

**AMERICAN FORK CITY PLANNING COMMISSION**  
**JULY 21, 2021**  
**REGULAR SESSION**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on July 21, 2021, at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

The agenda shall be as follows:

1. Pledge of Allegiance
2. Review and action on the site plan and plat for the Walton Townhome Planned Community Development Project located at 781 East Quality Drive in the PC Planned Community zone
3. Hearing, review and action on a commercial site plan for Key Bank/Crossroads at AF Phase 2, located in the vicinity of 607 West Main Street in the SC-1 Planned Shopping Center zone
4. Hearing, review and action on an agreement for the Silverado Annexation, consisting of 26.04 acres at approximately 1000 West 150 South
5. Hearing, review and action on an agreement for the AF Utah LLC Annexation, located at approximately 1000 West 200 South
6. Hearing, review and action on a preliminary plan and final plat for Stonecreek Plat G, located at approximately 350 West 900 South in the PR-3.0 Residential zone
7. Review and action on a site plan for Lake City Flats located at approximately 95 North Barratt Avenue in the CC-1 zone
8. Other Business
7. Site Plan Committee Report
8. Review and action on the minutes of the July 7, 2021 Planning Commission Regular Session
9. 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*

AGENDA TOPIC: Hearing, review and action on the Walton Townhome Planned Community Project located at 781 E. Quality Drive in the PC (Planned Community) zone.

ACTION REQUESTED: Recommendation of approval of the site plan and final plat.

| BACKGROUND INFORMATION       |       |                           |     |    |
|------------------------------|-------|---------------------------|-----|----|
| Location:                    |       | 781 E. Quality Drive      |     |    |
| Applicants:                  |       | Brighton Homes            |     |    |
| Existing Land Use:           |       | Agriculture               |     |    |
| Proposed Land Use:           |       | Residential               |     |    |
| Surrounding Land Use:        | North | Residential               |     |    |
|                              | South | Residential               |     |    |
|                              | East  | Residential               |     |    |
|                              | West  | Residential/Agriculture   |     |    |
| Existing Zoning:             |       | PC (Planned Community)    |     |    |
| Proposed Zoning:             |       | N/A                       |     |    |
| Surrounding Zoning:          | North | PC                        |     |    |
|                              | South | PC                        |     |    |
|                              | East  | PC                        |     |    |
|                              | West  | PI-1 (Planned Industrial) |     |    |
| Land Use Plan Designation:   |       | Planned Community         |     |    |
| Zoning within density range? |       | x                         | Yes | No |

### Background

**\*\*This item was tabled at the June 2<sup>nd</sup> meeting in order for the applicant to address some outstanding Engineering concerns. Those have been addressed and the item is now being brought back for Planning Commission consideration and recommendation.\*\***

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



The proposal is for a site plan and final plat. Access to the project will be off Quality Drive. 54 units are proposed, with internal circulation providing access to each unit. Units will either face outward, toward Quality Drive or to the north and west, or inward toward open space areas. Parking is provided at 2.26 spaces per unit; well above the allowed 1.8 stalls per unit as approved in the development agreement. Renderings of the proposed townhomes as well as landscape plans are provided in the submittal materials. Adjacent properties to the south, east and north have recently been approved for higher density residential (apartments).

The subdivision plat proposes one lot over the entirety of the site plan.

Consistency with the Land Use Plan:

The Land Use Plan designates this area as “Planned Community”. The proposed site plan and subdivision are consistent with this 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.

FINDINGS OF FACT

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

1. The site plan meets the criteria as found in Section 17.7.507 (Planned Community Development Projects) of the Development Code.
2. The final plat meets the criteria as found in Section 17.7.211 of the Development Code.

#### POTENTIAL MOTIONS

##### APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan and final plat of the Walton Townhome Project, 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 project.

