AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION
DECEMBER 4, 2019

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on December 4, 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 the preliminary plan for the AF 10 Combined Project located in the area of 780 West 620 South in the PR-3.0 Residential zone

3. Hearing, review and action on the preliminary plan for the AF PD South Low Density Attached Housing Project located in the area of 620 South 900 West in the PR-3.0 Residential zone

4. Other Business

5. Site Plan Committee Report

6. Review and action on the minutes of the November 20, 2019 Planning Commission Regular Session

7. 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: December 4, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary plan for the AF 10 Subdivision, located in the area of 780 West 620 South, in the PR-3.0 (Planned Residential) zone.

ACTION REQUESTED: Approval of the preliminary plan.

BACKGROUND INFORMATION					
Location:		780 West 620 South			
Applicant:		Berg Engineering			
Existing Land Use:		Residential/Agriculture/Vacant			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Agriculture			
	South	Agriculture			
	East	Residential/Agriculture			
	West	Residential/Agriculture			
Existing Zoning:		PR-3.0			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	Residential Agriculture 5 (Utah County)			
	South	Residential Agriculture 5 (Utah County)			
	East	Residential Agriculture 5 (Utah County)			
	West	PR-3.0			
Land Use Plan Designation:		Low Density Residential			
Zoning within density range of Land Use Plan?		x	Yes		No

Background

AF 10 Subdivision proposes a combination of both a Conservation Subdivision PUD and Low Density Attached Housing PUD. 47 lots/units are proposed; two lots having existing homes. Overall density for subdivision is 3.9 du/ac. Access is provided off 620 South, and an access connection to 900 West (currently under construction). An open space area exists at the southern portion of the subdivision. Additional open space areas are proposed at the northeastern portion of the subdivision, surrounding the townhome area.

The subdivision proposes a transfer of unused, allowed, units (density) from the Dixie Farms Subdivision, located directly west and south. As the two subdivisions are under one developer, the developer wishes to place unused units from the Dixie Farms area,

into the AF 10 Subdivision. This creates an overall density which is slightly higher, at 3.9 du/ac. However, if the combined number of units within Dixie Farms, AF PD South, and AF 10 are accounted for, the overall density for all three projects falls within the 3 du/ac; as allowed in the zone.

Conservation subdivisions within the PR-3.0 zone require 25% open space. The subdivision meets this requirement.

As with other development options in the PR-3.0 zone, the Code allows the Planning Commission flexibility to require changes in the plan. 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).

FINDING OF FACT:

After reviewing the preliminary plan for the AF 10 Subdivision, the following finding of fact is offered for consideration:

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

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan for the AF 10 Subdivision, with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan for the AF 10 Subdivision.

TABLE

Mr. Chairman, I move that we table action on the preliminary plan.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 12/4/2019

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: AF 10 Subdivision

Project Address: 780 West 700 South

Developer / Applicant's Name: Ken Berg

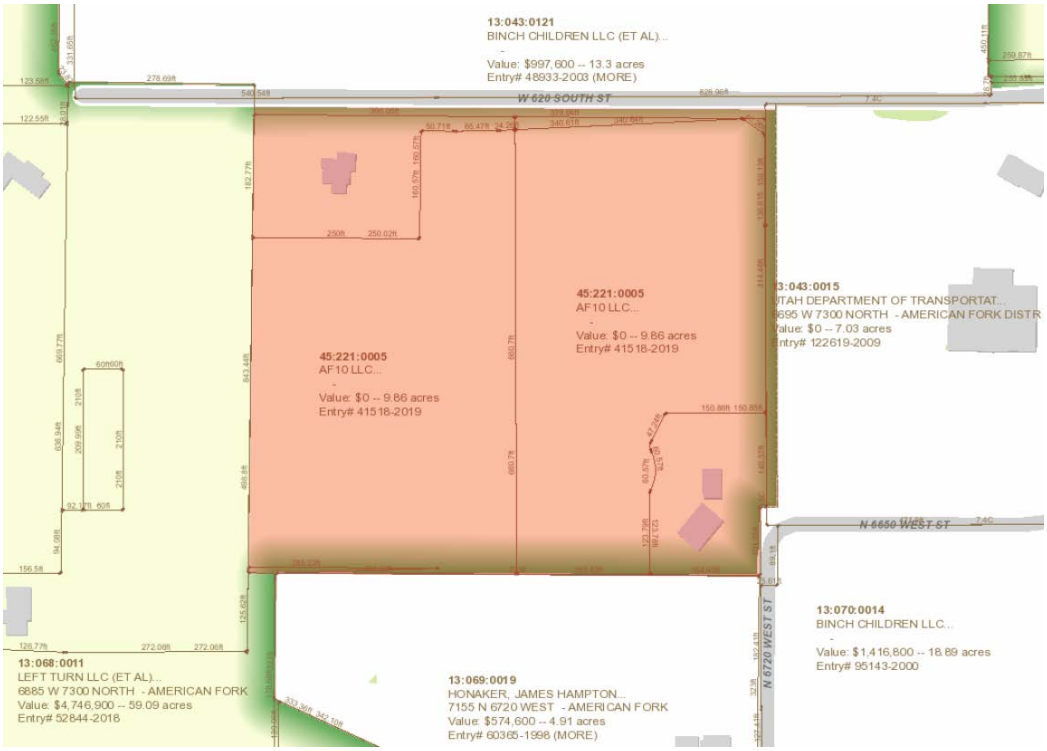
Type of Application:

- ☐ 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 12/4/2019 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.

AF 10

DENSITY CALCULATION

LOW DENSITY - ATTACHED HOUSING PROJECT

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	ACTUAL # OF LOTS
H (GROSS)	9.97	PR-3.0	30	
H (NET)	9.85			
H (620 S)	0.12			
"CANYON" - FRONT LOAD				37
SINGLE FAMILY				17
DIXIE FARMS DENSITY TRANSFER =			24	80%
TOTALS =			**54**	**54**
PROJECT DENSITY (DU/AC) =				**5.42**

PROJECT REQUIRED TABULATIONS

OPEN SPACE	25%	Net Area (AC)	2.46	2.46
RV STORAGE	150	sf/unit	8,550	0
VISITOR PARKING	0.25		14	54

TABULATIONS

ZONE =	PR-3.0
TOTAL AREA =	11.87 AC
AREA OF EXISTING ROADS =	0 AC
NET DEVELOPABLE AREA =	11.87 AC
AREA OF NEW ROADS =	2.29 AC
AREA IN LOTS =	9.58 AC
OPEN SPACE / LANDSCAPE	2.46 AC
LOW-DENSITY ATTACHED SUBDIVISION	
NUMBER OF UNITS =	37
CONSERVATION SUBDIVISION	
NUMBER OF SINGLE FAMILY LOTS	17
R-1-12 SUBDIVISION	
NUMBER OF SINGLE FAMILY LOTS	2

BOUNDARY DESCRIPTION

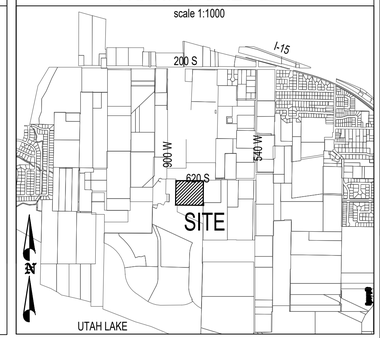
BEGINNING AT A POINT LOCATED SOUTH 96.23 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 89°31'53" WEST 236.86 FEET; THENCE SOUTH 00°27'39" WEST 4.12 FEET; THENCE NORTH 89°31'53" WEST 47.72 FEET; THENCE NORTH 00°58'19" EAST 677.81 FEET; THENCE SOUTH 89°01'53" EAST 348.71 FEET; THENCE ALONG THE ARC OF A 1500.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°51'41" AND LONG CHORD BEARS S89°57'44"E 48.73 FEET); THENCE NORTH 89°06'26" EAST 332.40 FEET; THENCE SOUTH 55°17'33" EAST 40.28 FEET; THENCE SOUTH 00°07'40" EAST 554.84 FEET; THENCE SOUTH 89°52'26" WEST 9.61 FEET; THENCE SOUTH 00°00'58" EAST 101.31 FEET; THENCE NORTH 89°31'53" WEST 481.43 FEET TO THE POINT OF BEGINNING.

AREA = 517,010 SF OR 11.87 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

VICINITY SKETCH



CONTACT LIST

CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1510
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAN
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
SL1-SL4	SENSITIVE LANDS
ARCH	CANYON TOWNHOME ARCHITECTURE
ARCH	ZION TOWNHOME ARCHITECTURE

NOTES

1. PROJECT ADDRESS IS 750 WEST 700 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. 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
7. 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



ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF 10 SUBDIVISION

0 30 60 120 180
SCALE: 1"= 60'

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			STATE OF UTAH R. BUM 343602 PROFESSIONAL ENGINEER 10/16/19
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ACTION	DATE
PRELIM	10/6/19

PROJECT

AF 10 SUBDIVISION

DESCRIPTION

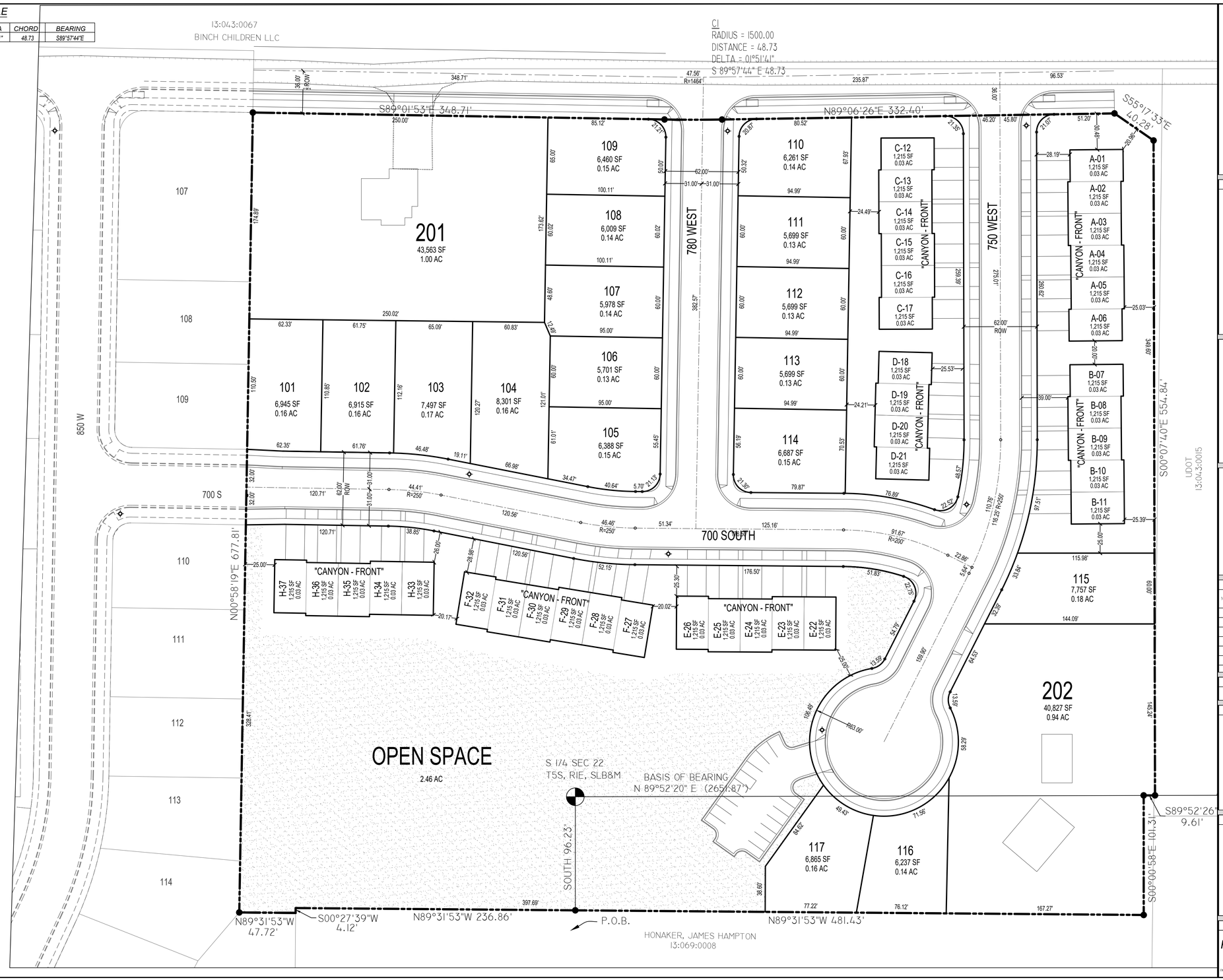
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

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CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1500.00	48.73	01°51'41"	48.73	S89°57'44"E



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DEVELOPMENT

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0 20 40 80 120
SCALE: 1"= 40'

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ACTION	DATE
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PROJECT

AF 10 SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

City: driveberg civil\201\Residential 10\af 10_01-pre plat.dwg

13:043:0067
BINCH CHILDREN LLC

CONNECT TO EX 12" PLUG
CONNECT TO EX 8" PLUG
EX 8" SEWER
EX MH
8" SEWER
MH10
12" C900 WATER
12" PI

101
102
103
104
107
108
109
110
111
112

DIXIE FARMS SUBDIVISION PLAT "A"

13:040:0027
RHOTON

850 W

201
43,563 SF
1.00 AC

101
6,945 SF
0.16 AC

102
6,915 SF
0.16 AC

103
7,497 SF
0.17 AC

104
8,301 SF
0.16 AC

105
6,388 SF
0.15 AC

106
5,701 SF
0.13 AC

107
5,978 SF
0.14 AC

108
6,009 SF
0.14 AC

109
6,460 SF
0.15 AC

110
6,261 SF
0.14 AC

111
5,699 SF
0.13 AC

112
5,699 SF
0.13 AC

113
5,699 SF
0.13 AC

114
6,687 SF
0.15 AC

115
7,757 SF
0.18 AC

202
40,827 SF
0.94 AC

780 WEST

750 WEST

MH9
8" C900 WATER
8" SEWER
MH8
8" C900 WATER

C-12 1,215 SF 0.03 AC
C-13 1,215 SF 0.03 AC
C-14 1,215 SF 0.03 AC
C-15 1,215 SF 0.03 AC
C-16 1,215 SF 0.03 AC
C-17 1,215 SF 0.03 AC
"CANYON - FRONT"

D-18 1,215 SF 0.03 AC
D-19 1,215 SF 0.03 AC
D-20 1,215 SF 0.03 AC
D-21 1,215 SF 0.03 AC
"CANYON - FRONT"

A-01 1,215 SF 0.03 AC
A-02 1,215 SF 0.03 AC
A-03 1,215 SF 0.03 AC
A-04 1,215 SF 0.03 AC
A-05 1,215 SF 0.03 AC
A-06 1,215 SF 0.03 AC
"CANYON - FRONT"

B-07 1,215 SF 0.03 AC
B-08 1,215 SF 0.03 AC
B-09 1,215 SF 0.03 AC
B-10 1,215 SF 0.03 AC
B-11 1,215 SF 0.03 AC
"CANYON - FRONT"

UDOT
13:043:0015

CONNECT TO EX 8" PLUG
EX 15" SD
EX SDMH
EX 8" SEWER
EX MH
700 S
15" SD
8" PI
8" SEWER
MH1
8" C900 WATER
SDMH1
SDMH2
SDMH3
SDMH4
SDMH5
SDMH6
MH2
MH3
MH4
MH5
MH6
MH7
CB4
CB5
CB6
CB7
700 SOUTH

"CANYON - FRONT"
H-37 1,215 SF 0.03 AC
H-36 1,215 SF 0.03 AC
H-35 1,215 SF 0.03 AC
H-34 1,215 SF 0.03 AC
H-33 1,215 SF 0.03 AC

"CANYON - FRONT"
F-32 1,215 SF 0.03 AC
F-31 1,215 SF 0.03 AC
F-30 1,215 SF 0.03 AC
F-29 1,215 SF 0.03 AC
F-28 1,215 SF 0.03 AC
F-27 1,215 SF 0.03 AC

"CANYON - FRONT"
E-26 1,215 SF 0.03 AC
E-25 1,215 SF 0.03 AC
E-24 1,215 SF 0.03 AC
E-23 1,215 SF 0.03 AC
E-22 1,215 SF 0.03 AC

8" SEWER
8" C900 WATER

OPEN SPACE
2.46 AC

117
6,865 SF
0.16 AC

116
6,237 SF
0.14 AC

HONAKER, JAMES HAMPTON
13:069:0008

WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.
2. ALL DIP WATER LINES TO HAVE A PASSIVE GALVANIC CATHODIC PROTECTION SYSTEM AS PER LAYOUT SHOWN OF SHEETS C6.1-C6.2, SPECIFICATIONS ON SHEET D5 & DETAILS ON SHEET D6

ARDERO
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DEVELOPMENT

AF 10 SUBDIVISION

0 20 40 80 120
SCALE: 1"= 40'

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REVISIONS

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SEAL
STATE OF UTAH
RYAN D. BERG
6379510
10/16/19
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/19

PROJECT

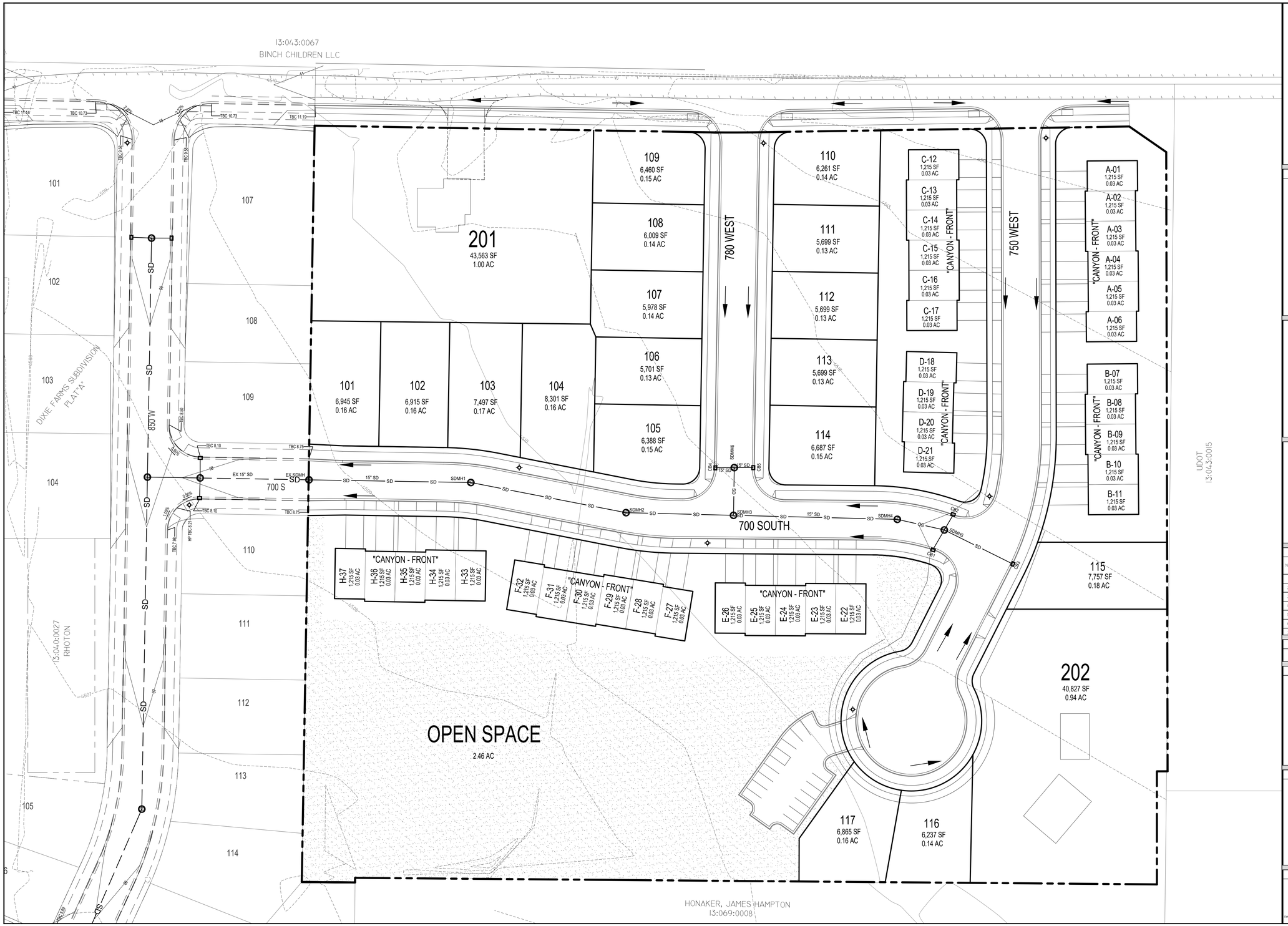
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DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2

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ACTION	DATE
PRELIM	10/16/19

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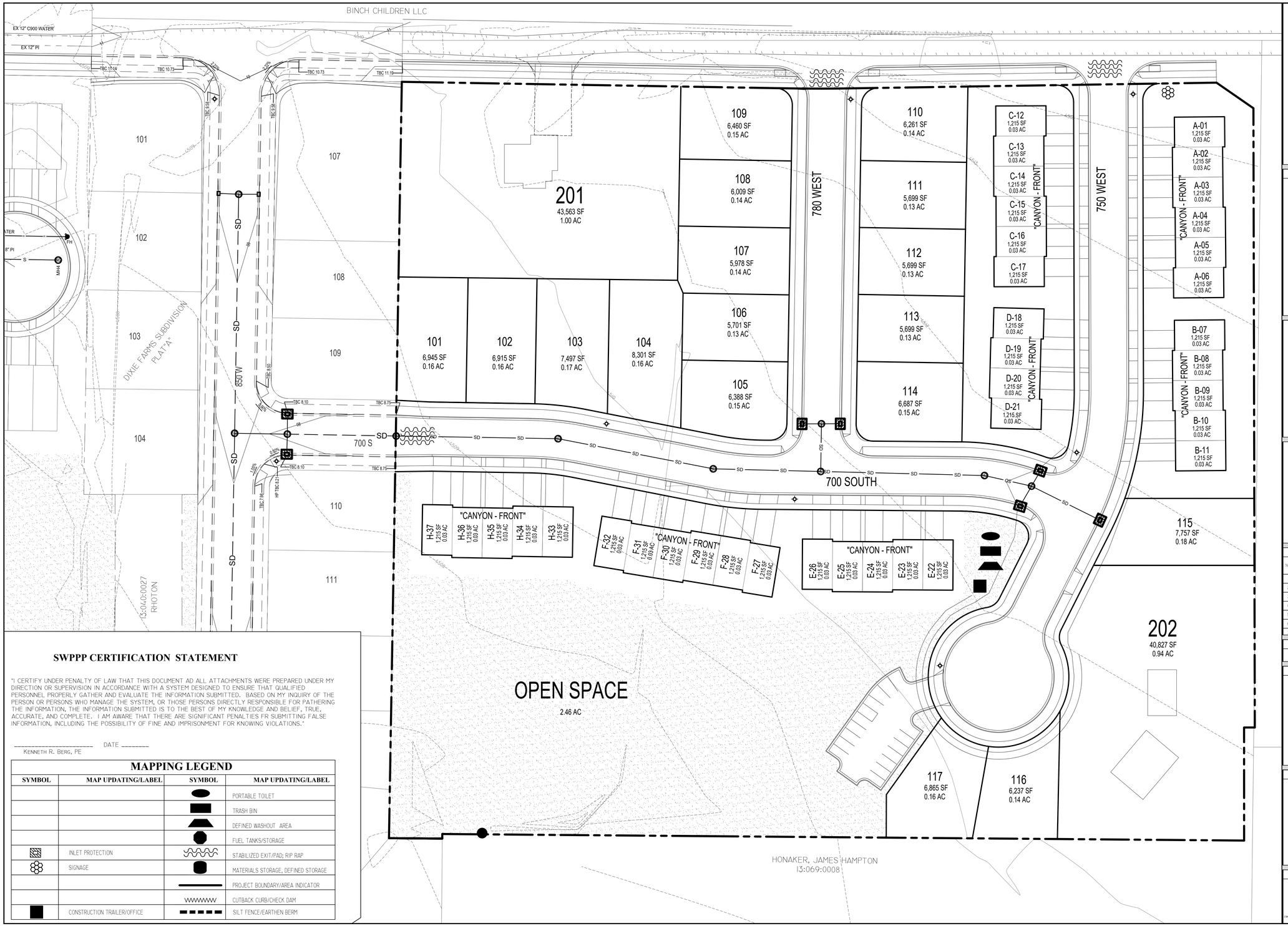
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DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

_____ DATE _____
KENNETH R. BERG, PE

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
			FUEL TANKS/STORAGE
	INLET PROTECTION		STABILIZED EXIT/PAD; RIP RAP
	SIGNAGE		MATERIALS STORAGE, DEFINED STORAGE
			PROJECT BOUNDARY/AREA INDICATOR
			CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM

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DEVELOPMENT

AF 10 SUBDIVISION

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0 20 40 80 120
SCALE: 1"= 40'

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ACTION	DATE
PRELIM	10/16/19

PROJECT

AF 10 SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SWPPP	C4

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GENERAL NOTES

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

TRAFFIC CONTROL

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

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

STRIPING AND SIGNING

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

EROSION AND SEDIMENT CONTROL

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

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

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

WATER LINE

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

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

STORM SEWER

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

MAIL DELIVERY

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

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520 South 850 East
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Lehi, UT 84043
(385) 484-6337

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

DEVELOPMENT

AF 10 SUBDIVISION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

SEAL

THIS ENGINEERING DOCUMENT IS INCOMPLETE AND UNRELIABLE UNLESS IT IS ACCOMPANIED BY A WRITTEN AND SIGNED VERIFICATION FROM THE RESPONSIBLE CHARGE PROFESSIONAL ENGINEER.
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
SCOTT D. BERG
No. 343892
DATE OF LICENSURE 12/18/13
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/19

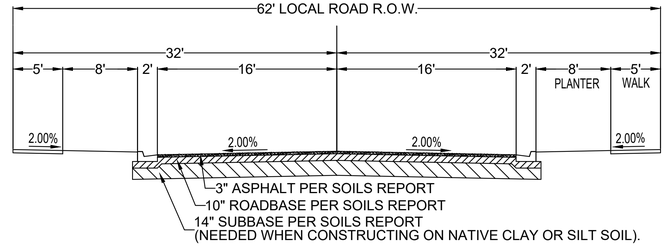
PROJECT

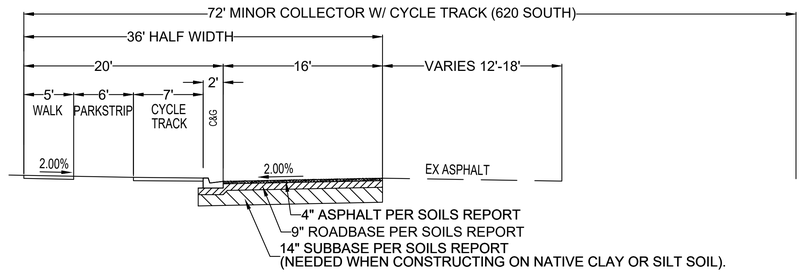
AF 10 SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1





ARDERO
520 South 850 East
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DEVELOPMENT

AF 10 SUBDIVISION

CIVIL ENGINEERING
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cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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6		
7		

SEAL

STATE OF UTAH
R. BUM
REGISTERED
10/16/19
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/19

PROJECT

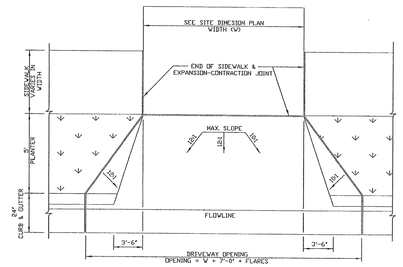
AF 10 SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

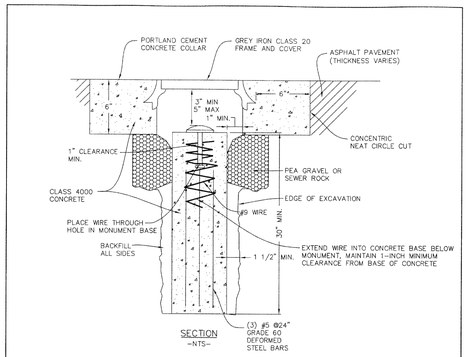
SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D0*

NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern ENGINEERING & SURVEYING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: FLARED DRIVE APPROACH WITH PLANTER	DRAWING NO. 15.9
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

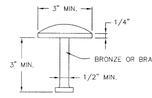


SECTION
-NTS-

NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.



