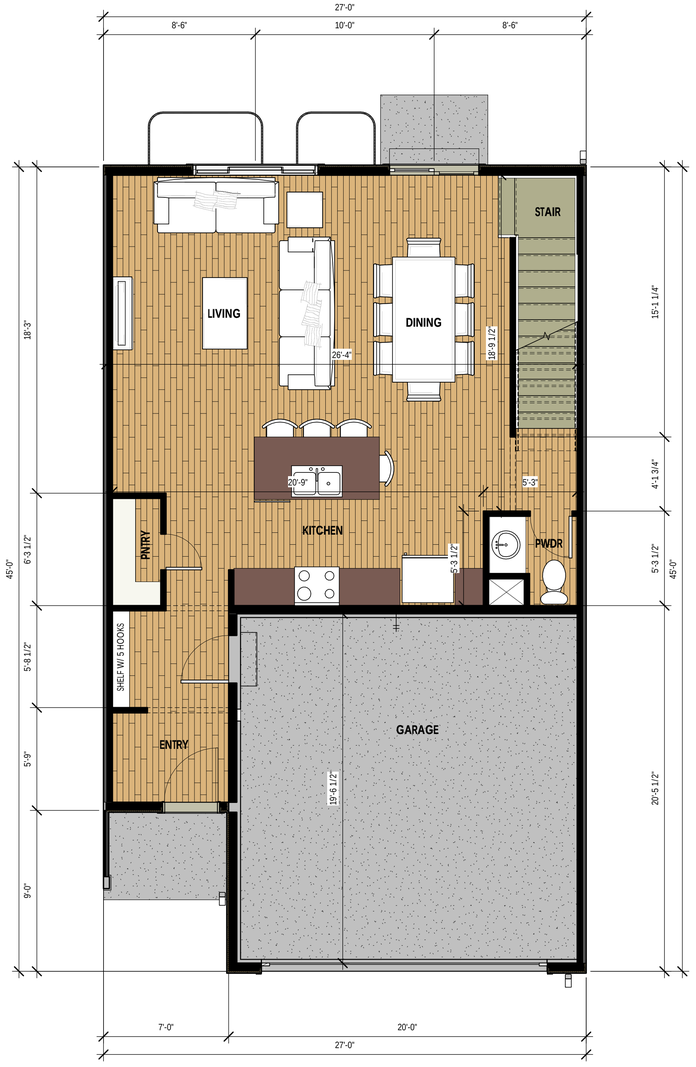
MARKETING FLOOR PLANS

D401

8 NOV, 2018



LEVEL 0 - MARKETING FLOOR PLAN 1 D402
1/4" = 1'-0"



LEVEL 1 - MARKETING FLOOR PLAN 2 D402
1/4" = 1'-0"



LEVEL 2 - MARKETING FLOOR PLAN 3 D402
1/4" = 1'-0"

UNIT A AREAS	
NAME	AREA
LEVEL 0 FINISHED	81 SF
LEVEL 1 FINISHED	751 SF
LEVEL 2 FINISHED	963 SF
	1795 SF
LEVEL 0 UNFINISHED	584 SF
GARAGE	395 SF
	979 SF
Grand total	2774 SF

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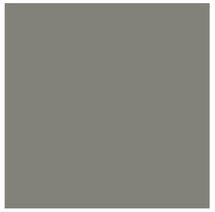
LENNAR - SERIES 1 TOWNHOMES - PLAN 2

TANUKI - SARATOGA SPRINGS

MARKETING FLOOR PLANS

D402

8 NOV, 2018



Front Door
Manufacturer:
Kwat
Color:
Elf CL3215D

Fiber Cement Trim
Manufacturer:
Hardie Color Plus
Color:
Arctic White



Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Evening Blue



Hardie - Color 2
Manufacturer:
Hardie Color Plus
Color:
Aged Pewter

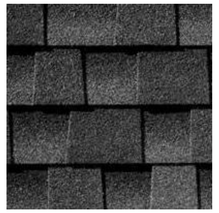


Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Cobblestone

Gar. Door Panel
Manufacturer:
Wayne Dalton
Color:
White

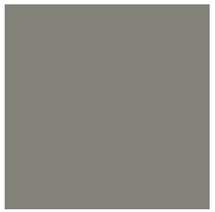
Gar. Door Frame
Manufacturer:
Wayne Dalton
Color:
White