##### TABLE

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

# AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 7/21/2021

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: Walton Town Homes

Project Address: 841 East Quality Drive

Developer / Applicant's Name: Brighton Homes

Type of Application:

- |                                                          |                                                                    |                                      |
|----------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Subdivision Final Plat          | <input type="checkbox"/> Subdivision Preliminary Plan              | <input type="checkbox"/> Annexation  |
| <input type="checkbox"/> Code Text Amendment             | <input type="checkbox"/> General Plan Amendment                    | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> Residential Accessory Structure Site Plan |                                      |

## Project Map:



**Engineering Division Recommendation:** The Engineering Division recommends APPROVAL of the proposed development with the following conditions:

## **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.

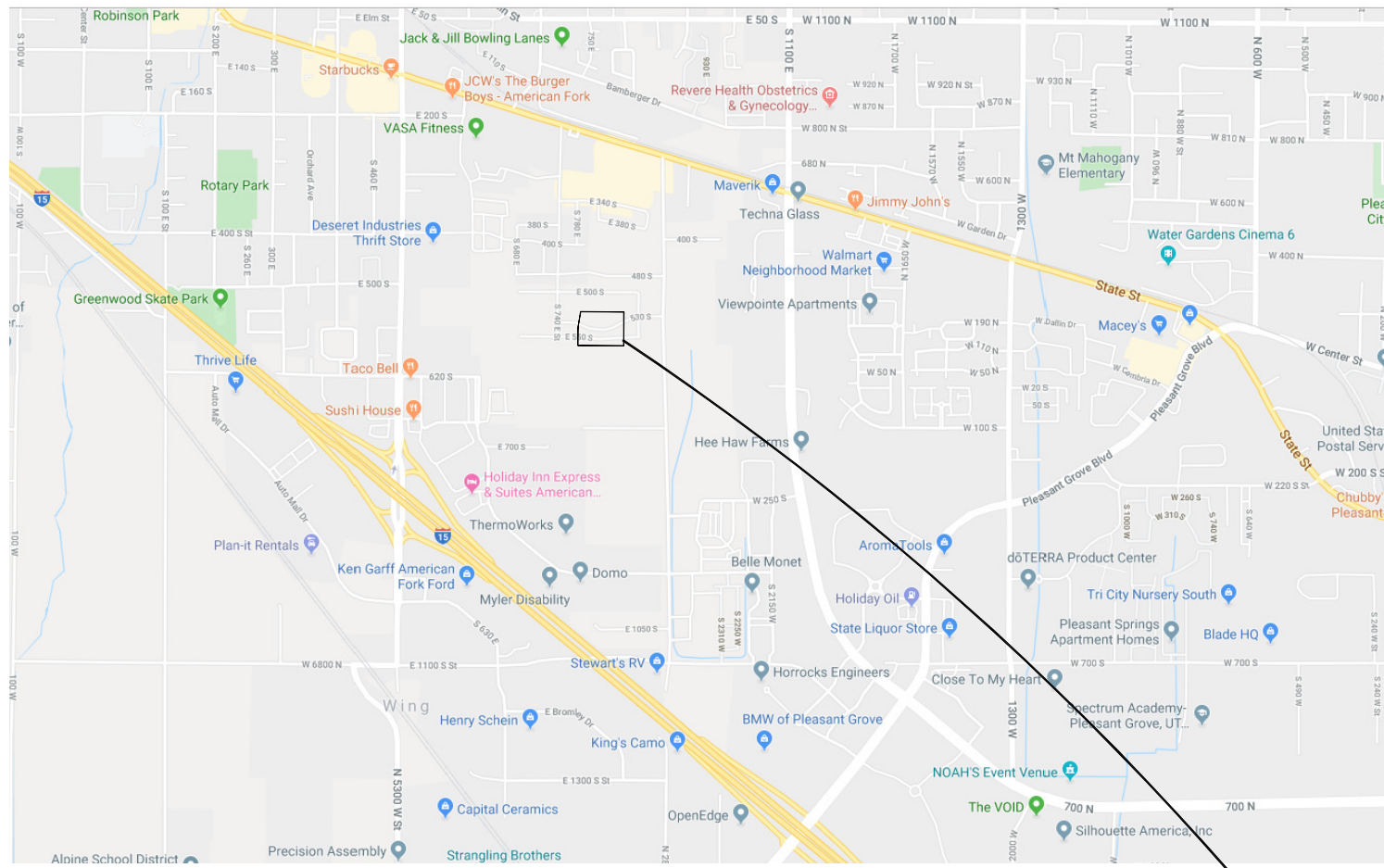
1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for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



