

AMERICAN FORK CITY PLANNING COMMISSION
DECEMBER 2, 2020
NOTICE OF ELECTRONIC MEETING
REGULAR SESSION

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on December 2, 2020, commencing at 7:00 pm. Pursuant to changes in the Utah Open and Public Meetings Act and Covid-19 Guidelines, this meeting will be conducted electronically. Citizens may submit comments via email at zoompubliccomment@afc-city.net prior to 5:00 pm the day of the meeting and access a YouTube live stream of the meeting at afc-city.org.

The agenda shall be as follows:

1. Hearing, review and action on a land use map amendment located at 1156 East 300 North from the Low Density Residential to the Professional Office designation
2. Hearing, review and action on a zone map amendment located at 1156 East 300 North from the R1-15,000 Residential to the PO-1 Professional Office zone
3. Review and action on the final plat for Rockwell Ranch Block 2 located in the area of 350 South 1000 West in the TOD Transit Oriented Development zone
4. Review and action on the final plat for Rockwell Ranch Block 4 located in the area of 480 South 1000 West in the TOD Transit Oriented Development zone
5. Review and action on the final condominium plats for Rockwell Ranch Block 3 Phase 2 Plats F, G, H, and J located in the area of 480 South 1030 West in the TOD Transit Oriented Development zone
6. Review and action on the final plat for Rockwell Ranch Block 3 Phase 2 located in the area of 480 South 1060 West in the TOD Transit Oriented Development zone
7. Review and action on the preliminary plan and final plat for Stonecreek Plat F, located in the area of 850 South 330 West in the PR 3.0 Planned Residential zone
8. Review and action on the final plat for 860 Apartments Subdivision located at 802 East Quality Drive in the PC-Planned Community zone
9. Other Business
10. Site Plan Committee Report
11. Review and action on the minutes of the November 4, 2020 Planning Commission Work Session
12. 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

NOTICE OF ELECTRONIC MEETING

In accordance with Resolution No. 2020-07-20R, Chairman Woffinden has determined that conducting meetings of the Planning Commission with an anchor location, such as the City Council Chambers, presents a substantial risk to the health and safety of those who may be present there. The following are facts upon which this determination has been made:

- Utah has been in a declared state of emergency due to COVID-19 since March 6, 2020, a virus outbreak that has been recognized by the World Health Organization, federal, state and local leaders as a pandemic.
- The Centers for Disease Control and Prevention (CDC) has stated that COVID-19 is easily spread from person to person between people who are in close contact with one another through respiratory droplets when an infected person coughs, sneezes, or talks. This virus can also be spread by people who are non-symptomatic.
- As reported by the Utah Department of Health, reported COVID-19 cases in Utah County continue to rise at a rate higher than reported rates for the state.
- Federal, state, and local authorities recommend that individuals limit public gatherings, wear face masks, and follow social distancing guidelines.
- It is difficult to anticipate the number of attendees at any meeting in order to maintain social distancing to comply with State Phased guidelines. Further, regardless of the number of attendees, social distancing measures for Planning Commission, staff, and attendees will be difficult to maintain in the City Council Chambers.
- COVID-19 continues to pose an immediate threat to the health, safety, and welfare of American Fork City residents.
- American Fork City can provide a way for the public to hear, or hear and view, open portions of Planning Commission meetings and to provide a way to participate in public hearings.

For the next 30 days, all Planning Commission meetings will be conducted via electronic means. The meetings are broadcast live-streamed, and available at a later time, at <https://www.americanfork.gov/AgendaCenter>. To make a public comment, email comments to zoompubliccomment@afc-city.net prior to 5:00 p.m. the day of the meeting for the comment to be read into record. Please indicate in the subject line which item your comment refers to.

AGENDA TOPICS: Hearing, review and action on a land use map amendment located 1156 E. 300 N., from the residential low density to the professional office designation.

Hearing, review and action on a zone map amendment located at 1156 E. 300 N., from the R1-15,000 Residential zone to the PO-1 (Professional Office) zone.

ACTION REQUESTED: Recommendations of approval for land use and zone map amendments.

BACKGROUND INFORMATION				
Location:		1156 E. 300 N.		
Applicants:		Clark Sheffield		
Existing Land Use:		Residential		
Proposed Land Use:		Professional Office		
Surrounding Land Use:	North	Residential		
	South	Professional Office		
	East	Residential		
	West	Professional Office		
Existing Zoning:		R1-15,000		
Proposed Zoning:		PO-1		
Surrounding Zoning:	North	RA-1		
	South	PO-1		
	East	RA-1		
	West	PO-1		
Land Use Plan Designation:		Residential Low Density* (proposed for amendment to Professional Office)		
Zoning within Land Use Plan?		x	Yes (current zone)	No

Background

The applicant proposes to amend the land use and zone map designations at 1156 E. 300 N., from a residential designation to the professional office designation. With its proximity to the American Fork Hospital, the area is undergoing transition and development from residential to medical/professional office uses in support of the hospital. The existing home is slated for removal and the site proposed for medical/office use. A subdivision was recently approved in anticipation of such conversion. Directly west, at the corner of 300 North and North County Boulevard, a medical facility is under

construction. Additional professional office uses are being constructed in the vicinity. Staff supports the request to amend the land use and zone map designations.

POTENTIAL MOTIONS:

LAND USE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the land use map amendment.

DENIAL

Mr. Chairman, I move that we recommend denial of the land use map amendment.

TABLE

Mr. Chairman, I move that we table action on the land use map amendment.

ZONE MAP AMENDMENT

APPROVAL

Mr. Chairman, I move that we recommend approval of the zone map amendment.

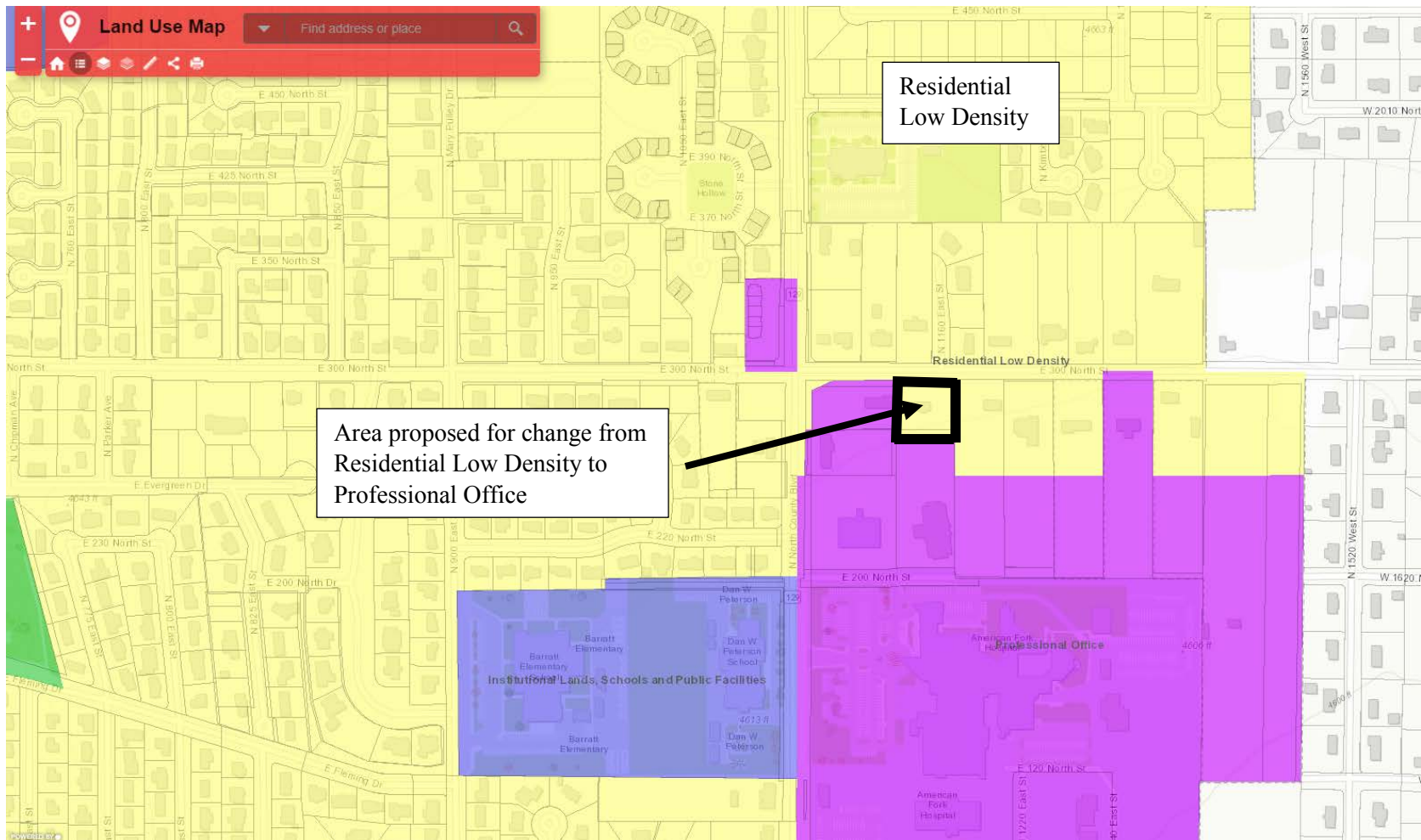
DENIAL

Mr. Chairman, I move that we recommend denial of the zone map amendment.

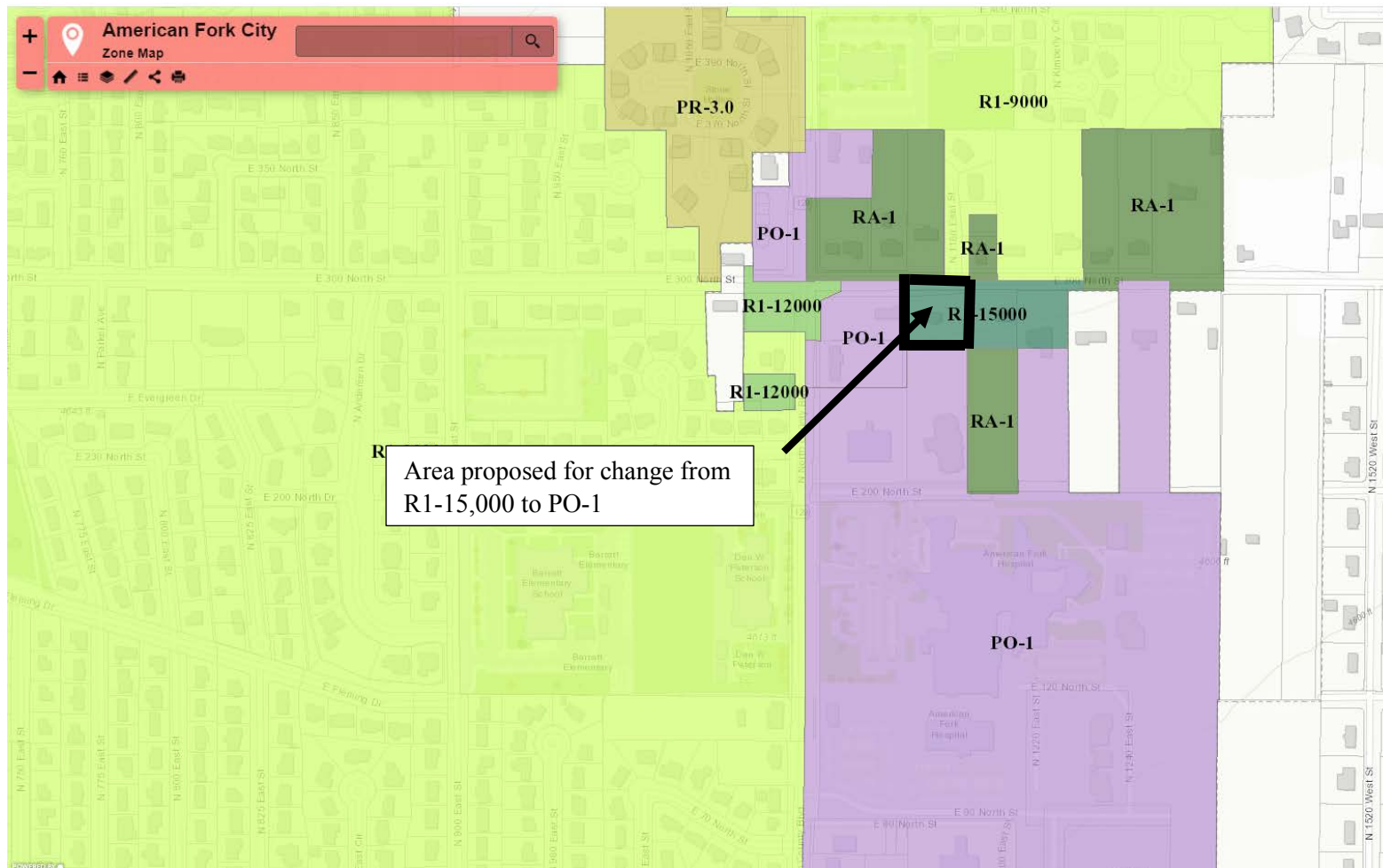
TABLE

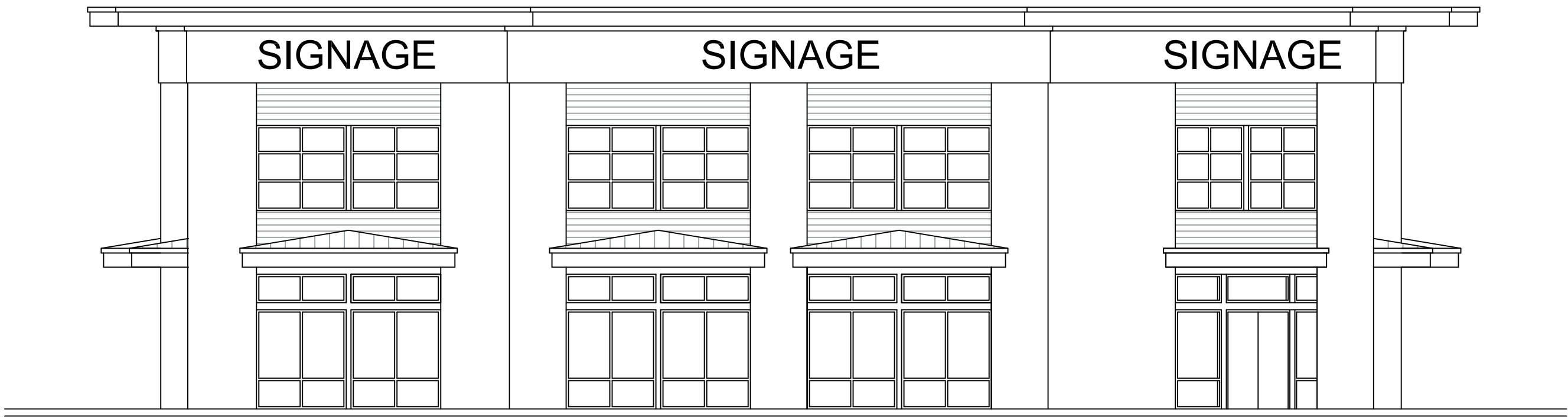
Mr. Chairman, I move that we table action on the zone map amendment.

Land Use Map



Zone Map





SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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ARCH. PROJECT NO: XX-XXX	
DATE: X/X/X	
DRAWN BY: BRENT	
CHECKED BY:	
DESIGNED BY:	
© COPYRIGHT VDG ARCHITECTS	

DATE	REVISION

SHEET TITLE
A-2.00

PROPOSED SITE DEVELOPMENT:
AMERICAN FORK PROFESSIONAL BUILDING

1156 E 300 N
AMERICAN FORK, UTAH
PROPOSED ELEVATIONS

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801)-484-2046

↑ N

LOW DENSITY RESIDENTIAL

300 NORTH

1156 E. 300 N.

PROFESSIONAL OFFICE

AMERICAN FORK HOSPITAL

Professional Office

NORTH COUNTY BLVD

Institutional Lands, Schools and Public Facilities

TO: American Fork City - - Public Works Department

RE: New professional office building at 1156 E. 300 N.

1. Currently the .67 acre lot at 1156 E 300 N is zoned **Residential Low Density**.
2. The property immediately south has been zoned and used for professional office space for over 10 years.
3. The property to the west has just recently been zoned professional and a new office building has been built. Other properties nearby have been changed to Professional office zoning.
4. American Fork Hospital is not far south of the above property.
5. It seems appropriate that the above parcel should be zoned **Professional office** as well.

AGENDA TOPIC: Review and action on the final plat for Rockwell Ranch Block 2, located at approximately 350 South 1000 West, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		350 South 1000 West		
Applicants:		Ensign Engineering		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Agriculture		
	East	Agriculture		
	West	Agriculture		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	TOD		
	South	TOD		
	East	TOD		
	West	TOD		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning compliant with Land Use Plan Designation?		x	Yes	No

Background

The area of Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site.

This plat anticipates an 87-lot townhome development.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “TOD”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.7.211 of the Development Code

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

- a. The final plats and supporting materials conform with the terms of the preliminary plan approval.

The final plats conform to the terms of a preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

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

Engineering will address any concerns at the time of the Planning Commission meeting.

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

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

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

The water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT

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

1. The final plat is consistent with the Land Use Plan designation of “Transit Oriented Development”.
2. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat of Rockwell Ranch Block 2, with the findings 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 recommend denial of the final plat of Rockwell Ranch Block 2.

TABLE

Mr. Chairman, I move that we table action on the final plat of Rockwell Ranch Block 2.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/2/2020

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: Rockwell Ranch Block 2

Project Address: 350 South 1000 West

Developer / Applicant's Name: White Horse Developers

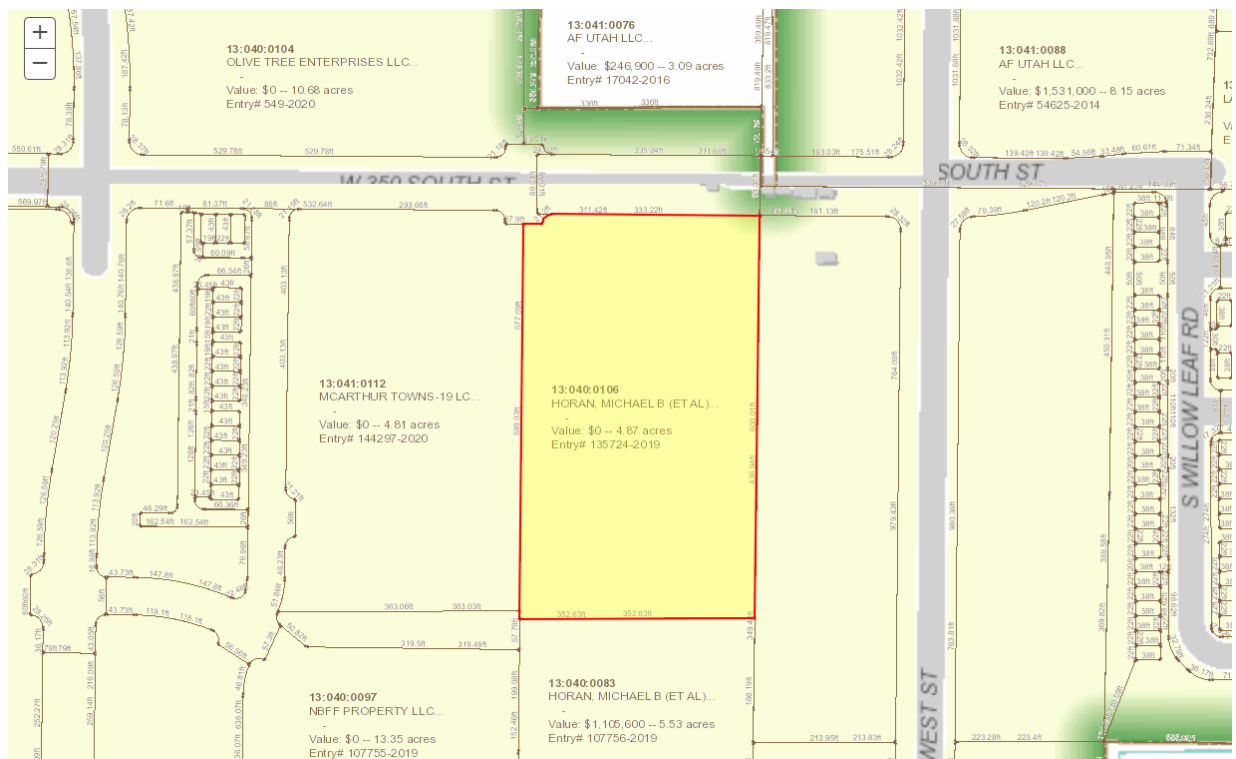
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 12/2/2020 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.