Alum Fascia/Sofit
Manufacturer:
Mastic
Color:
30 Degree White



Roofing
Manufacturer:
CertianTeed
Color:
Moire Black

COLOR SCHEME - 01



Front Door
Manufacturer:
Kwat
Color:
Elf CL3215D

Fiber Cement Trim
Manufacturer:
Hardie Color Plus
Color:
Arctic White



Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Countrylane Red



Hardie - Color 2
Manufacturer:
Hardie Color Plus
Color:
Aged Pewter

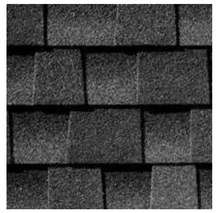


Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Cobblestone

Gar. Door Panel
Manufacturer:
Wayne Dalton
Color:
White

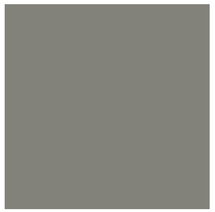
Gar. Door Frame
Manufacturer:
Wayne Dalton
Color:
White

Alum Fascia/Sofit
Manufacturer:
Mastic
Color:
30 Degree White



Roofing
Manufacturer:
CertianTeed
Color:
Moire Black

COLOR SCHEME - 02



Front Door
Manufacturer:
Kwat
Color:
Elf CL3215D

Fiber Cement Trim
Manufacturer:
Hardie Color Plus
Color:
Arctic White



Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Heathered Moss



Hardie - Color 2
Manufacturer:
Hardie Color Plus
Color:
Aged Pewter

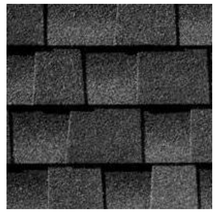


Hardie - Color 1
Manufacturer:
Hardie Color Plus
Color:
Cobblestone

Gar. Door Panel
Manufacturer:
Wayne Dalton
Color:
White

Gar. Door Frame
Manufacturer:
Wayne Dalton
Color:
White

Alum Fascia/Sofit
Manufacturer:
Mastic
Color:
30 Degree White



Roofing
Manufacturer:
CertianTeed
Color:
Moire Black

COLOR SCHEME - 03

COLOR SCHEMES

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LENNAR - SERIES 1 TOWNHOMES

SARATOGA SPRINGS, UTAH

COLOR SCHEMES

D501

COLORS ARE REPRESENTATION ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION

8 NOV, 2018





TABLE 6D – Private Frontages (Auto)

Lot Type	Frontage Type: Automobile					
	Swing-In	Split	Tandem	Detached Rear Yard	Rear Lane / Alley	Side-Entry
LT-1	X	X	X	X		X
LT-2	X	X	X	X		X
LT-3	X	X	X	X		X
LT-4			X	X	X	X
LT-5			X	X	X	X
LT-6				X	X	X
LT-7					X	X
LT-8					X	X
LT-9					X	X

SPECIAL CONDITION NARRATIVE:

AT THE INTERSECTION OF 900 WEST AND 620 SOUTH STREETS A SPECIAL CONDITION IS CREATED IN WHICH ACCESS TO THE PUBLIC ROAD IS RESTRICTED. DUE THE LAYOUT OF THE ROADWAYS AND PROPERTY LINES THE BEST PRACTICE METHOD OF ACCESS WOULD BE A REAR LOT ALLEYWAY. BASED UPON TABLE 6D - PRIVATE FRONTAGES (AUTO) A LOT TYPE 4 IS REQUIRED FOR A REAR LINE / ALLEY.