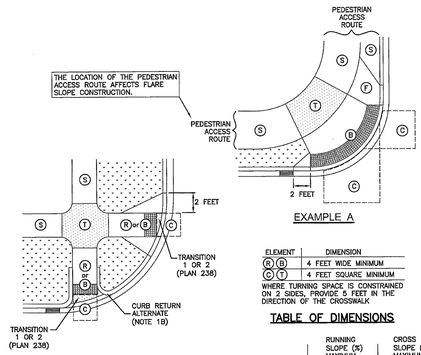
CAP PLAN
-NTS-



CAP SECTION
-NTS-

DRAWN: JRP	Northern ENGINEERING & SURVEYING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-9992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPE "A" MONUMENT CAP AND BASE	DRAWING NO. 15.28
REVISED:				
DATE: MAY 2002				
SCALE: VARIES				

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE B

EXAMPLE A

ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

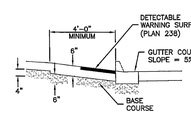
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	---

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.

SLOPE TABLE



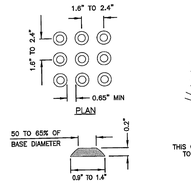
MATERIALS

Corner curb cut assembly

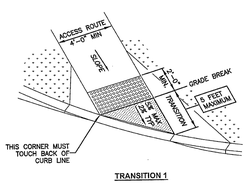
Plan 235
Sheet 1 of 4

September 2011

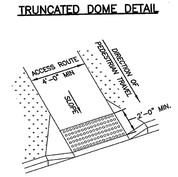
63



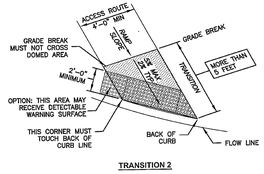
TRUNCATED DOME DETAIL



TRANSITION 1

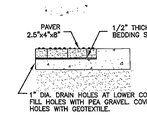


PERPENDICULAR ASSEMBLY

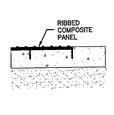


TRANSITION 2

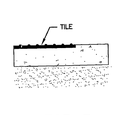
NON-PERPENDICULAR ASSEMBLY



STYLE P



STYLE R



STYLE T

Detectable warning surface

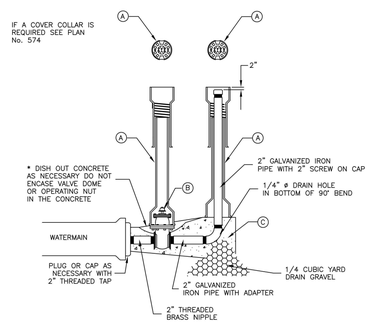
Plan 238

July 2011

79

2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



SECTION

LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	SEE PLAN No. 561

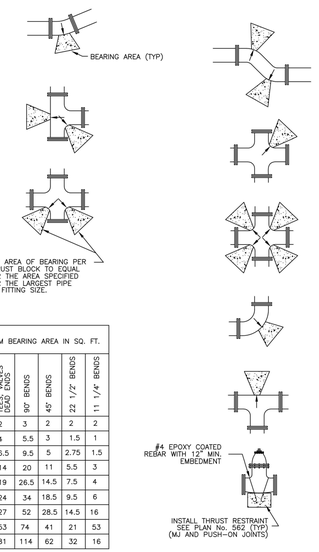
242

2" Washout valve

Plan No. 571

April 1997

243



MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES AND CAPS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

Direct bearing thrust block

Plan No. 561

April 1997

239

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(385) 484-6337

DEVELOPMENT

AF 10 SUBDIVISION

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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7			

STATE OF UTAH — R. BUM — 10/16/19 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/19

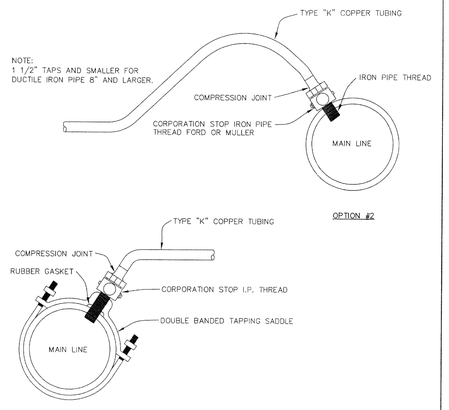
PROJECT

AF 10 SUBDIVISION

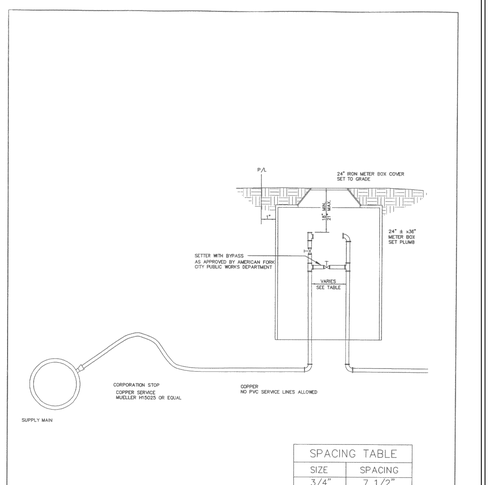
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D1

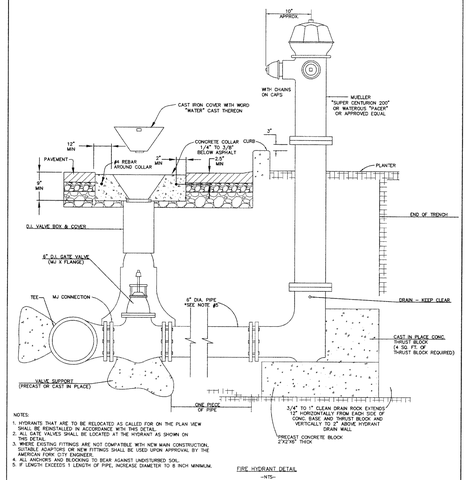


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



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

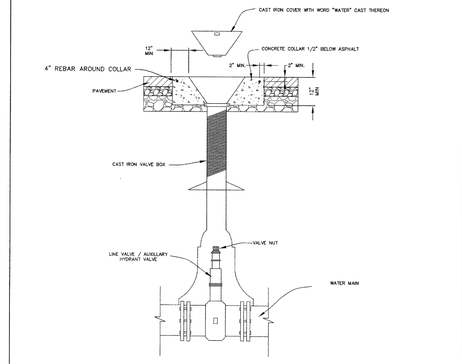
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5



NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL FITTINGS SHALL BE BLOCKED TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 5 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

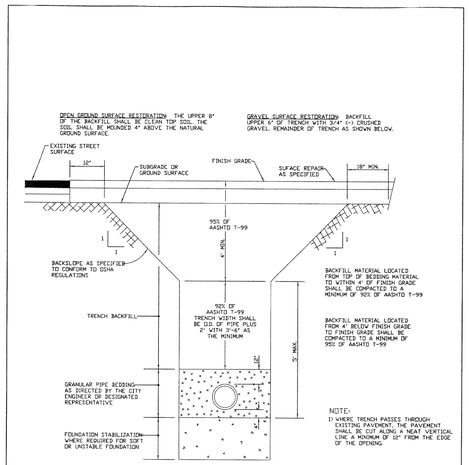
FIRE HYDRANT DETAIL
-NTS-

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



VALVE BOX DETAIL

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



TYPICAL TRENCH DETAIL
-NTS-

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

ARDERO
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DEVELOPMENT

AF 10 SUBDIVISION

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

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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7		

SEAL
STATE OF UTAH
R. BUM
343602
10/16/19
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/19

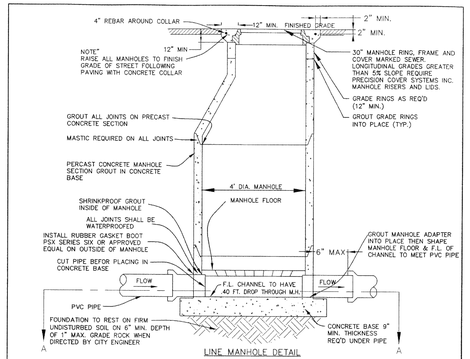
PROJECT

AF 10 SUBDIVISION

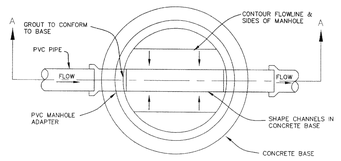
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

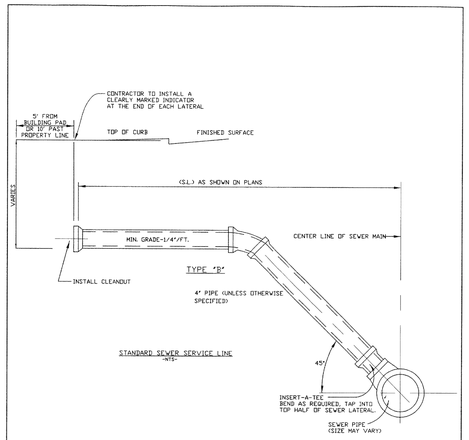


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

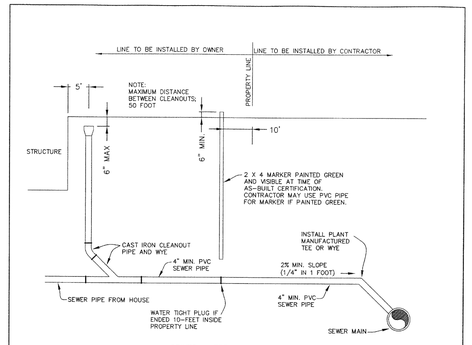
DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12
REVISED:				
DATE: JULY 2002				
SCALE: VARIES				



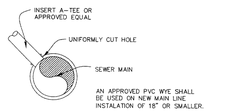
STANDARD SEWER SERVICE LINE
-NTS-

NOTE: ALSO SEE DRAWING NO. 15.23

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING 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				



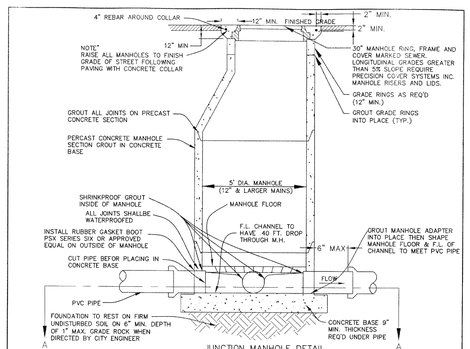
SEWER LATERAL DETAIL
-NTS-



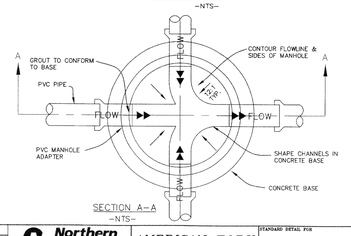
SEWER SERVICE LATERAL SADDLE
-NTS-

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

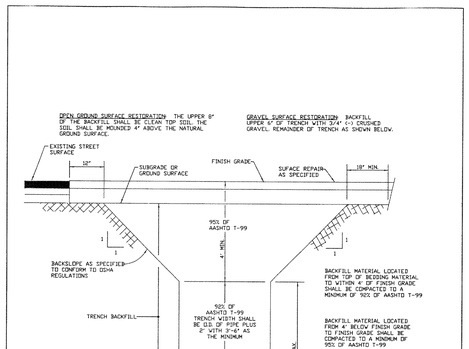


JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING 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				



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING LAND PLANNING SURVEYING 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				

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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STATE OF UTAH — R. BUM — 10/16/19 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/19

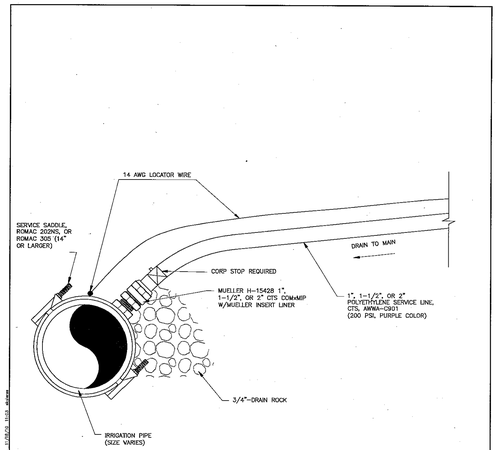
PROJECT

AF 10 SUBDIVISION

DESCRIPTION

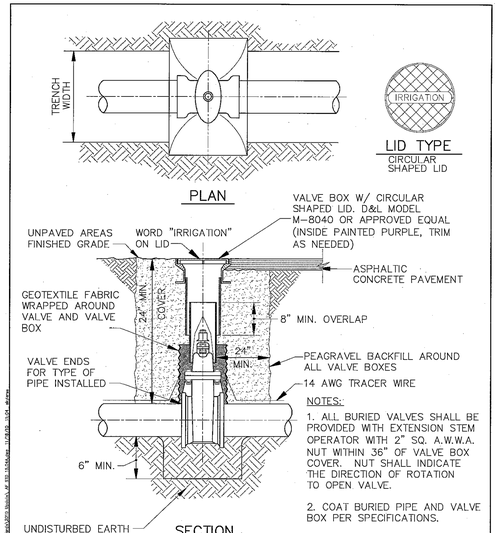
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3



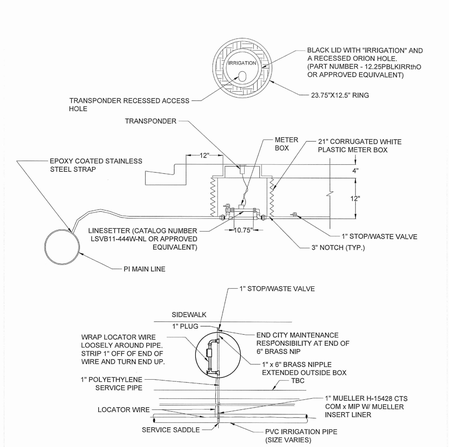
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504365
1 1/2" CTS	506139
2" CTS	506141

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A
REVISED: 11/2010				
DATE:				
SCALE:				



VALVE BOX INSTALLATION

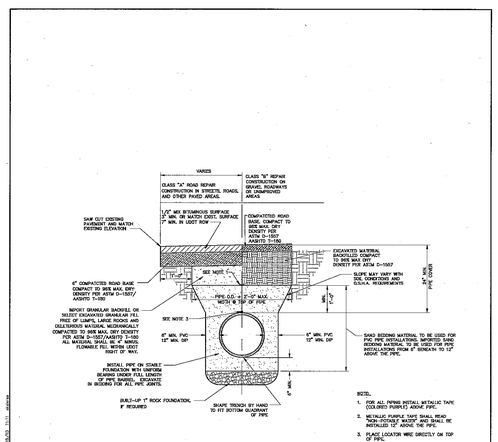
DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL	DRAWING NO. 15.4A
REVISED: 11/2010				
DATE:				
SCALE: NONE				



1" PLAN VIEW
NTS

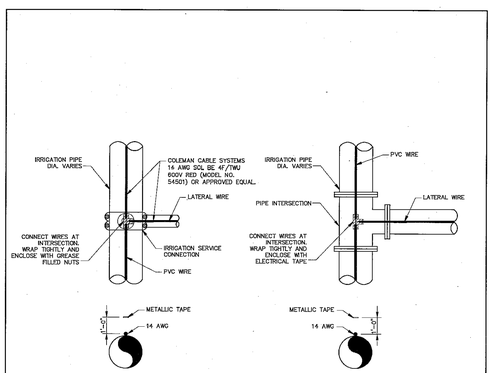
NOTES:
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

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



TYPICAL SECONDARY WATER TRENCH DETAIL

DRAWN:	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	DRAWING NO. 15.22A
REVISED: 11/2010				
DATE:				
SCALE:				



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

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
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DEVELOPMENT

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REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH — R. BUM — 10/16/19 — 343602 — REGISTERED PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/19

PROJECT

AF 10 SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

Reeve & Associates, Inc. • Solutions You Can Build On

ALTA/NSPS SURVEY

PART OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
UTAH COUNTY, UTAH
APRIL, 2019

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CORRECT TRANSPOSED NUMBERS ON PARCEL B ON THE PREVIOUSLY FILED SURVEY OF THIS LAND. THERE ARE A FEW AREAS WHERE LONGSTANDING OCCUPATION AND THE DEEDS DO NOT MATCH AS SHOWN. THERE IS A DEED GAP BETWEEN THE SUBJECT PROPERTY AND PARCEL NO. 13-070-0003, WHICH IS ALSO SHOWN ON 11-01. THERE IS ALSO AN OVERLAP BETWEEN THE SUBJECT PROPERTY AND PARCEL NO. 13-043-0067 BY DEED AS SHOWN. IT IS RECOMMENDED THAT THESE DISCREPANCIES BE CLEARED UP PRIOR TO DEVELOPING THE SUBJECT PROPERTY. THE MEANDER LINE SHOWN HEREON IS AN APPROXIMATION AS NO MONUMENTATION WAS FOUND. LESS AND EXCEPTING PARCELS SHOWN AS PER TITLE DESCRIPTIONS. NORTHERN LESS AND EXCEPTING PARCEL APPEARS TO BE IN ERROR AND DOESN'T FIT WITH OCCUPATION. SEVERAL TITLE REPORTS WERE PROVIDED TO THE SURVEYOR, THIS SURVEY SHOWS THE AREA USED FOR THE LATEST REPORTS ISSUED. THIS SURVEY HAS BEEN UPDATED ON 4-18-19 TO MATCH REVISED FIDELITY NATIONAL TITLE COMPANY TITLE REPORT (FILE NO. 101995-MKP).

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N89°48'57"E

NOTES

NO EVIDENCE OF RECENT EARTH MOVING WORK OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

206.734 ACRES TOTAL AREA

NO MARKED PARKING SPACES ON SITE AT TIME OF SURVEY.

NAVD-88 VERTICAL DATUM

NO ZONING REPORT PROVIDED BY CLIENT

ENCROACHMENTS IN NORTHERN LESS AND EXCEPTING PARCEL AS SHOWN. SEE NARRATIVE.

FLOOD INSURANCE DATA

NO DIGITAL DATA AVAILABLE PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4955170120B. (DATED 07-17-02)

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF: AF GROUP, LLC AND FIDELITY NATIONAL TITLE COMPANY:

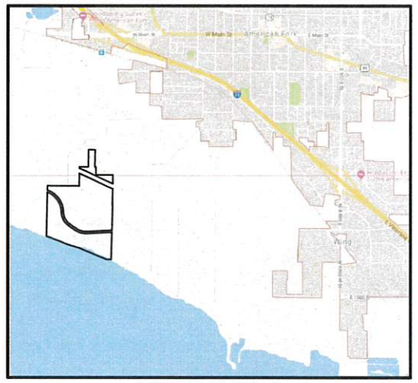
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09-18-18.

DATE OF PLAT: 09-20-18

9-20-18

TREVOR J. HATCH, P.L.S. 9031945 DATE

PROFESSIONAL LAND SURVEYOR 9031945 TREVOR J. HATCH STATE OF UTAH



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 – COVER SHEET

SHEET 2 – TITLE INFORMATION

SHEET 3 – OVERALL LAYOUT/SECTION TIES

SHEET 4 – PARCEL A PORTION

SHEET 5 – PARCEL B AND C PORTION

SHEET 6 – PARCEL D PORTION

SHEET 7 – PARCEL E PORTION

AS-SURVEYED LEGAL DESCRIPTION

PARCEL A

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE, SAID POINT BEING NORTH 934.08 FEET AND WEST 2683.87 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NORTH QUARTER CORNER OF SECTION 26 BEING N89°48'57"E 2652.92 FEET FROM SAID NORTHEAST CORNER OF SECTION 27); THENCE ALONG SAID EXISTING FENCE THE FOLLOWING TWO (2) COURSES: (1) N89°17'07"W 272.41 FEET AND (2) WEST 256.29 FEET; THENCE N00°49'10"E 300.16 FEET TO POINT ON AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING FIVE (5) COURSES: (1) N01°09'29"E 472.87 FEET; (2) N00°56'36"E 857.44 FEET; (3) S89°22'15"E 529.69 FEET; (4) S01°07'43"W 825.55 FEET; AND (5) S00°54'23"W 802.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 860,372 SQUARE FEET OR 19.751 ACRES MORE OR LESS

PARCEL B

PART OF THE SOUTH HALF OF SECTION 22 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 550.09 FEET AND WEST 2162.11 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NORTH QUARTER CORNER OF SECTION 26 BEING N89°48'57"E 2652.92 FEET FROM SAID NORTHEAST CORNER OF SECTION 27); THENCE S00°07'40"E 400.83 FEET; THENCE N89°32'01"W 174.27 FEET; THENCE S00°00'58"E 255.41 FEET; THENCE N89°31'53"W 601.01 FEET; THENCE N00°58'19"E 506.57 FEET; THENCE S89°19'23"E 250.00 FEET; THENCE N00°58'19"E 175.00 FEET; THENCE S89°19'23"E 479.65 FEET; THENCE S55°17'33"E 40.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 434,516 SQUARE FEET OR 9.975 ACRES MORE OR LESS

AS-SURVEYED LEGAL DESCRIPTION

PARCEL C

PART OF THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEFINNING AT A POINT, SAID POINT BEING S00°06'23"E 427.18 FEET AND S89°53'37"W 2167.55 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NORTH QUARTER CORNER OF SECTION 26 BEING N89°48'57"E 2652.92 FEET FROM SAID NORTHEAST CORNER OF SECTION 27); THENCE S00°40'12"W 373.61 FEET; THENCE N65°08'00"W 1558.47 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING THREE (3) COURSES: (1) N01°01'26"E 53.85 FEET; (2) S89°40'22"E 368.99 FEET; AND (3) N01°00'15"E 728.75 FEET; THENCE S89°01'56"E 278.34 FEET TO THE WEST LINE OF LLOYD/CHADWICK SUBDIVISION; THENCE S00°58'19"W ALONG SAID WEST LINE, 726.15 FEET TO THE SOUTH LINE OF SAID LLOYD/CHADWICK SUBDIVISION AND A POINT ON AN EXISTING FENCE;

THENCE S89°31'53"E ALONG SAID SOUTH LINE AND AN EXISTING FENCE, 47.70 FEET; THENCE S00°27'39"W ALONG AN EXISTING FENCE 330.52 FEET TO A FOUND REBAR WITH NO CAP; THENCE S89°57'41"E ALONG AN EXISTING FENCE, 724.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 204.09 FEET AND WEST 3121.85 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NORTH QUARTER CORNER OF SECTION 26 BEING N89°48'57"E 2652.92 FEET FROM SAID NORTHEAST CORNER OF SECTION 27); THENCE SOUTH 210.00 FEET; THENCE N89°59'26"W 60.00 FEET; THENCE NORTH 209.99 FEET; THENCE EAST 60.00 FEET TO THE POINT OF BEGINNING.