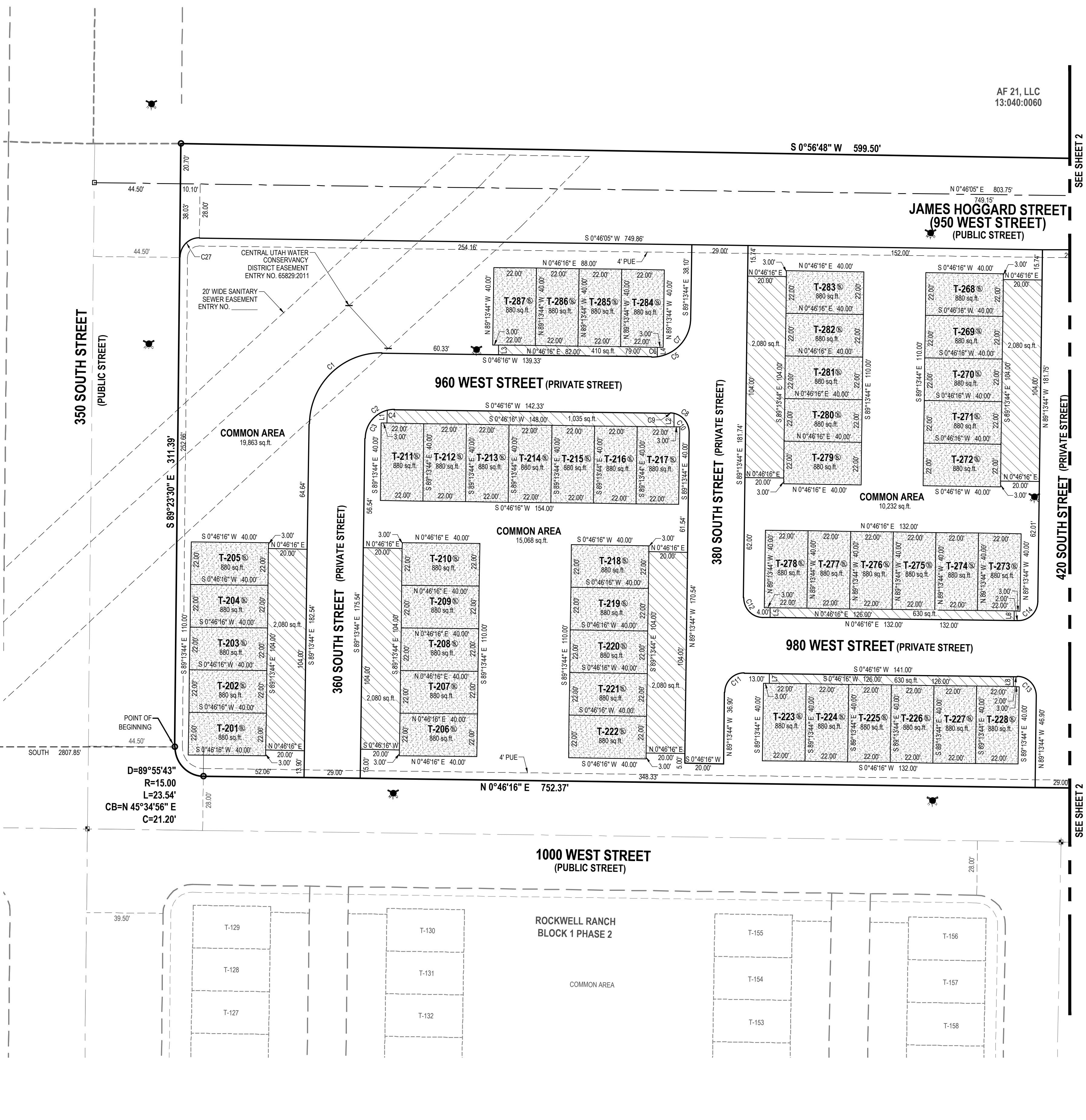
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for 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).

ROCKWELL RANCH BLOCK 2 PLAT

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

NORTH QUARTER CORNER
SECTION 22
TSS, R1E, SLB&M
(FOUND 3" BRASS CAP)

BASES OF BEARING: S 89°53'31" E, 2659.85'
653.93'



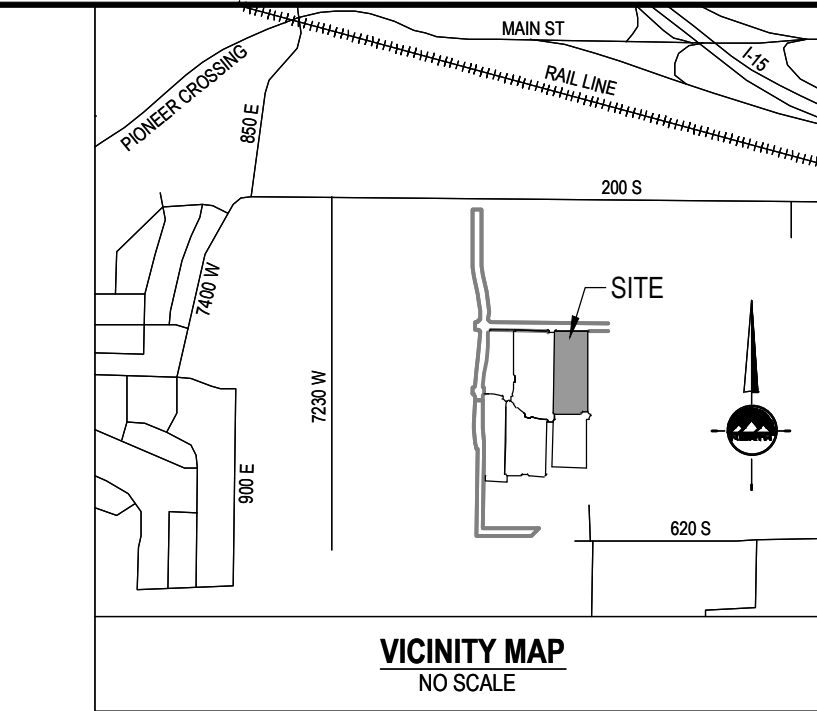
NORTHWEST CORNER
SECTION 22
TSS, R1E, SLB&M
(FOUND 3" BRASS CAP)

AF 21, LLC
13:040:0060

JAMES HOGGARD STREET
(950 WEST STREET)
(PUBLIC STREET)

SEE SHEET 2

SEE SHEET 2



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 286882. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,801.93 feet along section line and South 2,807.85 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°23'30" East 311.39 feet;
thence South 00°56'48" West 599.50 feet;
thence South 01°03'27" West 159.36 feet;
thence South 89°19'11" West 46.05 feet;
thence Southwesterly 31.15 feet along the arc of a 20.00 foot radius curve to the right (center bears North 89°13'55" West and the chord bears South 45°23'03" West 28.09 feet with a central angle of 89°13'55");
thence West 242.76 feet;
thence Northwesterly 23.76 feet along the arc of a 15.00 foot radius curve to the right (center bears North and the chord bears North 44°36'52" West 21.36 feet with a central angle of 90°46'16");
thence North 00°46'16" East 752.37 feet;
thence Northeastly 23.54 feet along the arc of a 15.00 foot radius curve to the right (center bears South 89°22'56" East and the chord bears North 45°34'56" East 21.20 feet with a central angle of 89°55'43") to the point of beginning.

Contains 252,752 Square Feet or 5.802 Acres and 87 Units

UTILITY DEDICATION

By execution of this plat, the owner(s) shown below does hereby grant and convey to the city and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map as "COMMON AREA" (including private streets) for construction and maintenance of approved public utilities and appurtenances together with right of access thereto. Only culinary water lines will be maintained by the city, all other utilities onsite will be privately owned and maintained.

RESERVATION OF COMMON AREAS

By execution of this plat, the owner(s) shown below does hereby reserve all areas shown on this plat as "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to the Rockwell Ranch Master Owners Association, Inc., 520 South 850 East, Suite A300, Lehi, Utah 84043.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

NAME _____ NAME _____
COMPANY _____ COMPANY _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME: _____ NOTARY PUBLIC
NO. _____ RESIDING IN _____ COUNTY
A NOTARY PUBLIC COMMISSION IN UTAH

APPROVAL BY LEGISLATIVE BODY

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

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

ATTEST: _____
CITY ENGINEER _____ CLERK - RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER _____ PLANNING COMMISSION CHAIRMAN _____

ROCKWELL RANCH BLOCK 2 PLAT

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

SURVEYORS SEAL



NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOLE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.863.8653
RICHFIELD
Phone: 435.858.2883

SHEET 1 OF 2

PROJECT NUMBER : 8799F.3
MANAGER : JKF
DRAWN BY : JVV
CHECKED BY : KVF
DATE : 10/12/20

BASES OF BEARING

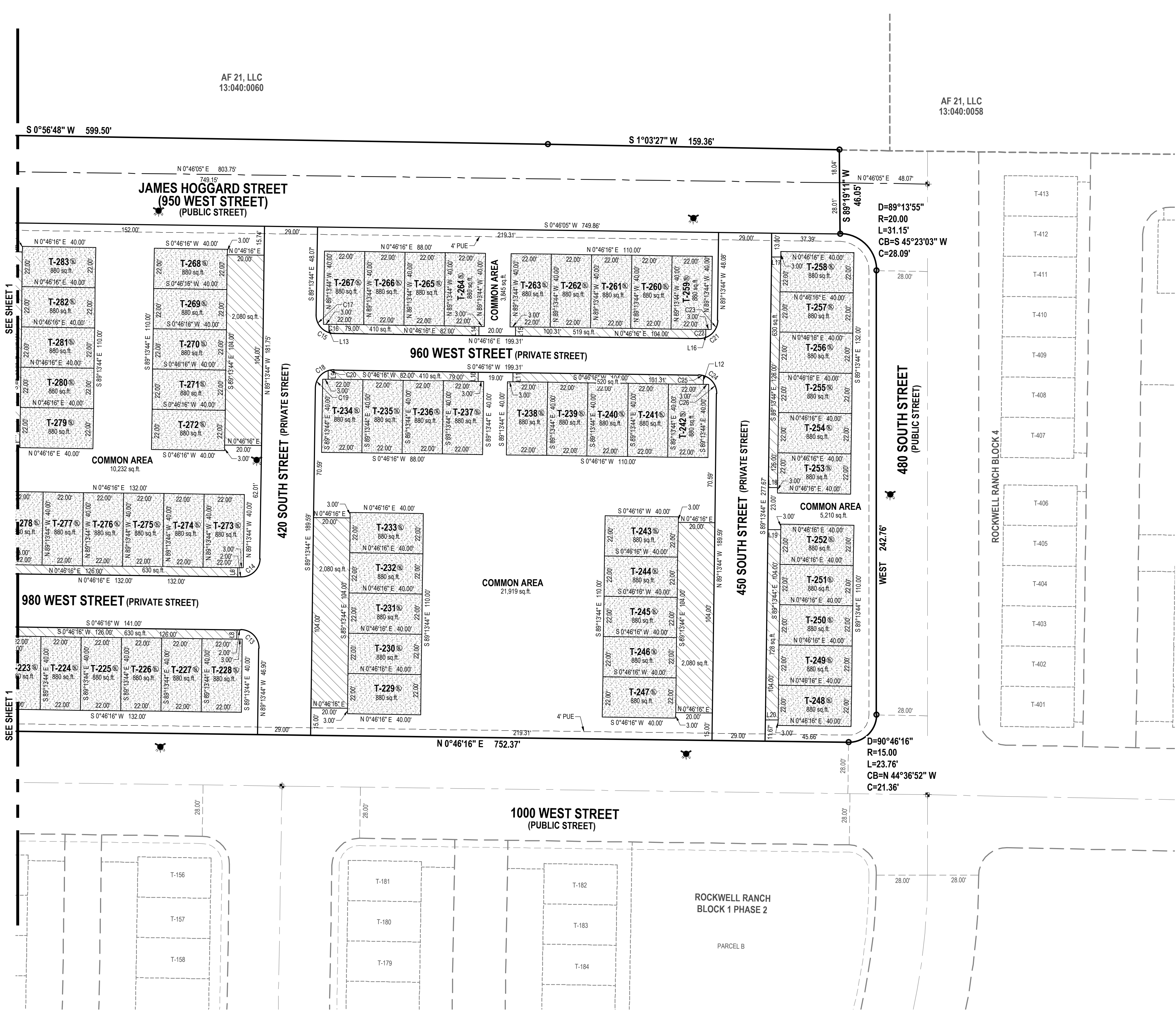
THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49551701208 EFFECTIVE JULY 17, 2002.

ROCKWELL RANCH BLOCK 2 PLAT

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

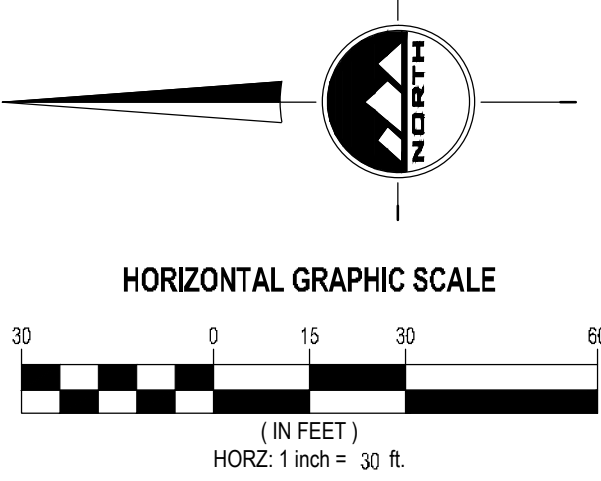


LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°13'44"W	6.55'
L2	S89°13'44"E	6.80'
L3	N89°13'44"W	5.00'
L4	S89°13'44"E	4.77'
L5	N89°13'44"W	5.00'
L6	S89°13'44"E	5.00'
L7	N89°13'44"W	5.00'
L8	S89°13'44"E	5.00'
L9	N89°13'44"W	4.54'
L10	S89°13'44"E	5.00'
L11	N89°13'44"W	5.00'
L12	S89°13'44"E	4.63'
L13	N89°13'44"W	4.54'
L14	S89°13'44"E	5.00'
L15	N89°13'44"W	5.00'
L16	S89°13'44"E	4.29'
L17	N0°46'16"E	5.00'
L18	S0°46'16"W	5.00'
L19	N0°46'16"E	7.00'
L20	S0°46'16"W	7.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	37.00'	58.12'	90°00'00"	N44°13'44"W	52.33'
C2	15.00'	23.56'	90°00'00"	N44°13'44"W	21.21'
C3	15.00'	19.86'	75°51'07"	N51°18'10"W	18.44'
C4	15.00'	3.70'	14°08'53"	N6°18'10"W	3.69'
C5	20.00'	31.42'	90°00'00"	S44°13'44"E	28.28'
C6	20.00'	3.01'	8°3'37"	S3°32'32"E	3.01'
C7	20.00'	28.40'	81°22'23"	S48°32'32"E	26.08'
C8	10.00'	15.71'	90°00'00"	N45°46'16"E	14.14'
C9	10.00'	2.01'	11°32'13"	N6°32'23"E	2.01'
C10	10.00'	13.69'	78°27'47"	N51°32'23"E	12.65'
C11	10.00'	15.71'	90°00'00"	N44°13'44"W	14.14'
C12	10.00'	15.71'	90°00'00"	S45°46'16"W	14.14'
C13	10.00'	15.71'	90°00'00"	N45°46'16"E	14.14'
C14	10.00'	15.71'	90°00'00"	S44°13'44"E	14.14'
C15	10.00'	15.71'	90°00'00"	S45°46'16"W	14.14'
C16	10.00'	3.05'	17°27'27"	S9°30'00"W	3.04'
C17	10.00'	12.66'	72°32'33"	S54°30'00"W	11.83'
C18	10.00'	15.71'	90°00'00"	N44°13'44"W	14.14'
C19	10.00'	12.66'	72°32'33"	N52°57'28"W	11.83'
C20	10.00'	3.05'	17°27'27"	N7°57'28"W	3.04'
C21	10.00'	15.71'	90°00'00"	S44°13'44"E	14.14'
C22	10.00'	3.78'	21°38'49"	S10°03'08"E	3.76'
C23	10.00'	11.93'	68°21'11"	S55°03'08"E	11.23'
C24	10.00'	15.71'	90°00'00"	N45°46'16"E	14.14'
C25	10.00'	2.72'	15°35'53"	N8°34'12"E	2.71'
C26	10.00'	12.99'	74°24'07"	N53°34'12"E	12.09'
C27	10.00'	15.74'	90°09'35"	N44°18'42"W	14.16'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT RIGHT OF WAY LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- FIRE HYDRANT
- NO BASEMENT



ROCKWELL RANCH
BLOCK 2 PLAT

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

SURVEYOR'S SEAL



NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

SHEET 2 OF 2

PROJECT NUMBER : 8799F.3
MANAGER : JHF
DRAWN BY : JNU
CHECKED BY : KFW
DATE : 10/1/2020



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.855.1653
RICHFIELD
Phone: 435.896.2983

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

AGENDA TOPIC: Review and action on the final plat for Rockwell Ranch Block 4, located at approximately 480 South 1000 West, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		480 South 1000 West		
Applicants:		Ensign Engineering		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Agriculture		
	East	Agriculture		
	West	Agriculture		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	TOD		
	South	TOD		
	East	TOD		
	West	TOD		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning compliant with Land Use Plan Designation?		x	Yes	No

Background

The area of Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site.

This plat anticipates a 52-lot townhome development.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “TOD”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.7.211 of the Development Code

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

- a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

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

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

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

Engineering will address any concerns at the time of the Planning Commission meeting.

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

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

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

The water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT

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

1. The final plat is consistent with the Land Use Plan designation of “Transit Oriented Development”.
2. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat of Rockwell Ranch Block 4, with the findings 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 recommend denial of the final plat of Rockwell Ranch Block 4.

TABLE

Mr. Chairman, I move that we table action on the final plat of Rockwell Ranch Block 4.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/2/2020

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: Rockwell Ranch Block 4

Project Address: 480 South 1000 West

Developer / Applicant's Name: White Horse Developers

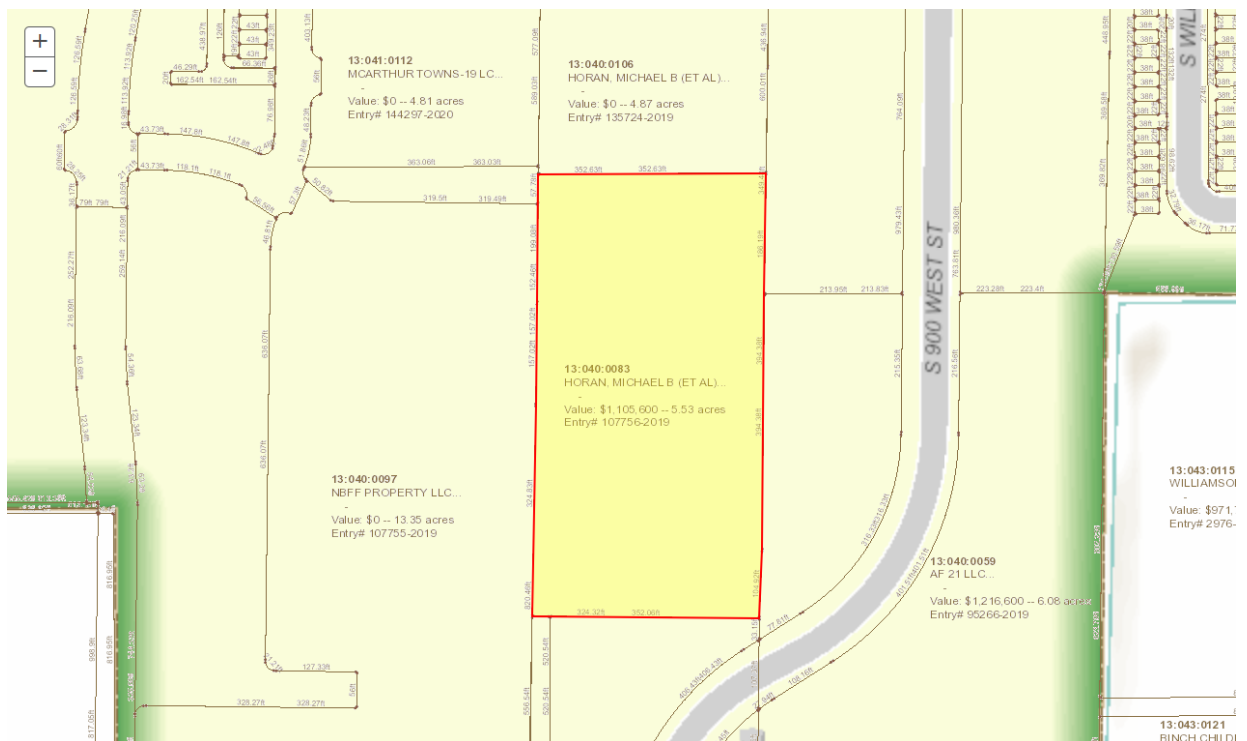
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 12/2/2020 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).

AGENDA TOPIC: Review and action on the final plats for Rockwell Ranch Block 3, Phase 2, Plats F, G, H, and J, located in the area of 480 South 1030 West, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Recommendation of approval of the final plats.

BACKGROUND INFORMATION				
Location:		480 South 1030 West		
Applicants:		Ensign Engineering		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Agriculture		
	East	Agriculture		
	West	Agriculture		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	TOD		
	South	TOD		
	East	TOD		
	West	TOD		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning compliant with Land Use Plan Designation?		x	Yes	No

Background

The area of Block 3, Phase 1, Plats F, G, H and J, Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site.