# WALTON TOWN HOMES

## By BRIGHTON HOMES

### 781 EAST QUALITY DRIVE, AMERICAN FORK, UTAH



FEMA FLOOD PLAIN INFORMATION:  
FIRM 49049C0307F, JUNE 19, 2020,  
PANEL 307 OF 1450  
FLOOD ZONE X - AREAS DETERMINED TO BE  
OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

PROJECT BENCHMARK NORTH 1/4 CORNER  
SECTION 25 7300921.887, 1561701.368  
4557.20 NAVD 88

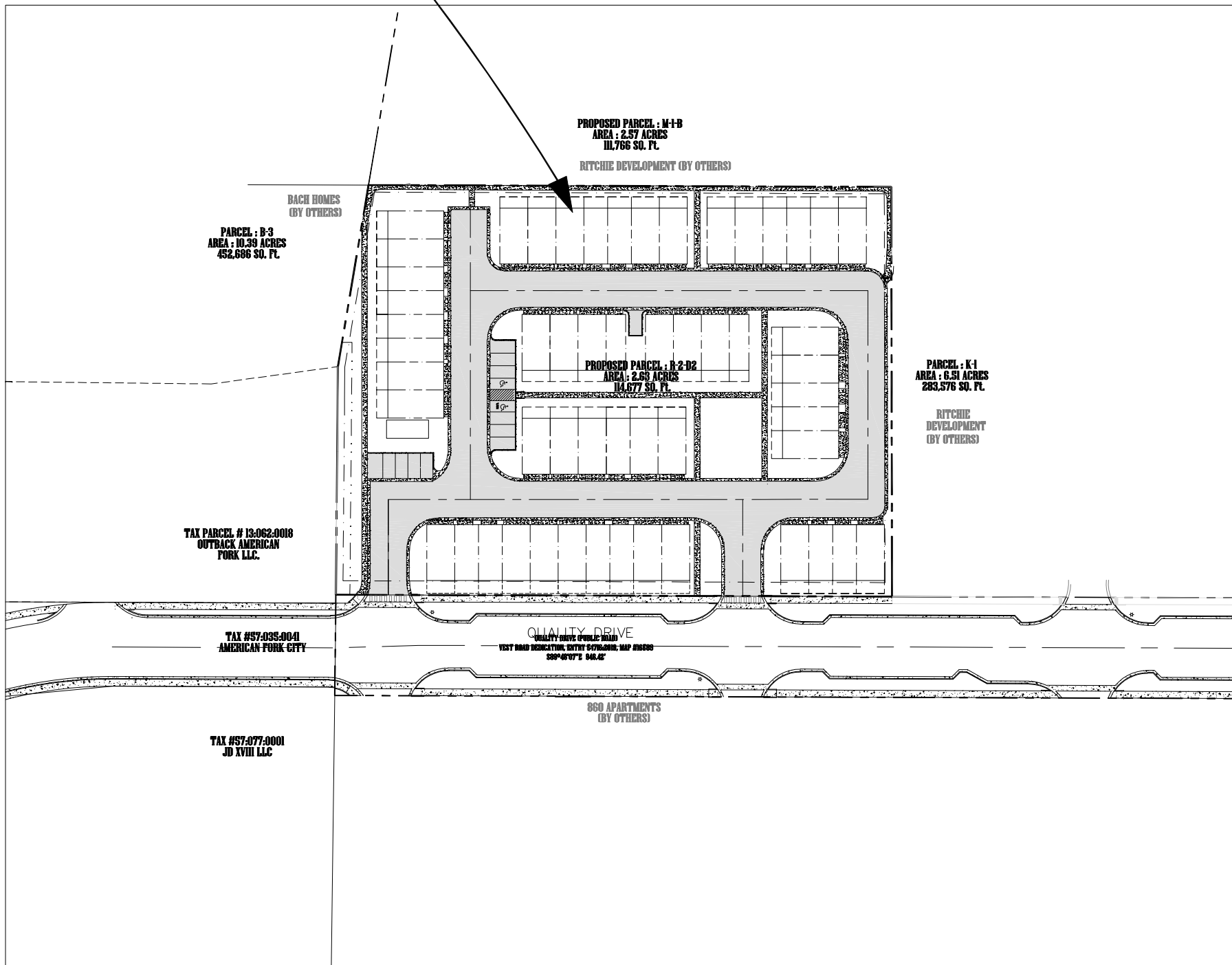
BASIS OF BEARING - SEE SUBDIVISION PLAT  
S 45 01'56" E 3791.23 FT BETWEEN  
MONUMENTS  
N 1/4 CORNER SECTION 25  
E 1/4 CORNER SECTION 25