TOTAL PARCEL C CONTAINING 487,864 SQUARE FEET OR 11.200 ACRES MORE OR LESS

PARCEL D

PART OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEFINNING AT A POINT ON AN EXISTING FENCE, SAID POINT BEING S00°06'23"E 1020.00 FEET AND S89°53'37"W 2175.59 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NORTH QUARTER CORNER OF SECTION 26 BEING N89°48'57"E 2652.92 FEET FROM SAID NORTHEAST CORNER OF SECTION 27); THENCE S00°40'12"W ALONG AN EXISTING FENCE, 55.13 FEET; THENCE WEST 5.62 FEET; THENCE S01°10'00"W 650.91 FEET; THENCE N88°34'45"E 11.27 FEET TO A POINT ON AN EXISTING FENCE; THENCE S01°33'05"W ALONG AN EXISTING FENCE, 1029.87 FEET; THENCE S87°06'51"W 1084.17 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 662.70 FEET, AN ARC LENGTH OF 436.35 FEET, A DELTA ANGLE OF 37°43'34", A CHORD BEARING OF N74°01'35"W, AND A CHORD LENGTH OF 428.51 FEET; THENCE N55°10'44"W 352.92 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 613.00 FEET, AN ARC LENGTH OF 547.11 FEET, A DELTA ANGLE OF 51°08'14", A CHORD BEARING OF N29°36'38"W, AND A CHORD LENGTH OF 529.13 FEET; THENCE N04°02'32"W 100.53 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 987.00 FEET, AN ARC LENGTH OF 1165.08 FEET, A DELTA ANGLE OF 67°38'01", A CHORD BEARING OF N37°51'33"W, AND A CHORD LENGTH OF 1098.61 FEET; THENCE ALONG AN EXISTING FENCE THE FOLLOWING SIX (6) COURSES: (1) N01°05'13"E 179.85 FEET; (2) S88°26'57"E 161.74 FEET; (3) S89°53'59"E 528.49 FEET; (4) S89°54'00"E 455.70 FEET; (5) S89°03'36"E 189.37 FEET; AND (6) N01°01'26"E 528.01 FEET; THENCE S65°08'00"E 1559.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,311,536 SQUARE FEET OR 98.979 ACRES MORE OR LESS

PARCEL E

PART OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE, SAID POINT BEING S00°06'23"E 2654.55 FEET AND SOUTH 191.83 FEET AND WEST 2217.11 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NORTH QUARTER CORNER OF SECTION 26 BEING N89°48'57"E 2652.92 FEET FROM SAID NORTHEAST CORNER OF SECTION 27); THENCE S01°33'05"W ALONG AN EXISTING FENCE, 1140.77 FEET; THENCE WEST 206.11 FEET; THENCE N67°18'50"W 1276.11 FEET; THENCE N73°21'00"W 466.64 FEET; THENCE N68°10'00"W 468.50 FEET; THENCE N68°52'00"W 498.91 FEET; THENCE N01°05'13"E ALONG AN EXISTING FENCE, 1848.96 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 1035.26 FEET, A DELTA ANGLE OF 65°54'23", A CHORD BEARING OF S36°59'43"E, A RADIAL BEARING OF S20°03'05"W, AND A CHORD LENGTH OF 979.12 FEET; THENCE S04°02'32"E 100.53 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 624.75 FEET, A DELTA ANGLE OF 51°08'11", A CHORD BEARING OF S29°36'38"E, AND A CHORD LENGTH OF 604.22 FEET; THENCE S55°10'44"E 352.92 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 749.73 FEET, AN ARC LENGTH OF 493.61 FEET, A DELTA ANGLE OF 37°43'21", A CHORD BEARING OF S74°01'38"E, A RADIAL BEARING OF N34°50'03"E, AND A CHORD LENGTH OF 484.74 FEET; THENCE N87°06'51"E 1077.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,911,084 SQUARE FEET OR 66.829 ACRES MORE OR LESS

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

ALTA/NSPS SURVEY

UTAH COUNTY, UTAH

AF GROUP, LLC

Project Info.

Surveyor: T. HATCH

Designer: N. ANDERSON

Begin Date: 09-19-18

Name: ALTA/NSPS SURVEY

Scale:

Checked:

Number: 6962-04

Sheet 1 of 7 Sheets

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ALTA/NSPS SURVEY

PART OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
UTAH COUNTY, UTAH
APRIL, 2019

AS-PROVIDED LEGAL DESCRIPTION

FIDELITY NATIONAL TITLE COMPANY FILE NO. 104821-DMP DATED 8-2-18

PARCEL 1:

COMMENCING 13.87 CHAINS SOUTH OF THE CENTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 8.00 CHAINS; THENCE SOUTH 12.37 CHAINS; THENCE EAST 8 CHAINS; THENCE NORTH 12.37 CHAINS TO THE PLACE OF BEGINNING.

PARCEL 2:

COMMENCING 1.50 CHAINS SOUTH OF THE CENTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 7.88 CHAINS; THENCE SOUTH 12.25 CHAINS; THENCE EAST 7.88 CHAINS; THENCE NORTH 12.25 CHAINS TO THE POINT OF BEGINNING. SUBJECT TO THOSE CERTAIN BOUNDARY LINE AGREEMENTS BY AND BETWEEN WILLIAMSON FARMS, LLC AND RUSSELL V. HOLINDRAKE AND KIM E. HOLINDRAKE, TRUSTEES OF THE RK HOLINDRAKE FAMILY TRUST DATED THE 25TH DAY OF JANUARY, 2012, RECORDED AUGUST 5, 2014 AS ENTRY NO. 54543:2014 AND DAN W. NIELSON AND CAROL H. NIELSON, TRUSTEES OF THE DAN AND CAROL NIELSON LIVING TRUST (CREATED BY A DECLARATION OF TRUST DATED MARCH 4, 2003) RECORDED AUGUST 5, 2014 AS ENTRY NO. 54544:2014 AND LINDA H. BRASIER, TRUSTEE OR SUCCESSOR TRUSTEES OF THE BRASIER FAMILY TRUST DATED THE 28TH DAY OF APRIL, 2005, RECORDED AUGUST 5, 2014 AS ENTRY NO. 54545:2014 AND DAVID E. HOLINDRAKE AND CYNTHIA L. HOLINDRAKE, TRUSTEES OR SUCCESSOR TRUSTEES OF THE HOLINDRAKE FAMILY TRUST, DATED THE 17TH DAY OF JUNE 2005, RECORDED AUGUST 5, 2014 AS ENTRY NO. 54546:2014 AND PAMELA HOLINDRAKE, TRUSTEE OF THE PAMELA HOLINDRAKE FAMILY TRUST DATED THE 19TH DAY OF OCTOBER 2006, RECORDED AUGUST 5, 2014 AS ENTRY NO. 54547:2014.

TITLE EXCEPTIONS

FIDELITY NATIONAL TITLE COMPANY FILE NO. 104821-DMP DATED 8-2-18

EXCEPTIONS #1-14 & 17-18 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #15 – AGREEMENT AND EASEMENT BY AND BETWEEN TIMPANOGOS SPECIAL SERVICE DISTRICT, A BODY POLITIC OF THE STATE OF UTAH AND DAVID E. HOLINDRAKE, RUSSELL HOLINDRAKE, LINDA H. BRAKEL, CAROL H. NIELSON AND PAMELA H. PETERSON DATED APRIL 27, 1977 AND RECORDED NOVEMBER 4, 1977 AS ENTRY NO. 37076 IN BOOK 1596 AT PAGE (AFFECTS PARCEL 2) (EASEMENT PLOTS NORTH OF SUBJECT PARCEL IN SECTION 22)

EXCEPTION #16 – GRANT OF EASEMENT IN FAVOR OF CENTRAL UTAH WATER CONSERVANCY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF UTAH, RECORDED OCTOBER 3, 2011 AS ENTRY NO. 69981:2011. (EASEMENTS PLOT NORTH OF SUBJECT PARCEL IN SECTION 22)

AS-PROVIDED LEGAL DESCRIPTION

FIDELITY NATIONAL TITLE COMPANY FILE NO. 102320-MKP DATED 6-28-18

PARCEL 1:

COMMENCING SOUTH 2883.321 FEET AND EAST 438.51 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°33'05" WEST 641.17 FEET; THENCE NORTH 61°30'00" WEST 1373.22 FEET; THENCE NORTH 18°30'00" WEST 556.1 FEET; THENCE NORTH 00°26'57" EAST 631.76 FEET; THENCE SOUTH 89°26'39" EAST 713.14 FEET; THENCE SOUTH 01°33'05" WEST 1160 FEET; THENCE SOUTH 89°26'39" EAST 714 FEET TO THE BEGINNING.

ALSO: COMMENCING NORTH 89°52'26" EAST 421.16 FEET AND SOUTH 3525.18 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°33'05" WEST 456.73 FEET; THENCE WEST 206.11 FEET; THENCE NORTH 67°19'16" WEST 1272.14 FEET; THENCE NORTH 00°26'57" EAST 1148.7 FEET; THENCE SOUTH 18°30'00" EAST 556.1 FEET; THENCE SOUTH 61°30'00" EAST 1373.22 FEET TO THE BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT THAT IS NORTH 89°50'11" EAST 373.45 FEET ALONG THE SECTION LINE AND SOUTH 1146.61 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 1032.53 FEET (CURVE HAVING A CENTRAL ANGLE OF 65°43'59" AND A LONG CHORD BEARING SOUTH 36°54'31" EAST 976.83 FEET); THENCE SOUTH 04°02'32" EAST 100.53 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 624.75 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING SOUTH 29°36'38" EAST 604.22 FEET); THENCE SOUTH 55°10'44" EAST 352.92 FEET; THENCE ALONG THE ARC OF A 750.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 493.58 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING SOUTH 74°01'57" EAST 484.73 FEET); THENCE NORTH 87°06'51" EAST 1077.42 FEET; THENCE NORTH 01°33'05" EAST 20.06 FEET; THENCE SOUTH 87°06'51" WEST 1078.97 FEET; THENCE ALONG THE ARC OF A 730.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 480.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING NORTH 74°01'57" WEST 471.80 FEET); THENCE NORTH 55°10'44" WEST 352.92 FEET; THENCE ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 606.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING NORTH 29°36'38" WEST 586.96 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 920.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1062.38 FEET (CURVE HAVING A CENTRAL ANGLE OF 66°09'46" AND A LONG CHORD BEARING NORTH 37°07'25" WEST 1004.33 FEET); THENCE SOUTH 01°10'00" WEST 21.13 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT THAT IS NORTH 89°50'11" EAST 375.32 FEET ALONG THE SECTION LINE AND SOUTH 1055.07 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 987.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 1162.25 FEET (CURVE HAVING A CENTRAL ANGLE OF 67°28'08" AND A LONG CHORD BEARING SOUTH 37°46'36" EAST 1096.25 FEET); THENCE SOUTH 04°02'32" EAST 100.53 FEET; THENCE ALONG THE ARC OF A 613.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 547.11 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING SOUTH 29°36'38" EAST 529.13 FEET); THENCE SOUTH 55°10'44" EAST 352.92 FEET; THENCE ALONG THE ARC OF A 663.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 436.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING SOUTH 74°01'57" EAST 428.50 FEET); THENCE NORTH 87°06'51" EAST 1084.17 FEET; THENCE SOUTH 01°33'05" WEST 67.20 FEET; THENCE SOUTH 87°06'51" WEST 1078.97 FEET; THENCE ALONG THE ARC OF A 730.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 480.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING NORTH 74°01'57" WEST 471.80 FEET); THENCE NORTH 55°10'44" WEST 352.92 FEET; THENCE ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 606.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING NORTH 29°36'38" WEST 586.96 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 920.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1062.38 FEET (CURVE HAVING A CENTRAL ANGLE OF 66°09'46" AND A LONG CHORD BEARING NORTH 37°07'25" WEST 1004.33 FEET); THENCE NORTH 01°10'00" EAST 70.43 FEET TO THE POINT OF BEGINNING.

AS-PROVIDED LEGAL DESCRIPTION

FIDELITY NATIONAL TITLE COMPANY FILE NO. 102320-MKP DATED 6-28-18

PARCEL 2:

COMMENCING NORTH 89°52'26" EAST 469.92 FEET AND SOUTH 1724.78 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 01°33'05" WEST 1160 FEET; THENCE NORTH 89°26'39" WEST 714 FEET; THENCE NORTH 01°33'05" EAST 1160 FEET; THENCE SOUTH 89°26'39" EAST 714 FEET TO THE BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT THAT IS NORTH 89°50'11" EAST 373.45 FEET ALONG THE SECTION LINE AND SOUTH 1146.61 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 1032.53 FEET (CURVE HAVING A CENTRAL ANGLE OF 65°43'59" AND A LONG CHORD BEARING SOUTH 36°54'31" EAST 976.83 FEET); THENCE SOUTH 04°02'32" EAST 100.53 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 624.75 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING SOUTH 29°36'38" EAST 604.22 FEET); THENCE SOUTH 55°10'44" EAST 352.92 FEET; THENCE ALONG THE ARC OF A 750.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 493.58 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING SOUTH 74°01'57" EAST 484.73 FEET); THENCE NORTH 87°06'51" EAST 1077.42 FEET; THENCE NORTH 01°33'05" EAST 20.06 FEET; THENCE SOUTH 87°06'51" WEST 1078.97 FEET; THENCE ALONG THE ARC OF A 730.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 480.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING NORTH 74°01'57" WEST 471.80 FEET); THENCE NORTH 55°10'44" WEST 352.92 FEET; THENCE ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 606.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING NORTH 29°36'38" WEST 586.96 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 920.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1062.38 FEET (CURVE HAVING A CENTRAL ANGLE OF 66°09'46" AND A LONG CHORD BEARING NORTH 37°07'25" WEST 1004.33 FEET); THENCE SOUTH 01°10'00" WEST 21.13 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT THAT IS NORTH 89°50'11" EAST 375.32 FEET ALONG THE SECTION LINE AND SOUTH 1055.07 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 987.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 1162.25 FEET (CURVE HAVING A CENTRAL ANGLE OF 67°28'08" AND A LONG CHORD BEARING SOUTH 37°46'36" EAST 1096.25 FEET); THENCE SOUTH 04°02'32" EAST 100.53 FEET; THENCE ALONG THE ARC OF A 613.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 547.11 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING SOUTH 29°36'38" EAST 529.13 FEET); THENCE SOUTH 55°10'44" EAST 352.92 FEET; THENCE ALONG THE ARC OF A 663.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 436.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING SOUTH 74°01'57" EAST 428.50 FEET); THENCE NORTH 87°06'51" EAST 1084.17 FEET; THENCE SOUTH 01°33'05" WEST 67.20 FEET; THENCE SOUTH 87°06'51" WEST 1078.97 FEET; THENCE ALONG THE ARC OF A 730.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 480.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING NORTH 74°01'57" WEST 471.80 FEET); THENCE NORTH 55°10'44" WEST 352.92 FEET; THENCE ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 606.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING NORTH 29°36'38" WEST 586.96 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 920.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1062.38 FEET (CURVE HAVING A CENTRAL ANGLE OF 66°09'46" AND A LONG CHORD BEARING NORTH 37°07'25" WEST 1004.33 FEET); THENCE NORTH 01°10'00" EAST 70.43 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING SOUTH 211.19 FEET AND WEST 286.14 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 272.06 FEET; THENCE NORTH 87°19'20" WEST 126.77 FEET; THENCE NORTH 01°08'56" EAST 75 FEET; THENCE NORTH 88°29'47" WEST 37.87 FEET; THENCE NORTH 01°16'39" EAST 36.25 FEET; THENCE SOUTH 89°37'42" EAST 156.5 FEET; THENCE NORTH 01°02'47" EAST 94.08 FEET; THENCE EAST 92.17 FEET; THENCE NORTH 210 FEET; THENCE WEST 60 FEET; THENCE SOUTH 209.99 FEET; THENCE WEST 32.17 FEET; THENCE NORTH 01°02'47" EAST 636.94 FEET; THENCE SOUTH 89°01'56" EAST 278.69 FEET; THENCE SOUTH 00°58'07" WEST 843.44 FEET TO THE BEGINNING.

PARCEL 4:

COMMENCING SOUTH 94.52 FEET AND WEST 242.99 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°43'00" WEST 323 FEET; THENCE SOUTH 00°43'00" WEST 1289 FEET; THENCE NORTH 89°15'00" WEST 694.4 FEET; THENCE SOUTH 00°33'00" WEST 1791.42 FEET; THENCE NORTH 73°21'00" WEST 466.64 FEET; THENCE NORTH 68°10'00" WEST 468.5 FEET; THENCE NORTH 68°52'00" WEST 498.91 FEET; THENCE NORTH 01°10'00" EAST 2132.59 FEET; THENCE SOUTH 89°41'00" EAST 1335 FEET; THENCE NORTH 01°02'00" EAST 784.51 FEET; THENCE SOUTH 89°37'42" EAST 209.11 FEET; THENCE SOUTH 01°16'39" WEST 36.26 FEET; THENCE SOUTH 88°29'47" EAST 37.87 FEET; THENCE SOUTH 01°08'56" WEST 75 FEET; THENCE SOUTH 87°19'20" EAST 126.77 FEET; THENCE EAST 272.06 FEET; THENCE NORTH 00°58'07" EAST 125.62 FEET; THENCE SOUTH 89°26'00" EAST 285.22 FEET TO THE BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT THAT IS NORTH 89°50'11" EAST 373.45 FEET ALONG THE SECTION LINE AND SOUTH 1146.61 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 1032.53 FEET (CURVE HAVING A CENTRAL ANGLE OF 65°43'59" AND A LONG CHORD BEARING SOUTH 36°54'31" EAST 976.83 FEET); THENCE SOUTH 04°02'32" EAST 100.53 FEET; THENCE ALONG THE ARC OF A 700.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 624.75 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING SOUTH 29°36'38" EAST 604.22 FEET); THENCE SOUTH 55°10'44" EAST 352.92 FEET; THENCE ALONG THE ARC OF A 750.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 493.58 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING SOUTH 74°01'57" EAST 484.73 FEET); THENCE NORTH 87°06'51" EAST 1077.42 FEET; THENCE NORTH 01°33'05" EAST 20.06 FEET; THENCE SOUTH 87°06'51" WEST 1078.97 FEET; THENCE ALONG THE ARC OF A 730.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 480.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING NORTH 74°01'57" WEST 471.80 FEET); THENCE NORTH 55°10'44" WEST 352.92 FEET; THENCE ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 606.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING NORTH 29°36'38" WEST 586.96 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 920.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1062.38 FEET (CURVE HAVING A CENTRAL ANGLE OF 66°09'46" AND A LONG CHORD BEARING NORTH 37°07'25" WEST 1004.33 FEET); THENCE SOUTH 01°10'00" WEST 21.13 FEET TO THE POINT OF BEGINNING.

AS-PROVIDED LEGAL DESCRIPTION

FIDELITY NATIONAL TITLE COMPANY FILE NO. 102320-MKP DATED 6-28-18

ALSO LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT THAT IS NORTH 89°50'11" EAST 375.32 FEET ALONG THE SECTION LINE AND SOUTH 1055.07 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 987.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 1162.25 FEET (CURVE HAVING A CENTRAL ANGLE OF 67°28'08" AND A LONG CHORD BEARING SOUTH 37°46'36" EAST 1096.25 FEET); THENCE SOUTH 04°02'32" EAST 100.53 FEET; THENCE ALONG THE ARC OF A 613.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 547.11 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING SOUTH 29°36'38" EAST 529.13 FEET); THENCE SOUTH 55°10'44" EAST 352.92 FEET; THENCE ALONG THE ARC OF A 663.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 436.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING SOUTH 74°01'57" EAST 428.50 FEET); THENCE NORTH 87°06'51" EAST 1084.17 FEET; THENCE SOUTH 01°33'05" WEST 67.20 FEET; THENCE SOUTH 87°06'51" WEST 1078.97 FEET; THENCE ALONG THE ARC OF A 730.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 480.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 37°42'25" AND A LONG CHORD BEARING NORTH 74°01'57" WEST 471.80 FEET); THENCE NORTH 55°10'44" WEST 352.92 FEET; THENCE ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 606.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 51°08'12" AND A LONG CHORD BEARING NORTH 29°36'38" WEST 586.96 FEET); THENCE NORTH 04°02'32" WEST 100.53 FEET; THENCE ALONG THE ARC OF A 920.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 1062.38 FEET (CURVE HAVING A CENTRAL ANGLE OF 66°09'46" AND A LONG CHORD BEARING NORTH 37°07'25" WEST 1004.33 FEET); THENCE NORTH 01°10'00" EAST 70.43 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT THAT IS NORTH 89°50'11" EAST 1727.44 FEET ALONG THE SECTION LINE AND SOUTH 142.19 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 65°08'00" EAST 1555.34 FEET; THENCE SOUTH 01°11'10" WEST 218.39 FEET; THENCE NORTH 65°08'00" WEST 1550.96 FEET; THENCE NORTH 01°01'01" EAST 218.67 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

COMMENCING SOUTH 426 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°55'00" EAST 485.1 FEET; THENCE SOUTH 00°40'12" WEST 648 FEET; THENCE WEST 5.62 FEET; THENCE SOUTH 01°10'00" WEST 650.91 FEET; THENCE NORTH 89°27'00" WEST 714 FEET; THENCE NORTH 00°43'00" EAST 1292.5 FEET; THENCE NORTH 89°55'00" EAST 237.9 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT THAT IS NORTH 89°50'11" EAST 1727.44 FEET ALONG THE SECTION LINE AND SOUTH 142.19 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 65°08'00" EAST 1555.34 FEET; THENCE SOUTH 01°11'10" WEST 218.39 FEET; THENCE NORTH 65°08'00" WEST 1550.96 FEET; THENCE NORTH 01°01'01" EAST 218.67 FEET TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS

FIDELITY NATIONAL TITLE COMPANY FILE NO. 102320-MKP DATED 6-28-18

EXCEPTIONS #1-16, 36, & 38-54 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #17 – EASEMENT IN FAVOR OF S.S NUNN, AND HIS SUCCESSORS AND GRANTEES, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED MARCH 11, 1904, AS ENTRY NO. 953, IN BOOK 69, AT PAGE 282. (EXACT LOCATION NOT DISCLOSED)

EXCEPTION #18 – EASEMENT IN FAVOR OF S.S NUNN, AND HIS SUCCESSORS AND GRANTEES, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED MARCH 11, 1904, AS ENTRY NO. 954, IN BOOK 69, AT PAGE 282. (EXACT LOCATION NOT DISCLOSED)

EXCEPTION #19 – EASEMENT IN FAVOR OF THE TELLURIDE POWER COMPANY, A COLORADO CORPORATION, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED JUNE 20, 1916, AS ENTRY NO. 4119, IN BOOK 98, AT PAGE 470. (EXACT LOCATION NOT DISCLOSED)

EXCEPTION #20 – EASEMENT IN FAVOR OF THE TELLURIDE POWER COMPANY, A COLORADO CORPORATION, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED JUNE 20, 1916, AS ENTRY NO. 4120, IN BOOK 163, AT PAGE 268. (EXACT LOCATION NOT DISCLOSED)

EXCEPTION #21 – EASEMENT IN FAVOR OF THE TELLURIDE POWER COMPANY, A COLORADO CORPORATION, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED JUNE 20, 1916, AS ENTRY NO. 4121, IN BOOK 98, AT PAGE 470. (EXACT LOCATION NOT DISCLOSED)

EXCEPTION #22 – POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED JANUARY 23, 1925, AS ENTRY NO. 636, IN BOOK 245, AT PAGE 156. (POLE LINE EASEMENT SHOWN BUT NO WIDTH GIVEN)