These plats anticipate a 40-unit, multi-family condo development.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “TOD”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.7.211 of the Development Code

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

- a. The final plats and supporting materials conform with the terms of the preliminary plan approval.

The final plats conform to the terms of a preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

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

Engineering will address any concerns at the time of the Planning Commission meeting.

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

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

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

The water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT

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

1. The final plats are consistent with the Land Use Plan designation of “Transit Oriented Development”.
2. The final plats meet the criteria as found in Section 17.7.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plats of Rockwell Ranch Block 3, Phase 2, Plats F, G, H and J, with the findings 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 recommend denial of the final plats.

TABLE

Mr. Chairman, I move that we table action on the final plats.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/2/2020

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: Rockwell Ranch Block 3 Phase 2 Condo Plats F, G, H, & J

Project Address: 480 South 1030 West

Developer / Applicant's Name: White Horse Developers

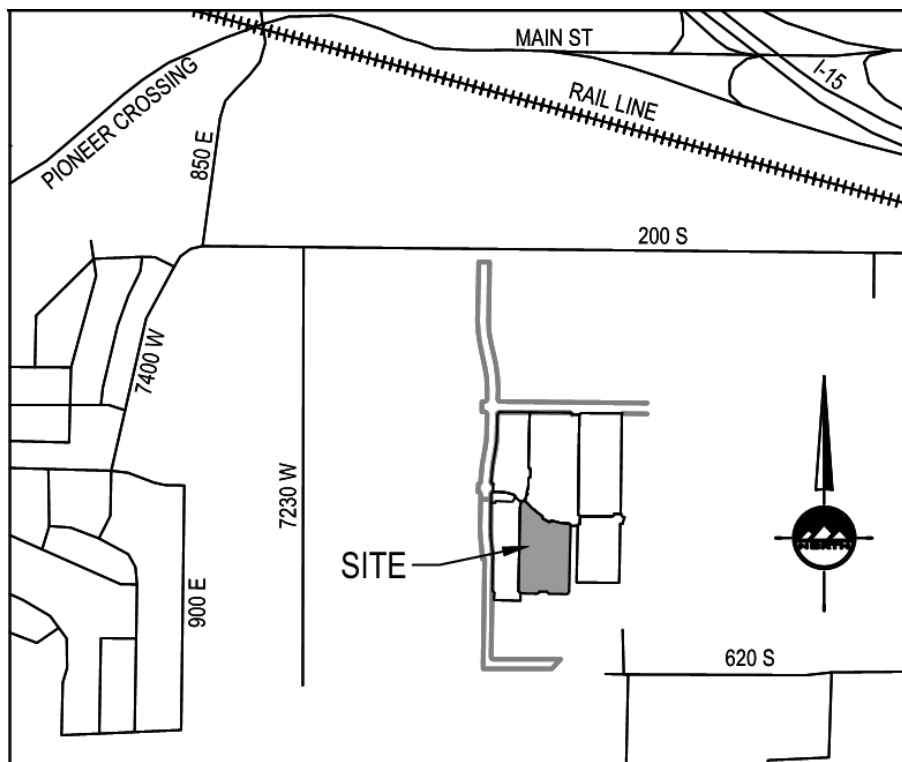
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 12/2/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

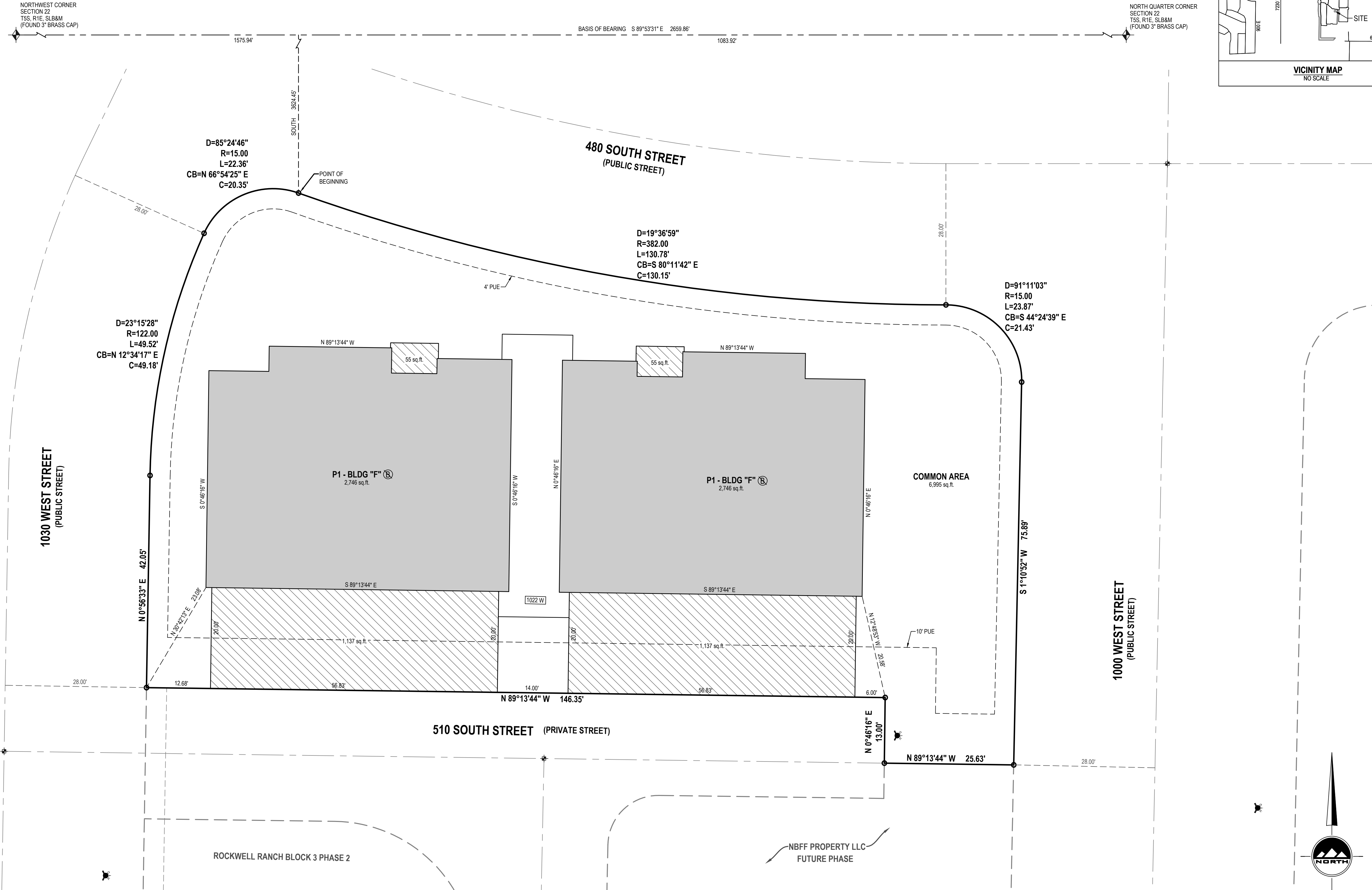
Standard Conditions of Approval:

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).

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "F" CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



LEGEND			
	SECTION CORNER		SECTION LINE
	EXISTING STREET MONUMENT		CENTER LINE
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."		PROPERTY LINE
	LIMITED COMMON AREAS		EASEMENT LINE
	PRIVATE AREA		ADJACENT PROPERTY LINE
	COMMON AREAS		ADJACENT RIGHT OF WAY LINE
			FIRE HYDRANT
			NO BASEMENT

- NOTES
- OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
 - LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
 - 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.

LAND USE TABLE			
BUILDING AREA	= 5,492 SF	0.13 AC	37%
LIMITED COMMON AREA	= 2,384 SF	0.05 AC	16%
COMMON AREA	= 6,995 SF	0.16 AC	47%
TOTAL AREA	= 14,870 SF	0.34 AC	100%
TOTAL NUMBER OF BUILDINGS	= 1		
TOTAL NUMBER UNITS IN PHASE	= 10		

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.581.1100
TOOELE
Phone: 435.843.3090
CEDAR CITY
Phone: 435.865.8453
RICHFIELD
Phone: 435.599.2983

SHEET 1 OF 2

PROJECT NUMBER : 8799F.5

MANAGER : JKF

DRAWN BY : KFW

CHECKED BY : PMH

DATE : 11/4/20

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0302F EFFECTIVE JUNE 19, 2020.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 286882. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED, HEREFTER TO BE KNOWN AS ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "F" CONDOMINIUM A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,575.94 feet along section line and South 3,624.45 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running
thence Southeasterly 130.78 feet along the arc of a 382.00 foot radius curve to the left (center bears North 19°36'48" East and the chord bears South 80°11'42" East 130.15 feet with a central angle of 19°36'59");
thence Southeasterly 23.87 feet along the arc of a 15.00 foot radius curve to the right (center bears South 00°00'11" East and the chord bears South 44°24'39" East 21.43 feet with a central angle of 91°11'03");
thence South 01°10'52" West 75.89 feet;
thence North 89°13'44" West 25.63 feet;
thence North 00°46'16" East 13.00 feet;
thence North 89°13'44" West 146.35 feet;
thence North 00°56'33" East 42.05 feet;
thence Northeasterly 49.52 feet along the arc of a 122.00 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 12°34'17" East 49.18 feet with a central angle of 23°15'28");
thence Northeasterly 22.36 feet along the arc of a 15.00 foot radius curve to the right (center bears South 05°47'59" East and the chord bears North 66°54'25" East 20.35 feet with a central angle of 85°24'46") to the point of beginning.

Contains 14,870 Square Feet or 0.341 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREFTER BE KNOWN AS

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "F" CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
MY COMMISSION EXPIRES: _____
NAME: _____
NO. _____
A NOTARY PUBLIC COMMISSION IN UTAH
NOTARY PUBLIC
RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

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

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY ENGINEER	_____ CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "F" CONDOMINIUM

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

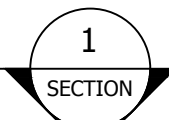
SURVEYORS SEAL



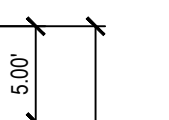
NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

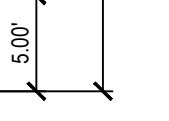
**SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD**



1ST FLOOR



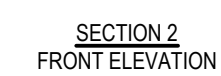
2ND FLOOR



3RD FLOOR



SECTION 1
REAR ELEVATION



SECTION 2
FRONT ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4509.80	4518.72
2ND FLOOR	4520.90	4529.78
3RD FLOOR	4531.00	4539.88

LEGEND

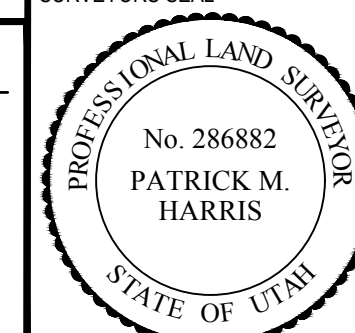
	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	COMMON AREA

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

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL



OWNER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043



SALT LAKE CITY
45 W. 10000 S., Suite 500
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LAYTON
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TOOELE
Phone: 435.843.3599

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8799F.5
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/9/20

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "G" CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD

1000 WEST STREET
(PUBLIC STREET)

S 1°10'52" W 158.80'

COMMON AREA
4,410 sq.ft.

P1 - BLDG "G" ⑧
2,746 sq.ft.

P1 - BLDG "G" ⑧
2,746 sq.ft.

1010 WEST STREET
(PRIVATE STREET)

ROCKWELL RANCH BLOCK 3 PHASE 2

LAND USE TABLE			
BUILDING AREA	=	5,492 SF	0.13 AC 45%
LIMITED COMMON AREA	=	2,384 SF	0.05 AC 19%
COMMON AREA	=	4,410 SF	0.10 AC 36%
TOTAL AREA	=	12,286 SF	0.28 AC 100%
TOTAL NUMBER OF BUILDINGS	=	1	
TOTAL NUMBER UNITS IN PHASE	=	10	

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

NOTES

- OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
- 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.

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.582.1100
TOOELE
Phone: 435.843.3090
CEDAR CITY
Phone: 435.853.1453
RICHFIELD
Phone: 435.559.2983

SHEET 1 OF 2

PROJECT NUMBER : 8799F.5
MANAGER : JKF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 11/4/20

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0302F EFFECTIVE JUNE 19, 2020.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 286882. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED, HEREAFTER TO BE KNOWN AS ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "G" CONDOMINIUM, A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,647.36 feet along section line and South 3,743.72 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°13'44" East 44.54 feet;
thence North 00°46'16" East 7.00 feet;
thence South 89°13'44" East 25.63 feet;
thence South 01°10'52" West 158.80 feet;
thence North 88°49'38" West 80.03 feet;
thence North 01°10'22" East 141.30 feet;
thence Northeastly 15.64 feet along the arc of a 10.00 foot radius curve to the right (center bears South 88°49'38" East and the chord bears North 45°58'19" East 14.09 feet with a central angle of 89°35'54") to the point of beginning.

Contains 12,286 Square Feet or 0.282 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "G" CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ OF _____, UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NAME

NO.

A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC

RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

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

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY ENGINEER	_____ CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "G" CONDOMINIUM

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

SURVEYORS SEAL

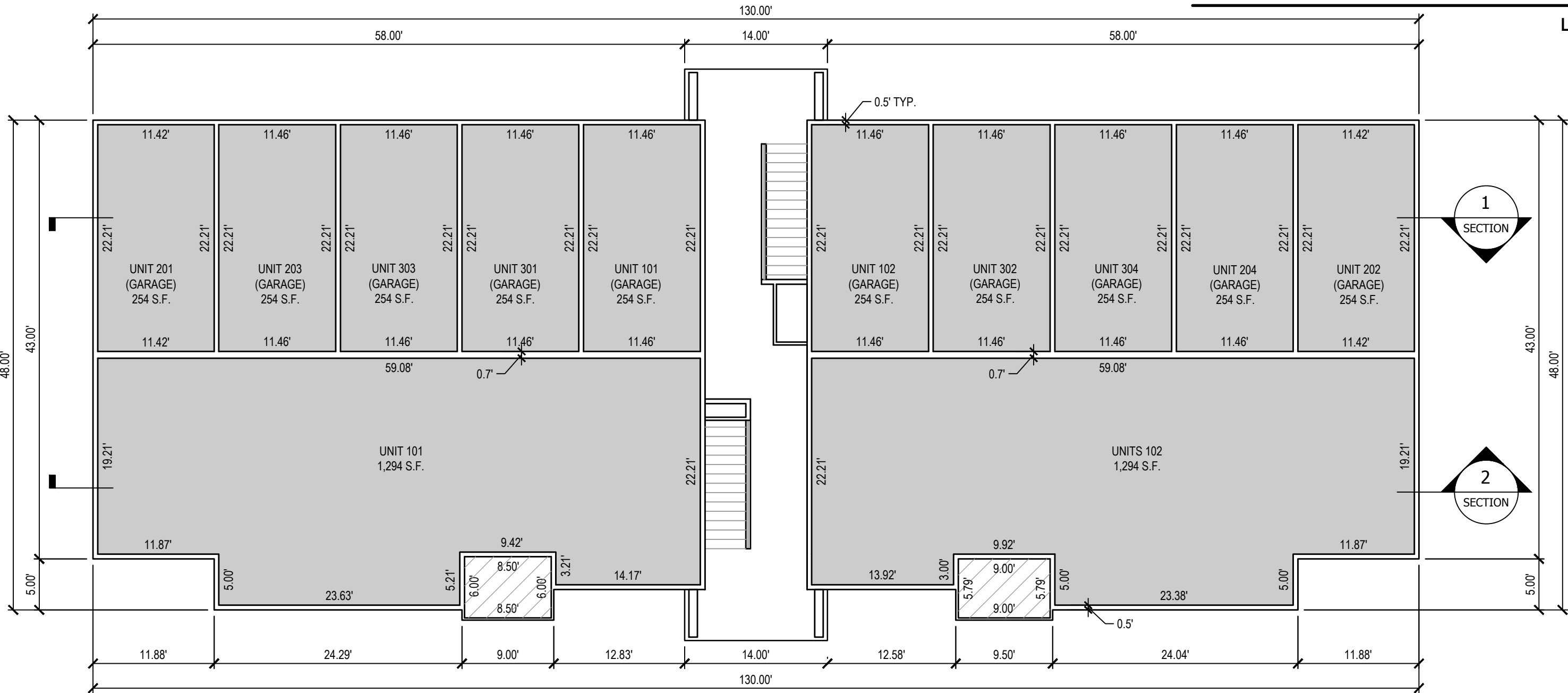


NOTARY PUBLIC SEAL

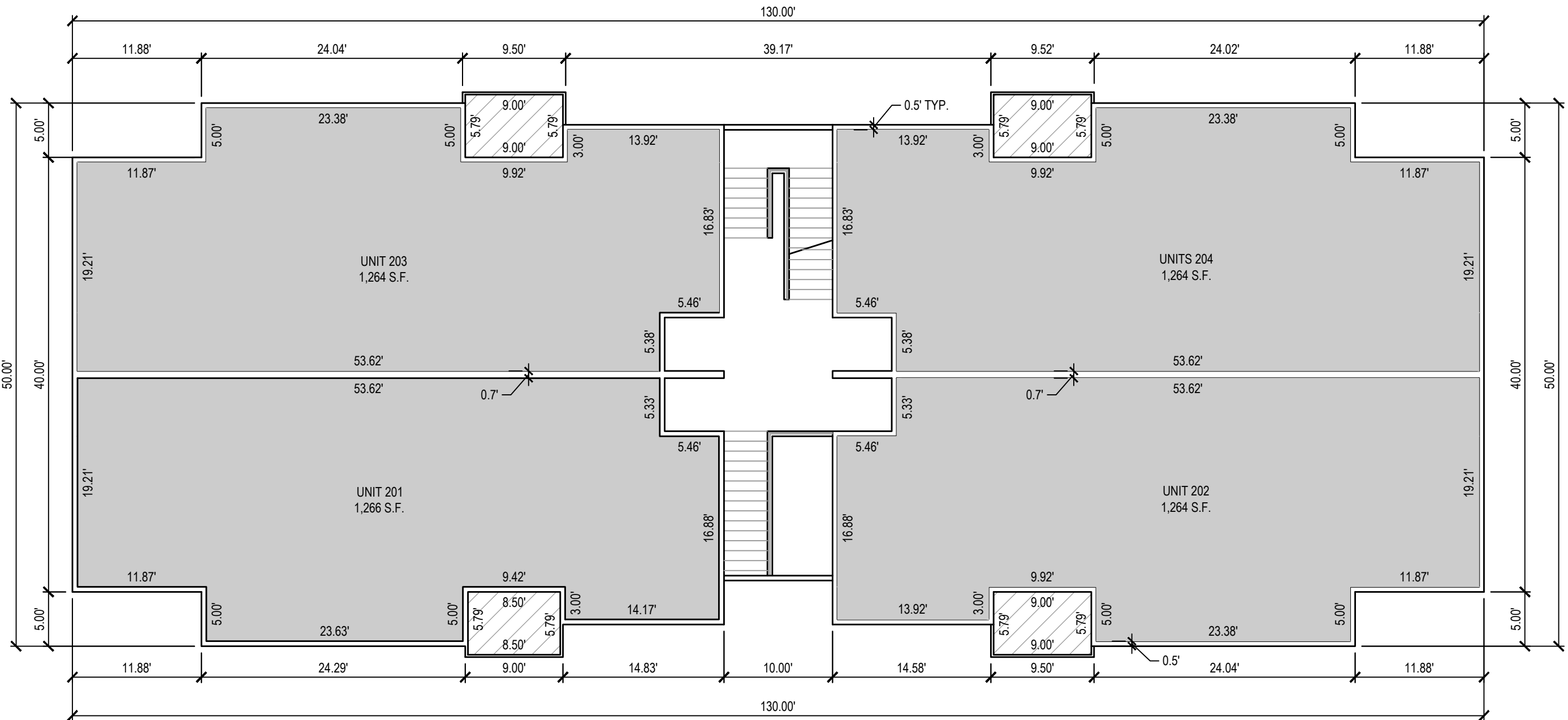
CLERK-RECORDER SEAL

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "G" CONDOMINIUM

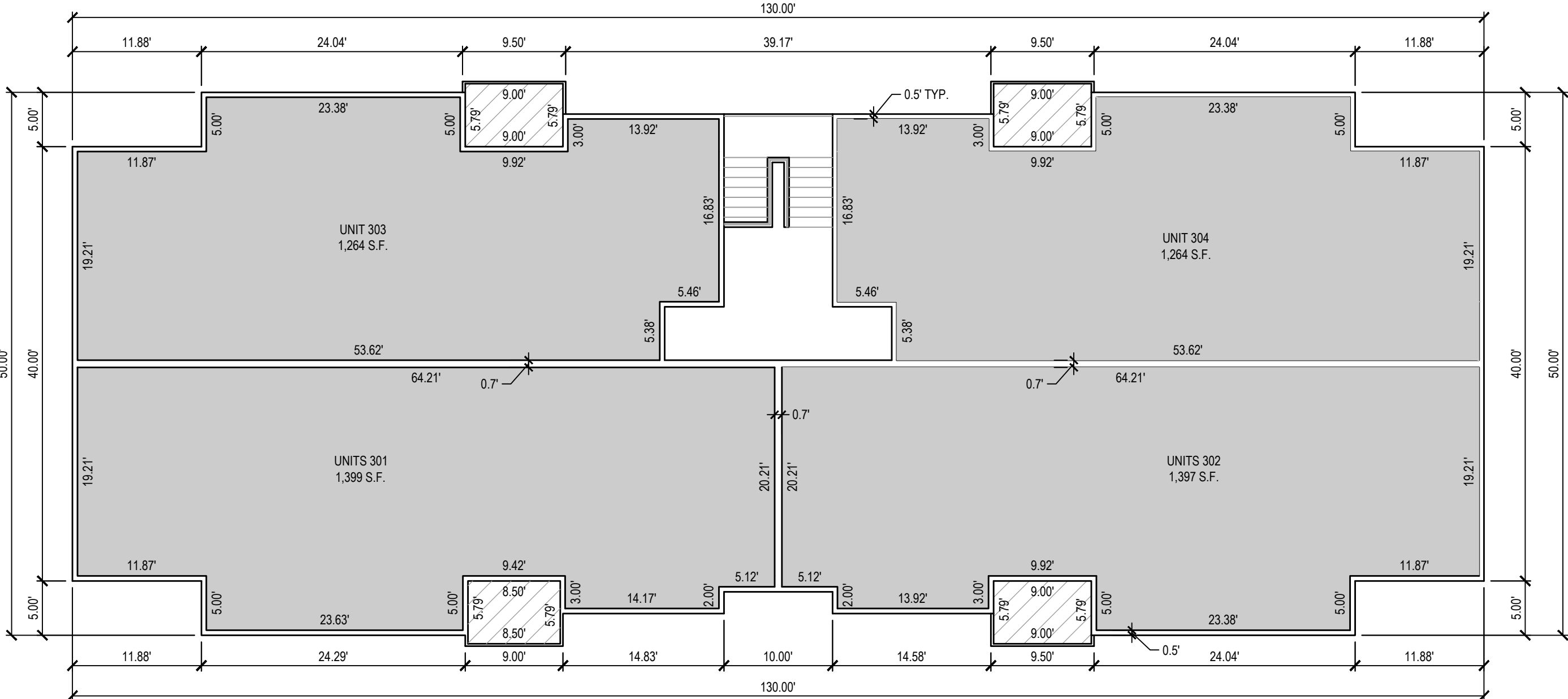
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