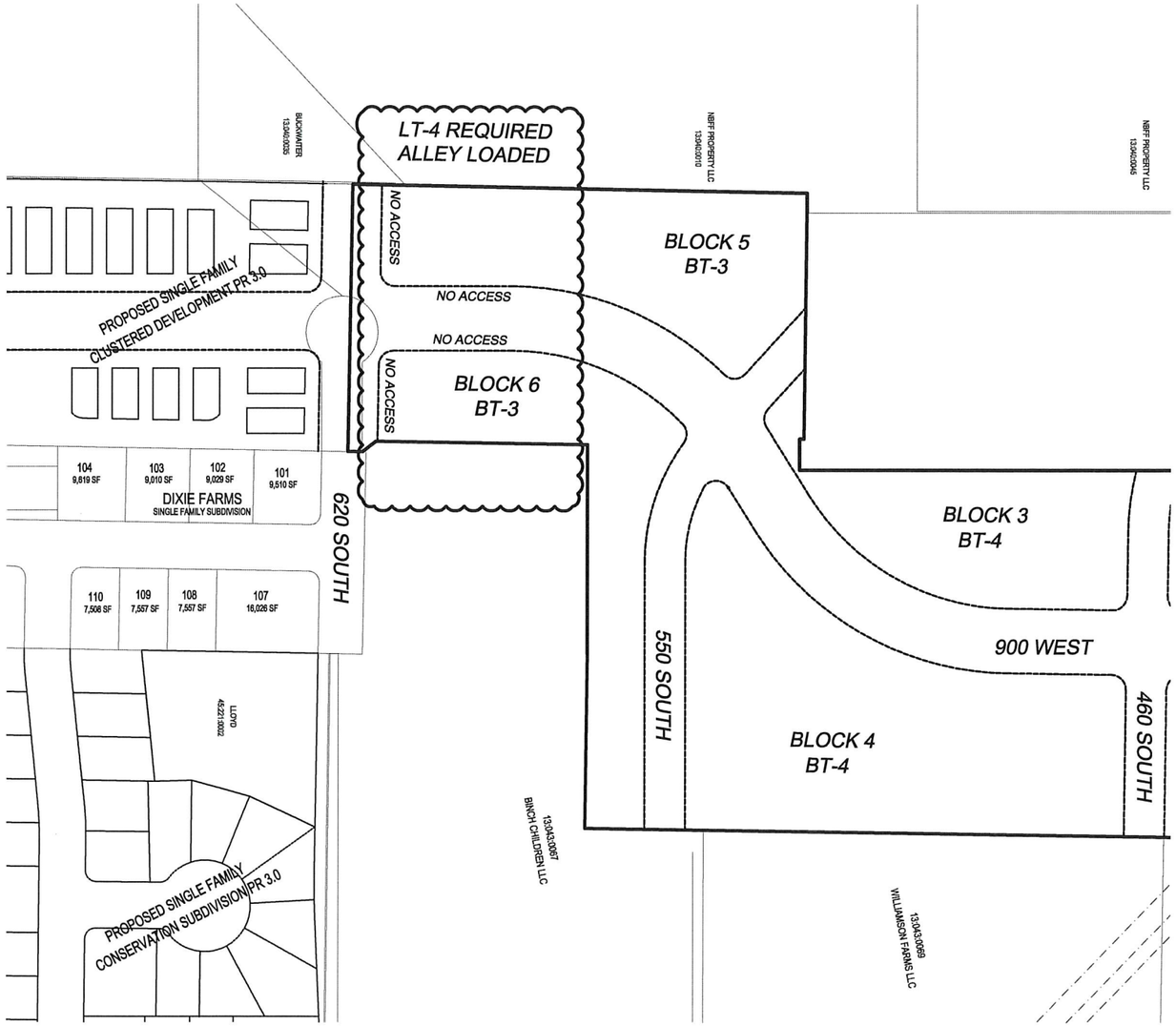


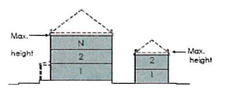
TABLE 4D - BLOCK TYPE LOCATION

BLOCK TYPE	LOCATION	ADJACENCIES
BT-1	*BT-1* should be located towards the edge of character districts, within or outside of the *pedestrian shed*.	*BT-1* may be located adjacent to existing single-family residentially zoned properties.
BT-2	*BT-2* should be located towards the edge of character districts, within or outside of the *pedestrian shed*.	*BT-2* may be located adjacent to existing single-family residentially zoned properties. Where this occurs a special requirement map must assign LT-2 and/or LT-3 at adjacent edges.
BT-3	*BT-3* should be located within *pedestrian sheds*.	*BT-3* may be located adjacent to existing single-family residentially zoned properties. Where this occurs a special requirement map must assign LT-3 at adjacent edges.
BT-4	*BT-4* should be located within *pedestrian sheds*, along major thoroughfares.	*BT-4* should not be located adjacent to existing single family residentially zoned properties.
BT-5	*BT-5* should be located within *pedestrian sheds*, along major thoroughfares or at the edge of the *pedestrian shed*, along major thoroughfares.	*BT-5* must not be located adjacent to existing single family residentially zoned properties.
BT-6	*BT-6* should be located within *pedestrian sheds*, along major thoroughfares or at the edge of the *pedestrian shed*, along major thoroughfares.	*BT-6* must not be located adjacent to existing single family residentially zoned properties.