EXCEPTION #23 – POLE LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED JANUARY 23, 1925, AS ENTRY NO. 637, IN BOOK 245, AT PAGE 157. (POLE LINE EASEMENT SHOWN BUT NO WIDTH GIVEN)

EXCEPTION #24 – TRANSMISSION LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED DECEMBER 16, 1942, AS ENTRY NO. 10283, IN BOOK 370, AT PAGE 530. (POLE LINE EASEMENT SHOWN BUT NO WIDTH GIVEN)

EXCEPTION #25 – TRANSMISSION LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED DECEMBER 16, 1942, AS ENTRY NO. 10284, IN BOOK 370, AT PAGE 531. (POLE LINE EASEMENT SHOWN BUT NO WIDTH GIVEN)

TITLE EXCEPTIONS

FIDELITY NATIONAL TITLE COMPANY FILE NO. 102320-MKP DATED 6-28-18

EXCEPTION #26 – TRANSMISSION LINE EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED JANUARY 13, 1949, AS ENTRY NO. 246, IN BOOK 370, AT PAGE 585. (POLE LINE EASEMENT SHOWN BUT NO WIDTH GIVEN)

EXCEPTION #27 – EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY.
SAID EASEMENT RECORDED FEBRUARY 27, 1978, AS ENTRY NO. 7542, IN BOOK 1624, AT PAGE 540. (EASEMENT SHOWN)

EXCEPTION #28 – EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY.
SAID EASEMENT RECORDED MARCH 6, 1978, AS ENTRY NO. 8482, IN BOOK 1626, AT PAGE 343. (EASEMENT SHOWN)

EXCEPTION #29 – EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY.
SAID EASEMENT RECORDED APRIL 24, 1978, AS ENTRY NO. 15262, IN BOOK 1639, AT PAGE 612. (EASEMENT SHOWN)

EXCEPTION #30 – EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED FEBRUARY 29, 1988, AS ENTRY NO. 5302, IN BOOK 2491, AT PAGE 529. (EASEMENT SHOWN)

EXCEPTION #31 – EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS IN INTEREST AND ASSIGNS, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID EASEMENT RECORDED FEBRUARY 29, 1988, AS ENTRY NO. 5303, IN BOOK 2491, AT PAGE 531. (EASEMENT SHOWN)

EXCEPTION #32 – EASEMENT IN FAVOR OF TIMPANOGOS SPECIAL SERVICE DISTRICT, A BODY POLITIC AND A QUASI-MUNICIPAL PUBLIC CORPORATION FOR A PERPETUAL RIGHT-OF-WAY AND EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, INSPECT,
PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES, BY INSTRUMENT RECORDED JANUARY 9, 1997 AS ENTRY NO. 2248 IN BOOK 4166 AT PAGE 395. (EASEMENT SHOWN AND TEMPORARY EASEMENT IS EXPIRED)

EXCEPTION #33 – EASEMENT IN FAVOR OF TIMPANOGOS SPECIAL SERVICE DISTRICT, A BODY CORPORATE AND POLITIC AND QUASI-MUNICIPAL CORPORATION OF THE STATE OF UTAH FOR A PERPETUAL RIGHT-OF-WAY AND EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES, BY INSTRUMENT RECORDED OCTOBER 22, 1997 AS ENTRY NO. 83045 IN BOOK 4412 AT PAGE 226. (EASEMENT PLOTS EAST OF AND DOES NOT AFFECT SUBJECT PARCEL AND TEMPORARY EASEMENT IS EXPIRED)

EXCEPTION #34 – RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF QUESTAR GAS COMPANY, A CORPORATION OF THE STATE OF UTAH, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND
OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES, THROUGH AND ACROSS A PORTION OF THE SUBJECT PROPERTY. SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED DECEMBER 16, 2005, AS ENTRY NO. 145531:2005. (EASEMENT SHOWN)

EXCEPTION #35 – A THIRTY (30) FOOT EASEMENT AS DISCLOSED BY THAT CERTAIN WARRANTY DEED BY AND BETWEEN GEORGE NORMAN FENN AND ELDORIS ISABELLE FENN, GRANTORS AND DIXIE FENN, OR HER SUCCESSOR, AS TRUSTEE OF THE DIXIE FENN
FAMILY INTER VIVOS REVOCABLE TRUST DATED MARCH 1, 1994, GRANTEE, RECORDED APRIL 21, 2006 AS ENTRY NO. 48026:2006 OF OFFICIAL RECORDS. (EASEMENT SHOWN)

EXCEPTION #37 – DRAINAGE EASEMENT IN FAVOR OF AMERICAN FORK CITY FOR A TRAIL AND DRAINAGE EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, INSPECT AND PROTECT A UTILITY EASEMENT FOR SUCH OPERATIONS FOR THE PUBLIC GOOD, SAID EASEMENT SHALL ALSO BE FOR PUBLIC TRAIL ACTIVITIES AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED NOVEMBER 17, 2017 AND RECORDED DECEMBER 27, 2017, AS ENTRY NO. 129087:2017. (EASEMENT SHOWN)

AS-PROVIDED LEGAL DESCRIPTION

FIDELITY NATIONAL TITLE COMPANY FILE NO. 101995-MKP DATED 12-14-18

PART OF LOT 1 AND LOT 2, PLAT A, LLOYD/CHADWICK SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°52'26" WEST 2,160.49 FEET, NORTH 154.00 FEET, AND NORTH 89°31'53" WEST 0.73 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°31'53" WEST 174.27 FEET; 2) SOUTH 00°00'58" EAST 255.41 FEET TO THE SOUTH BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°31'53" WEST 601.01 FEET; 2) NORTH 00°58'19" EAST 506.57 FEET; THENCE ALONG THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°19'23" EAST 250.00 FEET; 2) NORTH 00°58'19" EAST 175.00 FEET TO THE SOUTH RIGHT-OF-WAY OF 7300 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°19'23" EAST 479.65 FEET; THENCE ALONG THE FOLLOWING TWO (2) COURSES: 1) SOUTH 55°17'33" EAST 40.30 FEET; 2) SOUTH 00°07'40" EAST 400.83 FEET TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS

FIDELITY NATIONAL TITLE COMPANY FILE NO. 101995-MKP DATED 12-14-18

EXCEPTIONS #1-14, 16, 18-19, & 21-25 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED GRAPHICALLY.

EXCEPTION #15 – RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES, FROM TIME TO TIME, UPON OVER,
UNDER AND ACROSS A PORTION OF THE SUBJECT PROPERTY, RECORDED AUGUST 28, 1980, AS ENTRY NO. 29226, IN BOOK 1856, AT PAGE 726. (DOES NOT AFFECT SUBJECT PROPERTY)

EXCEPTION #17 – EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR PLAT "A", LLOYD/CHADWICK SUBDIVISION, RECORDED AUGUST 28, 1996 AS ENTRY NO. 70760 MAP #6752. (MATTERS SHOWN)

EXCEPTION #20 – PERPETUAL EASEMENT IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING CUT AND/OR FILL SLOPES AND APPURTENANT PARTS THEREOF INCIDENT TO THE CONSTRUCTION OF A STATE ROAD KNOWN AS THE EAST-WEST CONNECTOR IN LEHI, UTAH, ALSO KNOWN AS PROJECT NO. S-R399(42) AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 28, 2009, AS ENTRY NO. 132029:2009. (DOES NOT AFFECT SUBJECT PROPERTY)

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

ALTA/NSPS SURVEY
UTAH COUNTY, UTAH

AF GROUP, LLC

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 09-19-18
Name: ALTA/NSPS SURVEY
Scale:
Checked:
Number: 6962-04

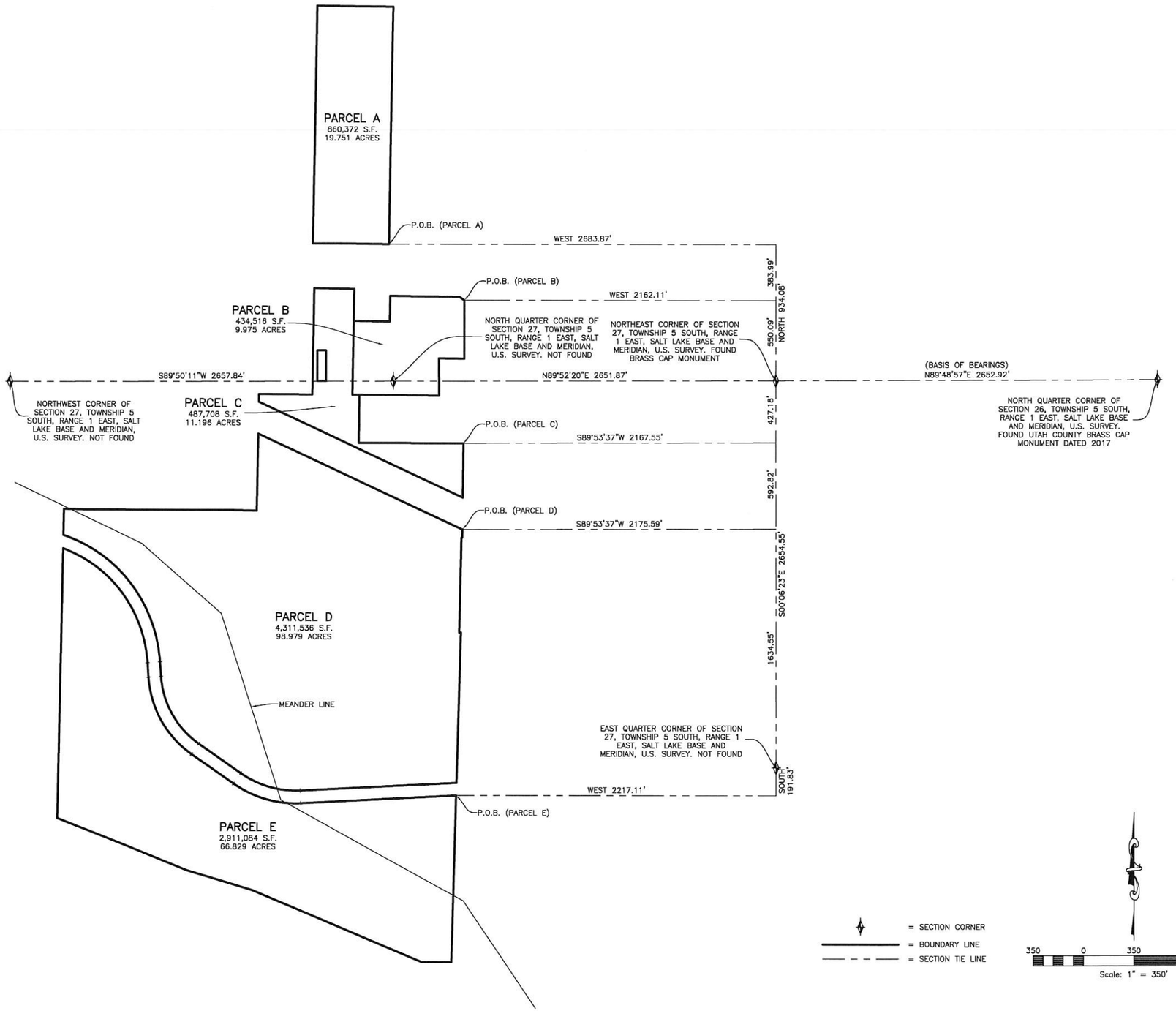
Sheet 2 of 7 Sheets

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ALTA/NSPS SURVEY

PART OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
UTAH COUNTY, UTAH
APRIL, 2019



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DATE | DESCRIPTION

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UTAH COUNTY, UTAH

AF GROUP, LLC

Project Info.
Surveyor: T. HATCH
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Begin Date: 09-19-18
Name: ALTA/NSPS SURVEY
Scale: 1"=350'
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Number: 6962-04

Sheet 3 of 7 Sheets

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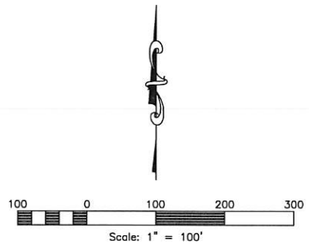
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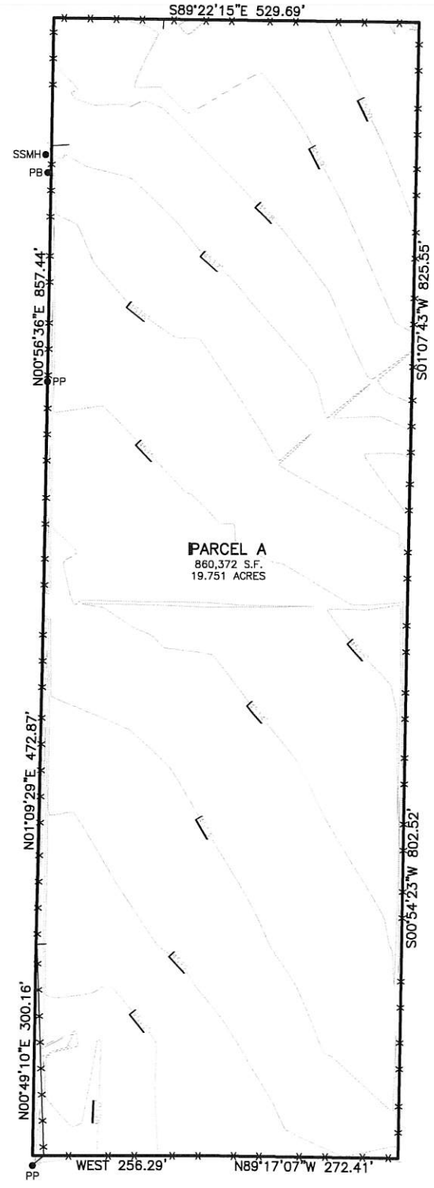
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UTAH COUNTY, UTAH
APRIL, 2019

LEGEND

O	= FOUND AS NOTED ON PLAT
SSMH	= SANITARY SEWER MANHOLE
PB	= POWER BOX
PP	= POWER POLE
PM	= POWER METER
LP	= LIGHT POLE
PH	= PHONE PEDESTAL
SDMH	= STORM DRAIN MANHOLE
SDCB	= STORM DRAIN CATCH BASIN
SN	= SIGN
WV	= WATER VALVE
WH	= WATER HYDRANT
WF	= WATER FAUCET
GM	= GAS METER
AC	= AIR CONDITIONER
FH	= FIRE HYDRANT
	= BOUNDARY LINE
x x x x	= EXISTING FENCE
	= ADJOINING PROPERTY
---OHP---	= OVERHEAD POWER LINE
	= EXISTING PAVEMENT
	= EXISTING CONCRETE
	= EXISTING GRAVEL ROAD
	= EXISTING STRUCTURE





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REVISIONS

DESCRIPTION	DATE

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AF GROUP, LLC

Project Info.
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Sheet 4 of 7 Sheets

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ALTA/NSPS SURVEY

PART OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
UTAH COUNTY, UTAH
APRIL, 2019

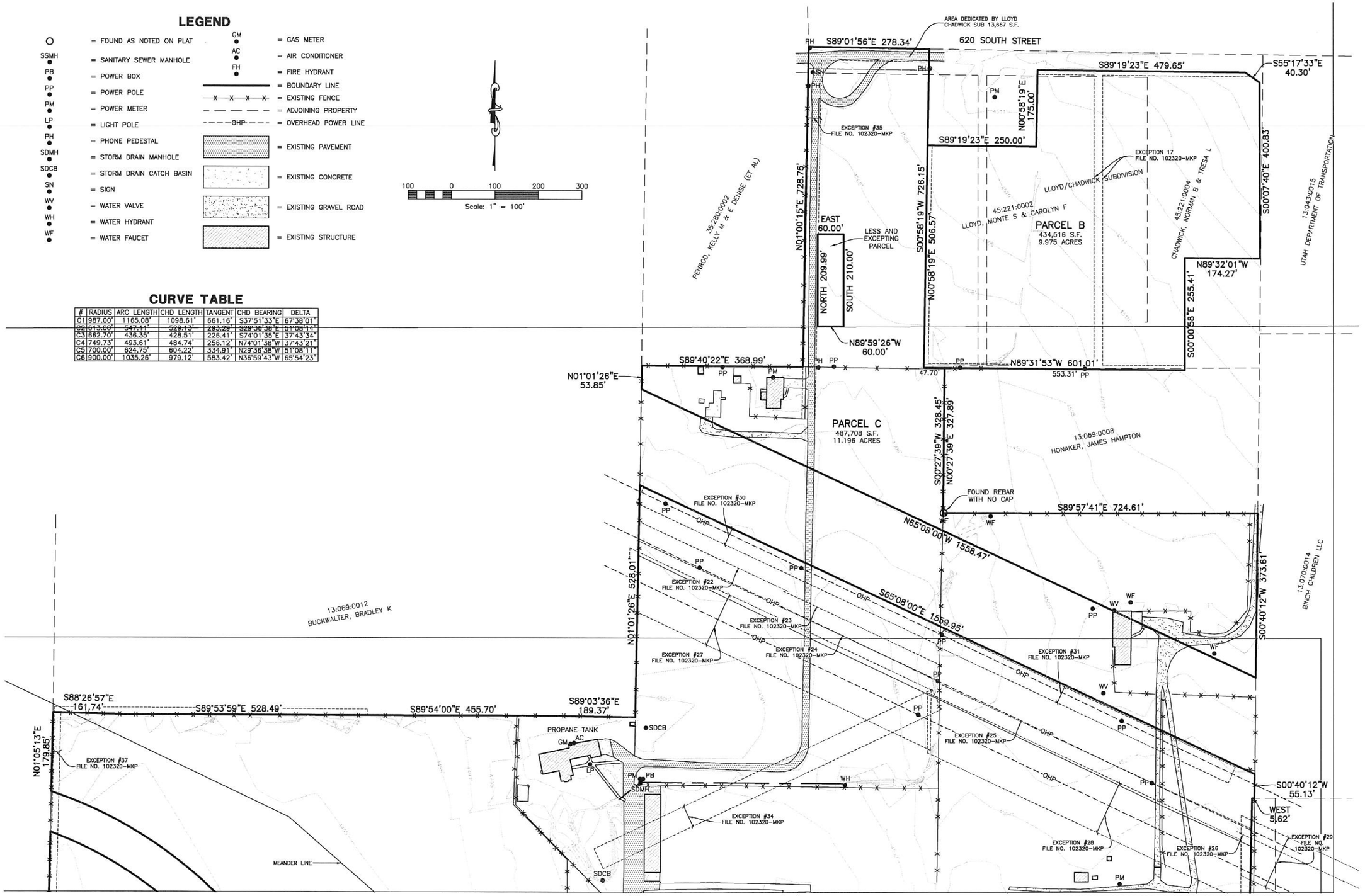
LEGEND

- = FOUND AS NOTED ON PLAT
- SSMH = SANITARY SEWER MANHOLE
- PB = POWER BOX
- PP = POWER POLE
- PM = POWER METER
- LP = LIGHT POLE
- PH = PHONE PEDESTAL
- SDMH = STORM DRAIN MANHOLE
- SDCB = STORM DRAIN CATCH BASIN
- SN = SIGN
- WV = WATER VALVE
- WH = WATER HYDRANT
- WF = WATER FAUCET
- GM = GAS METER
- AC = AIR CONDITIONER
- FH = FIRE HYDRANT
- = BOUNDARY LINE
- X X X X = EXISTING FENCE
- = ADJOINING PROPERTY
- OHP = OVERHEAD POWER LINE
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = EXISTING GRAVEL ROAD
- = EXISTING STRUCTURE

100 0 100 200 300
Scale: 1" = 100'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	987.00'	1165.08'	1098.61'	661.16'	S37°51'33"E	67°38'01"
C2	613.00'	547.11'	529.13'	293.29'	S29°36'38"E	51°08'14"
C3	662.70'	436.35'	428.51'	226.41'	S74°01'35"E	37°43'34"
C4	749.73'	493.61'	484.74'	256.12'	N74°01'38"W	37°43'21"
C5	700.00'	624.75'	604.22'	334.91'	N29°36'38"W	51°08'11"
C6	900.00'	1035.26'	979.12'	583.42'	N36°59'43"W	65°54'23"



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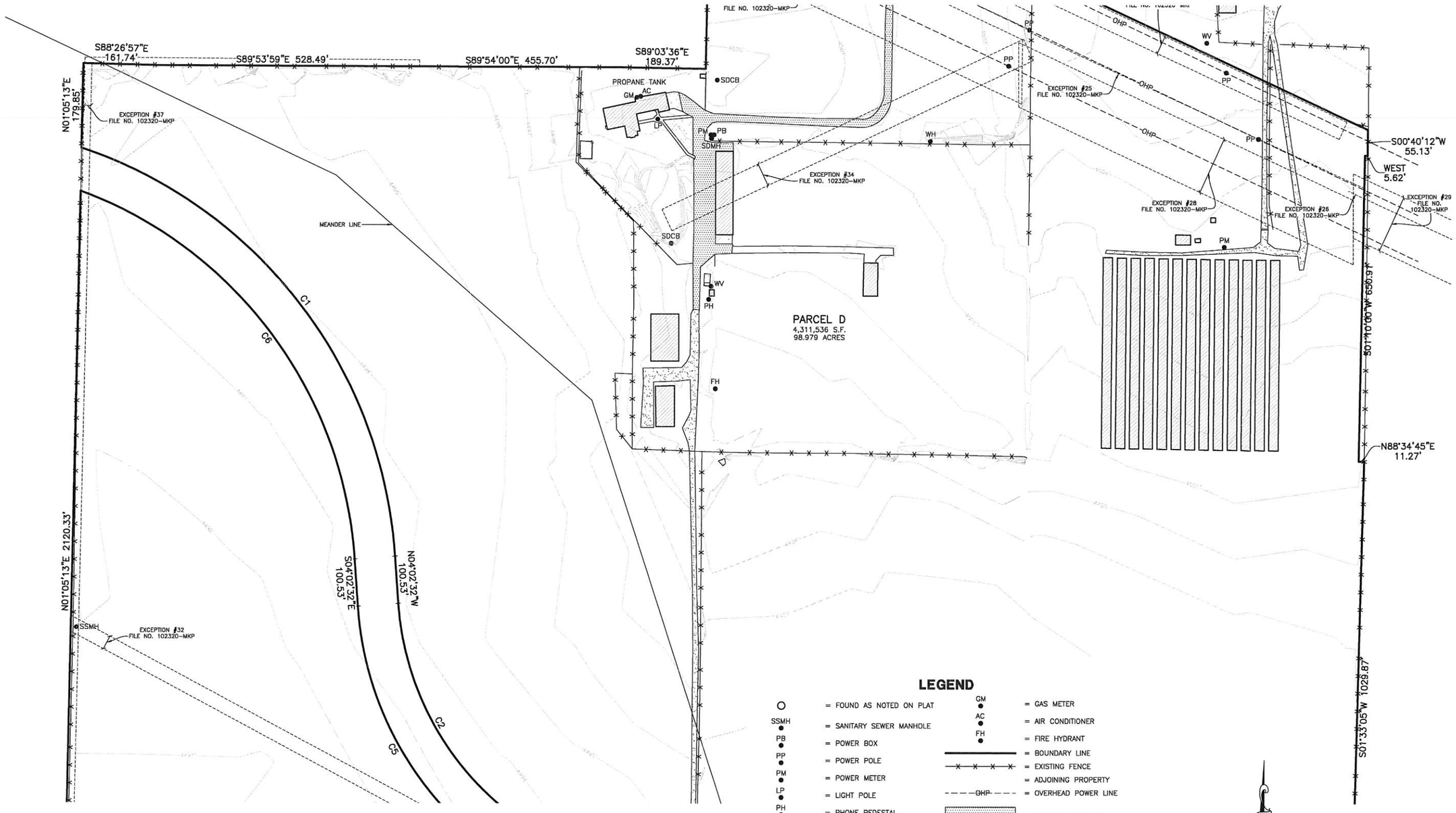
Sheet 5 of 7 Sheets

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UTAH COUNTY, UTAH
APRIL, 2019



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	987.00'	1165.08'	1098.61'	661.16'	S37°51'33"E	67°38'01"
C2	613.00'	547.11'	529.13'	293.29'	S29°36'38"E	51°08'14"
C3	662.70'	436.35'	428.51'	226.41'	S74°01'35"E	37°43'34"
C4	749.73'	493.61'	484.74'	256.12'	N74°01'38"W	37°43'21"
C5	700.00'	624.75'	604.22'	334.91'	N29°36'38"W	51°08'11"
C6	900.00'	1035.26'	979.12'	583.42'	N36°59'43"W	65°54'23"

LEGEND

O	= FOUND AS NOTED ON PLAT
SSMH	= SANITARY SEWER MANHOLE
PB	= POWER BOX
PP	= POWER POLE
PM	= POWER METER
LP	= LIGHT POLE
PH	= PHONE PEDESTAL
SDMH	= STORM DRAIN MANHOLE
SDCB	= STORM DRAIN CATCH BASIN
SN	= SIGN
WV	= WATER VALVE
WH	= WATER HYDRANT
WF	= WATER FAUCET
GM	= GAS METER
AC	= AIR CONDITIONER
FH	= FIRE HYDRANT
	= BOUNDARY LINE
x x x x	= EXISTING FENCE
	= ADJOINING PROPERTY
OHP	= OVERHEAD POWER LINE
	= EXISTING PAVEMENT
	= EXISTING CONCRETE
	= EXISTING GRAVEL ROAD
	= EXISTING STRUCTURE