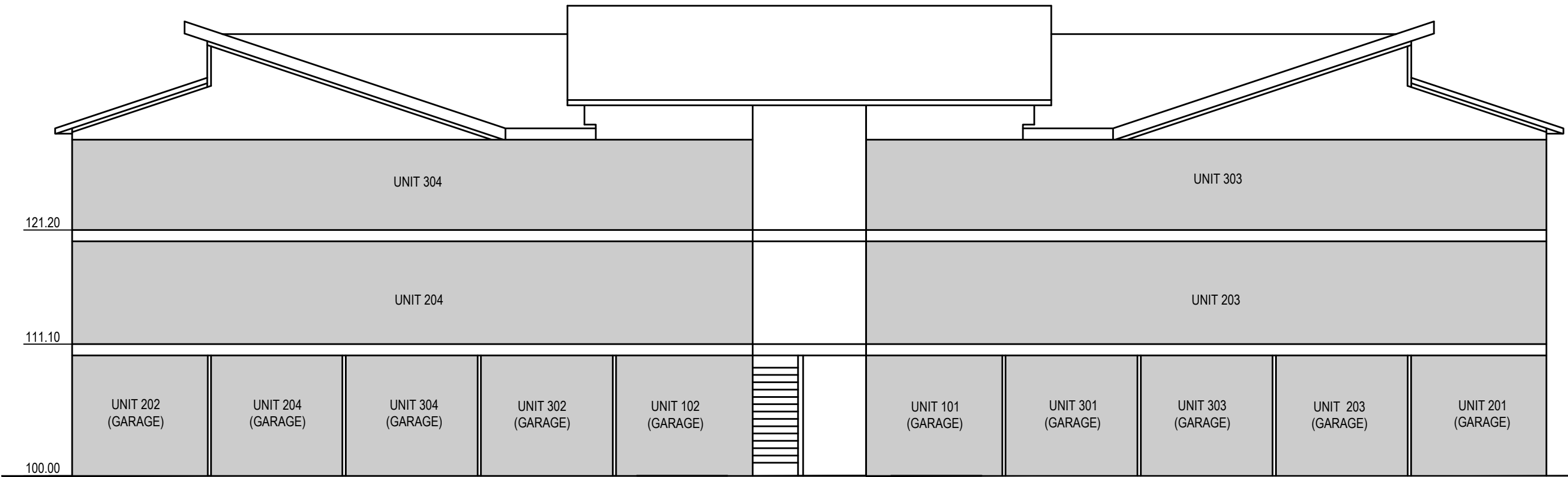
1ST FLOOR



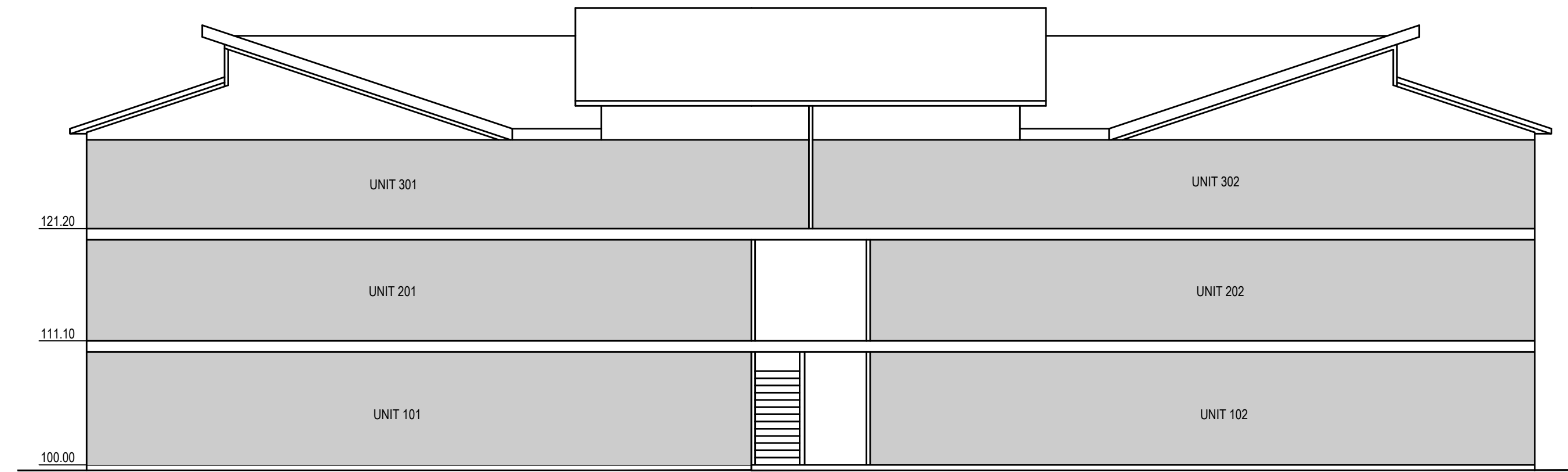
2ND FLOOR



3RD FLOOR



SECTION 1
REAR ELEVATION



SECTION 2
FRONT ELEVATION

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4509.70	4518.62
2ND FLOOR	4520.80	4529.68
3RD FLOOR	4530.90	4539.78

LEGEND

- LIMITED COMMON AREAS
- PRIVATE PROPERTY
- COMMON AREA

ROCKWELL RANCH BLOCK 3
PHASE 2 PLAT "G" CONDOMINIUM

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

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

OWNER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
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TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.355.1653
RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8799F.5
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/9/20



ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "H" CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD

1000 WEST STREET
(PUBLIC STREET)

COMMON AREA
3,327 sq.ft.

P1 - BLDG "H" ®
2,746 sq.ft.

P1 - BLDG "H" ®
2,746 sq.ft.

1010 WEST STREET
(PRIVATE STREET)

ROCKWELL RANCH BLOCK 3 PHASE 2

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

LAND USE TABLE			
BUILDING AREA	=	5,492 SF	0.13 AC 49%
LIMITED COMMON AREA	=	2,384 SF	0.05 AC 21%
COMMON AREA	=	3,327 SF	0.08 AC 30%
TOTAL AREA	=	11,203 SF	0.26 AC 100%
TOTAL NUMBER OF BUILDINGS	=	1	
TOTAL NUMBER UNITS IN PHASE	=	10	

NOTES

- OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
- 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.

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
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LAYTON
Phone: 801.561.1100
TOOELE
Phone: 435.943.3590
CEDAR CITY
Phone: 435.865.5653
RICHFIELD
Phone: 435.599.2983

SHEET 1 OF 2

PROJECT NUMBER : 8799F.5

MANAGER : JKF

DRAWN BY : JWF

CHECKED BY : KFW

DATE : 11/4/20

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0302F EFFECTIVE JUNE 19, 2020.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 286882. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED, HEREFTER TO BE KNOWN AS ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "H" CONDOMINIUM, A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,634.33 feet along section line and South 3,894.81 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 88°49'38" East 80.03 feet;
thence South 01°10'52" West 140.00 feet;
thence North 88°49'38" West 80.01 feet;
thence North 01°10'22" East 140.00 feet to the point of beginning.

Contains 11,203 Square Feet or 0.257 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREFTER BE KNOWN AS

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "H" CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

By: _____
Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NAME

NO. _____

A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC

RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

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

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY ENGINEER _____ ATTEST: _____
CLERK - RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

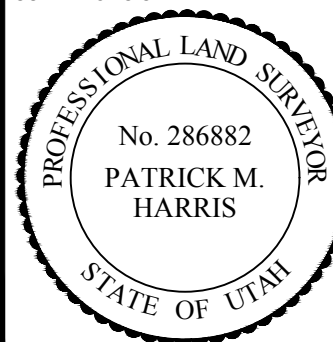
ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "H" CONDOMINIUM

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

SURVEYORS SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL



NORTH QUARTER CORNER
SECTION 22
T5S, R1E, SL&M
(FOUND 3" BRASS CAP)

BASIS OF BEARING S 89°53'31" E 2659.86
1025.53'

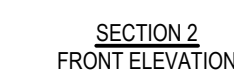
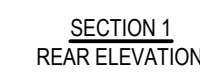
1634.33'

NORTHWEST CORNER
SECTION 22
T5S, R1E, SL&M
(FOUND 3" BRASS CAP)

LEGEND

	SECTION CORNER		SECTION LINE
	EXISTING STREET MONUMENT		CENTER LINE
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."		PROPERTY LINE
	EASEMENT LINE		ADJACENT PROPERTY LINE
	ADJACENT RIGHT OF WAY LINE		FIRE HYDRANT
	NO BASEMENT		
	LIMITED COMMON AREAS		
	PRIVATE AREA		
	COMMON AREAS		

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4509.00	4517.92
2ND FLOOR	4520.10	4528.98
3RD FLOOR	4530.20	4539.08

LEGEND

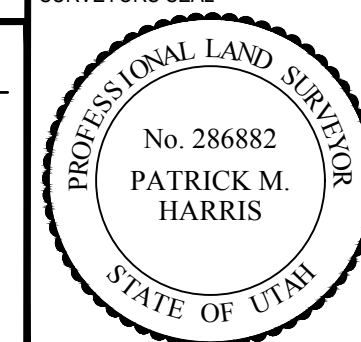
	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	COMMON AREA

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

SURVEYORS SEAL

NOTARY PUBLIC SEAL

ERK-RECORDER SEAL



No. 286882
PATRICK M.
HARRIS



SALT LAKE CITY
45 W. 10000 S., Suite 50
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3599

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8799F.5
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/9/20

OWNER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "J" CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD

NORTH QUARTER CORNER
SECTION 22
T5S, R1E, SL&M
(FOUND 3" BRASS CAP)

BASIS OF BEARING S 89°53'31" E 2659.86'
1028.39'

1631.47'

NORTHWEST CORNER
SECTION 22
T5S, R1E, SL&M
(FOUND 3" BRASS CAP)

LEGEND

	SECTION CORNER		SECTION LINE
	EXISTING STREET MONUMENT		CENTER LINE
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV."		PROPERTY LINE
	LIMITED COMMON AREAS		EASEMENT LINE
	PRIVATE AREA		ADJACENT PROPERTY LINE
	COMMON AREAS		ADJACENT RIGHT OF WAY LINE
			FIRE HYDRANT
			NO BASEMENT

NOTES

- OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
- 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.

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

LAND USE TABLE			
BUILDING AREA	=	5,492 SF	0.13 AC 47%
LIMITED COMMON AREA	=	2,384 SF	0.05 AC 21%
COMMON AREA	=	3,671 SF	0.08 AC 32%
TOTAL AREA	=	11,547 SF	0.26 AC 100%
TOTAL NUMBER OF BUILDINGS	=	1	
TOTAL NUMBER UNITS IN PHASE	=	10	

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.581.1100
TOOELE
Phone: 435.843.3090
CEDAR CITY
Phone: 435.865.8453
RICHFIELD
Phone: 435.599.2983

SHEET 1 OF 2

PROJECT NUMBER : 8799F.5
MANAGER : JKF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 11/14/20

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0302F EFFECTIVE JUNE 19, 2020.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 286882. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED, HEREAFTER TO BE KNOWN AS ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "J" CONDOMINIUM A UTAH CONDOMINIUM PROJECT. IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, I FURTHER CERTIFY THAT THE CONDOMINIUM PLAT FOR SAID PROJECT IS ACCURATE AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,631.47 feet along section line and South 4,034.79 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 88°49'38" East 80.01 feet;
thence South 01°10'52" West 129.83 feet;
thence Southwesterly 23.50 feet along the arc of a 15.00 foot radius curve to the right (center bears North 88°49'08" West and the chord bears South 46°03'43" West 21.17 feet with a central angle of 89°45'41");
thence North 89°03'27" West 65.05 feet;
thence North 01°10'22" East 145.09 feet to the point of beginning.

Contains 11,547 Square Feet or 0.265 Acres

DATE

PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "J" CONDOMINIUM

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NAME

NO.

A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC

RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

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

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY ENGINEER	ATTEST: _____ CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

PLANNING COMMISSION CHAIRMAN

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "J" CONDOMINIUM

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

SURVEYORS SEAL

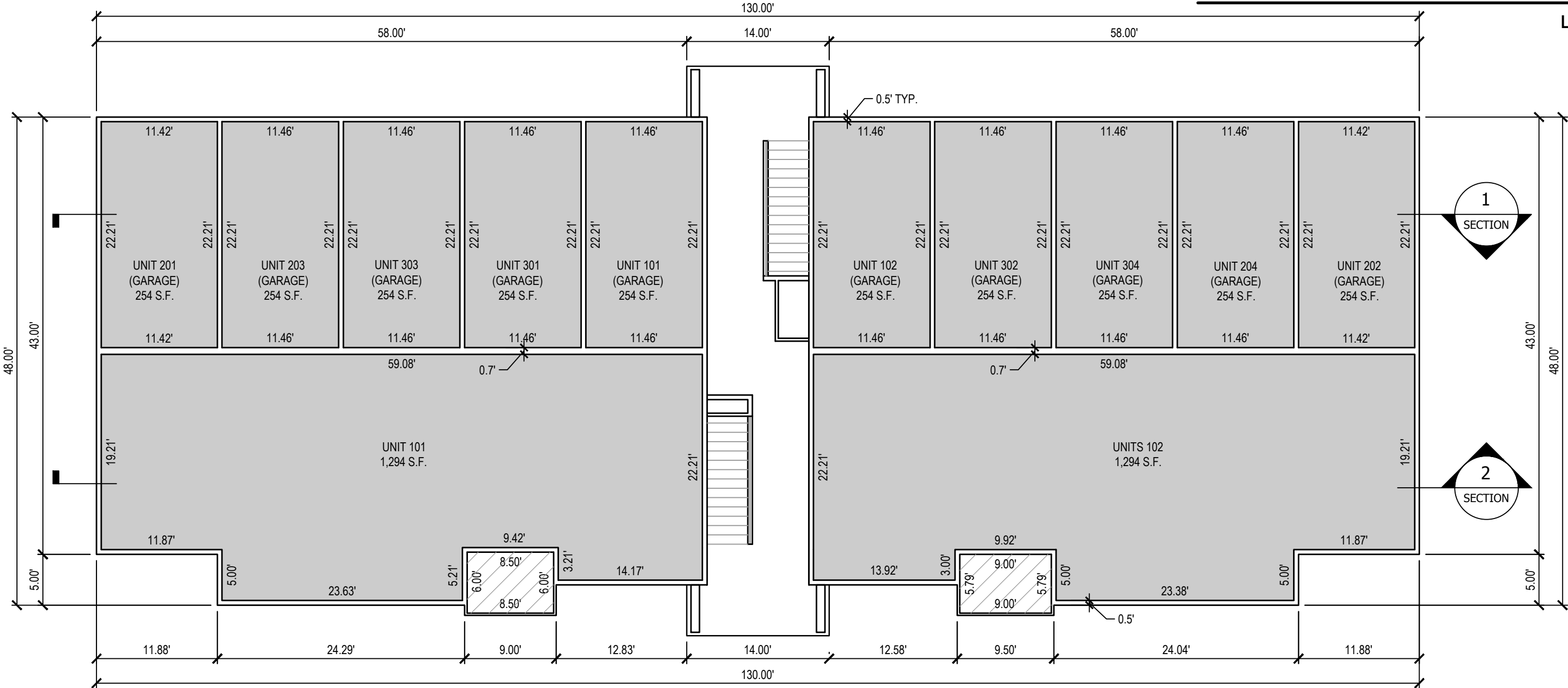
NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