WATER RIGHTS QUESTIONS:

55-13157 AF CITY, ERRONEOUS LOCATION  
DIMENSIONS. WELL IS WEST OF PROPERTY.  
CITY APP A46079 MOVING THE RIGHT TO  
OTHER LOCATION. NO IMPACT BY THIS  
PROJECT.

55-2329 JW SHELTON, WELL IS WEST OF  
PROPERTY. NO IMPACT BY THIS PROJECT.  
55-13192 AF CITY, ERRONEOUS LOCATION  
DIMENSIONS. WELL IS WEST OF PROPERTY.  
CITY APP A46079 MOVING THE RIGHT TO  
OTHER LOCATION. NO IMPACT BY THIS  
PROJECT.

55-890 (A46279) VEST, ERRONEOUS  
LOCATION DIMENSIONS. WELL IS WEST OF  
PROPERTY. VEST CHANGED POINT OF  
DIVERSION. NO IMPACT BY THIS PROJECT.



#### SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 SITE PLAN
- 3a FIRE ACCESS, SITE TRIANGLES,  
ALLEY LIGHTING AND SIGNAGE
- 4 UTILITY PLAN
- 5 GRADING PLAN
- 5a UNDERGROUND R-TANK DETENTION  
FACILITIES
- 6a ALLEY A PLAN AND PROFILE
- 6b ALLEY B PLAN AND PROFILE
- 6c ALLEY B PLAN AND PROFILE
- 6d ALLEY C PLAN AND PROFILE
- 6e ALLEY D PLAN AND PROFILE
- 6f ALLEY E PLAN AND PROFILE
- 6g ALLEY E PLAN AND PROFILE
- 6h ALLEY F PLAN AND PROFILE
- 7 SWPPP
- 8 SWPPP DETAILS
- 9 DETAILS
- 10 DETAILS
- 11 DETAILS

#### 1. STANDARD NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND TO APPLICABLE UTILITY DISTRICT STANDARDS.
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- 2A. CITY REQUIRES THAT ALL OVERHEAD UTILITIES WITHIN OR IN PUBLIC RIGHT OF WAY ADJACENT TO DEVELOPMENT BE BURIED.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
5. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
7. ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR RECORDED IN EASEMENTS.
8. CONTRACTOR TO FOLLOW AMERICAN FORK CITY NOISE ORDINANCE STANDARDS
9. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
10. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
13. EXACT LOCATION OF ALL SAWCUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS AT THE UTAH COUNTY SURVEYORS OFFICE.
15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
19. APPLICATION FOR INSPECTION BY THE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
20. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
21. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
22. CONTRACTOR TO CONTACT BLUE STAKES FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION
23. AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
24. EXISTING UTILITIES ARE LOCATED ON PLANS FOR THE CONVENIENCE OF THE CONTRACTORS ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
25. POWER LINES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY. ALL OVERHEAD UTILITIES ARE TO BE RELOCATED AND BURIED.
26. MODIFICATIONS TO EXISTING UTILITIES SHALL CONFORM TO THE OWNER'S UTILITY STANDARDS AND SPECIFICATIONS
27. PROTECTION AND REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES NOT DELINEATED ON THE CONTRACT DRAWINGS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES SHALL BE DONE TO COUNTY STANDARDS.
28. ALL STATIONING IS REFERENCED TO CENTERLINE