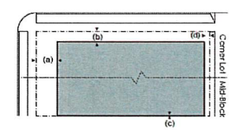
TABLE 6A – LT-4 | BUILDING FORM

BUILDING CONFIGURATION	
Number of Bldgs per Lot	2 + outbuilding
Height - Principal Building	3 stories max.
Height - Outbuilding	2 stories max.
Height - Structured Parking	not applicable
Lot Coverage	60% max
Lot Frontage	36 ft. - 88 ft.
Second Lot Layer	16 feet
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	10 ft. min. 20 ft. max.
(b) Front Setback Secondary	2 ft. min. 18 ft. max
(c) Side Setback	0 ft. min.
(d) Rear Setback	10 ft. min.
Frontage Buildout	60% min at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	20 ft. min. in addition to the principal building setback
(f) Side Setback	0 ft. min. or 3 ft min. at corner lots
(g) Rear Setback	10 ft. min.

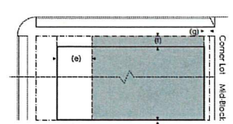
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums



BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS



OUTBUILDING SETBACKS

ADG PARTNERS
555 S. State Street, Suite 300
Orem, UT 84058
(801) 717-6099

DEVELOPMENT

N

0 50 100 200 300

SCALE: 1"= 100'

berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
DISTRICT PLAN	5/14/2019

PROJECT

DISTRICT PLAN

DESCRIPTION

SPECIAL REQUIREMENTS

SHEET NAME	SHEET NUMBER
EXHIBIT	16

AMERICAN FORK CITY
PLANNING COMMISSION MINUTES
JUNE 5, 2019

The American Fork City Planning Commission met in a regular session on June 5, 2019 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present:	John Woffinden
	Christine Anderson
	Eric Franson
	Chris Christiansen
	Geoff Dupaix
Absent:	Harold Dudley
	Rod Brocious
	Rebecca Staten
Staff Present:	Scott Sensanbaugher, Public Works Director
	Wendelin Knobloch, Planner
	Lisa Halversen, Administrative Assistant

Also Present: James Wadsworth, Duaine Rasmussen

1. Pledge of Allegiance

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

2. Hearing, review and action on a land use map amendment located in the area of 705 East 50 South from the Residential-High Density to the Design Industrial designation

Chairman Woffinden stated that items 2 and 3 will be discussed together and voted on separately.

Mr. Knobloch explained that American Biotech Labs operates a facility at the northeast corner of 705 East and 50 South. They are looking to expand on a residential property, directly east of the current facility. The property for expansion is zoned R1-9,000 and lies within the High Density Residential Land Use designation. The property housing American Biotech Labs lies within the PI-1 (Planned Industrial) zone; however, the underlying Land Use designation is also High Density Residential.

Staff supports a change to the underlying Land Use designation, to Design Industrial, in order to bring the facility in line with current zoning; and, for the area under consideration for expansion to be amended to both the Design Industrial designation and Planned Industrial zone. Higher

density residential uses are present to the north and east of the facility, and proposed expansion area.
Should the Land Use and Zone Map amendments be approved, the applicants will return with a site plan, illustrating expansion.

Public Hearing Opened on Land Use Amendment

Public Hearing Closed on Land Use Amendment

Mr. Dupaix moved to recommend approval of the land use map amendment, at 705 East 50 South, from the Residential High Density designation to the Design Industrial designation.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Chris Christiansen	**Aye**
Geoff Dupaix	**Aye**

The motion carried.

3. Hearing, review and action on a zone map amendment located in the area of 705 East 50 South from the R-1-9,000 Residential to the PI-1 Planned Industrial zone

Public Hearing Opened on Zone Map amendment

Mr. Scott Muller told commissioners that he rents space from Gunthers but needs additional space. He wants to know if it is an option to buy the Phelps property to expand, but the zoning would need to be changed. His business makes dietary supplements and cosmetic products. The current building has a lot of warehouse and storage space, they have 45 employees.

Ms. Anderson asked what activities would be conducted in the extension.