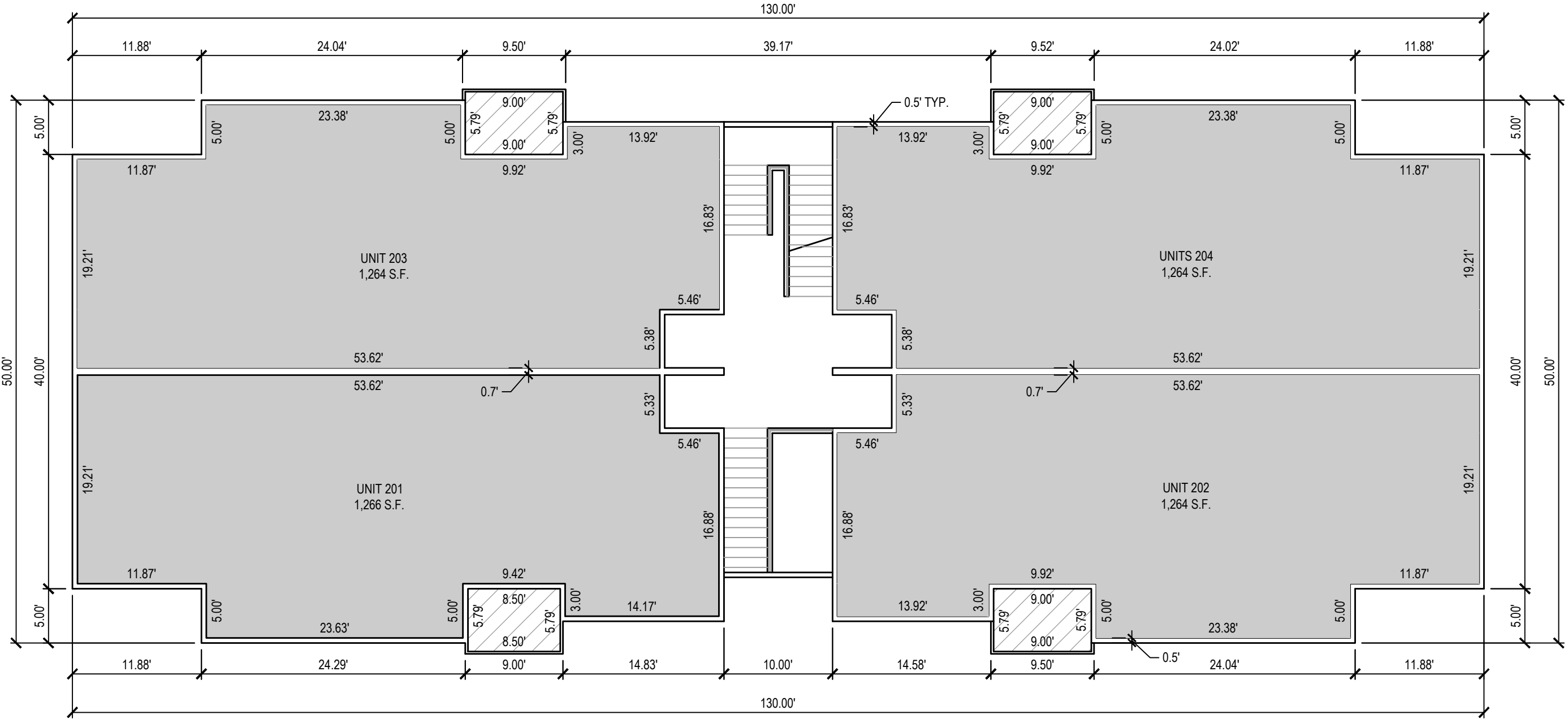


ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT "J" CONDOMINIUM

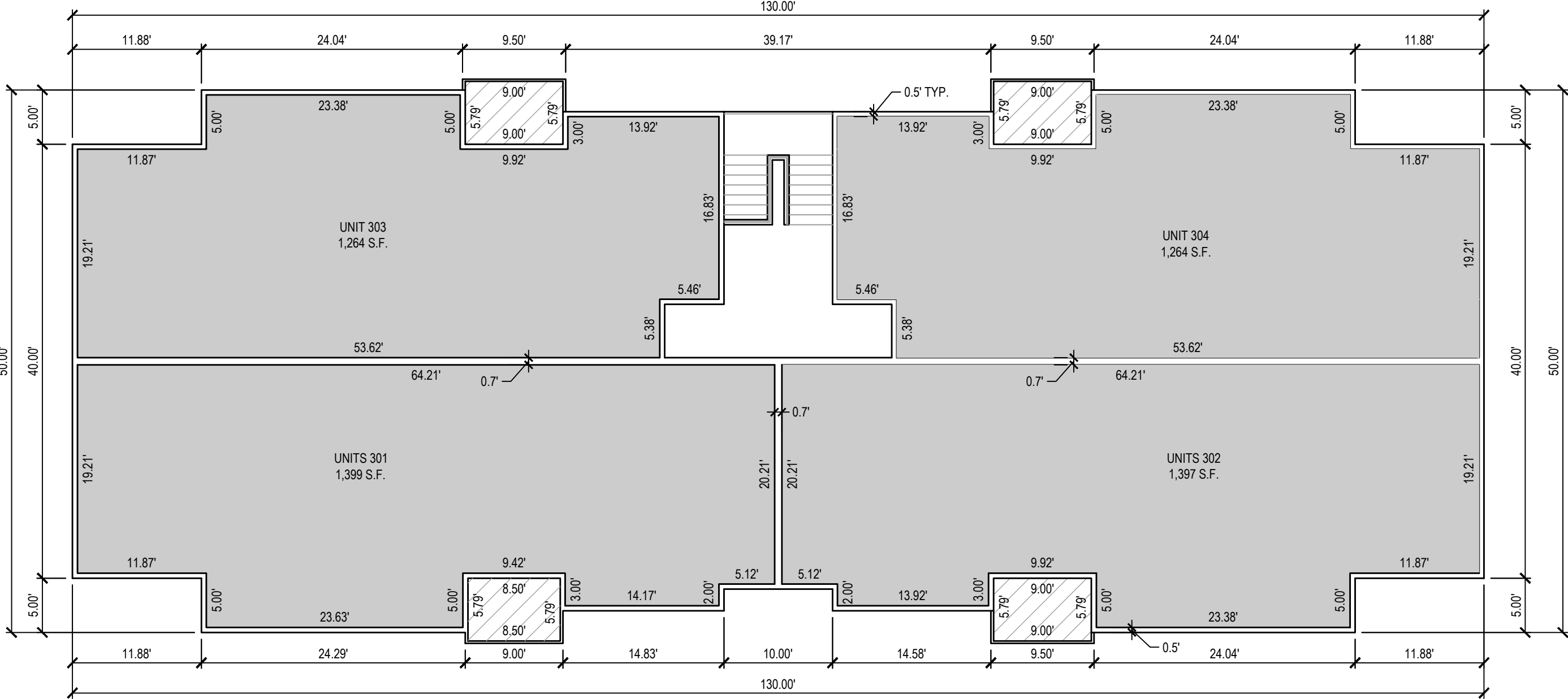
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



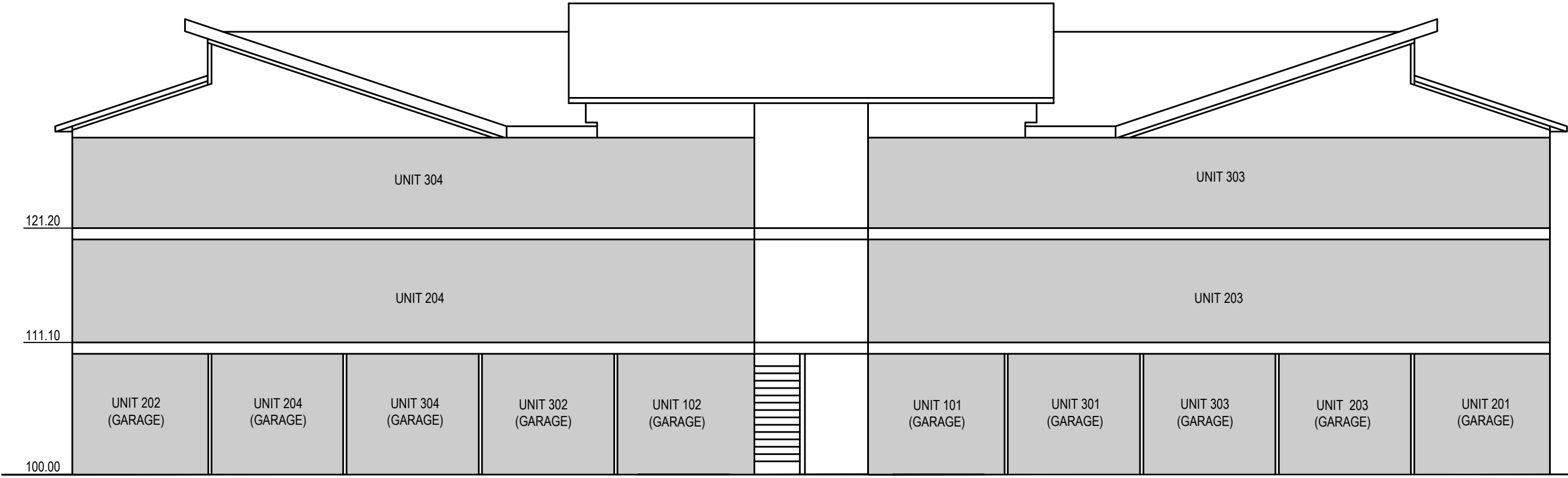
1ST FLOOR



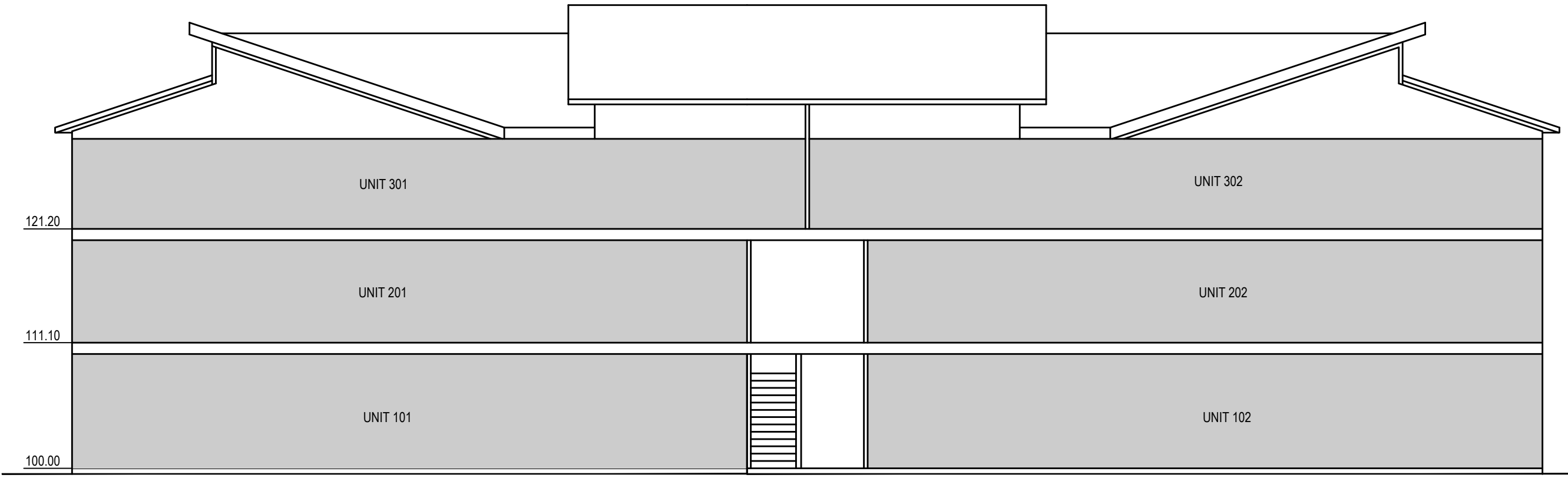
2ND FLOOR



3RD FLOOR



SECTION 1
REAR ELEVATION



SECTION
FRONT ELEV

FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4508.25	4517.17
2ND FLOOR	4519.35	4528.23
3RD FLOOR	4529.45	4538.33

LEGEND

	LIMITED COMMON AREAS
	PRIVATE PROPERTY
	COMMON AREA

**ROCKWELL RANCH BLOCK 3
PHASE 2 PLAT "J" CONDOMINIUM**

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

SURVEYORS SEAL

NOTARY PUBLIC SEAL

RK-RECORDER SEAL



OWNER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 8799F.5

MANAGER : JKF

DRAWN BY : KFW

CHECKED BY _____

AGENDA TOPIC: Review and action on the final plat for Rockwell Ranch Block 3 Phase 2, located at approximately 480 South 1060 West, in the TOD (Transit Oriented Development) zone.

ACTIONS REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		480 South 1060 West		
Applicants:		Ensign Engineering		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Agriculture		
	East	Agriculture		
	West	Agriculture		
Existing Zoning:		TOD (Transit Oriented Development)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	TOD		
	South	TOD		
	East	TOD		
	West	TOD		
Land Use Plan Designation:		TOD (Transit Oriented Development)		
Zoning compliant with Land Use Plan Designation?		x	Yes	No

Background

This area of Rockwell Ranch was annexed in 2015. It received approval of a district framework plan in 2019 (Olive Tree District Framework Plan), followed by block plan approval (staff level review). As part of the lot plan submittal and review, subdivision plats are necessary. Further lot plan review (staff level review) will ensure placement of structures, setbacks, height, landscaping, number of multi-family units, parking, etc. be compliant with the TOD Code. The subdivision plat acts as a formal instrument in proceeding toward development of the site.

This plat anticipates a 62-lot townhome development.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “TOD”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.7.211 of the Development Code

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

- a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

The final plats conform to the terms of a preliminary plan approval.

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

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

Engineering will address any concerns at the time of the Planning Commission meeting.

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

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

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

The water rights conveyance shall be satisfied prior to plat recordation.

FINDINGS OF FACT

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

1. The final plat is consistent with the Land Use Plan designation of “Transit Oriented Development”.
2. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat of Rockwell Ranch Block 3 Phase 2, with the findings 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 recommend denial of the final plat.

TABLE

Mr. Chairman, I move that we table action on the final plat.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/2/2020

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: Rockwell Ranch Block 3 Phase 2

Project Address: 480 South 1060 West

Developer / Applicant's Name: White Horse Developers

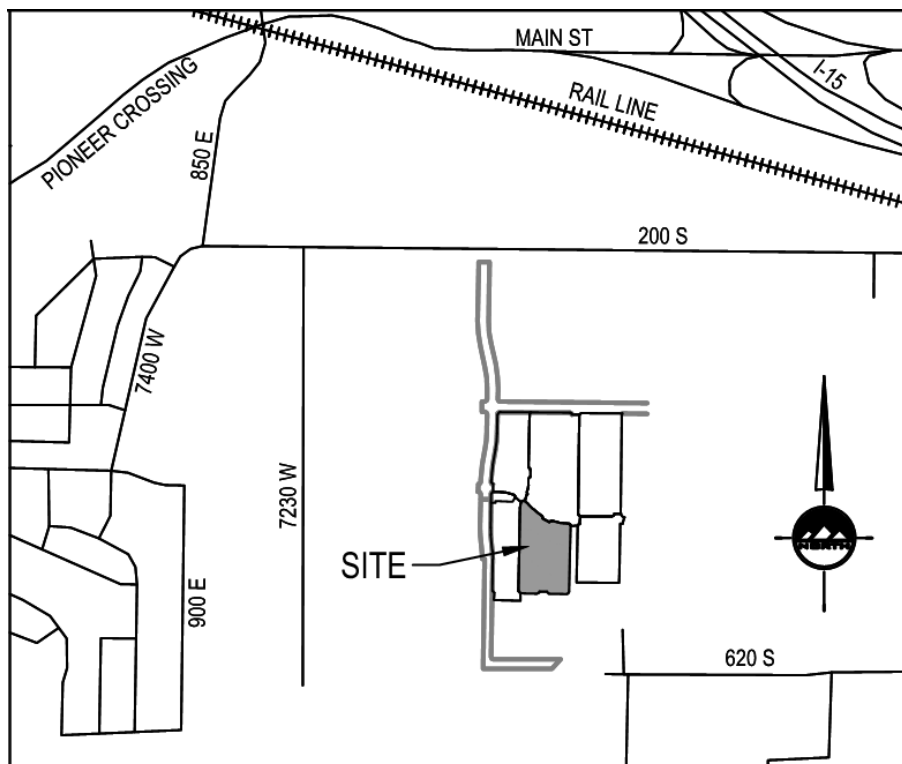
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 12/2/2020 Engineering Division Staff Report for the City Land Use Authority shall be addressed on all final project documents.

Project Map:



STANDARD CONDITIONS OF APPROVAL

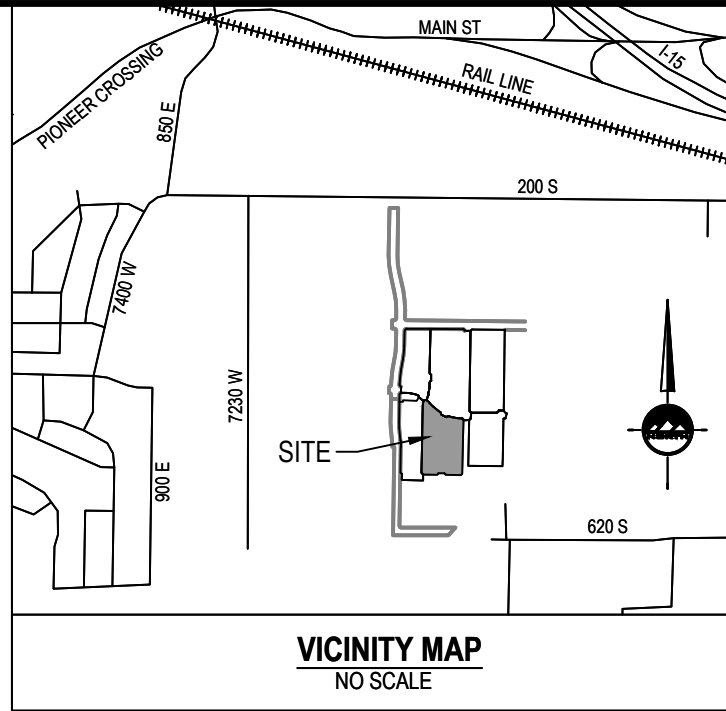
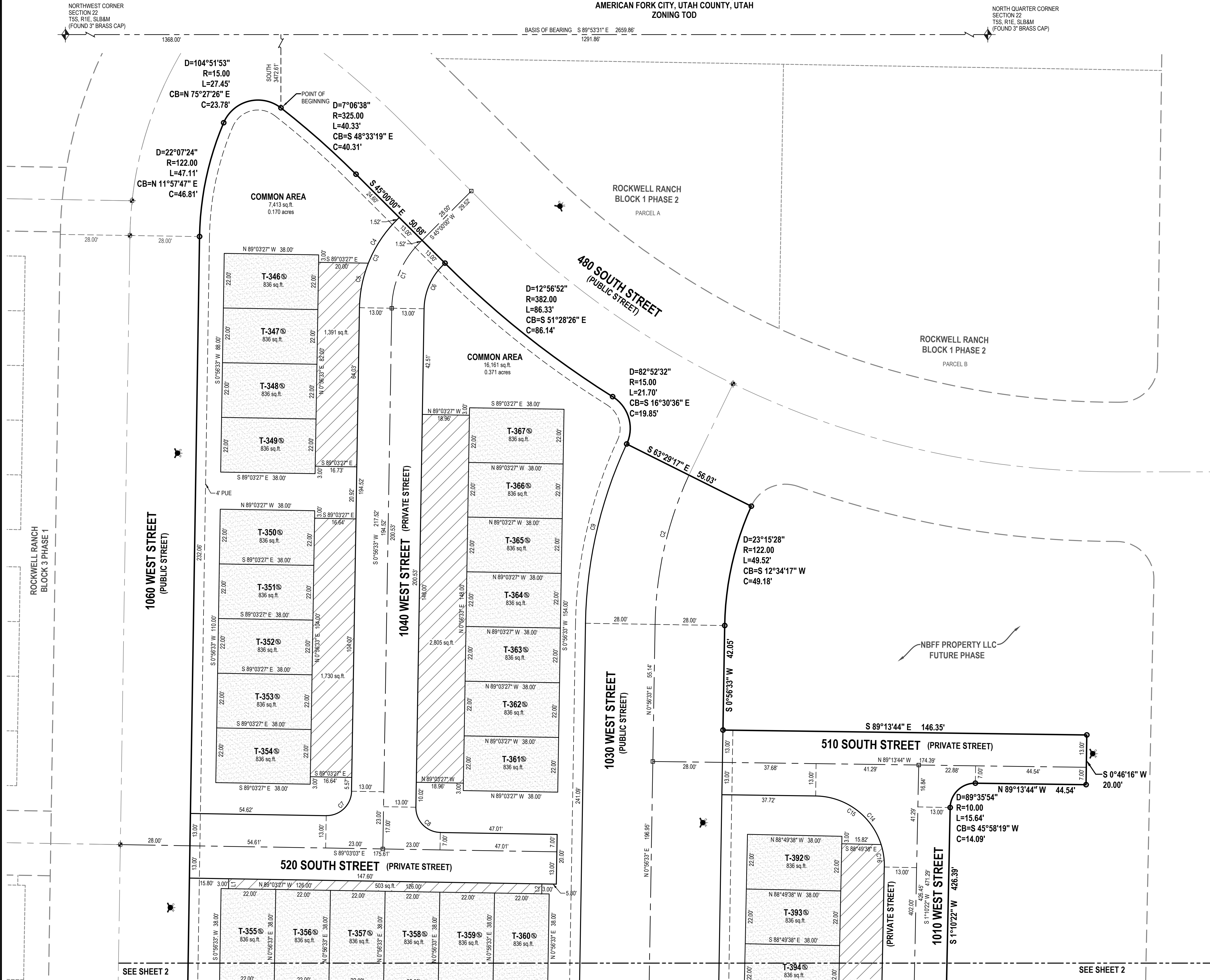
Standard Conditions of Approval:

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).

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 286882. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED THE TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°53'31" East 1,368.00 feet along section line and South 3,472.61 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence Southeasterly 40.33 feet along the arc of a 325.00 foot radius curve to the right (center bears South 37°53'22" West and the chord bears South 48°33'19" East 40.31 feet with a central angle of 07°06'38");
thence South 45°00'00" East 50.68 feet;
thence Southeasterly 86.33 feet along the arc of a 382.00 foot radius curve to the left (center bears North 45°00'00" East and the chord bears South 51°28'26" East 86.14 feet with a central angle of 12°56'52");
thence Southeasterly 21.10 feet along the arc of a 15.00 foot radius curve to the right (center bears South 32°03'08" West and the chord bears South 16°30'36" East 19.85 feet with a central angle of 82°52'32");
thence South 63°29'17" East 56.03 feet;
thence Southwesterly 49.52 feet along the arc of a 122.00 foot radius curve to the left (center bears South 65°47'59" East and the chord bears South 12°34'17" West 49.18 feet with a central angle of 23°15'28");
thence South 00°56'53" West 42.05 feet;
thence South 89°13'44" East 146.35 feet;
thence South 00°46'16" West 20.00 feet;
thence North 89°13'44" West 44.54 feet;
thence Southwesterly 15.54 feet along the arc of a 10.00 foot radius curve to the left (center bears South 00°46'16" West and the chord bears South 45°58'19" West 14.09 feet with a central angle of 88°35'54");
thence North 89°03'27" West 75.19 feet;
thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°56'53" East and the chord bears North 44°03'27" West 21.21 feet with a central angle of 90°00'00");
thence North 89°03'27" West 56.00 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 45°58'33" West 21.21 feet with a central angle of 90°00'00");
thence North 89°03'27" West 127.33 feet;
thence Northwesterly 23.55 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°56'53" East and the chord bears North 44°04'41" West 21.21 feet with a central angle of 89°57'32");
thence North 00°54'06" East 636.07 feet;
thence Northeasterly 47.11 feet along the arc of a 122.00 foot radius curve to the right (center bears South 89°05'54" East and the chord bears North 11°57'47" East 46.81 feet with a central angle of 22°07'24");
thence Northeasterly 27.45 feet along the arc of a 15.00 foot radius curve to the right (center bears South 66°58'31" East and the chord bears North 75°27'26" East 23.78 feet with a central angle of 104°51'53") to the point of beginning.