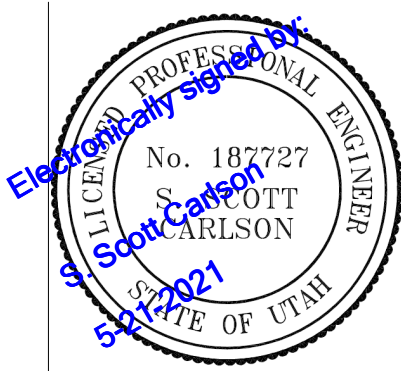
#### 1.4 GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON PLANS.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE CITY WATER DEPARTMENT.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

#### SEWER DISTRICT NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER (MINIMUM) IS REQUIRED OVER ALL SEWER LINES.
4. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.
5. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

| COMPANY                                | CONTACT        | NUMBER        |
|----------------------------------------|----------------|---------------|
| AMERICAN FORK CITY PUBLIC WORKS        | JAY BREMS      | (801)763-3060 |
| -CULINARY WATER/PRESSURIZED IRRIGATION | ASHTON HARDY   | (801)763-3060 |
| -SEWER/STORM WATER                     | DEE HOWARD     | (801)763-3060 |
| -CITY INSPECTOR                        | HARLAN NIELSON | (801)763-3060 |
| -SWPPP INSPECTOR                       | MAT SACCO      | (801)763-3045 |
| AMERICAN FORK CITY FIRE MARSHAL        | KYLE PETERSEN  | (801)400-2933 |
| AF FIBER                               | ERINIE JOHN    | (801)471-6576 |
| AMERICAN FORK IRRIGATION COMPANY       | BILL WESTFALL  | (435)623-4252 |
| CENTURY LINK                           | ELYSIA VALDEZ  | (801)401-3017 |
| COMCAST                                | TRENT JOHNSON  | (801)853-6548 |
| DOMINION ENERGY                        | TERIA WALKER   | (801)756-1310 |
| ROCKY MOUNTAIN POWER                   | DAVID BARLOW   | (801)756-5231 |
| TIMPANOGOS SPECIAL SERVICE DISTRICT    |                |               |