100 0 100 200 300

Scale: 1" = 100'

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOC.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

ALTA/NSPS SURVEY
UTAH COUNTY, UTAH

AF GROUP, LLC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 09-19-18
Name: ALTA/NSPS SURVEY
Scale: 1"=100'
Checked:
Number: 6962-04

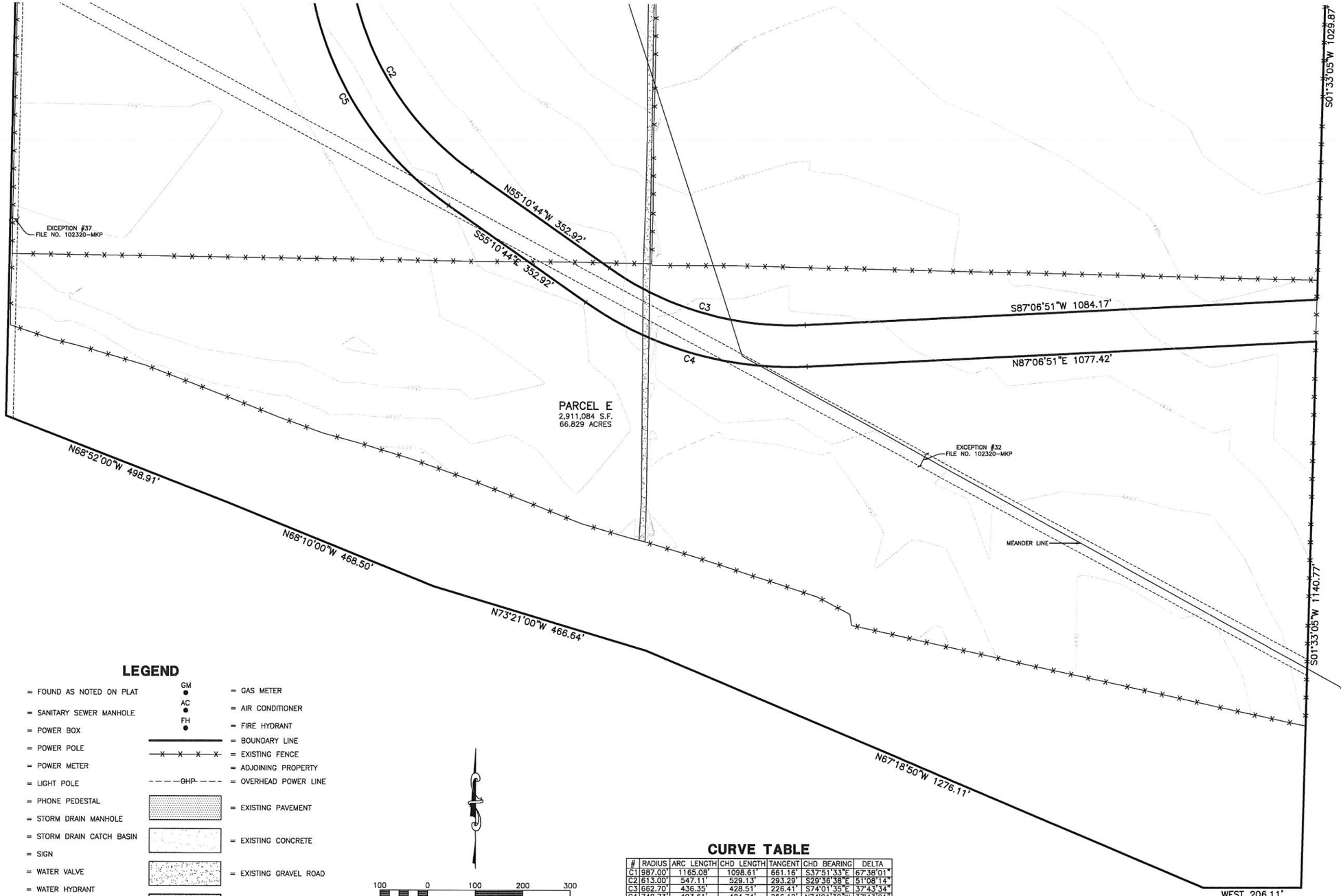
Sheet 6 of 7 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

ALTA/NSPS SURVEY

PART OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
UTAH COUNTY, UTAH
APRIL, 2019



LEGEND

O	= FOUND AS NOTED ON PLAT
SSMH	= SANITARY SEWER MANHOLE
PB	= POWER BOX
PP	= POWER POLE
PM	= POWER METER
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WF	= WATER FAUCET
GM	= GAS METER
AC	= AIR CONDITIONER
FH	= FIRE HYDRANT
	= BOUNDARY LINE
-x-x-x-	= EXISTING FENCE
	= ADJOINING PROPERTY
----OHP----	= OVERHEAD POWER LINE
	= EXISTING PAVEMENT
	= EXISTING CONCRETE
	= EXISTING GRAVEL ROAD
	= EXISTING STRUCTURE

100 0 100 200 300
Scale: 1" = 100'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	987.00'	1165.08'	1098.61'	661.16'	S37°51'33"E	67°38'01"
C2	613.00'	547.11'	529.13'	293.29'	S29°36'38"E	51°08'14"
C3	662.70'	436.35'	428.51'	226.41'	S74°01'35"E	37°43'34"
C4	749.73'	493.61'	484.74'	256.12'	N74°01'38"W	37°43'21"
C5	700.00'	624.75'	604.22'	334.91'	N29°36'38"W	51°08'11"
C6	900.00'	1035.26'	979.12'	583.42'	N36°59'43"W	65°54'23"

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

ALTA/NSPS SURVEY
UTAH COUNTY, UTAH

AF GROUP, LLC

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 09-19-18
Name: ALTA/NSPS SURVEY
Scale: 1"=100'
Checked:
Number: 6962-04

Sheet 7 of 7 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On



WATER RIGHT SUMMARY

IMPACTED WATER RIGHT NUMBERS
WATER RIGHT 55-12526
AC-FT: 7.75
OWNER: ARIA RETIREMENT AND INVESTMENT SERVICES, LLC

WATER RIGHT 55-12702
AC-FT: 1.25
OWNER: DIXIE FENN FAMILY INTER VIVOS REVOCABLE TRUST

WATER RIGHT 55-128
CFS: 0.022
OWNER: WILLY REIMSCHIISSEL

IF WELLS EXIST ON THE PROPERTY. ALL WELLS WILL REQUIRE CAPPING AS PER CITY STANDARDS.

WELL RIGHT 55-8918 TO REMAIN IN SERVICE

WELL RIGHT 55-6204 TO REMAIN IN SERVICE

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF 10 SUBDIVISION

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

REVISIONS			
NO.	DATE	DESCRIPTION	SEAL
1			
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3			
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For Review 8.9.19

ACTION	DATE
PRELIM	8/9/2019

PROJECT

AF 10 SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

SENSITIVE LANDS

SHEET NAME	SHEET NUMBER
WATER RIGHTS	SL 1



VEGETATION REPORT

Section 1 Location and Identification of Existing Vegetation

Existing aerial photography was used to document the existing location of the vegetation on-site. No valuable large caliber trees are found on-site that are outside of proposed roadways.

Section 2 Clearing and Grubbing

A silt fence will be installed as needed if clearing and grubbing gets within 50 feet of the boundary.

Section 3 New Plantings

The proposed subdivision will replace all existing vegetation. The plantings for the subdivision will be similar to other residential subdivisions in the areas with grass, shrubs and trees.

Section 4 Slope Stabilization Measures

No critical slopes on site

Section 5 Environmental Effects

Wetlands have been found on-site and a delineation has been completed.

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DEVELOPMENT

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

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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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7			

ACTION	DATE
PRELIM	8/9/2019

PROJECT

AF 10 SUBDIVISION

DESCRIPTION

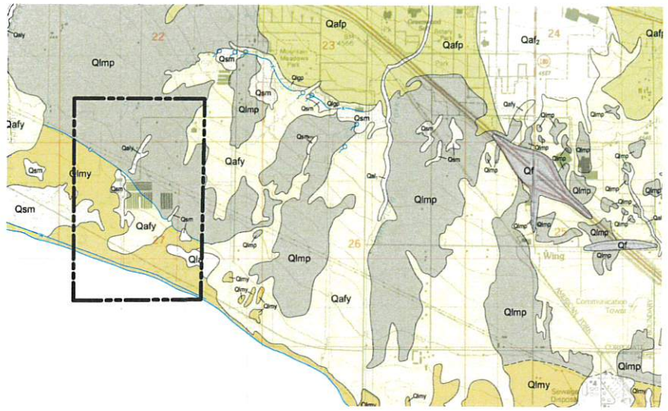
PRELIMINARY PLANS

SENSITIVE LANDS

SHEET NAME	SHEET NUMBER
VEGETATION	*SL 2*

A PORTION OF THE GEOLOGIC MAP OF THE PELICAN POINT QUADRANGLE

UTAH COUNTY, UTAH (2009) by: Solomon, Biek, and Ritter



Qlmp - Lacustrine silt and clay (upper Pleistocene)
Calcareous silt (marl) and clay with minor fine sand; typically laminated or thin bedded; ostracodes locally common; deposited in quiet water in moderately deep parts of the Bonneville basin and in sheltered bays; overlies lacustrine silt and clay of the transgressive phase and grades upslope into lacustrine sand and silt (Qlsp); locally buried by loess veneer; regressive lacustrine shorelines typically poorly developed; extensive exposure within two miles (3 km) of the Utah Lake shore incised by young alluvial fans (Qafy), and small remnants south of Pelican Point. Machette (1992) reported that silt and clay of the regressive phase can be differentiated from silt and clay of the transgressive phase by the presence of conchoidal fractures in blocks of transgressive deposits and their absence in regressive deposits, but Qlmp may include some undifferentiated transgressive deposits. Exposed thickness less than 15 feet (5 m), but total thickness may exceed several tens of feet.

Qsm - Spring and marsh deposits (Holocene to upper Pleistocene) -
Fine, organic-rich sediment associated with springs, ponds, seeps, and wetlands; commonly wet, but seasonally dry; may locally contain peat deposits as thick as 3 feet (1 m); overlies lacustrine silt and clay (Qlmp and Qlmy) and grades laterally into young lacustrine silt and clay (Qlmy); present where water table is high on the margins of Utah Lake. Thickness commonly less than 10 feet (3 m).

Qafy - Young alluvial-fan deposits, undivided (Holocene to upper Pleistocene) -
Poorly to moderately sorted, pebble to cobble gravel with boulders near bedrock sources, with a matrix of sand, silt, and clay, grading to mixtures of sand, silt, and clay on gentler slopes; deposited by debris flows, debris floods, and streams at the mouths of mountain canyons near the base of the Lake Mountains near Pelican Point and at the mouths of American Fork, Dry Creek, and Spring Creek as they flowed toward the north shore of Utah Lake, where they may include undifferentiated deltaic sediment deposited by streams flowing into the lake; includes level-1 and level-2 alluvial-fan deposits (Qaf_1 and Qaf_2) that postdate the regression of Lake Bonneville from the Provo shoreline and lower levels that cannot be differentiated because of map scale or are in areas where the specific age of Holocene deposits cannot be determined; no Lake Bonneville shorelines are found on these alluvial fans. Thickness variable, probably less than 30 feet (10 m).

HAZARD MITIGATION

7.2 Groundwater Conditions

Groundwater was encountered at depths of approximately 5½ to 11½ feet below the existing ground surface. Note that groundwater levels will fluctuate in response to the season, precipitation, snow melt, irrigation, and other on and off-site influences. Quantifying these fluctuations would require long term monitoring, which is beyond the scope of this study. The contractor should be prepared to dewater excavations as needed.

9.3 Liquefaction Potential

According to current liquefaction maps[4] for Utah County, the site is located within an area designated as "High" in liquefaction potential. Liquefaction can occur when saturated subsurface soils below groundwater lose their inter-granular strength due to an increase in soil pore water pressures during a dynamic event such as an earthquake. As part of this study, the potential for liquefaction to occur in the soils we encountered was assessed using Youd *et al*[5] and Boulanger & Idriss[6]. Potential liquefaction-induced movements were evaluated using Tokimatsu & Seed[7] and Youd, Hansen & Bartlett[8].

Loose, saturated sands are most susceptible to liquefaction, but some loose, saturated gravels and relatively sensitive silt to low-plasticity silty clay soils can also liquefy during a seismic event. Subsurface soils were composed of clay and sand soils. Our analysis indicates that approximately up to ½ inch of liquefaction-induced settlement and possibly up to one foot of lateral spreading could occur in the vicinity of B-1 during a moderate to large earthquake event. Given the small amount of movement, it is our opinion that liquefaction mitigation is not needed at the site.

AERIAL PHOTOGRAPH SHOWING LOCATION OF BORING AND TEST PITS

AF10 CHADWICK/LLOYD
6769 WEST 7300 NORTH
AMERICAN FORK, UTAH



Approximate Boring Location

Approximate Test Pit Locations

N

Not to Scale

PROJECT NO.: 189046	EARTHTEC ENGINEERING	FIGURE NO.: 2

ARDERO
520 South 850 East
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DEVELOPMENT

AF 10 SUBDIVISION

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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7			

PROFESSIONAL ENGINEER 343602 Kenneth Berg STATE OF UTAH

Revised per City Review 10-9-19

ACTION	DATE
PRELIM	8/9/2019

PROJECT

AF 10 SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

SENSITIVE LANDS

SHEET NAME	SHEET NUMBER
GEOLOGY	*SL 3*

N:\my drive\berg civil\2019\ardero\af 10\sensitive lands\af 10-sl_3.dwg

FLOOD HAZARDS SHOWN WITHIN THE CITY OF LEHI AND THE CITY OF SARATOGA SPRINGS ARE FOR INFORMATION ONLY. FOR FLOOD INSURANCE RATE PURPOSES, REFER TO SEPARATELY PUBLISHED FLOOD INSURANCE RATE MAP (FIRM).

ZONE X

ZONE A

LIMIT OF DETAILED STUDY

National Resource Land

NORTH

WEST

WEST

WEST

6500

6150

6000

5750

6400

23

26

27

15

Private

Road

Private

Road

Private

Road

Private

River

Fork

American

DENVER

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF 10 SUBDIVISION

0 200 400 800 1200

SCALE: 1"= 400'

berg
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Highland Ut. 84003
office (801) 492-1227
cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
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ACTION	DATE
PRELIM	8/9/2019

PROJECT

AF 10 SUBDIVISION

DESCRIPTION

PRELIMINARY PLANS

SENSITIVE LANDS

SHEET NAME	SHEET NUMBER
FLOOD PLAIN	SL 4

AMERICAN FORK CITY
PLANNING COMMISSION

MEETING DATE: December 4, 2019
STAFF PRESENTATION: Adam Olsen

AGENDA TOPIC: Hearing, review and action on the preliminary plan for the AF PD South Subdivision, located in the area of 620 South 900 West, in the PR-3.0 (Planned Residential) zone.

ACTION REQUESTED: Approval of the preliminary plan.

BACKGROUND INFORMATION					
Location:		620 South 900 West			
Applicant:		Berg Engineering			
Existing Land Use:		Agriculture			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Residential/Agriculture			
	South	Residential/Agriculture			
	East	Residential/Agriculture			
	West	Residential/Agriculture			
Existing Zoning:		PR-3.0			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	TOD (Transit Oriented Development)			
	South	PR-3.0			
	East	PR-3.0			
	West	Residential Agriculture 5 (Utah County)			
Land Use Plan Designation:		Low Density Residential			
Zoning within density range of Land Use Plan?		x	Yes		No

Background

AF PD South Subdivision is proposed as a Low Density Attached Housing PUD (Planned Unit Development). 24 units are proposed in a townhome arrangement. Overall density for the subdivision is 3.8 du/ac. Access is provided off of 900 West. An open space area exists at the southeastern portion of the subdivision. Additional open space areas are proposed surrounding the townhome areas.

The subdivision proposes a transfer of unused, allowed, units (density) from the Dixie Farms Subdivision, located directly east and south. As the two subdivisions are under one developer, the developer wishes to place unused units from the Dixie Farms area, into the AF PD South Subdivision. This creates an overall density which is slightly higher,

at 3.8 du/ac. However, if the combined number of units within Dixie Farms, AF PD South, and AF 10 are accounted for, the overall density for all three projects falls within the 3 du/ac as allowed in the zone.

Townhome structures are allowed within the PUD type (Low Density Attached Housing); with a maximum number of dwelling units per structure capped at 6. The subdivision proposes 3, 4, and 5-unit townhome structures; within the allowed unit count per structure.

As with other development options in the PR-3.0 zone, the Code allows the Planning Commission flexibility to require changes in the plan. 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" (17.7.504.D).

FINDING OF FACT:

After reviewing the preliminary plan for the AF PD South Subdivision, the following finding of fact is offered for consideration:

1. The project complies with the applicable design criteria as found throughout Section 17.7.504 of the Development Code.

POTENTIAL MOTIONS:

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan for the AF PD South Subdivision, with the finding listed in the staff report and subject to any findings, conditions, and modifications listed in the Engineering report.

DENIAL

Mr. Chairman, I move that we deny the preliminary plan for the AF PD South Subdivision.

TABLE

Mr. Chairman, I move that we table action on the preliminary plan.

AMERICAN FORK CITY ENGINEERING DIVISION
STAFF REPORT

Planning Commission Meeting Date: 12/4/2019

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: AF PD South

Project Address: 900 West 700 South

Developer / Applicant's Name: Ken Berg

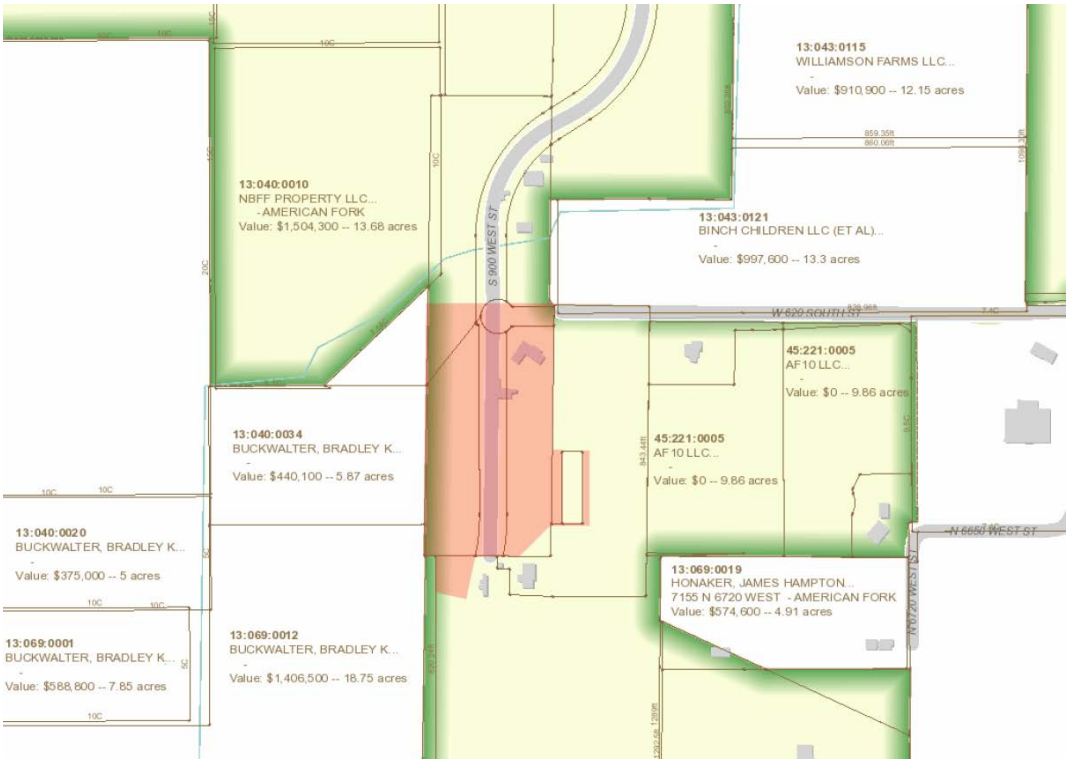
Type of Application:

- ☐ 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 12/4/2019 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.

AF PD - SOUTH

TABULATIONS

ZONE =	PR-3.0
TOTAL AREA =	6.29 AC
AREA OF EXISTING 620 South =	0.21 AC
NET DEVELOPABLE AREA =	6.08 AC
AREA OF 900 WEST =	1.12 AC
AREA OF NEW ROADS =	1.20 AC
OPEN SPACE / LANDSCAPE =	1.32 AC
AREA IN LOTS =	2.44 AC
NUMBER OF UNITS =	25 LOTS

DENSITY CALCULATION

LOW DENSITY - ATTACHED HOUSING PROJECT

PLAT	AREA (ac)	ZONE	ALLOWED # OF LOTS	ACTUAL # OF LOTS
H (GROSS)	6.29	PR-3.0	18	
H (NET)	6.08			
H (620 S)	0.21			
				25
DIXIE FARMS DENSITY TRANSFER =			7	39%
TOTALS =			25	25
PROJECT DENSITY (DU/AC) =				3.97

PROJECT REQUIRED TABULATIONS

OPEN SPACE	25%	Net Area (AC)	1.52	1.29
RV STORAGE	150	sf/unit	3,750	0
VISITOR PARKING	0.25		6	25

BOUNDARY DESCRIPTION

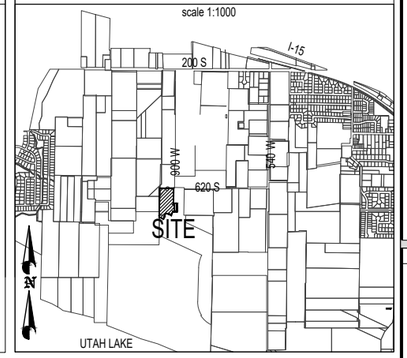
BEGINNING AT A POINT LOCATED SOUTH 98.97 FEET AND WEST 620.35 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 65°08'00" WEST 73.40 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 72°12'34" AND LONG CHORD BEARS N29°04'05"W 17.68 FEET); THENCE NORTH 89°37'30" WEST 80.63 FEET; THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 151.36 FEET (CURVE HAVING A CENTRAL ANGLE OF 15°22'34" AND LONG CHORD BEARS S15°43'14"W 150.91 FEET); THENCE NORTH 65°08'03" WEST 124.96 FEET; THENCE NORTH 01°02'00" EAST 53.18 FEET; THENCE NORTH 89°57'21" WEST 3.43 FEET; THENCE NORTH 01°03'29" EAST 709.52 FEET; THENCE SOUTH 89°01'53" EAST 368.74 FEET; THENCE SOUTH 01°00'26" WEST 401.56 FEET; THENCE NORTH 89°59'55" EAST 28.02 FEET; THENCE SOUTH 209.99 FEET; THENCE SOUTH 89°59'26" EAST 60.00 FEET; THENCE NORTH 210.00 FEET; THENCE NORTH 89°59'55" EAST 14.18 FEET; THENCE SOUTH 00°57'46" WEST 191.44 FEET; THENCE ALONG THE ARC OF 243.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS S04°20'19"W 28.62 FEET); THENCE NORTH 84°19'13" WEST 111.29 FEET; THENCE SOUTH 25°49'32" WEST 111.15 FEET;TO THE POINT OF BEGINNING.