Contains 177,327 Square Feet or 4.071 Acres and 62 Lots

UTILITY DEDICATION

By execution of this plat, the owner(s) shown below does hereby grant and convey to the city and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map as "COMMON AREA" (including private streets) for construction and maintenance of approved public utilities and appurtenances together with right of access thereto. Only culinary water lines will be maintained by the city, all other utilities onsite will be privately owned and maintained.

RESERVATION OF COMMON AREAS

By execution of this plat, the owner(s) shown below does hereby reserve all areas shown on this plat as "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the surveyor's certificate herein and shown on this map, have caused the same to be subdivided into streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public. Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to the Rockwell Ranch Master Owners Association, Inc., 520 South 850 East, Suite A300, Lehi, Utah 84043.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

NAME _____ NAME _____
COMPANY _____ COMPANY _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF _____ } S.S.
ON THE _____ DAY OF _____, A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
NAME _____ NO. _____ NOTARY PUBLIC
A NOTARY PUBLIC COMMISSION IN UTAH RESIDING IN _____ COUNTY

APPROVAL BY LEGISLATIVE BODY

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

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY ENGINEER _____ ATTEST: _____
CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER _____ PLANNING COMMISSION CHAIRMAN _____

ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT

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

SURVEYORS SEAL



NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

WATER AND SEWER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WATER AND SEWER AUTHORITY.

PUBLIC WORKS DEPARTMENT DIRECTOR

DEVELOPER

WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.542.1100
TOOELE
Phone: 435.843.3500
CEDAR CITY
Phone: 435.865.1463
RICHFIELD
Phone: 435.886.2863

SHEET 1 OF 2

PROJECT NUMBER : 8799F.5
MANAGER : JKF
DRAWN BY : JWJ
CHECKED BY : KFW
DATE : 11/9/20

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 89°53'31" EAST.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE X AS DELINEATED BY F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP 49049C0302F EFFECTIVE JUNE 19, 2020.

NOTES

- OFFSET PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
- LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON.
- 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.
- COMMON SPACE AREAS AND PRIVATE STREETS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

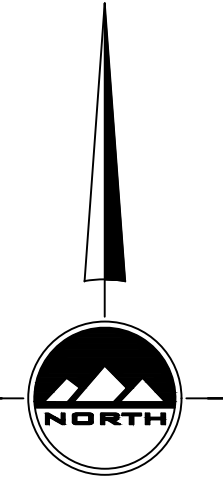
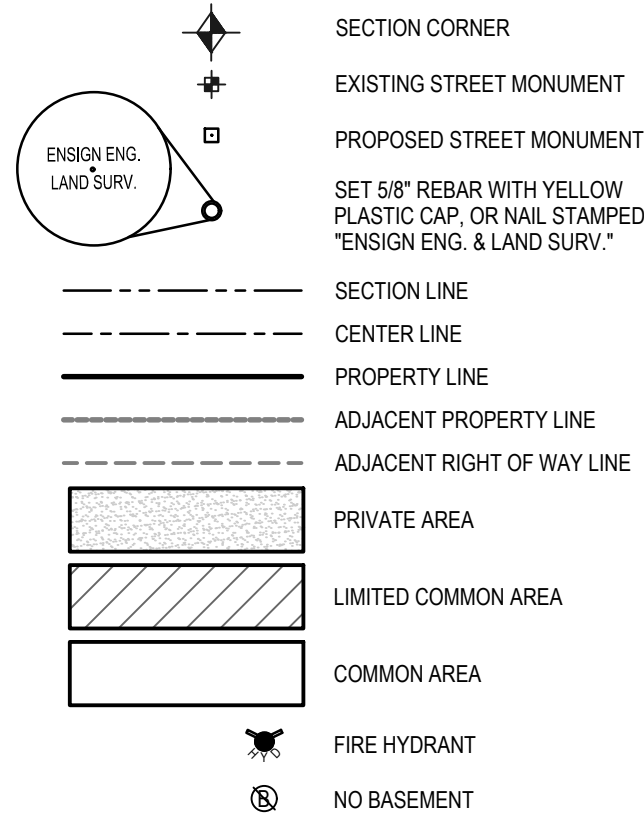
ROCKWELL RANCH BLOCK 3 PHASE 2 PLAT

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
AMERICAN FORK CITY, UTAH COUNTY, UTAH
ZONING TOD

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	38.00'	29.22'	44°03'27"	S22°58'17"W	28.51'
C2	150.00'	61.94'	23°39'37"	S12°48'22"W	61.50'
C3	51.00'	39.22'	44°03'27"	S22°58'17"W	38.26'
C4	51.00'	20.85'	23°25'42"	S33°17'09"W	20.71'
C5	51.00'	18.36'	20°37'45"	S11°15'26"W	18.26'
C6	25.00'	19.22'	44°03'27"	S22°58'17"W	18.75'
C7	10.00'	15.71'	90°00'24"	N45°56'45"E	14.14'
C8	10.00'	15.71'	89°59'36"	S44°03'18"E	14.14'
C9	178.00'	74.51'	23°59'07"	S12°56'07"W	73.97'
C10	10.00'	15.71'	90°00'24"	N44°03'39"W	14.14'
C11	10.00'	15.71'	89°59'36"	S45°56'21"W	14.14'
C12	10.00'	15.71'	90°00'00"	S44°03'27"E	14.14'
C13	10.00'	15.71'	90°00'00"	N45°56'33"E	14.14'
C14	28.00'	44.18'	90°24'06"	N44°01'41"W	39.74'
C15	28.00'	35.01'	71°38'52"	N53°24'18"W	32.78'
C16	28.00'	9.16'	18°45'13"	N8°12'15"W	9.12'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°56'33"E	4.00'
L2	N0°56'33"E	3.98'
L3	S0°56'33"W	5.98'
L4	S0°56'33"W	6.00'
L5	N0°56'33"E	7.00'
L6	N0°56'33"E	7.00'

LEGEND



ROCKWELL RANCH
BLOCK 3 PHASE 2 PLAT

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

SURVEYORS SEAL



NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

SHEET 2 OF 2

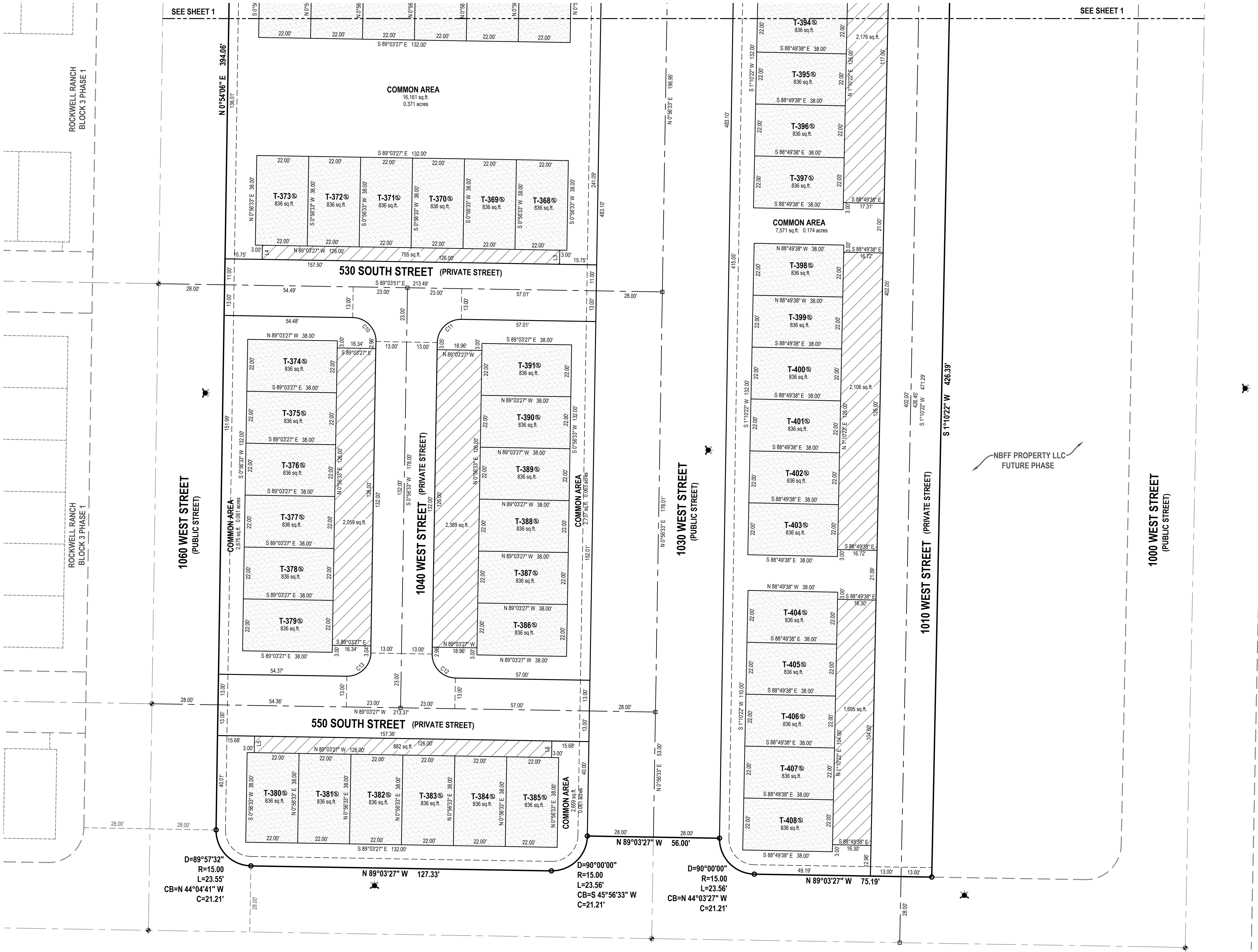
PROJECT NUMBER : 8799F.5
MANAGER : JKF
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 11/9/20



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.542.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.852.1653
RICHFIELD
Phone: 435.896.2983

DEVELOPER
WHITE HORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A4
LEHI, UTAH 84043



D=89°57'32"
R=15.00
L=23.55'
CB=N 44°04'41" W
C=21.21'

D=90°00'00"
R=15.00
L=23.56'
CB=S 45°56'33" W
C=21.21'

D=90°00'00"
R=15.00
L=23.56'
CB=N 44°03'27" W
C=21.21'

AGENDA TOPIC: Hearing, review and action on the preliminary and final plat for Stonecreek Plat F, located in the area of 850 South 330 West, in the PR-3.0 (Planned Residential) zone.

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

BACKGROUND INFORMATION				
Location:		850 South 330 West		
Applicants:		Trane Engineering/Woodside Homes		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Agriculture		
	East	Residential		
	West	Agriculture		
Existing Zoning:		PR-3.0		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PR-3.0		
	South	Residential Agriculture 5 (Utah County)		
	East	PR-3.0		
	West	Residential Agriculture 5 (Utah County)		
Land Use Plan Designation:		Low Density Residential (3 du/ac)		
Zoning within density range?		☒	Yes	☐ No

Background

Stonecreek Plat F is a 37-lot phase of an overall 143-acre development. The preliminary plan is being processed concurrently with the final plat. The final plat is consistent with terms of a preliminary plan approval.

Plat F is located at the southern portion of the overall development. An annexation in process will add property directly south of Plat F and will be a continuation of the overall development. Access to Plat F is provided off 330 and 420 West.

Conservation Subdivision Projects within the PR-3.0 zone must adhere to certain parameters. Subdivisions must have a minimum project area of five (5) acres, and a

maximum density of 3 units per acre. Plat F is the sixth phase in a 143-acre development, with an overall density of 3 units per acre; falling within the parameters of a Conservation Subdivision project in the PR-3.0 zone.

As with plats A, B, C, D and E the applicants request Planning Commission consideration and allowance for modification of building site requirements, allowing the ability to average lot sizes in order for greater overall consistency. This modification is allowed pursuant to Sections 17.7.401, allowing the “harmonizing (of) development within a project”. The Planning Commission may, but is not required, to make this finding. A finding allowing the modification is offered below.

Conservation Subdivisions within a PR-3.0 zone require 25% open space. The overall project area provides for 26% open space upon buildout. Plats A, B, C, D and E provided dedication of land. Plat F continues this dedication; further dedications occurring as the property to the south is annexed, and property directly southwest is platted.

Consistency with the Land Use Plan:

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

Section 17.7.211 of the Development Code

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

- a. The final plat and supporting materials conform with the terms of the preliminary plan approval.

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

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

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

Engineering will address any concerns at the time of the Planning Commission meeting.

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

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

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

The water rights conveyance shall be satisfied prior to "Plat E" recordation.

FINDINGS OF FACT

After reviewing the application for final plat approval, the following findings are offered for consideration:

1. The final plat is consistent with the preliminary plan.
2. The final plat is consistent with the Land Use Plan designation of "Low Density Residential".
3. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.
4. The Planning Commission grants the request for modification of building site requirements, allowing for averaging of lot sizes for "harmonizing development within a project" (17.7.401); finding that such modification provides greater overall consistency.

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we approve the preliminary plan and recommend approval of the final plat of Stonecreek Plat F, with the findings 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 recommend denial of the final plat of Stonecreek Plat F.

TABLE

Mr. Chairman, I move that we table action on the preliminary plan and final plat of Stonecreek Plat F.

AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 12/2/2020

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: Stonecreek Plat F

Project Address: 850 South 330 West

Developer / Applicant's Name: Woodside Homes

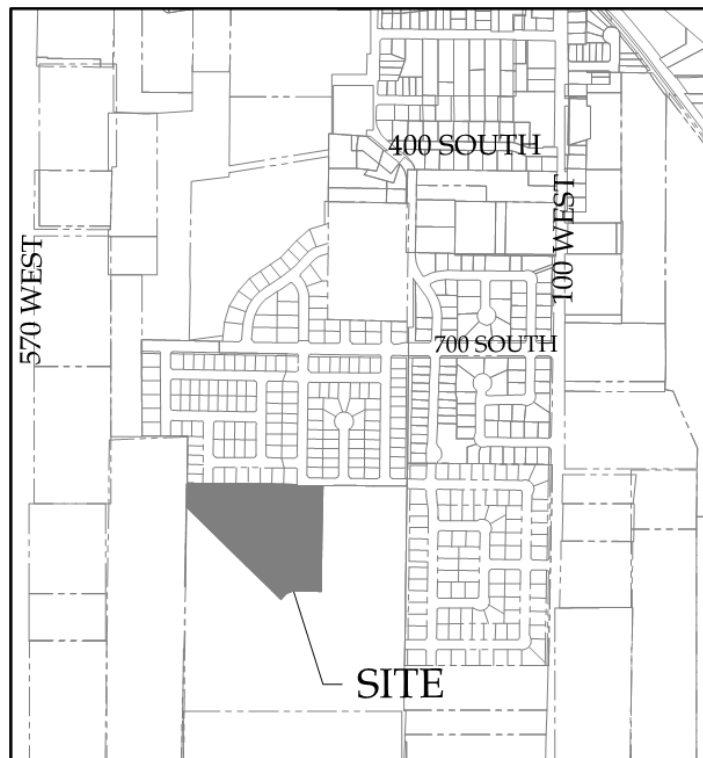
Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☒ 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 [Click here to enter a date. 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. **Demonstrate the temporary drainage facilities have sufficient capacity to contain all contributing sources of runoff. Provide calculations verifying the runoff quantities. Ensure the storm drain design and calculations complies with the Storm Water Technical Manual and no adverse erosive conditions will occur.**

STONECREEK PLAT 'F'
LOCATED IN THE NORTHWEST QUARTER OF
SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

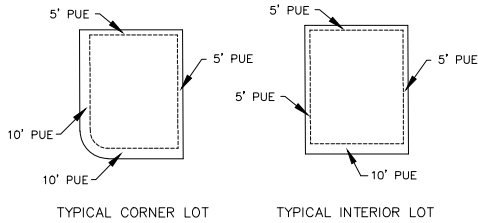
BASIS OF BEARING: NAD 83
N 89°48'57" E MEASURED: 2652.96'
293.18'
FOUND BRASS CAP 1966
NORTHWEST SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

FOUND BRASS CAP 2017
NORTH QUARTER SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

MEADOWBROOK PROPERTIES
13:070:0026

Line Table		
Line #	Length	Direction
L1	44.96	S45°44'08"E
L2	47.32	N44°15'52"E
L3	32.00	N44°15'52"E
L4	15.32	N44°15'52"E
L5	65.00	N00°35'07"E
L6	65.00	N00°35'07"E
L7	65.00	N00°35'07"E
L8	21.09	S45°44'08"E

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	137.26	169.00	46°32'04"	133.52
C2	36.11	200.00	10°20'38"	36.06
C3	9.07	169.00	3°04'26"	9.07
C4	61.65	231.00	15°17'26"	61.46
C5	23.52	15.00	89°50'42"	21.18
C6	23.55	15.00	89°58'12"	21.21
C7	23.57	15.00	90°01'48"	21.22
C8	55.78	69.00	46°19'15"	54.28
C9	80.85	100.00	46°19'15"	78.66
C10	104.98	131.00	45°54'48"	102.19
C11	5.41	15.00	20°40'16"	5.38
C12	21.69	15.00	82°50'11"	19.85
C13	157.23	231.00	38°59'55"	154.21
C14	162.44	200.00	46°32'04"	158.01
C15	137.26	169.00	46°32'04"	133.52
C16	23.52	15.00	89°50'29"	21.18
C17	23.51	15.00	89°47'11"	21.17
C18	23.55	15.00	89°58'12"	21.21
C19	23.57	15.00	90°01'48"	21.22
C20	23.57	15.00	90°01'43"	21.22
C21	39.80	231.00	9°52'17"	39.75
C22	21.85	231.00	5°25'09"	21.84
C23	23.60	15.00	90°09'18"	21.24
C24	69.01	231.00	17°07'04"	68.76
C25	88.22	231.00	21°52'50"	87.68



EASEMENT DETAIL
-NTS-

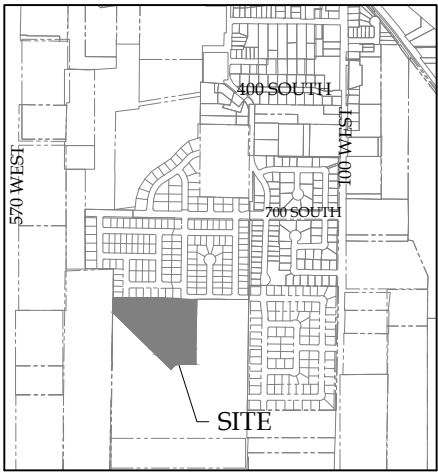
NOTES:

1. OFFSET NAILS TO BE PLACED IN THE CURB AND 5/8" BY 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO OCCUPANCY.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL ALL ASPHALT PAVING IS INSTALLED AND THE FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGE WITH CULINARY WATER.
3. ALL PUBLIC STREETS TO BE DEDICATED TO AMERICAN FORK CITY.
4. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON. NO BASEMENTS TO BE CONSTRUCTED WITHIN THIS PLAT.

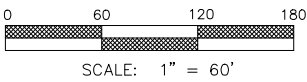
FLOOD ZONE DESIGNATION: X
MAP NUMBER: 49049C0306F
EFFECTIVE DATE: JUNE 19, 2020

DEVELOPER
WOODSIDE HOMES
460 WEST 50 NORTH
SUITE #200 SLC, UT 84101
PHONE (801) 372-2077

TRAN ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544



VICINITY MAP



LEGEND

- FOUND SECTION CORNER
- COMMON AREA (PUE)
- BOUNDARY
- SECTION LINE
- ROAD CENTER LINE
- EASEMENT LINE

LAND USE:
PLAT "F" = 9.60 ACRES
ZONING= PR-3.0
TOTAL LOTS= 37 LOTS
DENSITY OVERALL = 3.85 LOTS/ACRE
OPEN SPACE = 0.635 ACRE

NOTE: THIS PLAT IS BASED ON THE PLANNED UNIT DEVELOPMENT-CONSERVATION SUBDIVISION PROJECT

SEWER/WATER AUTHORITY APPROVAL

APPROVED BY THE SEWER AUTHORITY
ON THIS DAY OF _____, A.D., 20____

SEWER/WATER AUTHORITY

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S.