WALTON TOWN HOMES  
COVER SHEET  
AMERICAN FORK, UTAH

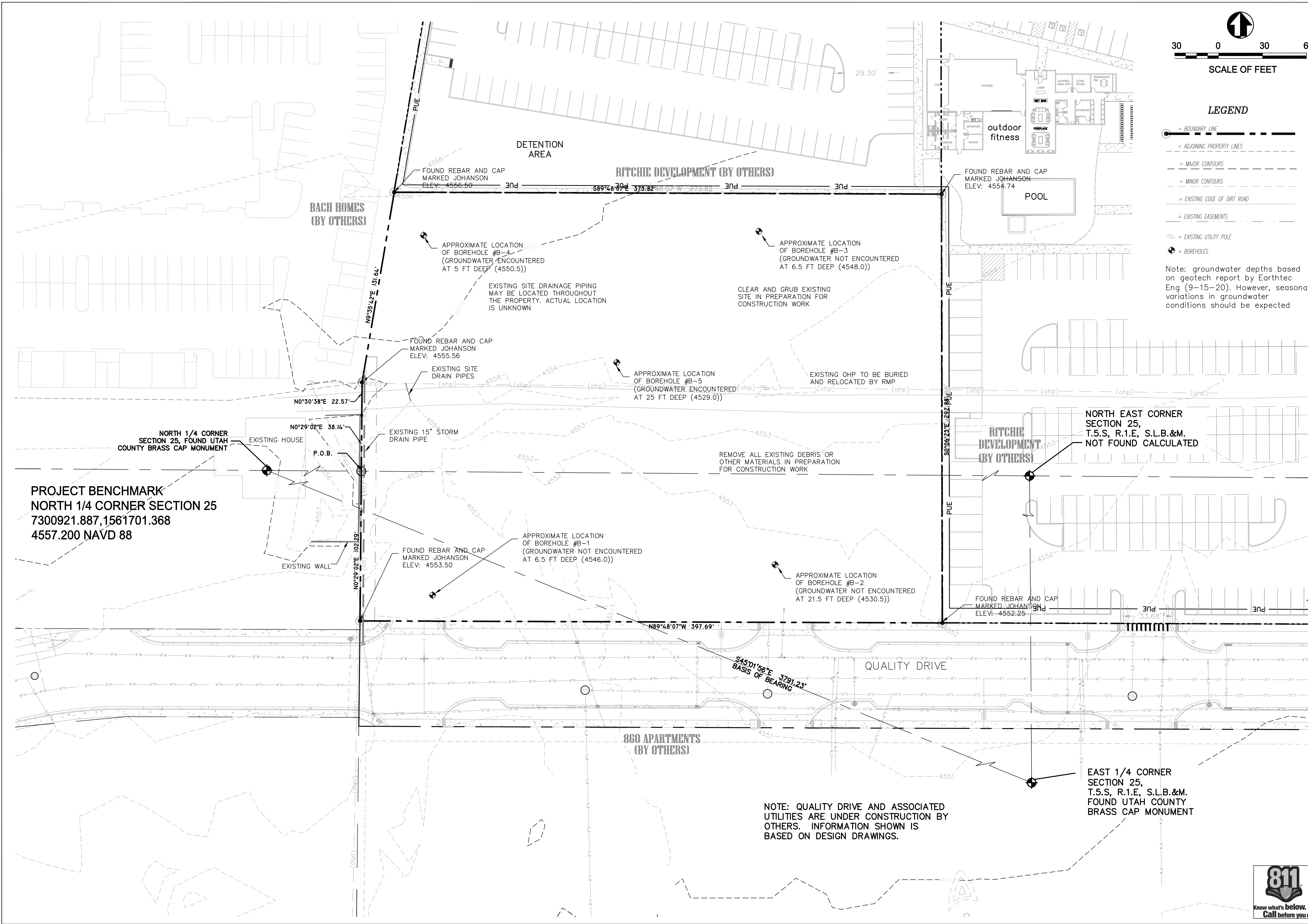
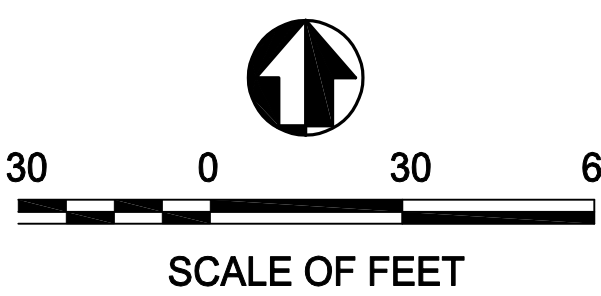
**TWIN PEAKS**  
Engineering & Land Surveying  
2264 NORTH 1450 EAST LEHI, UTAH 84043  
(801) 450-3511

DWG. DATE:

PLAT. DATE: 20 May 2021

SHEET

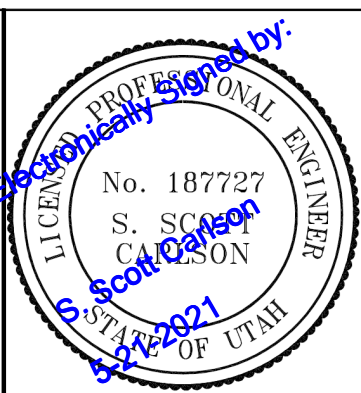




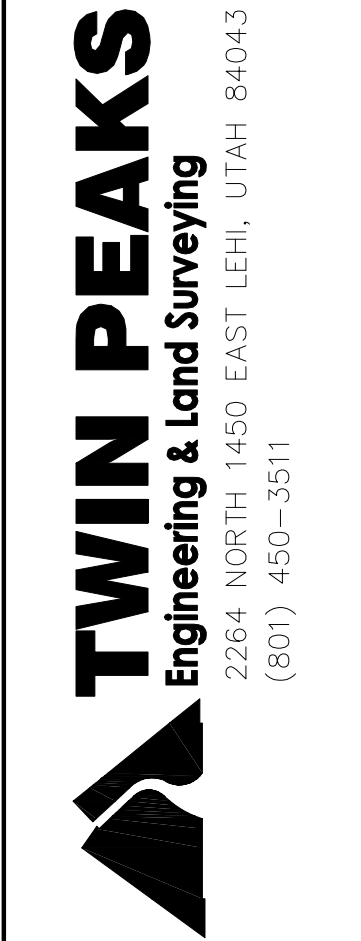
LEGEND

- = BOUNDARY LINE
- = ADJOINING PROPERTY LINES
- = MAJOR CONTOURS
- = MINOR CONTOURS
- = EXISTING EDGE OF DIRT ROAD
- = EXISTING EASEMENTS
- = EXISTING UTILITY POLE
- = BOREHOLES

Note: groundwater depths based on geotech report by Earthtec Eng (9-15-20). However, seasonal variations in groundwater conditions should be expected



WALTON TOWN HOMES  
EXISTING CONDITIONS  
AMERICAN FORK, UTAH

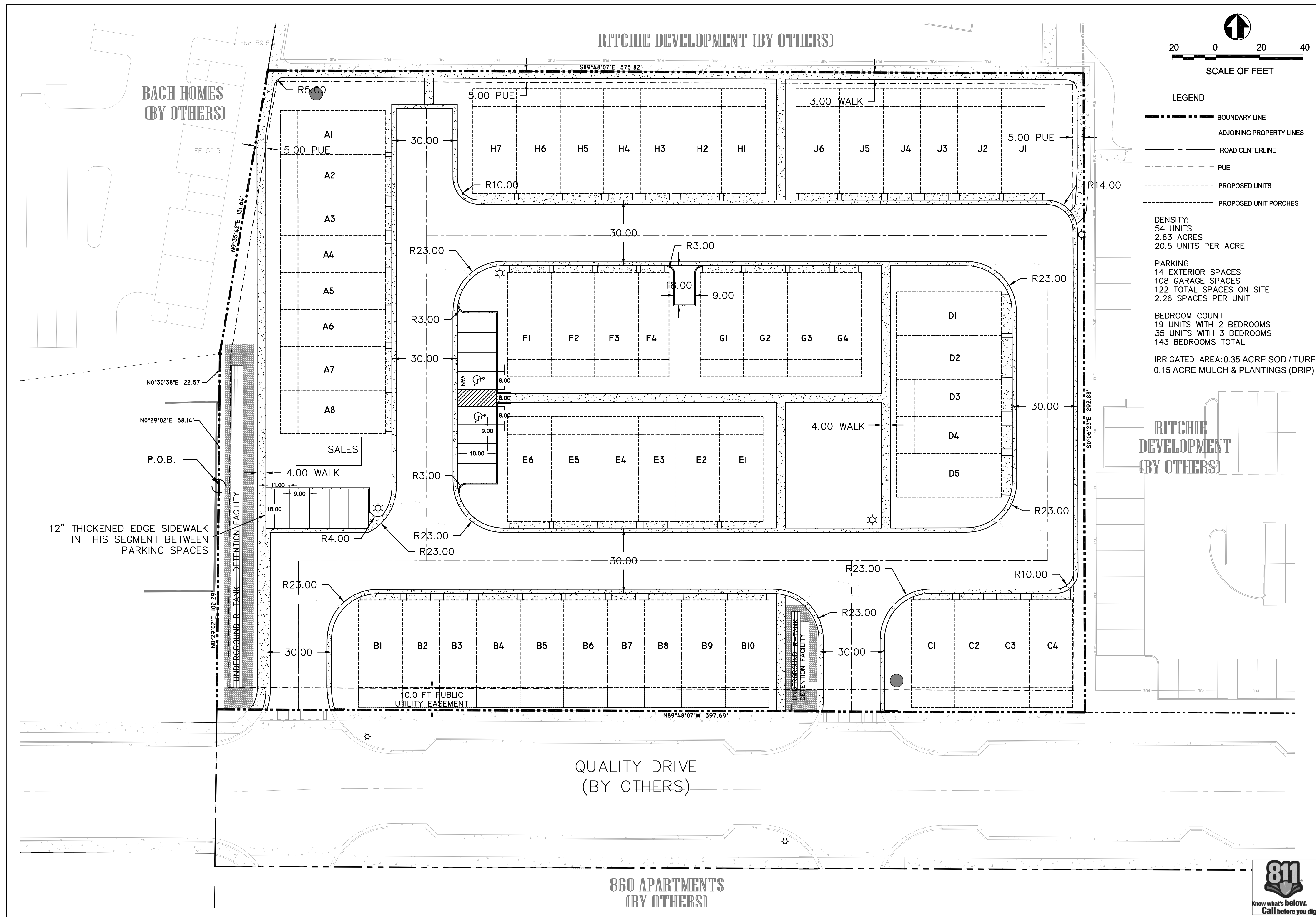
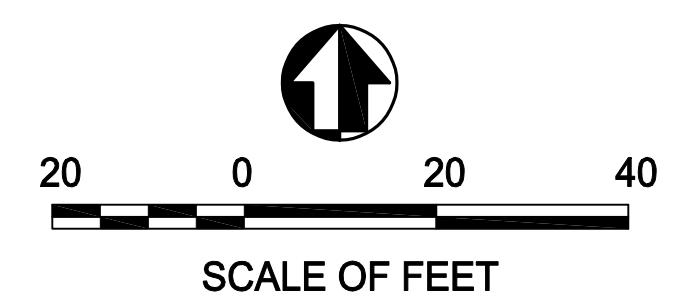