AREA = 274,149 SF OR 6.29 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 27)

VICINITY SKETCH



CONTACT LIST

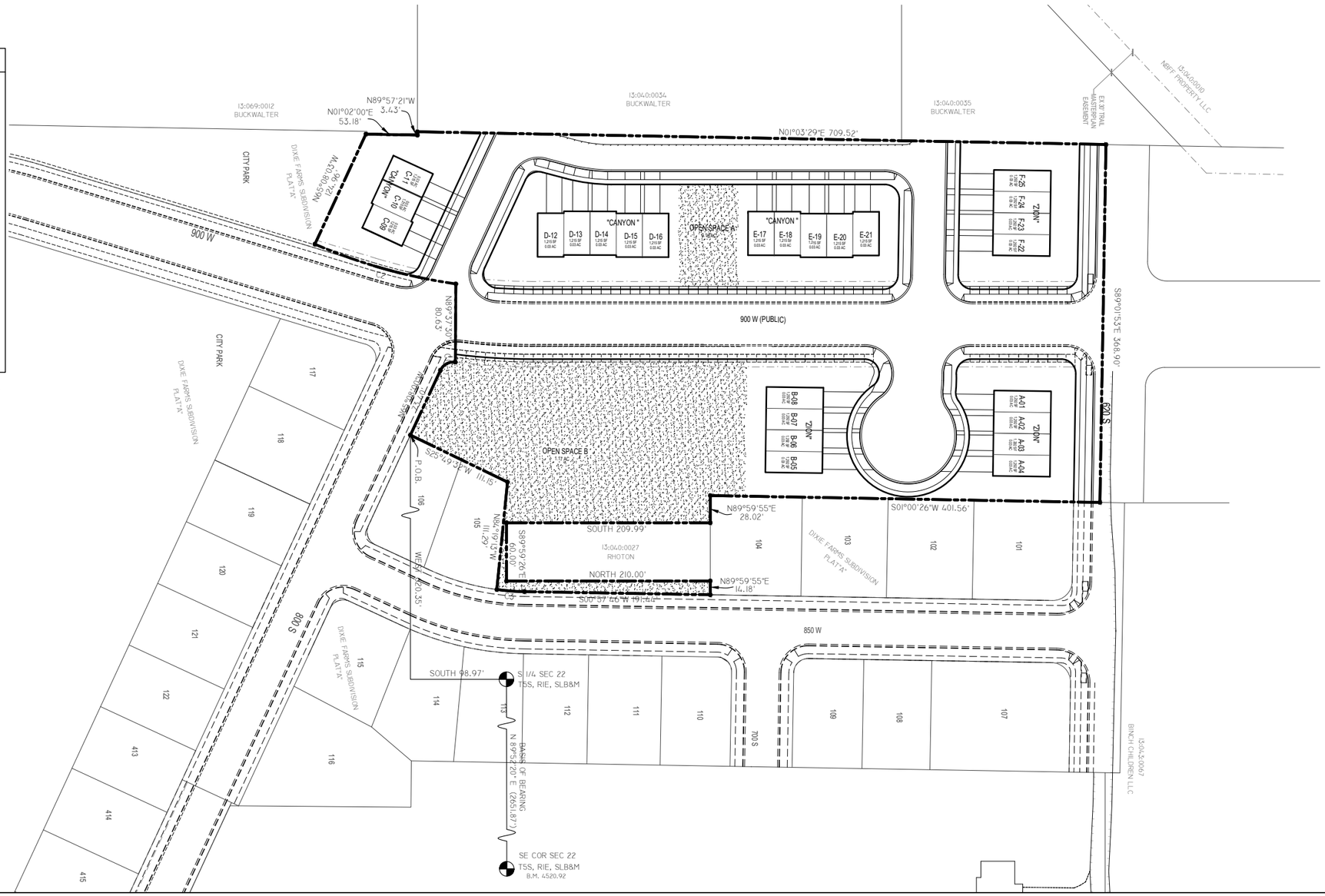
CIVIL ENGINEER		
BERG CIVIL ENGINEERING		(801) 492-1277
GEOTECHNICAL ENGINEER		
AMERICAN FORK CITY PLANNING DEPT.		(801) 763-3060
AMERICAN FORK CITY PUBLIC WORKS		(801) 763-3060
UTILITIES		
AF CULINARY WATER	(JAY BREMS)	(801) 763-3060
AF PRESSURIZED IRRIGATION	(JAY BREMS)	(801) 763-3060
AF SANITARY SEWER	(ASHTON HARDY)	(801) 763-3060
AF STORM DRAIN	(ASHTON HARDY)	(801) 763-3060
AF FIRE MARSHALL	(MAT SACCO)	(801) 763-3040
AF CITY INSPECTOR	(DEE HOWARD)	(801) 763-3060
AF SWPPP INSPECTOR	(HARLAN NELSON)	(801) 763-3060
AF FIBER	(WILL DAVIS)	(801) 897-9826
AF IRRIGATION COMPANY	(ERNIE JOHN)	(801) 471-6576
ROCKY MOUNTIAN POWER	(TERIA WALKER)	(801) 756-1310
COMCAST	(ELYSIA VALDEZ)	(801) 401-3017
TSSD	(DAVID BARLOW)	(801) 756-5231
MITCHELL HOLLOW IRRIGATION	(JEFF MITCHELL)	(801) 367-9026
CENTURY LINK	(RYAN ALLRED)	(385) 223-0084
DOMINION ENERGY	(TRENT JOHNSON)	(801) 853-6548

SHEET INDEX

C0	COVER
C1	PRELIMINARY PLAN
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	SWPPP
GN1	GENERAL NOTES
D0-D4	CONSTRUCTION DETAILS
ALTA	ALTA SURVEY
SL1-SL4	SENSITIVE LANDS
ARCH	CANYON TOWNHOME ARCHITECTURE
ARCH	ZION TOWNHOME ARCHITECTURE

NOTES

1. PROJECT ADDRESS IS 900 WEST 700 SOUTH
2. ELEVATION BENCHMARK IS THE NORTHEAST CORNER OF SEC 22 T5S; R1E; SLB&M ELEV = 4568.68' NAVD 88 DATUM (3" BRASS CAP) U.S. SURVEY FEET
3. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON
4. LOWEST FOOTING SHALL BE AT LEAST 2' ABOVE OBSERVED HIGH GROUND WATER LEVEL
5. ALL HABITABLE STRUCTURES SHALL BE 1 FOOT ABOVE 100-YEAR FLOOD ELEVATION.
6. 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
7. 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



ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

0 30 60 120 180

SCALE: 1"= 60'

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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STATE OF UTAH — CHRISTOPHER R. BERG — 10/16/2019 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/2019

PROJECT

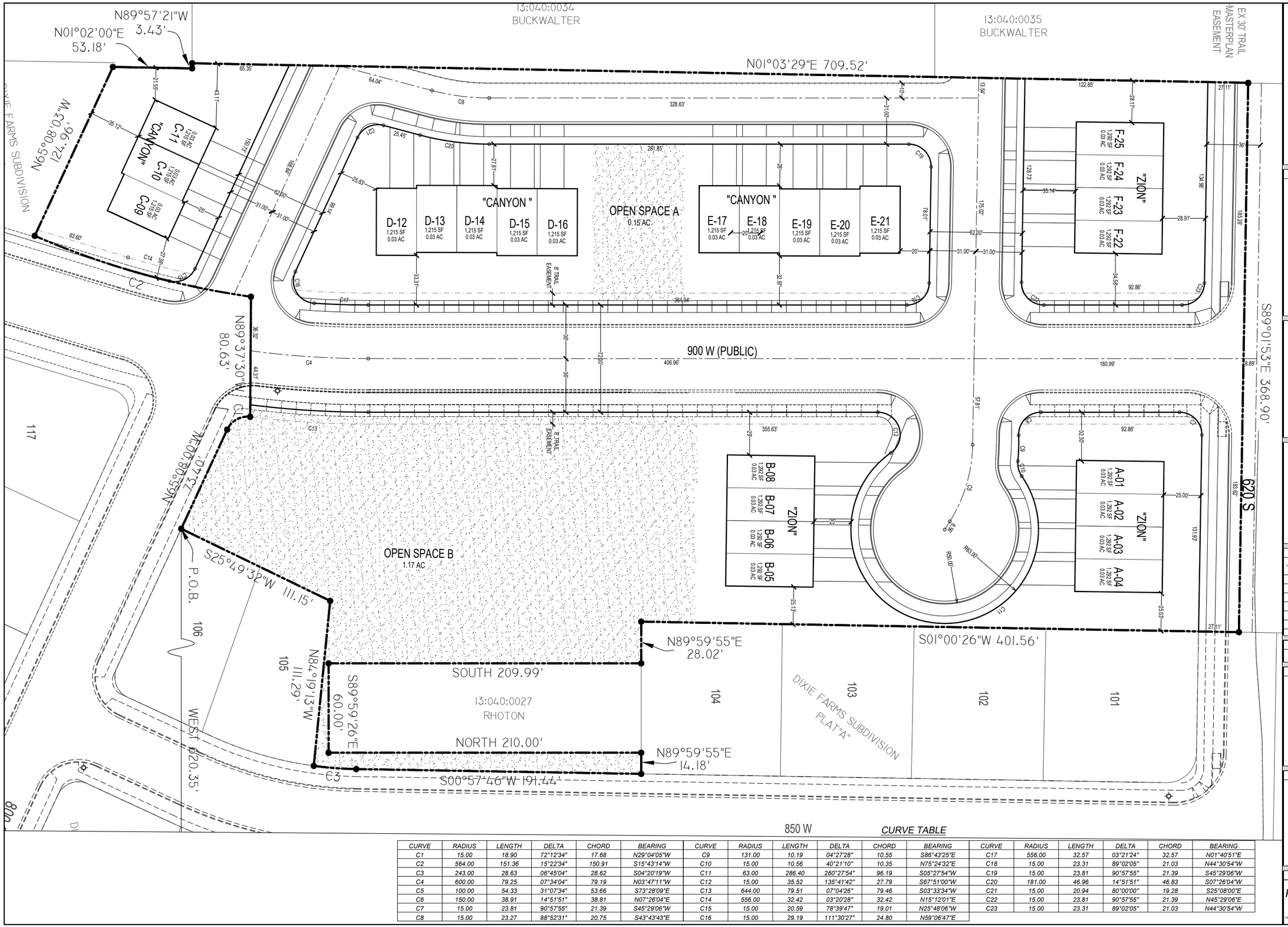
AF PD SOUTH

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
COVER	C0

city drive\berg civil\2019\residential\af pd south\af pd_s_00-cover.dwg



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	15.00	18.90	72°12'34"	17.68	N29°04'05"W	C9	131.00	10.19	04°27'28"	10.55	S86°43'25"E	C17	556.00	32.57	03°21'24"	32.57	N01°40'51"E
C2	564.00	151.36	15°22'34"	150.91	S15°43'14"W	C10	15.00	10.56	40°21'10"	10.35	N75°24'32"E	C18	15.00	23.31	89°02'05"	21.03	N44°30'54"W
C3	243.00	28.63	06°45'04"	28.62	S04°20'19"W	C11	63.00	286.40	260°27'54"	96.19	S05°27'54"W	C19	15.00	23.81	90°57'55"	21.39	S45°29'06"W
C4	600.00	79.25	07°34'04"	79.19	N03°47'11"W	C12	15.00	35.52	135°41'42"	27.79	S67°51'00"W	C20	181.00	46.96	14°51'51"	46.83	S07°26'04"W
C5	100.00	54.33	31°07'34"	53.66	S73°28'09"E	C13	644.00	79.51	07°04'26"	79.46	S03°33'34"W	C21	15.00	20.94	80°00'00"	19.28	S25°08'00"E
C6	150.00	38.91	14°51'51"	38.81	N07°26'04"E	C14	556.00	32.42	03°20'28"	32.42	N15°12'01"E	C22	15.00	23.81	90°57'55"	21.39	N45°29'06"E
C7	15.00	23.81	90°57'55"	21.39	S45°29'06"W	C15	15.00	20.59	78°39'47"	19.01	N25°48'06"W	C23	15.00	23.31	89°02'05"	21.03	N44°30'54"W
C8	15.00	23.27	88°52'31"	20.75	S43°43'43"E	C16	15.00	29.19	111°30'27"	24.80	N59°06'47"E						

ARDERO
520 South 850 East
Suite A1
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(385) 484-6337

DEVELOPMENT

AF PD SOUTH

SCALE: 1"= 30'

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

REVISIONS

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SEAL

STATE OF UTAH — CHRISTOPHER R. BERG — 10/16/2019 — 343602 — PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/2019

PROJECT

AF PD SOUTH

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	C1

city drive\berg civil\2019\ardero\af pd south\af pd_s_11-x-hs plat dwg

WATER LINE CONSTRUCTION NOTES:

1. ALL DIP WATER LINES TO BE POLY WRAPPED WITH THE FOLLOWING: V-BIO ENHANCED POLYETHYLENE ENCASEMENT. INSTALL AS PER MANUFACTURES RECOMMENDATIONS.
2. ALL DIP WATER LINES TO HAVE A PASSIVE GALVANIC CATHODIC PROTECTION SYSTEM AS PER LAYOUT SHOWN OF SHEETS C6.1-C6.2, SPECIFICATIONS ON SHEET D5 & DETAILS ON SHEET D6

13:040:0034
BUCKWALTER

13:040:0035
BUCKWALTER

EX 30' TRAIL MASTERPLAN EASEMENT

NBF

"CANYON"
C-11 1,215 SF 0.03 AC
C-10 1,215 SF 0.03 AC
C-09 1,215 SF 0.03 AC

"CANYON"
D-12 1,215 SF 0.03 AC
D-13 1,215 SF 0.03 AC
D-14 1,215 SF 0.03 AC
D-15 1,215 SF 0.03 AC
D-16 1,215 SF 0.03 AC

OPEN SPACE A
0.15 AC

"CANYON"
E-17 1,215 SF 0.03 AC
E-18 1,215 SF 0.03 AC
E-19 1,215 SF 0.03 AC
E-20 1,215 SF 0.03 AC
E-21 1,215 SF 0.03 AC

"ZION"
F-25 1,282 SF 0.03 AC
F-24 1,282 SF 0.03 AC
F-23 1,282 SF 0.03 AC
F-22 1,282 SF 0.03 AC

MH2
8" PVC SEWER
8" PI
EX CB
8" WATER
FH
MH1
8" PI
10" PVC SEWER
12" C900 WATER
CONNECT TO EX 8" PLUG
CONNECT TO EX 12" PLUG
EX MH
EX CB
EX 10" PVC SEWER
EX SDMH
EX 8" PI
EX 15" SD
EX 12" C900 WATER
EX CB

EX 8" PI
EX MH
EX 36" SD
EX 16" C900 WATER
EX SDMH
EX 15" PVC SEWER
EX CB
EX FH
900 W (PUBLIC)
MH3
CB1
SDMH1
CB2

"ZION"
B-08 1,282 SF 0.03 AC
B-07 1,282 SF 0.03 AC
B-06 1,282 SF 0.03 AC
B-05 1,282 SF 0.03 AC

"ZION"
A-01 1,282 SF 0.03 AC
A-02 1,282 SF 0.03 AC
A-03 1,282 SF 0.03 AC
A-04 1,282 SF 0.03 AC

OPEN SPACE B
1.17 AC

MH4
8" PVC SEWER
8" PI
8" WATER
620 S
EX 12" PI
EX 12" C900 WATER

106
105
13:040:0027
RHOTON
104
DIXIE FARMS SUBDIVISION PLAT "A"
103
102
101
850 W
DIXIE

ARDERO
520 South 850 East
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(385) 484-6337

DEVELOPMENT
AF PD SOUTH

0 15 30 60 90
SCALE: 1"= 30'

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REVISIONS

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SEAL
STATE OF UTAH
KYLE B. BERG
343602
PROFESSIONAL ENGINEER
10/16/2019

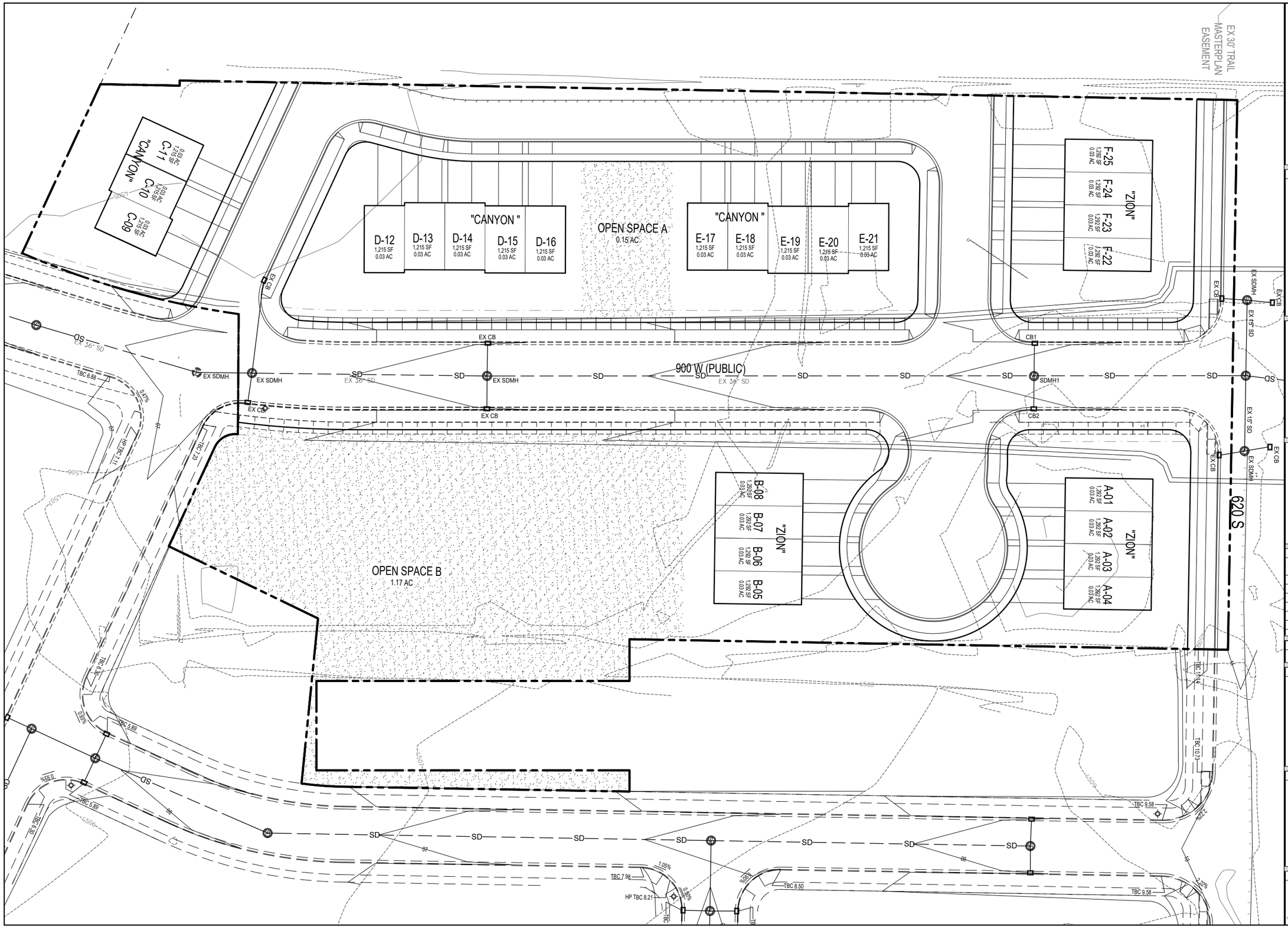
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PRELIM	10/16/2019

PROJECT
AF PD SOUTH

DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2

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ARDERO

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Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

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SCALE: 1"= 30'

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

REVISIONS			SEAL
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ACTION	DATE
PRELIM	10/16/2019

PROJECT

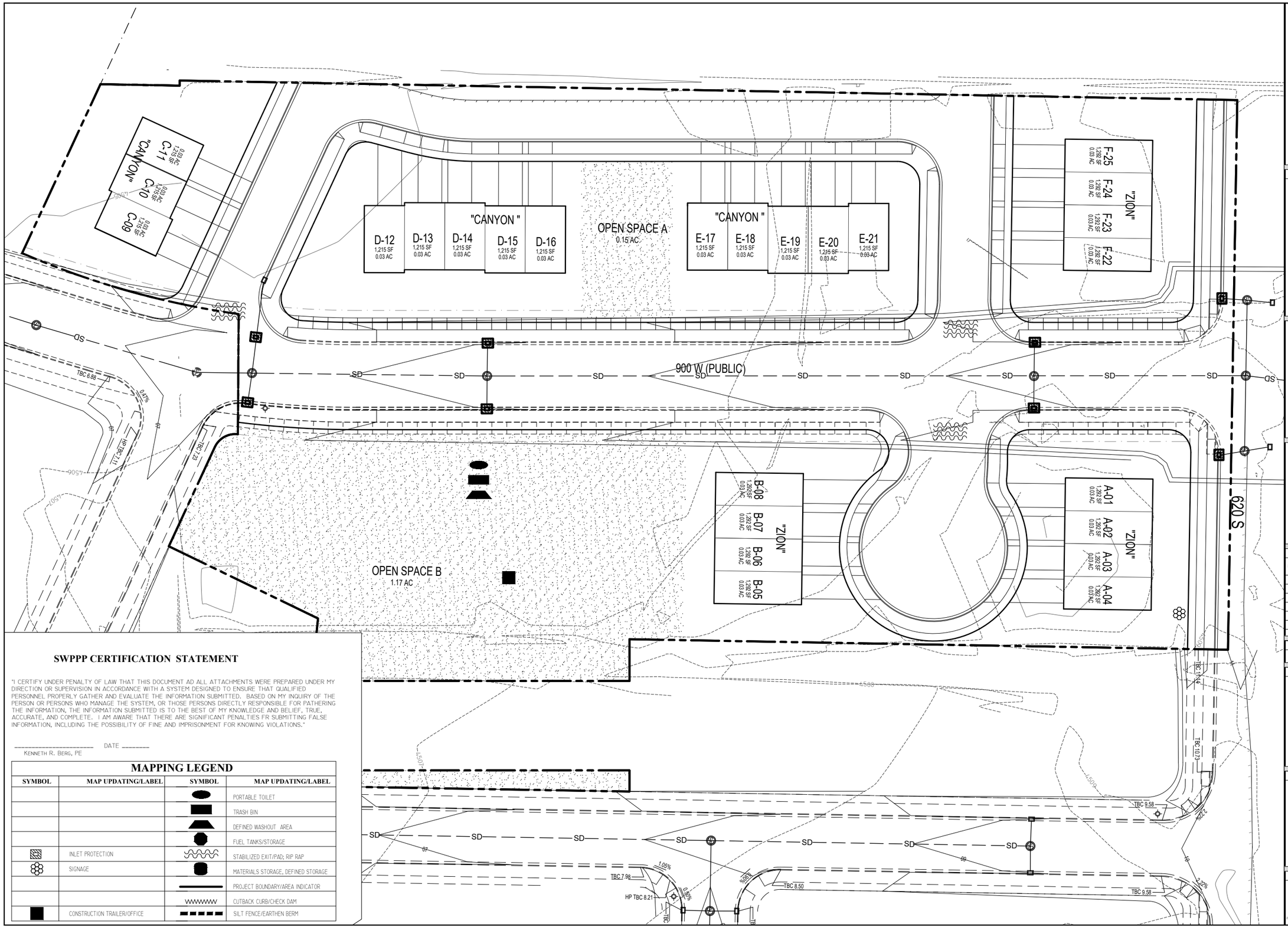
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DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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SWPPP CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AD ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR PATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

_____ DATE _____
KENNETH R. BERG, PE

MAPPING LEGEND

SYMBOL	MAP UPDATING/LABEL	SYMBOL	MAP UPDATING/LABEL
			PORTABLE TOILET
			TRASH BIN
			DEFINED WASHOUT AREA
			FUEL TANKS/STORAGE
	INLET PROTECTION		STABILIZED EXIT/PAD; RIP RAP
	SIGNAGE		MATERIALS STORAGE, DEFINED STORAGE
			PROJECT BOUNDARY/AREA INDICATOR
			CUTBACK CURB/CHECK DAM
	CONSTRUCTION TRAILER/OFFICE		SILT FENCE/EARTHEN BERM

ARDERO
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DEVELOPMENT

AF PD SOUTH

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SEAL
STATE OF UTAH
KENNETH R. BERG
10/16/2019
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/2019

PROJECT

AF PD SOUTH

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SWPPP	C4

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GENERAL NOTES

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

TRAFFIC CONTROL

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

UTILITIES

1. The Contractor shall give notice of intent to construct to Blue Stake (telephone number 800-662-4111) at least 2 working days before start of construction.
2. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of American Fork and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
3. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
4. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

STRIPING AND SIGNING

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

EROSION AND SEDIMENT CONTROL

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

USE OF FIRE HYDRANTS

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

SANITARY SEWERS

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

WATER LINE

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

SECONDARY WATER

1. All secondary water line materials shall be provided and installed according to current specifications of the City of American Fork.
2. Pressure testing shall be performed in accordance with the City of American Fork, Construction and Material Specifications. When water lines are ready for disinfection, the Contractor shall submit two (2) sets of "as-built" plans, and a letter stating that the secondary water lines have been pressure tested, to the City of American Fork
3. The Contractor shall notify the City of American Fork, secondary water Department at (801) 763 3060 at least 24 hours before tapping into existing water lines.
4. All secondary water main stationing shall be based on street centerline stationing.
5. All bends, joint deflections and fittings shall be backed with concrete per City of American Fork standards.
6. All secondary water lines shall be placed at a minimum depth of 2 feet measured from top of finished grade to top of water line. Secondary water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