DATE

BOUNDARY DESCRIPTION

Commencing at a point which is North 89°48'57" East 293.18 feet along the section line and South 827.65 feet from the Northwest Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°29'00" East 101.00 feet; thence South 88°18'00" East 62.01 feet; thence South 89°28'13" East 542.37 feet; thence South 00°35'07" West 20.82 feet; thence South 89°23'10" East 164.80 feet; thence South 00°49'19" West 502.00 feet; thence South 00°32'41" West 62.00 feet; thence North 89°12'04" West 176.45 feet; thence Southwesterly 137.26 feet along the arc of a 169.00 foot radius curve to the left, through a central angle of 46°32'04", the chord of which bears South 67°31'54" West 133.52 feet; thence South 44°15'52" West 37.92 feet; thence North 89°15'06" West 13.66 feet; thence North 45°44'08" West 736.78 feet; thence North 00°47'08" East 149.27 feet; thence North 89°42'21" East 3.35 feet; thence North 00°27'37" East 6.31 feet to the point of beginning.

Parcel contains: 9.60 acres

Number of lots = 37

Basis of bearing: The line between the Northwest Corner and the North Quarter Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and meridian which bears North 89°48'57" East.

OWNER'S DEDICATION

Known all men by these present that we, all of the undersigned owners of all of the property described in the Boundary Description herein and shown on this map, have caused the same to be subdivided into lots, blocks, streets and easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public. Pursuant to Utah Code 10-9a-604(1d) the owner hereby conveys the common area as indicated heron, to the Stonecreek Estates Home Owners Association, P.O. BOX 540265, North Salt Lake, Ut 84054

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ NOTARY PUBLIC SIGNATURE
COMMISSION # _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
APPROVED: _____ ATTEST: _____
CITY ENGINEER _____ CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY THE AMERICAN FORK CITY PLANNING COMMISSION.

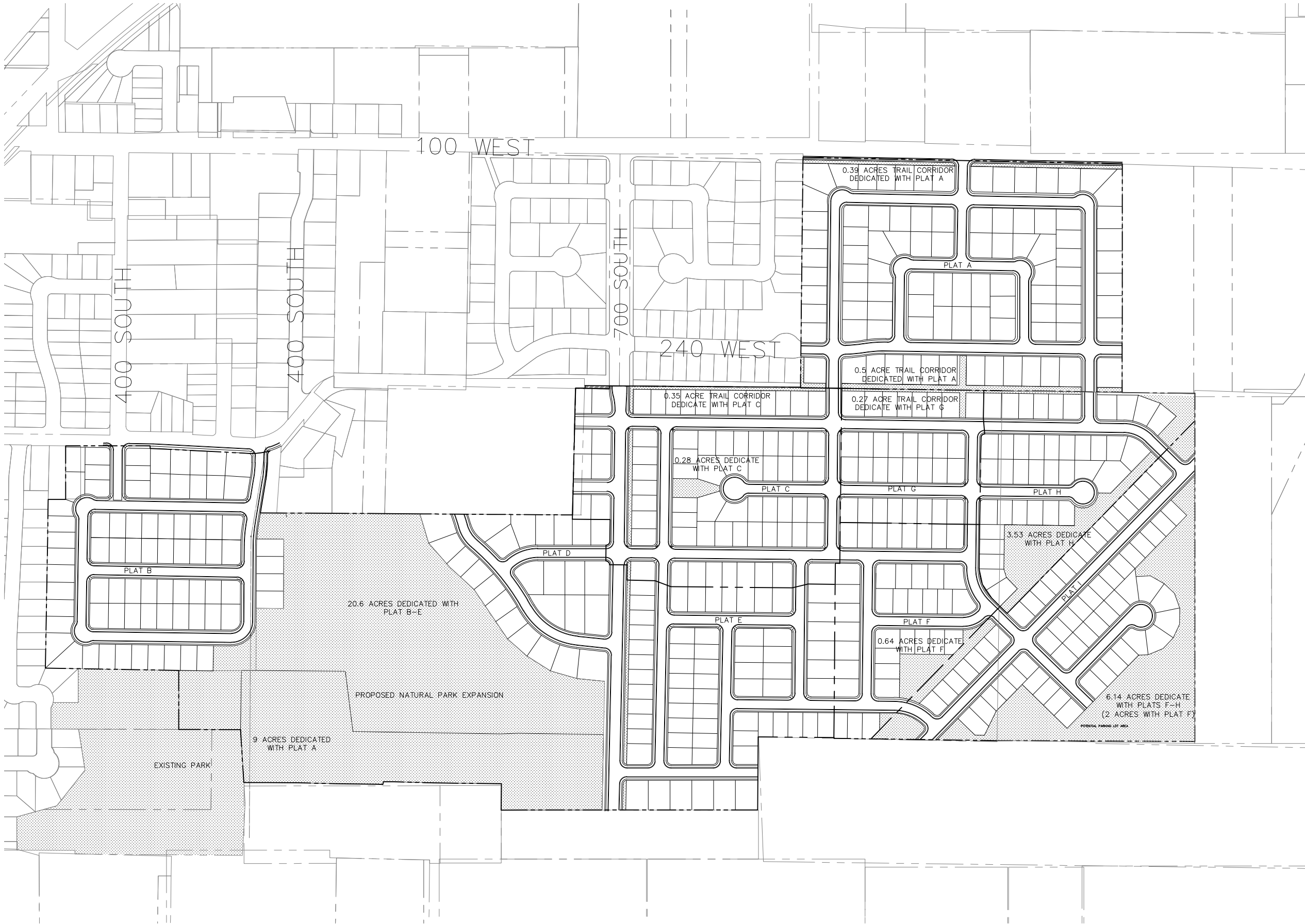
PLANNER _____ PLANNING COMMISSION CHAIRMAN _____

PLAT 'F'

STONECREEK
A RESIDENTIAL SUBDIVISION

AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

SURVEYOR SEAL	CLERK-RECORDED SEAL	RECORDING INFORMATION



NOTES:
THIS DRAWING IS FOR A PROPOSED CONCEPT OF 166 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 700 SOUTH AND 300 WEST. THE OVERALL PROJECT IS PROPOSE TO INCLUDE A LARGE OPEN SPACE ADJACENT TO THE MOUNTAIN MEADOW CITY PARK. AREAS 1, 2 AND 3 ARE SUBMITTED WITH THIS CONCEPT AS A ZONE CHANGE REQUEST FOR THE PR-3.0 ZONE.

LAND USE:	
PROJECT AREA=	166.0 ACRES
ZONING=	PR-3.0
SINGLE FAMILY LOTS=	498 LOTS
OVERALL DENSITY=	3.00 LOTS PER ACRE
OPEN SPACE AREA=	41.5 ACRES (25%)

AREA BREAKDOWN:	
PLAT A =	92 SINGLE FAMILY LOTS
PLAT B =	76 SINGLE FAMILY LOTS
PLAT C =	72 SINGLE FAMILY LOTS
PLAT D =	25 SINGLE FAMILY LOTS
PLAT E =	65 SINGLE FAMILY LOTS
PLAT F =	37 SINGLE FAMILY LOTS
PLAT G =	32 SINGLE FAMILY LOTS
PLAT H =	39 SINGLE FAMILY LOTS
PLAT I =	60 SINGLE FAMILY LOTS
TOTAL LOTS =	498 LOTS

OPEN SPACE DEDICATION:			
PLAT	AREA	OPEN SPACE	%
A	27.62 + 9	9.89	27%
B	18.89 + 19.96	19.96	40%
C	18.81	0.63	33%
D	9.42	0.64	30%
E	16.33	0.27	26%
F	9.6 + 2	2.64	26%
G	7.06	0.27	25%
H	10.85	3.53	25%
I	17.37	4.14	25%

NOTE: THIS TABLE IS TO SHOW THE OPEN SPACE BREAKDOWN PER PHASE TO KEEP IN LINE WITH THE 25% DEDICATION REQUIREMENT.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TGT
CHECK BY:	TGT
DATE:	8/20/16
COGO FILE:	

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

AMERICAN FORK, UTAH

STONECREEK
A RESIDENTIAL DEVELOPMENT

OVERALL CONCEPT

JOB WSAF
SHEET NO. 1

AGENDA TOPIC: Review and action on the final plat for the 860 Apartments Subdivision, located at 802 East Quality Drive, in the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval of the final plat.

BACKGROUND INFORMATION				
Location:		802 East Quality Drive		
Applicants:		Scott Laneri/Ritchie Group		
Existing Land Use:		Agriculture		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Agriculture		
	South	Agriculture		
	East	Agriculture		
	West	Vacant		
Existing Zoning:		PC (Planned Community)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PC (Planned Community)		
	South	PC (Planned Community)		
	East	PC (Planned Community)		
	West	PI-1 (Planned Industrial)		
Land Use Plan Designation:		Planned Community		
Zoning within density range?		x	Yes	No

Background

The property was annexed in 2019 as part of the Vest Annexation. A concept plan approval followed, designating this area as high density residential/potential mixed use. A subsequent development agreement was approved, allowing an overall development parking ratio of 1.8 stalls per unit.

A site plan was approved in September 2020. The site plan proposed 513 apartment units; a combination of studio and 1-3 bedroom units. 949 parking stalls will be provided, slightly above the 1.8 ratio required in the development agreement approved by the Council and master developer. Access to the project and subdivision will be off Quality Drive and 860 East. This development will frame the southwest corner of Quality Drive and 860 East.

The subdivision plat proposes two lots over the entirety of the approved site plan. This is largely for financial purposes, although the two lots will act as one combined project area. Documentation is provided and will be recorded with the plat ensuring the project will function as one site, while on two lots. A similar example is the subdivision of properties in The Meadows shopping district.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Planned Community”. The proposed subdivision is consistent with the Land Use Plan designation.

Section 17.7.211 of the Development Code

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

- a. The final plat and supporting materials conform with the terms of the preliminary approval.

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

- b. The final plat complies with all City requirements and standards relating to large scale developments.

This criterion has been met.

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

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

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

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

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

Water rights conveyance shall be satisfied prior to plat recordation.

FINDING OF FACT

After reviewing the application for final plat approval, the following finding of fact is offered for consideration:

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

POTENTIAL MOTIONS

APPROVAL

Mr. Chairman, I move that we recommend approval of the final plat of 860 Apartments 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 recommend denial of the final plat.

TABLE

Mr. Chairman, I move that we table action on the final plat.

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. Stub water line on the west side of development to the property line adjacent to Vest property.

860 APARTMENTS SUBDIVISION
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYORS CERTIFICATE

I, S. Scott Carlson, certify that I am a Professional Land Surveyor holding license number 187727 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

DESCRIPTION

A parcel of land lying and situate in the Northeast Quarter of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian. Comprising 15.08 acres, 9.02 acres of Utah County Tax Parcel 13-062-0093 and the 6.06 acre remainder portion of Utah County Tax Parcel 13-062-0094. Basis of Bearing for subject description being South 45°01'56" East 3791.23 feet measured between the Utah County Survey brass cap monuments marking the North Quarter Corner and the East Quarter Corner of said Section 25. Subject parcel being more particularly described as follows:

Commencing at the North Quarter corner of said Section 25, thence South 89°35'49" East 1330.14 feet coincident with the calculated north line of said Northeast Quarter Section; Thence SOUTH 798.25 feet to a point on that particular Agreement Line described in that certain Boundary Line Agreement recorded January 19, 1994 as Entry #4974 and the TRUE POINT OF BEGINNING;

Thence North 00°41'59" East 623.95 feet to a point on the south right of way line of Quality Drive, (Vest Road Dedication, Entry #54716:2019, Map #16589 of the Utah County Records); Thence South 89°48'07" East 911.43 feet coincident with said south right of way line to the point of intersection with 860 East Street as per said Vest Road Dedication; Thence South 00°54'51" East 797.23 feet coincident with said West right of way line; Thence South 89°46'14" West 479.33 feet to a point on that particular Agreement Line described in that certain Parcel Boundary Line Adjustment Agreement and Quit Claim Deed recorded October 29, 2020 as entry #170744:2020; Thence the following two calls coincident with said Agreement line: 1) North 00°55'43" West 181.16 feet, and 2) South 89°38'19" West 449.50 feet to the point of beginning.

OWNER'S DEDICATION

Known by all men present that We, all of the undersigned owner's of the property depicted and described hereon, have caused the same to be subdivided into Lots, Streets and Easements and do hereby dedicate said Streets and other Public Areas as indicated hereon for perpetual use of the Public.

In witness hereof we have hereunto set our hand(s) this _____ day of _____, 20____.

BY: _____
Title:

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF }

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary, in and for said County of _____, in said State of Utah, the signer of the above Owner's Dedication who after being duly sworn, acknowledged to me that he/she signed it freely and voluntarily for and in behalf of said Corporation the purposes therein mentioned.

Commission Number _____

Notary Public _____ My Commission Expires _____

APPROVAL BY LEGISLATIVE BODY

The City of American Fork, County of Utah, State of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other parcels of land intended for Public Purposes for the perpetual use of the public this _____, day of _____, A.D., 20____.

MAYOR _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____
CITY ENGINEER _____ ATTEST: _____
CLERK - RECORDER

APPROVAL BY LEGISLATIVE BODY

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

Planner _____ Planning Commission Chair _____

WATER AND SEWER AUTHORITY APPROVAL

Approved this _____, day of _____, A.D. 20____, by the Water and Sewer Authority.

Public Works Director _____

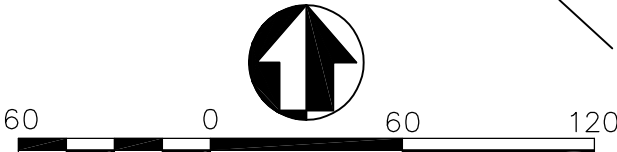
860 APARTMENTS SUBDIVISION
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SURVEYOR _____ CLERK - RECORDER _____

FOR REVIEW ONLY

North Quarter Corner Section 25,
Township 5 South, Range 1 East,
Salt Lake Base and Meridian.
Found Utah County Brass Cap Mon.

Northeast Corner Section 25,
Township 5 South, Range 1 East,
Salt Lake Base and Meridian.
Nothing Fnd. Calc'd Location from
County Survey Records



- SCALE OF FEET
SCALE: 1"=60'
LEGEND
- 29 28= SECTION CORNER & SECTION LINE
 - 32 33= BOUNDARY LINE
 - = RIGHT OF WAY LINES
 - = PUBLIC UTILITY EASEMENT AS NOTED
 - = ADJOINING PARCELS DEED LINES
 - = DIMENSION LINES
 - = WETLANDS TO BE PRESERVED

UTAH VALLEY BUSINESS PARK
PLAT "N"
ENTRY #56927 MAP #14337

NOTES:
LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE WATER LEVEL MEASURED DURING SPRING SEASON - OR SUPPORTIVE GEOTECHNICAL INFORMATION INDICATING OTHERWISE.

OFF-SET PINS TO BE PLACED IN THE BACK OF THE CURB AND 3/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.

THE UNTREATED GRAVEL BASE MUST BE PLACED AND GRADED, SEWER AND STORM DRAIN LINES AND WATER LINES, AND INLET BOXES COMPLETED AND TESTED BEFORE ANY BUILDING PERMITS WILL BE ISSUED.

FEMA FLOOD PLAIN INFORMATION:
FIRM 4955170120 B, JULY 17, 2002, PANEL 120 OF 725
FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

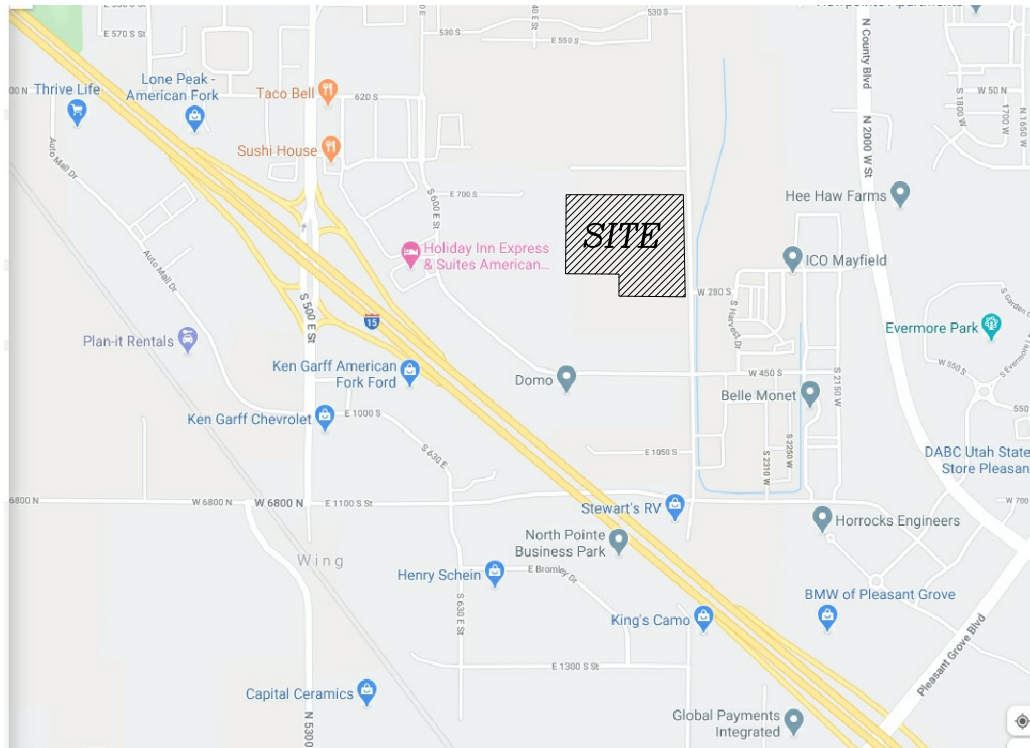
CURRENT ZONE:
PC-PLANNED COMMUNITY

NUMBER OF LOTS: 2

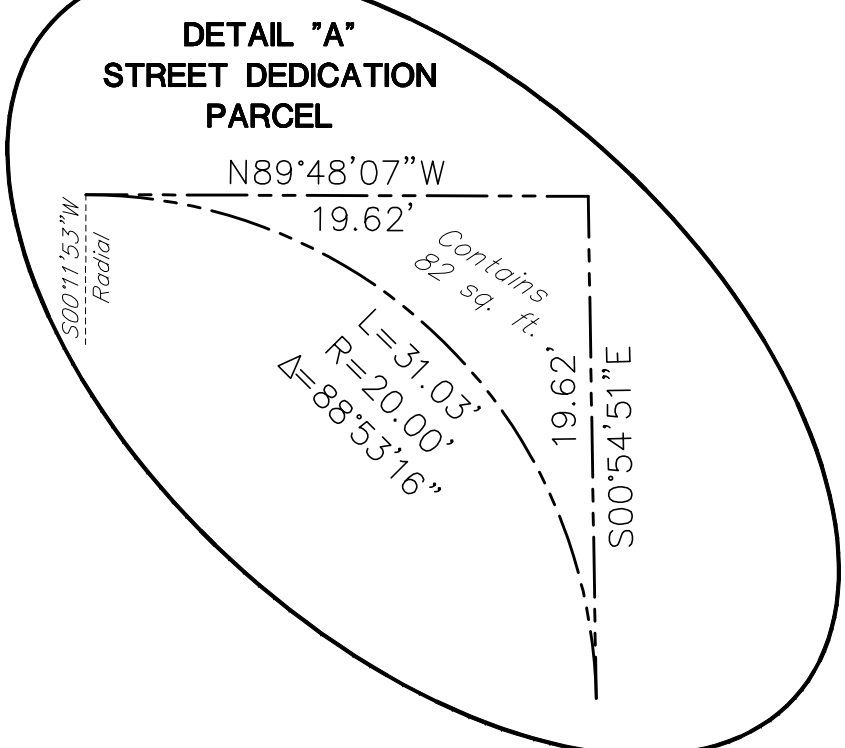
Ⓟ NO BASEMENTS ALLOWED

UTAH VALLEY BUSINESS PARK
PLAT "N"
ENTRY #65939 MAP #14365

TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511



VICINITY MAP



SMART TOWN LLC
13-062-0091

East Quarter Corner Section 25,
Township 5 South, Range 1 East,
Salt Lake Base and Meridian.
Found Utah County Brass Cap Mon.

When recorded, please return to:
The Ritchie Group, L.C.
Attn: Scott Lanari
1245 Brickyard Rd., Ste. 70
Salt Lake City, UT 84106

DECLARATION OF SHARED USE FACILITIES AND RECIPROCAL EASEMENTS

This DECLARATION OF SHARED USE FACILITIES AND RECIPROCAL EASEMENTS is made by Villas at Aspen Meadows, LLC, a Nevada limited liability company (“**Villas**”), and is made effective as of _____, 2020.

RECITALS

- A. Villas is owner of two adjacent parcels of real property located in American Fork, Utah County, Utah, more particularly described as:

All of Lots 1 and 2 of 860 Apartments Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

APNs: _____ and _____

Those parcels are sometimes hereafter referred to as “**Lot 1**” and “**Lot 2**” respectively; and the current and former owners of those lots are sometimes hereafter referred to as the “**Lot 1 Owner**” and the “**Lot 2 Owner**”, or generically each, an “**Owner**”).