Mr. Muller said that both warehouse and office activities would be going on in the new addition.

Public Hearing Closed on Zone Map amendment

Mr. Dupaix moved to recommend approval of a zone map amendment at 705 East 50 South, from the R-1-9,000 Residential zone to the PI-1 (Planned Industrial) zone.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Chris Christiansen	**Aye**
Rod Brocious	

The motion carried.

4. Hearing, review and action on an amendment to Section 17.4.608-5.03 of the American Fork City Development Code regarding Transportation Network Standards in the TOD Transit Oriented Development zone

Mr. Knobloch said that the proposed amendment seeks to allow cul-de-sacs within a Block Type 5 of the TOD zone. The current code allows cul-de-sacs in Block Types 1-4. Block Types 5 and above do not allow cul-de-sacs or other types of close-ended streets. This is due to the nature of the intended block types. Block Types 5 and above are found within the core area of the TOD overlay; within the area that strives for maximum connectivity for both pedestrians and vehicles. By allowing cul-de-sacs in a Block Type 5, this connectivity is compromised.

The TOD Code was recently adopted, with cul-de-sacs deliberately left out of the higher block types within core areas, to promote maximum connectivity. Staff does not see a need to allow cul-de-sacs or other close-ended street types within a Block Type 5 (or above); and, as such, recommends denial of the proposed code text amendment.

Mr. Sensanbaugher indicated that the Engineering Division supports the code as written and recommends denial of the proposed code text amendment. The purpose of the TOD code is to form a whole community and not isolated islands, especially in the higher-density areas. Streets that continue from neighborhood to neighborhood allow for a more cohesive community.

Mr. Franson stated that he supports the code as written and recognizes the many hours spent on developing it.

Ms. Anderson added that the code will be modified as needed, but she supports the current code.

Chairman Woffinden recalled all the work and many hours spent to write the TOD plan, he doesn't want to make changes that would defeat the purpose with a lack of accessibility.

Public Hearing Opened

Mr. James Wadsworth represents the property owner. He said that this block is a unique situation because it borders the Brad Reynolds property and a fence runs along the whole boundary side. He added that the TOD code allows cul de sacs when there are barriers in place that prevent through streets. He would like the area to be more walkable, and more vehicle traffic means it will be less safe in his opinion. He believes the code is well thought out, but there is an anomaly with the Reynolds project that reduces their options. He believes that the highest and best use of the property is the plan that is before the commission.

Duaine Rasmussen with Castlewood Development added his comments. He agrees with the concept of connectivity, but this is a unique situation. The road to 75 South was to go south through the Reynolds property then continue north. However, that road dead-ends into the Reynolds property and can't go anywhere. He wishes that the commissioners could see the proposed site plan, he thinks that they would be in approval. Their site plan has high density, but also has green space with several pedestrian paths. The design they submitted had cul de sacs. Connectivity and vehicular access are both obvious and promoted in their site plan. Public safety vehicles are even able to turn around.

Christine clarifies that the site plan is a plan for several apartment buildings, Mr. Rasmussen agrees. He adds that their plan includes common areas, play areas, barbq and clubhouse areas. He states that the Reynolds property is fully developed and there won't be connectivity going east into that property. He agrees with the code and has created walking paths that will promote walkability.

Mr. Franson asked city staff a question: If a cul de sac isn't allowed on 275 South,, can they turn the road and head north and south?

Mr. Knobloch replied that they are considered too close to access 200 South. Walkability is a great solution to the barrier that is the Reynolds property. The culdesac would accomodate public safety vehicles.

Chairman Woffinden said that a culdesac is against the current code. When this commission votes on the issue, it will go to council next and they can make the decision.

Mr. Christiansen asked what the difference is, why the Reynolds property cannot have the desired connectivity.

Mr. Knobloch said that the difference is density, the Reynolds project is not calibrated to be part of a TOD. The development in the proposed project is twice the density of the Reynolds development. He suggests distinguishing between district framework plan and code text amendment.

Mr. Franson said that there is an exception in the code for natural or man-made barriers. Mr. Knobloch replied that it doesn't apply to this block type. Chairman Woffinden added that access to the Reynolds property could be changing, and that two exits are required. He feels that the commissioners' hands are tied, they cannot approve the proposal if it goes against the code. City council will have the final decision.