STORM SEWER

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

MAIL DELIVERY

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

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

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
PRELIM	10/16/2019

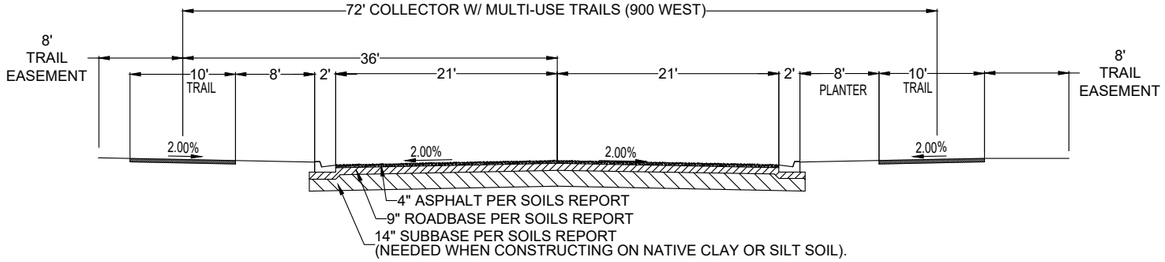
PROJECT

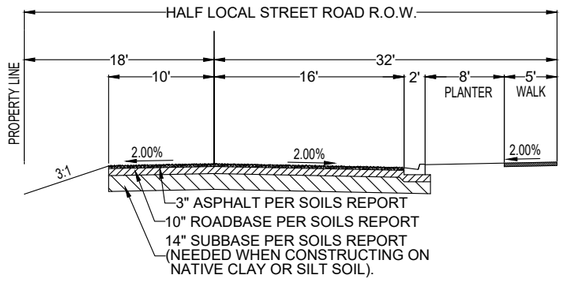
AF PD SOUTH

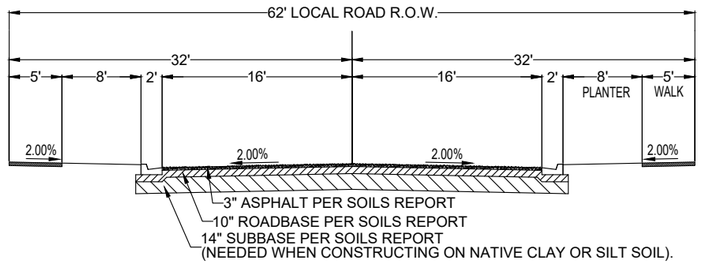
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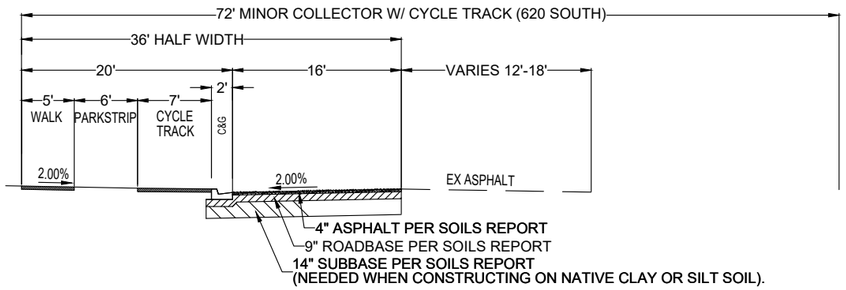
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GENERAL NOTES	GN1









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Highland Ut, 84003
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cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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7		

SEAL

STATE OF UTAH
CHRISTOPHER M. BERG
10/16/2019
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/2019

PROJECT

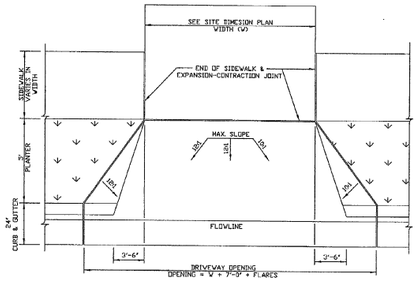
AF PD
SOUTH

DESCRIPTION

PRELIMINARY
PLANS

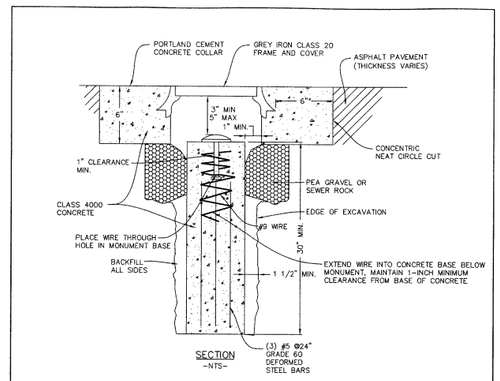
SHEET NAME	SHEET NUMBER
GENERAL DETAILS	D0

NOTE: SIDEWALK DEPTH SHALL BE 4" IN RESIDENTIAL ZONES; 6" ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



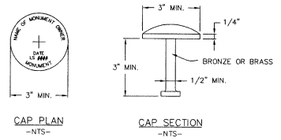
FLARED DRIVE APPROACH WITH PLANTER
-NTS-

DRAWN: JRP	Northern Engineering and Land Planning, Construction Management, 1040 E. 800 N., Orem, Utah 84097, (801) 802-8992	STANDARD DETAIL FOR	DRAWING NO.
REVISED:	AMERICAN FORK CITY	FLARED DRIVE APPROACH WITH PLANTER	15.9
DATE: MAY 2002			
SCALE: VARIES			



SECTION
-NTS-

NOTE: A MINIMUM OF TWO (2) SUBDIVISION MONUMENTS ARE REQUIRED ON EACH SUBDIVISION PLAT. THE LINE OF SIGHT BETWEEN EACH SUBDIVISION MONUMENT SHALL NOT BE OBSTRUCTED WITH PROPOSED BUILDINGS OR BUILDING ENVELOPES.

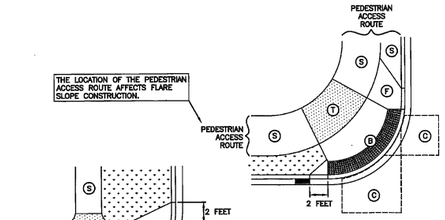


CAP PLAN
-NTS-

CAP SECTION
-NTS-

DRAWN: JRP	Northern Engineering and Land Planning, Construction Management, 1040 E. 800 N., Orem, Utah 84097, (801) 802-8992	STANDARD DETAIL FOR	DRAWING NO.
REVISED:	AMERICAN FORK CITY	TYPE "A" MONUMENT CAP AND BASE	15.28
DATE: MAY 2002			
SCALE: VARIES			

TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE A

EXAMPLE B

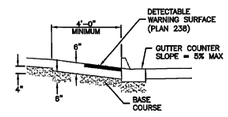
ELEMENT	DIMENSION
R B	4 FEET WIDE MINIMUM
C T	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	2	2
CURB RAMP	R	8.33	2 (a)
BLENDED TRANSITION	B	5	2 (a)
CLEAR SPACE	C	5	2 (a)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	—

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS WITHOUT VEHICULAR YIELD OR STOP CONTROL.



MATERIALS

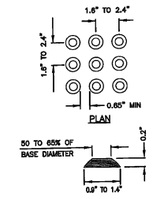
SLOPE TABLE

Corner curb cut assembly

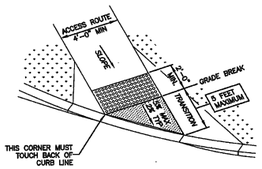
Plan 235 Sheet 1 of 4

September 2011

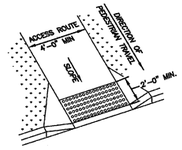
63



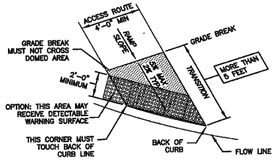
TRUNCATED DOME DETAIL



TRANSITION 1

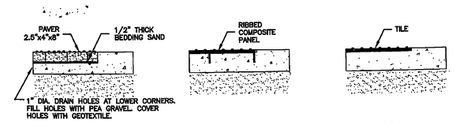


PERPENDICULAR ASSEMBLY



TRANSITION 2

NON-PERPENDICULAR ASSEMBLY



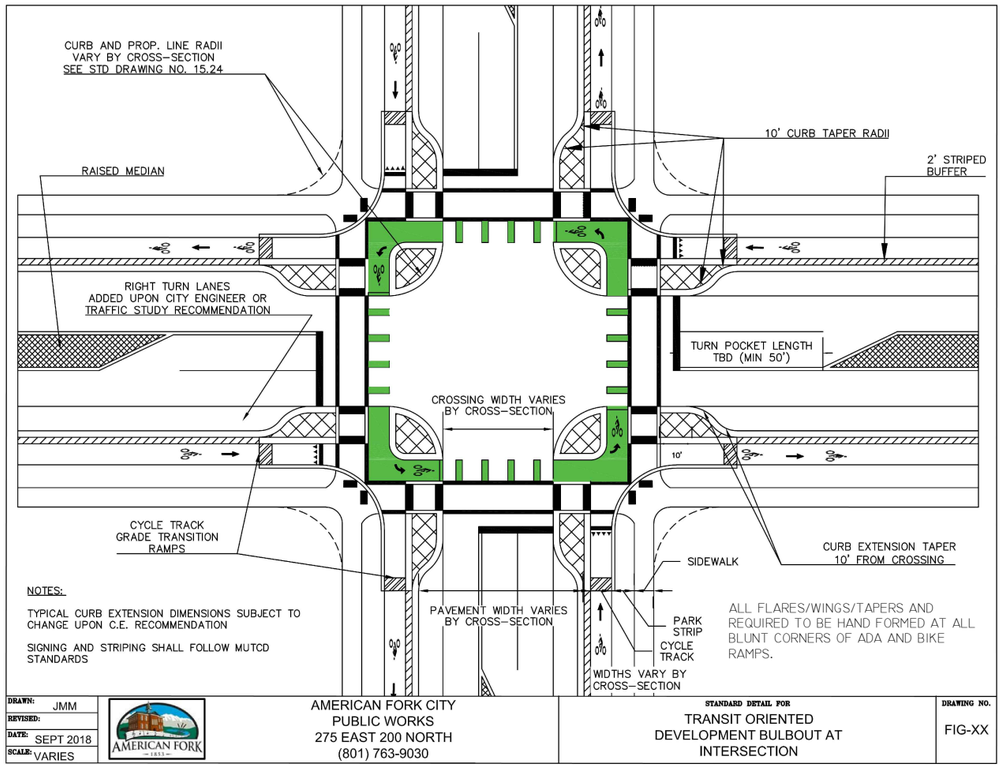
STYLE P STYLE R STYLE T

Detectable warning surface

Plan 238

July 2011

79



NOTES:

TYPICAL CURB EXTENSION DIMENSIONS SUBJECT TO CHANGE UPON C.E. RECOMMENDATION

SIGNING AND STRIPING SHALL FOLLOW MUTCD STANDARDS

DRAWN: JMM	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	STANDARD DETAIL FOR	DRAWING NO.
REVISED:		TRANSIT ORIENTED DEVELOPMENT BULBOUT AT INTERSECTION	FIG-XX
DATE: SEPT 2018			
SCALE: VARIES			

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(385) 484-6337

DEVELOPMENT

AF PD SOUTH

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

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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ACTION	DATE
PRELIM	10/16/2019

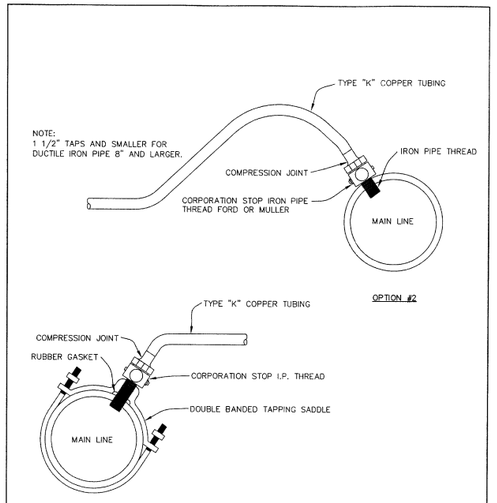
PROJECT

AF PD SOUTH

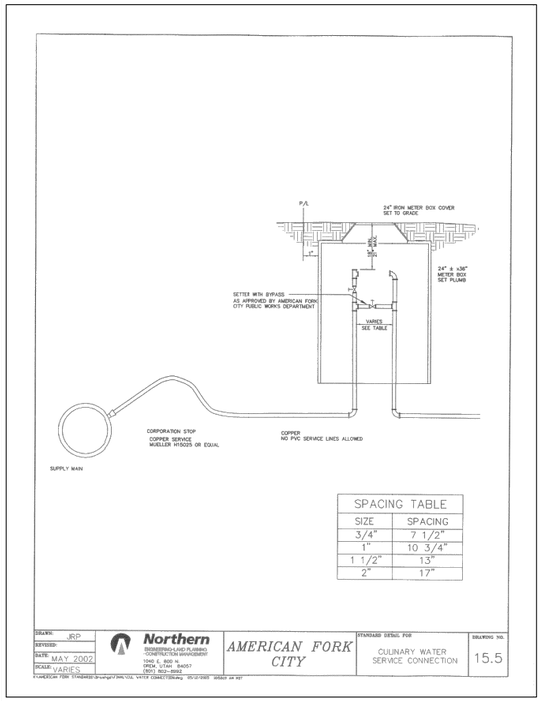
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
GENERAL DETAILS	*D1*

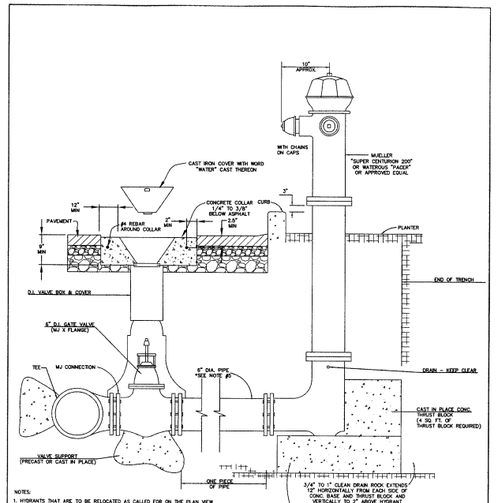


DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: TYPICAL WATERMAN TAPS	DRAWING NO. 15.3	



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

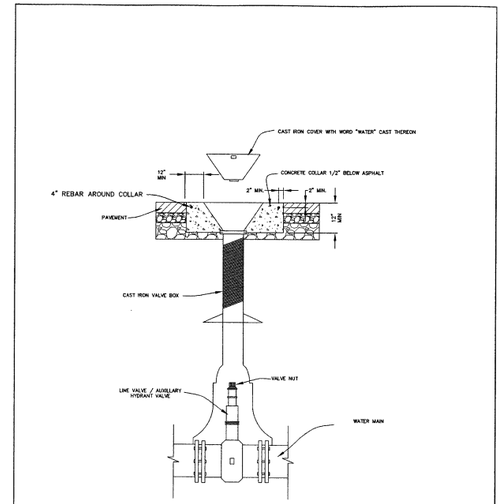
DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: CULINARY WATER SERVICE CONNECTION	DRAWING NO. 15.5	



NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

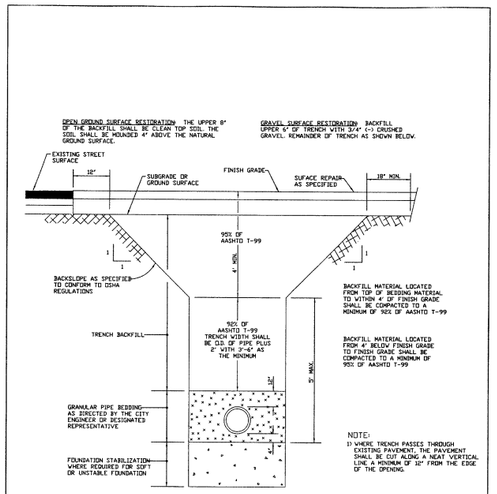
FIRE HYDRANT DETAIL
-NTS-

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



VALVE BOX DETAIL

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

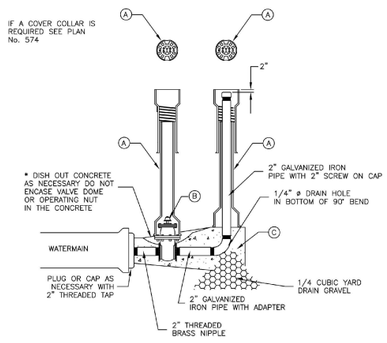


TYPICAL TRENCH DETAIL
-NTS-

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

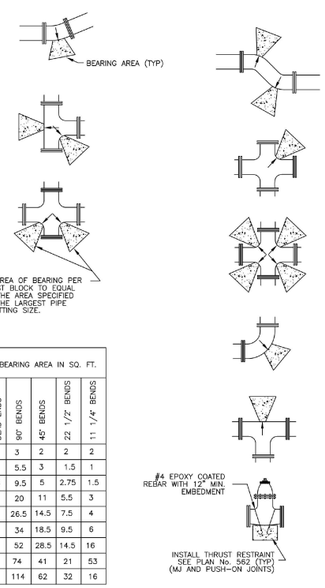
2" washout valve

1. CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
2. TAPE: Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
3. SPECIAL DESIGN: Watermains 12" and larger will require special washout assembly design.
4. DRAINAGE: After installation of washout valve assembly, verify the washout valve riser drains to gravel.
5. INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
6. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



SECTION

LEGEND		
No.	ITEM	DESCRIPTION
A	VALVE BOX WITH LID	2 PIECE CAST IRON
B	4" GATE VALVE WITH SCREW ENDS	2"x 2" OPERATING NUT
C	CONCRETE THRUST BLOCK	SEE PLAN No. 561



THE AREA OF BEARING PER THRUST BLOCK TO EQUAL 1/2 THE AREA SPECIFIED FOR THE LARGEST PIPE OR FITTING SIZE.

MINIMUM BEARING AREA IN SQ. FT.					
SIZE OF PIPE	TEES, VALVES & DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	16
24"	53	74	41	21	53
30"	81	114	62	32	16

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Highland Ut, 84003
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cell (801) 616-1677

REVISIONS		
NO.	DATE	DESCRIPTION
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SEAL: STATE OF UTAH — KYLE R. BERG — 343602 — REGISTERED PROFESSIONAL ENGINEER — 10/16/2019

ACTION	DATE
PRELIM	10/16/2019

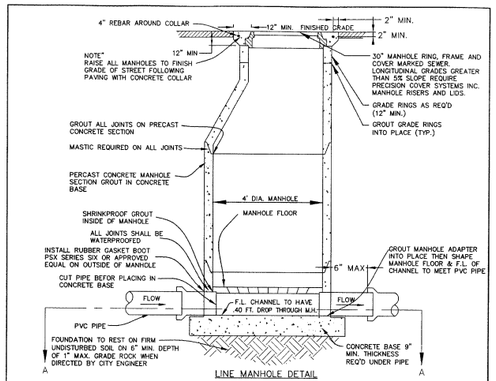
PROJECT

AF PD SOUTH

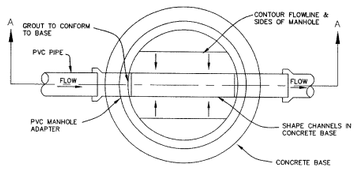
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
WATER DETAILS	D2

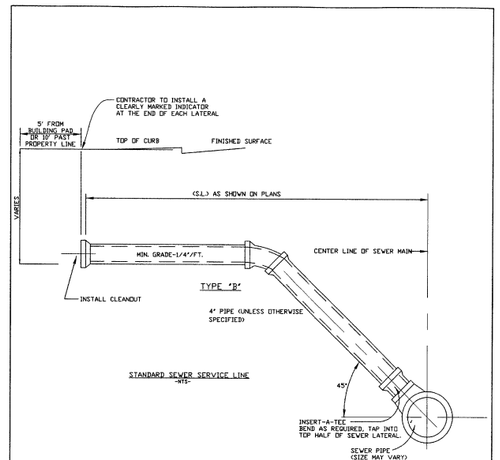


LINE MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

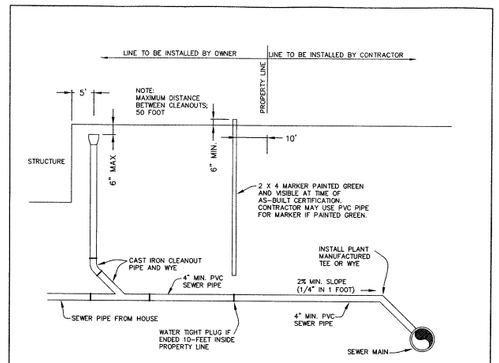
DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern Engineering and Land Planning, Construction Management 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR: SANITARY SEWER LINE MANHOLE DETAIL	DRAWING NO. 15.12



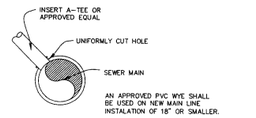
STANDARD SEWER SERVICE LINE
-NTS-

NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern Engineering and 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



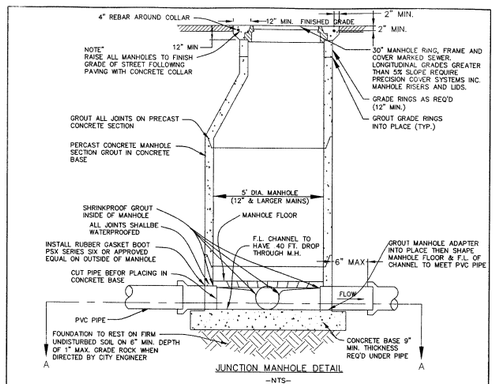
SEWER LATERAL DETAIL
-NTS-



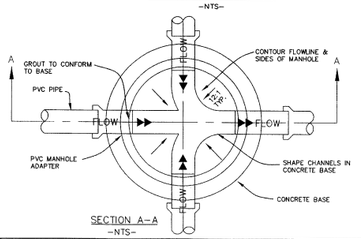
SEWER SERVICE LATERAL SADDLE
-NTS-

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

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

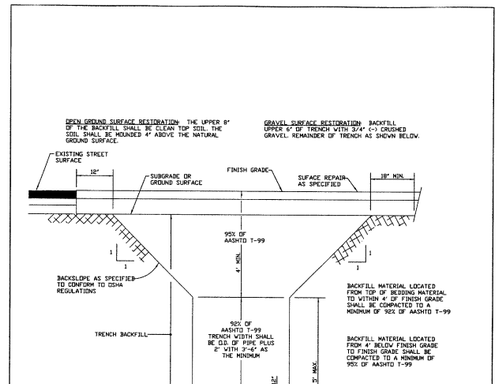


JUNCTION MANHOLE DETAIL
-NTS-



SECTION A-A
-NTS-

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern Engineering and 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



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern Engineering and 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

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

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

SEAL
STATE OF UTAH
KYLE B. BERG
10/16/2019
343602
PROFESSIONAL ENGINEER

ACTION	DATE
PRELIM	10/16/2019

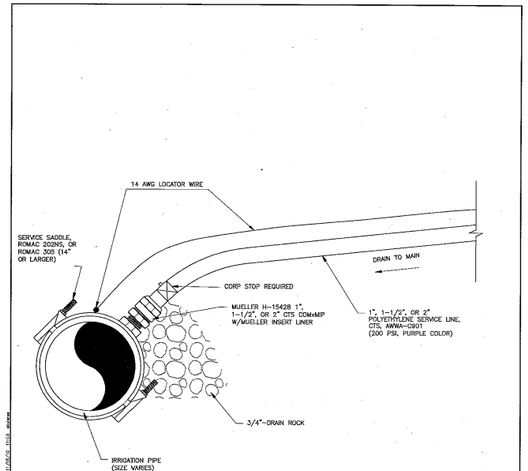
PROJECT

AF PD SOUTH

DESCRIPTION

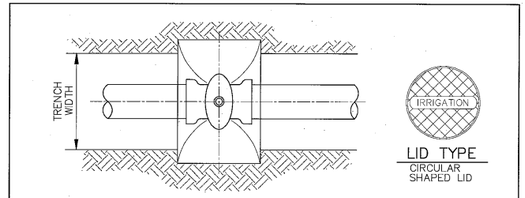
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D3



MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504365
1 1/2" CTS	506139
2" CTS	506141

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 MAIN TAP
DATE:				DRAWING NO. 15.3A
SCALE:				

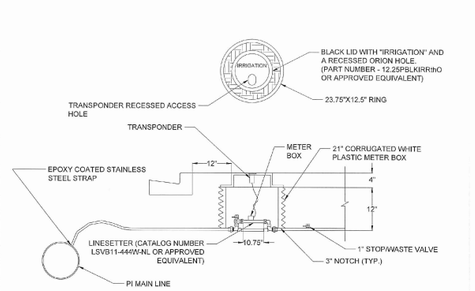


NOTES:

1. ALL BURIED VALVES SHALL BE PROVIDED WITH EXTENSION STEM OPERATOR WITH 2" SQ. A.W.W.A. NUT WITHIN 36" OF VALVE BOX COVER. NUT SHALL INDICATE THE DIRECTION OF ROTATION TO OPEN VALVE.
2. COAT BURIED PIPE AND VALVE BOX PER SPECIFICATIONS.
3. VALVE BOX SHALL BE CLEANED OF ALL DEBRIS AND SOIL.