- B. Villas intends to construct apartment units on Lot 1 and Lot 2.
- C. Villas intends to construct on either Lot 1 or Lot 2, but not both, a leasing office, clubhouse, fitness center, playground, laundry facilities, pool, hot tub, patio, barbeque, bathrooms, basketball court, paseo walkway, and additional and related recreation facilities and amenities (collectively, the “**Shared Use Facilities**”).
- D. Villas intends to improve both Lot 1 and Lot 2 with paved driveways, curb cuts, parking lots, sidewalks, landscaping, signage, and related structures and amenities to facilitate both vehicular and pedestrian access, travel, and parking (collectively, the “**Access Facilities**”).
- E. Villas intends to improve both Lot 1 and Lot 2 with water, sewer, storm drain, gas, electric, phone and cable lines, pipes and related apparatus (collectively, the “**Utility Facilities**”), many of which will be placed underground, but some may

be placed overhead or on the surface of the ground.

- F. Villas, as both the Lot 1 Owner and Lot 2 Owner, is willing to grant a reciprocal easement covering the Access Facilities for access to and from Lot 1 and Lot 2, and covering the Utility Facilities within and between Lot 1 and Lot 2.
- G. Villas anticipates that both properties will be operated as a single apartment complex, but possibly with different parties owning Lot 1 and Lot 2 in the future, and therefore the Shared Use Facilities, Access Facilities, and Utility Facilities shall be jointly used by both the Lot 1 Owner and the Lot 2 Owner.
- H. Villas desires to provide for the joint use of the Shared Use Facilities, Access Facilities, and Utility Facilities between them, on the terms and conditions set forth in this Declaration.

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Declaration, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Villas hereby declares and agrees as follows:

1. Facilities Sharing Arrangement. Villas in its capacity as Lot 1 Owner, hereby grants to Villas in its capacity as Lot 2 Owner and its “authorized users”, and Villas in its capacity as Lot 2 Owner hereby grants to Villas in its capacity as Lot 1 Owner and its “authorized users”, the perpetual right to use and share the Shared Use Facilities located on Lot 1 and Lot 2, respectively, including all office furniture, office equipment, recreational equipment, maintenance equipment, tools, and other personal property used with and forming an essential part of the Shared Use Facilities.

2. Use of Shared Use Facilities. The Shared Use Facilities shall be used for general office and leasing activities, tenant recreation, grounds and landscape maintenance, and related purposes of the Lot 1 Owner and the Lot 2 Owner and their “authorized users”. No Owner shall use or occupy the Shared Use Facilities in violation of laws, ordinances, or regulations of any government or agency having jurisdiction or in violation of any Owner’s insurance contract. At no additional cost the potential tenants of the Lot 1 Owner and the Lot 2 Owner shall also be entitled to use the parking spaces located outside the leasing office at the Shared Use Facilities, but the employees and agents of each Owner shall be required to park only in designated employee/agent spaces. Each Owner makes no representation that parking at the Shared Use Facilities shall be adequate for all of each Owner’s needs.

3. Grant of Reciprocal Access Easement. Villas in its capacity as Lot 1 Owner, hereby grants to Villas in its capacity as Lot 2 Owner and its “authorized users”, and Villas in its capacity as Lot 2 Owner hereby grants to Villas in its capacity as Lot 1 Owner and its “authorized users”, a perpetual, private, and non-exclusive easement for the purpose of unobstructed vehicular and pedestrian ingress and egress across the Access Facilities located on Lot 1 and Lot 2.

Except as otherwise provided in this paragraph, the Access Facilities shall be kept open and unobstructed at all times, and nothing, except maintenance and construction activity for a

reasonable time, shall allow any Owner or authorized user any right to obstruct access within the Access Facilities. Occasionally delivery vehicles and moving vehicles shall be permitted to obstruct a portion of the Access Facilities for deliveries or to assist in moving tenant belongings, on the condition that other vehicles shall not be obstructed from travel to and from the driveways and parking lots, and each partial obstruction shall not endure for the time reasonably needed to move such tenant belongings. Any proposed construction, alteration, or relocation of buildings and other facilities on either Lot 1 or Lot 2 shall not impair access over the Access Facilities, except for temporary closures or other interruptions, which shall be staged in phases or otherwise conducted in a manner that does not close all points of ingress to and egress from any building by the “authorized users”, or which does not otherwise adversely impact the easements and rights of the “authorized users” of the Owners.

4. Grant of Reciprocal Utility Easement. Villas in its capacity as Lot 1 Owner, hereby grants to Villas in its capacity as Lot 2 Owner and its “utility service providers”, and Villas in its capacity as Lot 2 Owner hereby grants to Villas in its capacity as Lot 1 Owner and its “utility service providers”, a perpetual, private, and non-exclusive easement under, over, through and on the surface of Lot 1 and Lot 2, to lay, maintain, operate, repair, inspect, protect, remove and replace pipes, lines, wires, cables, and related overhead, surface and underground Utility Facilities. Each Owner may install additional Utility Facilities after the date hereof. Additional Utility Facilities may only be placed in within driveways, walkways, parking areas, and landscaped areas, and no Utility Facilities may be placed within the existing or planned footprint of any building or other permanent structure.

This utility easement shall be for the use of all public utilities, municipal utilities, or privately-owned entities providing telephone, electrical, gas, sanitary and storm sewer, culinary water, irrigation water, cable television, internet, communication, data transmission, or similar services to Lot 1 and/or Lot 2 (collectively, “**Utility Service Providers**”).

5. Authorized Users. The term “authorized users” in this Declaration refers to each Owner’s tenants, potential tenants, owners, managers, lenders, and each of their respective agents, employees, and invitees, but not the general public.

6. Parking Arrangements. Villas hereby reserves the right of the Lot 1 Owner and the Lot 2 Owner separately to designate reserved parking spaces within the Access Facilities located on their respective lots for their respective “authorized users”, provided the number of reserved spaces shall not exceed seventy-five percent (75%) of all parking spaces within Lot 1 and Lot 2, respectively. Parking spaces that are not so reserved shall be treated as common parking areas for shared benefit and use of all Owners and their “authorized users”.

7. Condition of Grant. Each of the property rights and easements granted in this Declaration are expressly granted subject to all covenants, conditions, easements, right-of-way, reservations and restrictions now of record as to Lot 1 and Lot 2.

8. Right to Relocate Access Facilities and Utility Facilities. Each Owner shall have the right, upon 30 days written notice to the other Owner, to relocate all or any part of the Access Facilities and Utility Facilities and the corresponding easements anywhere within their respective properties, provided that the access and utility rights granted in this Declaration are not

materially impaired. Any such relocation shall be at the initiating Owner's sole expense. The Owners shall execute and deliver all such documents as may be necessary to facilitate such relocation.

9. Annual Right to Prohibit Access. Each Owner shall each have the unrestricted right one day each year to erect barriers across the portion of the Access Facilities at the boundary between the driveways and any public roadway. Such barriers shall be for the purpose of prohibiting the general public's access to and across the driveways. Such barriers shall be erected for the exclusive purpose of interrupting the continuous use of the driveways as a public thoroughfare for the ten (10) year period contemplated by Utah Code section 72-5-104. Additionally, the Owners may at any time use any legal means to restrain persons who are not "authorized users" from traveling across the Access Facilities.

10. No Third Party Beneficiaries. Each of the property rights and easements granted in this Declaration shall be for the exclusive use of each Owner, their "authorized users", and/or the Utility Services Providers, as the case may be. No other property or person (including the general public) may benefit from or use the property rights and easements granted in this Declaration.

11. Term. This Declaration shall run with the land so long as any of the Shared Use Facilities, Access Facilities, or Utility Facilities are maintained within either Lot 1 or Lot 2.

12. Rent. Because of the reciprocal nature of the property rights and easements granted in this Declaration, no rent shall be due by either Owner with respect to the Shared Use Facilities, Access Facilities, or Utility Facilities.

13. Construction, Repairs, Maintenance. Construction, repair, and maintenance of the Shared Use Facilities, Access Facilities and Utility Facilities shall be the joint responsibility of both the Lot 1 Owner and Lot 2 Owner, regardless of the land on which such Facilities lie. The Lot 1 Owner and Lot 2 Owner shall be mutually responsible to keep the Shared Use Facilities, Access Facilities and Utility Facilities as clean and in as good repair as the same are on the date hereof, reasonable wear and tear and excepted. The Owners agree that all Shared Use Facilities, Access Facilities and Utility Facilities installed and constructed after the date hereof shall be maintained in good condition and repair, reasonable wear and tear excepted.

Notwithstanding the foregoing, the Lot 2 Owner shall have the primary responsibility to arrange for the repair and maintenance of Shared Use Facilities, Access Facilities and Utility Facilities to keep such at all times in a safe, sightly, good and functional condition, including without limitation the following: snow and ice removal; repave, re-strip and replace markings on the surface of the driveway and parking areas from time to time as and when necessary to provide for the orderly flow of vehicles.

Each of the Lot 1 Owner and Lot 2 Owner shall be responsible for their prorated share of all costs of utilities, and expenses (prorated to area of respective lot size) incurred in connection with the repair, replacement, and maintenance of the Shared Use Facilities, Access Facilities and Utility Facilities. The pro rata expense sharing ratio of each Owner shall be as follows: Lot 1 Owner 36.80%, and Lot 2 Owner 63.20% (the "**Assessments**"). No Assessments shall be due for

any month in which any Owner has not yet completed construction of any of its apartment buildings and opened its property for active rental operations. All Assessments shall be subject and subordinate to any deed of trust encumbering Lot 1 or Lot 2, as the case may be, whether now existing or hereafter executed, and the beneficiary of any such deed of trust, their nominee or successor who acquires title to a property by foreclosure or deed in lieu, shall not take subject to any Assessments. Additionally, each Owner hereby waives the right to assert or record a lien for Assessments against the property of any other Owner, Assessments being personal obligations of each Owner.

Invoices for Assessments shall be paid within 30 days of presentation of the same. If any Owner fails to pay any Assessment within thirty (30) days, then such Owner shall have sixty (60) days after written notice from the other Owner to cure such non-payment.

14. Fire or Other Casualty. If the Shared Use Facilities, Access Facilities or Utility Facilities should be damaged or destroyed by fire or other casualty so as to cause a material alteration in their character to prevent the Owners, their “authorized users”, or the “utility service providers” from using them in substantially the manner theretofore used, then the Owner on whose land the damaged Facilities lie shall promptly undertake to restore the damaged Facilities to fully-functional condition.

Anything herein to the contrary notwithstanding, each Owner assumes full risk of damage to its personal property, equipment and improvements that it may have in or on or about the Shared Use Facilities, Access Facilities or Utility Facilities resulting from fire, lightning, extended coverage perils, flood and any catastrophe, regardless of cause or origin. No Owner shall not be liable to the other Owner or anyone claiming by, through or under the other Owner, including any other Owner’s insurance carriers, either directly or by way of subrogation, for any loss or damage resulting from fire, lightning or extended coverage perils or from an act of God.

15. Surrender of Shared Use Facilities Upon Termination. At the expiration of the term of this Declaration, each Owner shall peaceably yield up to the other Owner the Shared Use Facilities, Access Facilities or Utility Facilities, “broom clean” and in good repair in all respects, reasonable use, wear and tear excepted; provided, however, that each Owner may remove and keep its own personal property, signs, furniture, and equipment.

16. Insurance. Each Owner shall provide adequate casualty and liability insurance coverage for all of their trade fixtures, equipment, furniture, and personal property, as well as that portion of the Shared Use Facilities, Access Facilities and Utility Facilities lying on each Owner’s land. Subject to the right of any Owner’s lender to require otherwise, the Owners shall apply the proceeds of each insurance claim to the repair or rebuilding of damaged Facilities.

17. Assignment. No Owner may assign this Declaration, either in whole or in part, directly or indirectly. Notwithstanding the foregoing, this Declaration shall not be extinguished pursuant to acquisition of either Lot 1 or Lot 2 by any Owner’s lender, their nominee or successor, by foreclosure, deed in lieu, or other methods. Furthermore, nothing in this Declaration shall prohibit either Owner from selling or conveying to third parties either Lot 1 or Lot 2; provided, however, that the lands so sold and conveyed shall continue to be subject to this

Declaration, and shall bear the same rights, privileges, burdens and obligations as applicable to Lot 1 and Lot 2 under this Declaration.

18. Attorney's Fees. In the event it becomes necessary for either Owner to employ an attorney to enforce compliance with any of the covenants or agreements herein contained, the losing party shall be liable to the prevailing party for reasonable attorney's fees, costs and expenses.

19. Default and Remedies. Each of the following events shall constitute a default or breach of this Declaration by an Owner:

(a) If such Owner shall fail to pay any Assessment within thirty (30) days after the date of such Assessment, and such Assessment remains unpaid sixty (60) days after written notice from the other Owner to cure such non-payment.

(b) If any Owner shall fail to perform or comply with any of the other material conditions of this Declaration (including without limitation, the requirement to adequately insure or repair the Shared Use Facilities, Access Facilities and Utility Facilities), and such performance or condition remains uncured sixty (60) days after written notice of such violation from any other Owner.

In the event of a breach of this Declaration by an Owner, the other Owner shall have the right, but not the obligation, to enter upon the property of the defaulting Owner and perform such obligation for the account of the defaulting Owner. No remedy shall be exercised if within ten (10) days after notice of default (i) the defaulting Owner cures the default, or (ii) if the default is curable, but cannot reasonably be cured within that time period, the defaulting Owner begins to cure such default within such time period and thereafter diligently pursues such cure to completion. The ten (10) day notice period shall not be required if, using reasonable judgment, the non-defaulting Owner deems that an emergency exists. In the event of such an emergency, the non-defaulting Owner shall give notice reasonable under the circumstances to the defaulting Owner. Within ten (10) days following written demand, the defaulting Owner shall reimburse the non-defaulting Owner any sum reasonably expended by the non-Defaulting Owner to cure the default. If such amounts are not paid within thirty (30) days of billing, then such amounts shall accrue interest at the annual rate of 10% per annum until paid, and the defaulting Owner shall be responsible for reasonable attorneys' fees and costs in the enforcement and collection thereof.

In the event of any uncured default hereunder, the non-defaulting Owner at any time thereafter may file a legal action for injunctive relief or other equitable relief, and monetary damages. Notwithstanding the foregoing, so long as any of Lot 1 or Lot 2 is encumbered by a deed of trust securing a loan, no party may terminate this Declaration upon default without first obtaining the written consent of the applicable lender.

20. Privacy Protection. Each Owner shall protect the rights and privacy of every other Owner's tenants and prospective tenants.

21. Waiver of Subrogation. Each Owner hereby waives all rights of recovery and causes of action that either has or may have or that may arise hereafter against the other, whether

caused by negligence, intentional misconduct, or otherwise, for any damage to the Shared Use Facilities, Access Facilities and Utility Facilities, property or business caused by any perils covered or coverable by all-risk fire and extended coverage, building, contents, liability, and business interruption insurance, or for which any Owner may be reimbursed as a result of insurance coverage affecting any loss suffered by it; provided, however, that the foregoing waivers shall be ineffective if they invalidate any policy of insurance of the parties hereto, now or hereafter issued.

22. Signs. No Owner may place on any portion of the Shared Use Facilities or Access Facilities (interior and exterior) any sign or advertising matters without first obtaining the other Owner's consent, which consent shall not be unreasonably withheld or delayed. Each Owner agrees to maintain such signs or advertising matter in good condition and repair. All signs shall comply with applicable ordinances or other governmental restrictions.

23. Mortgage Protection. While this Declaration is senior in recorded priority, a default of this Declaration shall not render any later-recorded mortgage or deeds of trust invalid. For so long as any lender shall hold any mortgage or deed of trust on either Lot 1 or Lot 2, Owners agree to provide the applicable lender with notice of any default under this Declaration to the lender address shown in the applicable deed of trust, and the applicable lender shall have the right, but not the obligation, to cure any default thereof.

For so long as the lien of any Owner's lender's deed of trust is outstanding, each Owner hereby waives any right to place a lien against the property of the other Owner.

This Declaration shall not be modified without the prior written consent of both Owners' lenders.

24. Entire Agreement. The entire understanding between the Owners of Lot 1 and Lot 2 is set out in this Declaration, and this Declaration supersedes and voids all prior proposals, letters and agreements, oral or written. No modification or alteration of this Declaration shall be effective unless evidenced by an instrument in writing signed by both Owners. The law of the State of Utah shall be applicable.

25. Time. Time is strictly of the essence in this Declaration.

26. Force Majeure. Either Owner shall be excused for the period of any delay in the performance of any obligations under this Declaration when prevented from doing so by causes beyond its control, including civil commotion, government regulations, fire or other casualty, weather, or acts of God.

27. Recording. This Declaration shall constitute a covenant running with the land as to Lot 1 and Lot 2, and shall be binding upon and shall inure to the benefit of each Owner and any person who acquires or comes to have any interest in the property described in this Declaration, and their respective grantees, transferees, lessees, heirs, devisees, personal representatives, successors, and assigns. This Declaration shall also inure to the benefit of each person owning any interest in or occupying any portion of the property described in this Declaration. By acquiring, in any way coming to have an interest in, or occupying any of the property described in this Declaration, the person so acquiring, coming to have such interest in,

or occupying such property, shall be deemed to have consented to, and shall be bound by, each and every provision of this Declaration.

28. Termination. This Declaration may be terminated by the mutual written consent of both the Lot 1 Owner and the Lot 2 Owner, which consent to terminate shall be recorded in the office of the Utah County Recorder.

IN WITNESS WHEREOF, the parties hereto have signed this Declaration on the date indicated below, to be effective as of the date first indicated above.

Date: _____, 2020

Villas at Aspen Meadows, LLC
a Nevada limited liability company

By: _____
Chris Webb
Manager

STATE OF _____)
: ss.
COUNTY OF _____)

On _____, 2020, Chris Webb personally appeared before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same in his capacity as Manager of Villas at Aspen Meadows, LLC.

Notary Public

UNAPPROVED MINUTES

AMERICAN FORK CITY PLANNING COMMISSION MINUTES NOVEMBER 4, 2020

The American Fork City Planning Commission met in a regular session on November 4, 2020 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

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

Absent: Geoff Dupaix

Staff Present: Adam Olsen, City Planner
Wendelin Knobloch, Planner
Ben Hunter, Engineer
Lisa Halversen, Administrative Assistant

Others Present:

Public Comments Received:

1. Review and action on the final plat of Grove Creek Plaza consisting of 6 units, located at 358 North 1100 East in the PO-1 Professional Office zone

Mr. Olsen stated that this property was annexed in 2019 and given a zone designation of PO-1 in anticipation of office development. The area around 300 North and 1100 East is undergoing a transition from residential to office/medical uses, due to its proximity to the American Fork Hospital. A site plan for the Grove Creek Plaza was approved in November 2019.

The site plan consists of a one-story structure totaling 10,255 sq. ft. Six units within the structure have been built. The applicant would like to split the structure into a commercial condominium, which requires a subdivision plat. No changes to the parking, landscaping or exterior of the structure are proposed.

Mr. Ben Hunter indicated that this is a straightforward project and meets all conditions and the Engineering Division recommends approval.

UNAPPROVED MINUTES

1 **Mr. Brocious moved to approve the final plat for Grove Creek Plaza, with the finding listed**
2 **in the staff report and subject to any findings, conditions and modifications listed in the**
3 **Engineering report.**

4
5 **Ms. Anderson seconded the motion. Voting was as follows:**

6		
7	Chairman Woffinden	Aye
8	Chris Christiansen	Aye
9	Christine Anderson	Aye
10	Ryan Hunter	Aye
11	Rod Brocious	Aye
12	Harold Dudley	Aye
13		
14		
15		
16		

17 2. Other Business

18 Mr. Olsen told commissioners that the city council would like to hold a joint session to discuss the
19 downtown area. They would like to discuss the parameters of the CC-1 zone to see where
20 commissioners think the limits of that zone should be. This session is tentatively scheduled for
21 December 1, 2020.

22 Ms. Anderson asked about height restrictions and wanted to clarify that there were no height limits
23 that will be imposed in the downtown zone.

24 Mr. Olsen affirmed that height limits have been removed.

25 Chairman Woffinden informed commissioners that there will be a virtual land use conference
26 Thursday, November 12, 2020 that will explore ending single family zoning. This conference
27 usually costs \$300 to register but is now free with preregistration at utahlanduse.org. He felt that
28 this is a good chance to get some useful information from a reputable organization.

31 3. Site Plan Committee Report

32
33 Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on
34 Wednesday, December 2, 2020. There is currently one item on the agenda.

UNAPPROVED MINUTES

- 1 4. Review and action on the minutes of the October 21, 2020 Planning Commission Work
2 Session

3
4 **Ms. Anderson moved to recommend approval of the minutes of the October 21, 2020**
5 **Planning Commission Work Session.**

6 **Mr. Ryan Hunter seconded the motion. Voting was as follows:**

7	Chairman Woffinden	Aye
8	Chris Christiansen	Aye
9	Christine Anderson	Aye
10	Ryan Hunter	Aye
11	Rod Brocious	Aye
12	Harold Dudley	Aye

13 **The motion passed.**

- 14
15 5. Adjournment

16
17 **Mr. Ryan Hunter motioned to adjourn.**

18 **Mr. Christiansen seconded the motion. All voted in favor.**

19
20
21
22 Meeting adjourned at 7:15 pm.

23
24
25
26
27
28 Lisa Halversen
29 Administrative Assistant