Mr. Wadsworth stated that he is just asking for a recommendation from the commission, but the Chairman said that their hands are tied.

Ms. Anderson said that there is not agreement to change the code across the block. There might be a consensus to make an allowance, but not by changing the code.

Mr. Dupaix stated that it looks like staff missed the boat with the Reynolds development and with the way the blocks are set up. If the city council approves this, he feels that they will be opening a can of worms. A lot of effort has gone into the grid network and the TOD. The Reynolds project was approved before the current code, and it doesn't meet the requirements of the TOD code.

Mr. Sensanbaugher said that the Reynolds property plan was approved before the TOD was even planned.

Mr. Dupaix disagreed, he feels like they may have prematurely approved that project.

Mr. Sensanbaugher replied that the Reynolds plan complied with code at the time, and the criteria for approval is whether a development meets code or not.

Public Hearing Closed

Mr. Franson moved to recommend denial of the proposed amendment to Section 17.4.608-5.03 of the American Fork City Development Code.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Chris Christiansen	**Aye**
Geoff Dupaix	**Aye**

The motion carried.

Ms. Anderson indicated that she can see that an exception may be appropriate.

Chairman Woffinden asked when this will be in front of the city council. Mr. Knobloch replied that it should be on June 25.

Mr. Christiansen said that the city council needs to address this problem, and they must consider some kind of exception for this situation. He feels that the solution has to come from the city council.

Mr. Rasmussen stated that he looks forward to making his case in front of the council, this issue needs to be addressed.

Geoff asked if we need to be on record that code language needs to be changed to accommodate these situations.

5. Hearing, review and action on a District Framework Plan for the Castlewood Project, located at 900 West 200 South in the TOD Transit Oriented Development zone

Mr. Knobloch explained that the area comprising this District Framework Plan consists of approximately 9.7 acres. It is located at 900 West 200 South, and runs north/south. The property lies within the Transit Core District, and within the Mixed-Use Core sub-district. The highest intensities of use and densities are envisioned in this area.

District Framework Plans are covered in Section 4 of the recently adopted TOD Code. A District Framework Plan lays the overall groundwork, or backbone, of forthcoming development. District Framework Plans proceed through Planning Commission and ultimately City Council. Following approval of a District Framework Plan, subsequent development submittals are reviewed and either approved or denied by staff; the exception being formal subdivision plats, which proceed through Planning Commission and City Council. Per Section 4.01.3 of the Code, District Framework Plans

expire 24 months after approval "if not acted upon further through the submittal of a block plan". Extensions may be granted by the Council, if requested and deemed appropriate.

Because this District Framework Plan is dependent on the previous agenda item (Code Text Amendment), Staff recommends the Planning Commission TABLE the plan until resolution is made regarding the use of cul-de-sacs within the block type designated for this area. If the amendment is denied, redesign of the District Framework Plan will be required.

Mr. Sensanbaugher indicated that the Engineering Division recommends TABLING of the proposed development.

Public Hearing Opened

Public Hearing Closed

Mr. Christiansen moved to table action on the District Framework Plan until such time that resolution is made by Council regarding the accompanying Code Text Amendment.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**
Eric Franson	**Aye**
Chris Christiansen	**Aye**
Geoff Dupaix	**Aye**

The motion carried.

Mr. Franson said that they have the authority to make a finding that they believe there are extenuating circumstances for an extension, but Chairman Woffinden feels that the city council must make that decision. Mr. Franson stated that the commission has to first make a finding. He recommended discussing this question with the city attorney. Mr. Dupaix agreed that this discussion needs to happen with legal staff first.

6. Other Business

Chairman Woffinden reminded commissioners that the next meeting will be held on June 19, there will be no meeting on July 3. The second meeting in July will be held on the 20th.

7. Review and action on the minutes of the May 22, 2019 Planning Commission Regular Session

Ms. Anderson moved to approve the minutes of the May 22, 2019 Planning Commission Regular Session.

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

Chairman Woffinden	**Aye**
Christine Anderson	**Aye**

Eric Franson	**Aye**
Chris Christiansen	**Aye**
Geoff Dupaix	**Abstain**

The motion carried.

Mr. Dupaix moved to adjourn.

Ms. Anderson seconded the motion. All concurred.

Meeting adjourned at 8:00 pm.

Lisa Halversen,
Administrative Assistant