VALVE BOX INSTALLATION

DRAWN:				
REVISED: 11/2010	HORROCKS ENGINEERS	ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR: SECONDARY WATER VALVE BOX DETAIL
DATE:				DRAWING NO. 15.4A
SCALE: NONE				

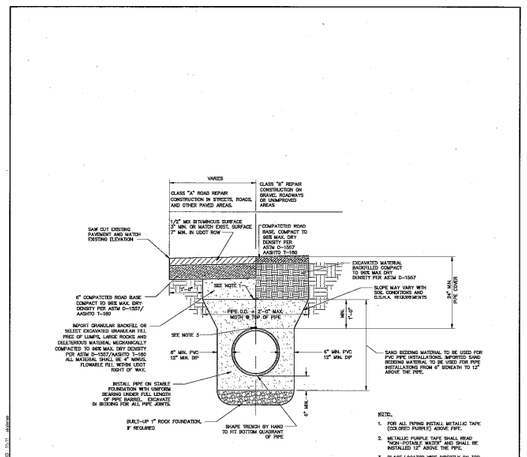


1" PLAN VIEW
NTS

NOTES:

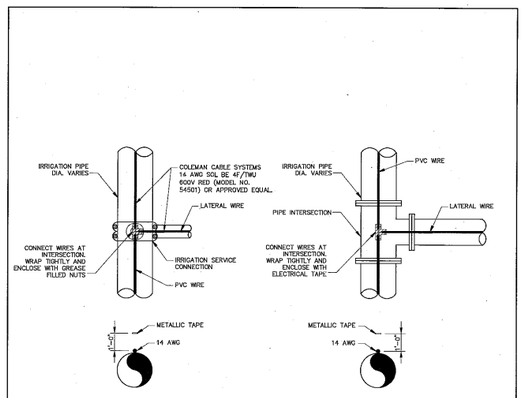
1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

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



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:				



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:				

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

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
PRELIM	10/16/2019

PROJECT

AF PD SOUTH

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
SECONDARY WATER DETAILS	D4

SCHEDULE B - SECTION 2 "EXCEPTIONS"

COTTONWOOD TITLE AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NO.106522-MKP DATED SEPTEMBER 20, 2018 AT 7:30AM

A14 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT. (AS SHOWN)

A17 TRAIL AND DRAINAGE EASEMENT (BOLEY II ANNEXATION), DATED JULY 22, 2015 AND RECORDED JANUARY 6, 2016 AS ENTRY NO. 1075:2016. (AS SHOWN)

A18 THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 20, 2013 AS ENTRY NO. 10412:2013 OF OFFICIAL RECORDS, OVERLAPS AND CONFLICTS WITH THE LAND DESCRIBED HEREIN. (POSSIBLE OVERLAP SHOWN ON SHEET 2, EXISTING FENCES SHOW USE LINES, APPEARS CONFLICT HAS BEEN FIXED BY BOUNDARY LINE AGREEMENT ENTRY NO. 43960, BOOK 3978, PAGE 583.)

A19 NOTICE OF INTEREST WHEREIN GRANT AND FERN PENROD FAMILY TRUST DATED JUNE 4, 2010 HAS AN INTEREST IN SAID LAND PURSUANT TO THE TERMS AND PROVISIONS OF A CERTAIN PROMISSORY NOTE DATED THE 26TH DAY OF FEBRUARY, 2013, RECORDED FEBRUARY 26, 2013 AS ENTRY NO. 18511:2013. (BLANKET IN NATURE)

A20 CORRECTED NOTICE OF CREATION OF AGRICULTURE PROTECTION AREA, DATED JUNE 29, 1999 AND RECORDED JUNE 30, 1999 AS ENTRY NO. 75194 IN BOOK 5137 AT PAGE 158. (BLANKET IN NATURE)

A21 ORDINANCE NO. 2015-10-6B BOLEY II ANNEXATION (200 SOUTH 800 WEST) AMENDING SECTION 1.12.010 OF THE REVISED ORDINANCES OF AMERICAN FORK CITY 1985, AS AMENDED, ANNEXING CERTAIN PROPERTIES TO AMERICAN FORK CITY AND ESTABLISHING ZONING CLASSIFICATION FOR SAID LAND, RECORDED JANUARY 6, 2016 AS ENTRY NO. 1080:2016. (AFFECTS PARCEL A2, AS SHOWN)

A22 NOTICE OF REAUTHORIZATION OF THE FENN AGRICULTURE PROTECTION AREA, RECORDED APRIL 4, 2018 AS ENTRY NO. 31764:2018. (AFFECTS PARCEL A1, AS SHOWN)

A23 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 7, 2010 AS ENTRY NO. 75477:2010. (AFFECTS PARCEL A1, AS SHOWN)

A24 ACCESS TO PARCEL A1 IS PRESUMED TO BE OVER AND ACROSS PARCEL A3, BUT THE COMPANY DOES NOT INSURE AGAINST ANY CONTRARY STATE OF FACT. (AS SHOWN)

A25 ACCESS TO PARCEL A2 IS PRESUMED TO BE OVER AND ACROSS PARCELS A1 AND A3, BUT THE COMPANY DOES NOT INSURE. (AS SHOWN)

NOTE: EXCEPTIONS 1-13, 15, 16, AND 26 ARE NOT APPLICABLE TO THIS ALTA ACSM LAND TITLE SURVEY

SCHEDULE B - SECTION 2 "EXCEPTIONS" FILE NO. 106522-MKP

COTTONWOOD TITLE AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NO.106524-MKP DATED SEPTEMBER 20, 2018 AT 7:30AM

B12 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR PLAT "A", B.K. PENROD SUBDIVISION, RECORDED SEPTEMBER 25, 1996 AS ENTRY NO. 78756:1996. (AS SHOWN)

B15 EASEMENT IN FAVOR OF S.S NUNN, AND HIS SUCCESSORS AND GRANTEES, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED MARCH 11, 1904, AS ENTRY NO. 954, IN BOOK 69, AT PAGE 282. (DOES NOT AFFECT SUBJECT PARCEL, APPEARS TO BE IN ANOTHER SECTION)

B16 EASEMENT IN FAVOR OF THE TELLURIDE POWER COMPANY, A COLORADO CORPORATION, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JUNE 20, 1918, AS ENTRY NO. 4119, IN BOOK 98, AT PAGE 470. (DOES NOT AFFECT SUBJECT PARCEL, APPEARS TO BE IN ANOTHER SECTION)

B17 EASEMENT IN FAVOR OF THE TELLURIDE POWER COMPANY, A COLORADO CORPORATION, TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JUNE 20, 1916, AS ENTRY NO. 4120, IN BOOK 163, AT PAGE 268. (DOES NOT AFFECT SUBJECT PARCEL, APPEARS TO BE IN ANOTHER SECTION)

B18 THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 20, 2013 AS ENTRY NO. 10412:2013 OF OFFICIAL RECORDS, OVERLAPS AND CONFLICTS WITH THE LAND DESCRIBED HEREIN. (POSSIBLE OVERLAP SHOWN ON SHEET 2, EXISTING FENCES SHOW USE LINES, APPEARS CONFLICT HAS BEEN FIXED BY BOUNDARY LINE AGREEMENT ENTRY NO. 43960, BOOK 3978, PAGE 583)

B19 CORRECTED NOTICE OF CREATION OF AGRICULTURE PROTECTION AREA, DATED JUNE 29, 1999 AND RECORDED JUNE 30, 1999 AS ENTRY NO. 5194 IN BOOK 5137 AT PAGE 158. (AS SHOWN)

B20 NOTICE OF REAUTHORIZATION OF THE FENN AGRICULTURE PROTECTION AREA, RECORDED APRIL 4, 2018 AS ENTRY NO. 31764:2018. (AS SHOWN)

B21 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 AUGUST 24, 2016 AS ENTRY NO. 81001:2016. (AFFECTS SUBJECT PARCEL B1, AS SHOWN)

B22 ACCESS TO PARCEL 1 IS PRESUMED TO BE OVER AND ACROSS PARCEL 2, BUT THE COMPANY DOES NOT INSURE AGAINST ANY CONTRARY STATE OF FACT. (AS SHOWN)

NOTE: EXCEPTIONS 1-11, 13, 14, 23 AND 24 ARE NOT APPLICABLE TO THIS ALTA ACSM LAND TITLE SURVEY

VICINITY MAP

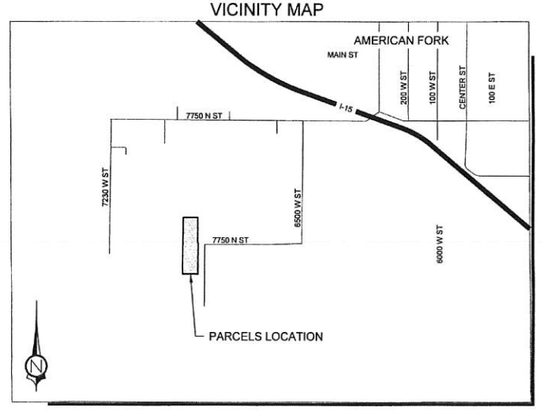


TABLE "A" REQUIREMENTS

2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. 6820 WEST 7333 NORTH, AMERICAN FORK, UTAH 84003 AND 6901 WEST 7333 NORTH, AMERICAN FORK, UTAH 84003

3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. ZONE X, COMMUNITY PANEL NUMBER 4955170120 B, MAP REVISED JULY 17, 2002

4. GROSS LAND AREA. 484,312 SQ FT OR 11.116 ACRES

5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.

6. (A) IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

ZONE: RESIDENTIAL AGRICULTURE 5 (RA5), LOT WITH SINGLE FAMILY DWELLING ON IT, UTAH COUNTY CODE CHAPTER 5

MINIMUM AREA 5 ACRES OF LAND
THE MINIMUM WIDTH OF THE LOT AT ANY POINT BETWEEN THE FRONTAGE AND THE STRUCTURE SHALL BE TWO HUNDRED FIFTY (250) FEET
FRONT YARD SETBACK, THIRTY (30) FEET, SIDE AND REAR SETBACK, FIFTEEN (15) FEET
THE MAXIMUM PERMISSIBLE HEIGHT OF ANY STRUCTURE SHALL BE FORTY (40) FEET, SEE CHAPTER 5 SEC. 5-2 RA-5 PG. 6 FOR EXCEPTIONS
THE MINIMUM HABITABLE FLOOR AREA OF A DWELLING'S GROUND LEVEL STORY AND ANY HABITABLE STORIES ABOVE GROUND LEVEL SHALL BE NOT LESS THAN ELEVEN-HUNDRED (1100) SQUARE FEET

(B) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).

9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.

10. (A) AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES (CLIENT TO OBTAIN NECESSARY PERMISSIONS).

11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:
OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION), AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST

REPRESENTATIVE EXAMPLES OF SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO:MANHOLES, CATCH BASINS, VALVE VAULTS AND OTHER SURFACE INDICATIONS OF SUBTERRANEAN USES; WIRES AND CABLES (INCLUDING THEIR FUNCTION, IF READILY IDENTIFIABLE) CROSSING THE SURVEYED PROPERTY, AND ALL POLES ON ORWITHIN TEN FEET OF THE SURVEYED PROPERTY. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE DIMENSIONS OF ALL ENCROACHING UTILITY POLE CROSSMEMBERS OR OVERHANGS; AND UTILITY COMPANY INSTALLATIONS ON THE SURVEYED PROPERTY.

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

19. INCLUDE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS).

SURVEYOR'S CERTIFICATE

TO: BARRY NEIL PENROD, NBF PROPERTY,LLC, KELLY M. AND E DENISE PENROD, GRANT B. PENROD AND FERN H. PENROD, AF PD, LLC, A UTAH LIMITED LIABILITY COMPANY, COTTONWOOD TITLE INSURANCE AGENCY, OLD REBUBLIC NATIONAL TITLE INSURANCE COMPANY AND THE SUCCESSORS, ASSIGNS, NOMINEES AND/OR DESIGNEES OF EACH OF THE FOREGOING NAMED PARTIES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 10(A), 11, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 3, 2018.

12-7-18

DAVID T MORTENSEN, PLS

STATE OF UTAH
DAVID T. MORTENSEN
6466766
PROFESSIONAL LAND SURVEYOR
12-7-18
Expires
03-31-19

LEGAL DESCRIPTIONS ON TITLE REPORT FILE NO. 106522-MKP

PARCEL A1:
LOT 1, PLAT "A", B.K. PENROD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PARCEL A2:
COMMENCING NORTH 1247.64 FEET AND WEST 880.69 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 520.54 FEET; THENCE SOUTH 46°42'00" WEST 51.84 FEET; THENCE NORTH 01°03'29" EAST 556.54 FEET; THENCE SOUTH 89°16'08" EAST 27.46 FEET TO THE POINT OF BEGINNING.

PARCEL A3:
ALL OF PLAT "A", B.K. PENROD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:
LOTS 1 AND 2, PLAT "A", B.K. PENROD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LEGAL DESCRIPTIONS ON TITLE REPORT FILE NO. 106524-MKP

PARCEL 1:
LOT 1, PLAT "A", B.K. PENROD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PARCEL 2:
COMMENCING NORTH 1247.64 FEET AND WEST 880.69 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 520.54 FEET; THENCE SOUTH 46°42'00" WEST 51.84 FEET; THENCE NORTH 01°03'29" EAST 556.54 FEET; THENCE SOUTH 89°16'08" EAST 27.46 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
ALL OF PLAT "A", B.K. PENROD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:
LOTS 1 AND 2, PLAT "A", B.K. PENROD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE INFORMATION CONSISTENT WITH THE REQUIREMENTS OF AN "A.L.T.A." SURVEY FOR THE ABOVE DESCRIBED PARCELS. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 89°53'39" E BETWEEN THE NORTHWEST CORNER AND NORTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BETWEEN TWO FOUND MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

87-64 RECORD OF SURVEY, DUDLEY & ASSOCIATES, DATED ON JUNE 9, 1987, SIGNED BY ROGER D. DUDLEY
94-185 RECORD OF SURVEY, DUDLEY & ASSOCIATES, DATED ON FEBRUARY, 1994, SIGNED BY ROGER D. DUDLEY
12-105 RECORD OF SURVEY, OAK HILLS SURVEYING, SIGNED ON MAY 10, 2012, SIGNED BY KEVIN S. BISHOP

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. THE FIELD WORK WAS PERFORMED ON DECEMBER 3, 2018.

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 AND MERIDIAN
PREPARED FOR:
ADG PARTNERS

NO.	DESCRIPTION	BY	APP'L	DATE
REVISION				

3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

CivilScience

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. #:	FF18206.025
DRAWN BY:	PJW
DATE:	12-7-2018
CHECKED BY:	DTM
SCALE OF SHEET HOR SCALE:	1" = 50'
SHEET	1 OF 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

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°53'48" E 2650.44'

S 77°15'05" W 455.31'

WC EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN UTCO NO. 44-19RC, FND 3" BRASS CAP

S 89°52'29" W 2651.87'

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

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

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

(BASIS OF BEARING) S 89°53'39" E 5320.24' (R) 5320.18' (M) NORTHWEST CORNER TO NORTHEAST CORNER
S 89°53'31" E 2656.81'

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

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

PARCEL 2C
LEFT TURN LLC 75%
M&J LEISURE LC 20%
C ALLEN LLC 5%
PARCEL NO
13:069:0013
ENTRY NO. 52844:2018

S 89°49'04" W 563.88'

31.48' POSSIBLE DEED GAP

S 0°49'10" W 592.87'

A14 20' WATER LINE EASEMENT

24.72' POSSIBLE DEED GAP

S 36°45'44" E 23.83'

S 1°02'47" W 725.80'

669.79'

S 0°00'00" E 92.27'

POINT OF BEGINNING

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&J LEISURE LC 20%
C ALLEN LLC 5%
PARCEL NO
13:068:0011
ENTRY NO. 52844:2018

A17 30.00'

A14 25.00'

100.00'

S 89°16'08" E 27.45'

N 0°00'00" E 520.54'

POND

556.54'

50.00'

N 46°42'00" E 51.84'

62.74' LEGAL CLOSURE ERROR

N 1°03'29" E 556.54'

284.36'

N 1°03'29" E 783.38'

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

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

B12 25.00'

499.00'

B18

NBFF PROPERTY LLC
PARCEL NO.
13:040:0010
ENTRY NO. 42930:2015

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
13:069:0012
ENTRY NO. 16412:2013

S 89°49'04" W 2657.84'

S 89°51'41" W 2656.98'

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. 42-19

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	APR.	DATE
	REVISION			

3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

CivilScience

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. #:	FF18206.025
DRAWN BY:	PJW
DATE:	12-7-2018
CHECKED BY:	DTM
SCALE OF SHEET HOR SCALE:	1" = 50'
SHEET	2
OF	2



WATER RIGHT SUMMARY

IMPACTED WATER RIGHT NUMBERS

IF WELLS EXIST ON THE PROPERTY.
ALL WELLS WILL REQUIRE CAPPING AS PER CITY STANDARDS.

ARDERO

520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

PROFESSIONAL ENGINEER
313602
Kenneth Rand
Berg
8/6/19
STATE OF UTAH

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			
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ACTION	DATE
PRELIM	8/9/2019

PROJECT

AF PD SOUTH

DESCRIPTION

PRELIMINARY PLANS

SENSITIVE LANDS

SHEET NAME	SHEET NUMBER
WATER RIGHTS	SL 1



VEGETATION REPORT

Section 1 Location and Identification of Existing Vegetation

Existing aerial photography was used to document the existing location of the vegetation on-site. No valuable large caliber trees are found on-site that are outside of proposed roadways.

Section 2 Clearing and Grubbing

A silt fence will be installed as needed if clearing and grubbing gets within 50 feet of the boundary.

Section 3 New Plantings

The proposed subdivision will replace all existing vegetation. The plantings for the subdivision will be similar to other residential subdivisions in the areas with grass, shrubs and trees.

Section 4 Slope Stabilization Measures

No critical slopes on site

Section 5 Environmental Effects

No wetlands have been found on-site or need to be delineated and will be protected.

PROFESSIONAL ENGINEER
343602
Kenneth Berg
STATE OF UTAH
8-6-19

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

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

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

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ACTION	DATE
PRELIM	8/9/2019

PROJECT

AF PD SOUTH

DESCRIPTION

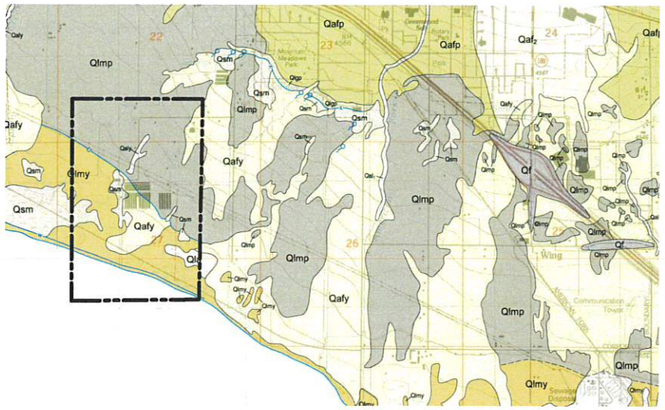
PRELIMINARY PLANS

SENSITIVE LANDS

SHEET NAME	SHEET NUMBER
VEGETATION	SL 2

A PORTION OF THE GEOLOGIC MAP OF THE PELICAN POINT QUADRANGLE

UTAH COUNTY, UTAH (2009) by: Solomon, Biek, and Ritter



Qlmp - Lacustrine silt and clay (upper Pleistocene)
Calcareous silt (marl) and clay with minor fine sand; typically laminated or thin bedded; ostracodes locally common; deposited in quiet water in moderately deep parts of the Bonneville basin and in sheltered bays; overlies lacustrine silt and clay of the transgressive phase and grades upslope into lacustrine sand and silt (Qlsp); locally buried by loess veneer; regressive lacustrine shorelines typically poorly developed; extensive exposure within two miles (3 km) of the Utah Lake shore incised by young alluvial fans (Qafy), and small remnants south of Pelican Point. Machette (1992) reported that silt and clay of the regressive phase can be differentiated from silt and clay of the transgressive phase by the presence of conchoidal fractures in blocks of transgressive deposits and their absence in regressive deposits, but Qlmp may include some undifferentiated transgressive deposits. Exposed thickness less than 15 feet (5 m), but total thickness may exceed several tens of feet.

Qsm - Spring and marsh deposits (Holocene to upper Pleistocene) -
Fine, organic-rich sediment associated with springs, ponds, seeps, and wetlands; commonly wet, but seasonally dry; may locally contain peat deposits as thick as 3 feet (1 m); overlies lacustrine silt and clay (Qlmp and Qlmy) and grades laterally into young lacustrine silt and clay (Qlmy); present where water table is high on the margins of Utah Lake. Thickness commonly less than 10 feet (3 m).

Qafy - Young alluvial-fan deposits, undivided (Holocene to upper Pleistocene) -
Poorly to moderately sorted, pebble to cobble gravel with boulders near bedrock sources, with a matrix of sand, silt, and clay, grading to mixtures of sand, silt, and clay on gentler slopes; deposited by debris flows, debris floods, and streams at the mouths of mountain canyons near the base of the Lake Mountains near Pelican Point and at the mouths of American Fork, Dry Creek, and Spring Creek as they flowed toward the north shore of Utah Lake, where they may include undifferentiated deltaic sediment deposited by streams flowing into the lake; includes level-1 and level-2 alluvial-fan deposits (Qaf_1 and Qaf_2) that postdate the regression of Lake Bonneville from the Provo shoreline and lower levels that cannot be differentiated because of map scale or are in areas where the specific age of Holocene deposits cannot be determined; no Lake Bonneville shorelines are found on these alluvial fans. Thickness variable, probably less than 30 feet (10 m).

HAZARD MITIGATION

7.2 Groundwater Conditions

Groundwater was encountered at depths of approximately 2 to 3½ feet below the existing ground surface. Note that groundwater levels will fluctuate in response to the season, precipitation, snow melt, irrigation, and other on and off-site influences.

9.2 Faulting

The subject property is located within the Intermountain Seismic Belt where the potential for active faulting and related earthquakes is present. Based upon published geologic maps[3], no active faults traverse through or immediately adjacent to the site and the site is not located within local fault study zones. The nearest mapped fault trace is part of a group of fault beneath Utah Lake located about 2 miles southwest of the site.

9.3 Liquefaction Potential

According to current liquefaction maps[4] for Utah County, the site is located within an area designated as "High" in liquefaction potential. Liquefaction can occur when saturated subsurface soils below groundwater lose their inter-granular strength due to an increase in soil pore water pressures during a dynamic event such as an earthquake. As part of this study, the potential for liquefaction to occur in the soils we encountered was assessed using Youd *et al*[5] and Boulanger & Idriss[6]. Potential liquefaction-induced movements were evaluated using Tokimatsu & Seed[7] and Youd, Hansen & Bartlett[8].

Loose, saturated sands are most susceptible to liquefaction, but some loose, saturated gravels and relatively sensitive silt to low-plasticity silty clay soils can also liquefy during a seismic event. Subsurface soils were composed of clay and sand soils. Our analysis indicates that approximately up to one inch of liquefaction-induced settlement and possibly up to one-half feet of lateral spreading could occur in the vicinity of B-1 during a moderate to large earthquake event. Given the small amount of movement, it is our opinion that liquefaction mitigation is not needed at the site.

AERIAL PHOTOGRAPH SHOWING LOCATION OF BORING AND TEST PITS

AF PD
PENROD PROPERTIES
6820 WEST 7333 NORTH
AMERICAN FORK, UTAH



N

Not to Scale

Approximate Test Pit Locations
Approximate Boring Location

PROJECT NO.: 189047	EARTHTEC ENGINEERING	FIGURE NO.: 2

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

PROFESSIONAL ENGINEER 343602 Kenneth Ray Berg 8/6/19 STATE OF UTAH

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
PRELIM	8/9/2019

PROJECT

AF PD SOUTH

DESCRIPTION

PRELIMINARY PLANS

SENSITIVE LANDS

SHEET NAME	SHEET NUMBER
GEOLOGY	SL 3

P:\my drive\berg civil\2019\ardero\af pd south\sensitive lands\af pd_s-sl_3.dwg

FLOOD HAZARDS SHOWN WITHIN THE CITY OF LEHI AND THE CITY OF SARATOGA SPRINGS ARE FOR INFORMATION ONLY. FOR FLOOD INSURANCE RATE PURPOSES, REFER TO SEPARATELY PUBLISHED FLOOD INSURANCE RATE MAP (FIRM).

ZONE X

ZONE A

LIMIT OF DETAILED STUDY

National Resource Land

NORTH

Private

WEST

6500

6150

6000

5750

6400

Road

Private Road

Private Road

American Fork River

DENVER

15

23

26

27

ARDERO
520 South 850 East
Suite A1
Lehi, UT 84043
(385) 484-6337

DEVELOPMENT

AF PD SOUTH

0 200 400 800 1200
SCALE: 1"= 400'

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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PROFESSIONAL ENGINEER 343602 Kenneth Roy Berg STATE OF UTAH

ACTION	DATE
PRELIM	8/9/2019

PROJECT

AF PD SOUTH

DESCRIPTION

PRELIMINARY PLANS

SENSITIVE LANDS

SHEET NAME	SHEET NUMBER
FLOOD PLAIN	SL 4

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).

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;

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.

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

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

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**

Harold Dudley	**Aye**
Ryan Hunter	**Abstain**
Rod Brocious	**Aye**

The motion carried.

6. Adjournment

Mr. Dupaix moved to adjourn.
Mr. Brocious seconded the motion. All concurred.

Meeting adjourned at 7:30 pm.

Lisa Halversen, Administrative Assistant