|                        |
|------------------------|
| OWG DATE:              |
| PLOT DATE: 20 May 2021 |
|                        |
|                        |
|                        |
| SHEET                  |
| 2                      |



NOTE: QUALITY DRIVE AND ASSOCIATED UTILITIES ARE UNDER CONSTRUCTION BY OTHERS. INFORMATION SHOWN IS BASED ON DESIGN DRAWINGS.





### LEGEND

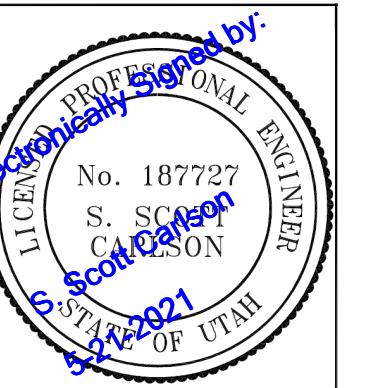
-  BOUNDARY LINE  
 ADJOINING PROPERTY LINES  
 ROAD CENTERLINE  
 PUE  
 PROPOSED UNITS  
 PROPOSED UNIT PORCHES

DENSITY:  
54 UNITS  
2.63 ACRES  
20.5 UNITS PER ACRE

PARKING  
14 EXTERIOR SPACES  
108 GARAGE SPACES  
122 TOTAL SPACES ON SITE  
2.26 SPACES PER UNIT

BEDROOM COUNT  
19 UNITS WITH 2 BEDROOMS  
35 UNITS WITH 3 BEDROOMS  
143 BEDROOMS TOTAL

IRRIGATED AREA: 0.35 ACRE SOD / TURF  
0.15 ACRE MULCH & PLANTINGS (DRIP)



WALTON TOWN HOMES  
SITE PLAN  
AMERICAN FORK, UTAH

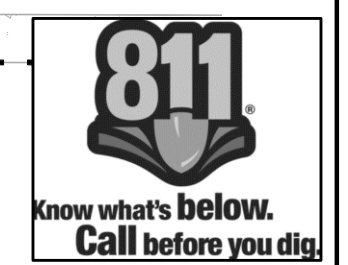


DWG DATE:

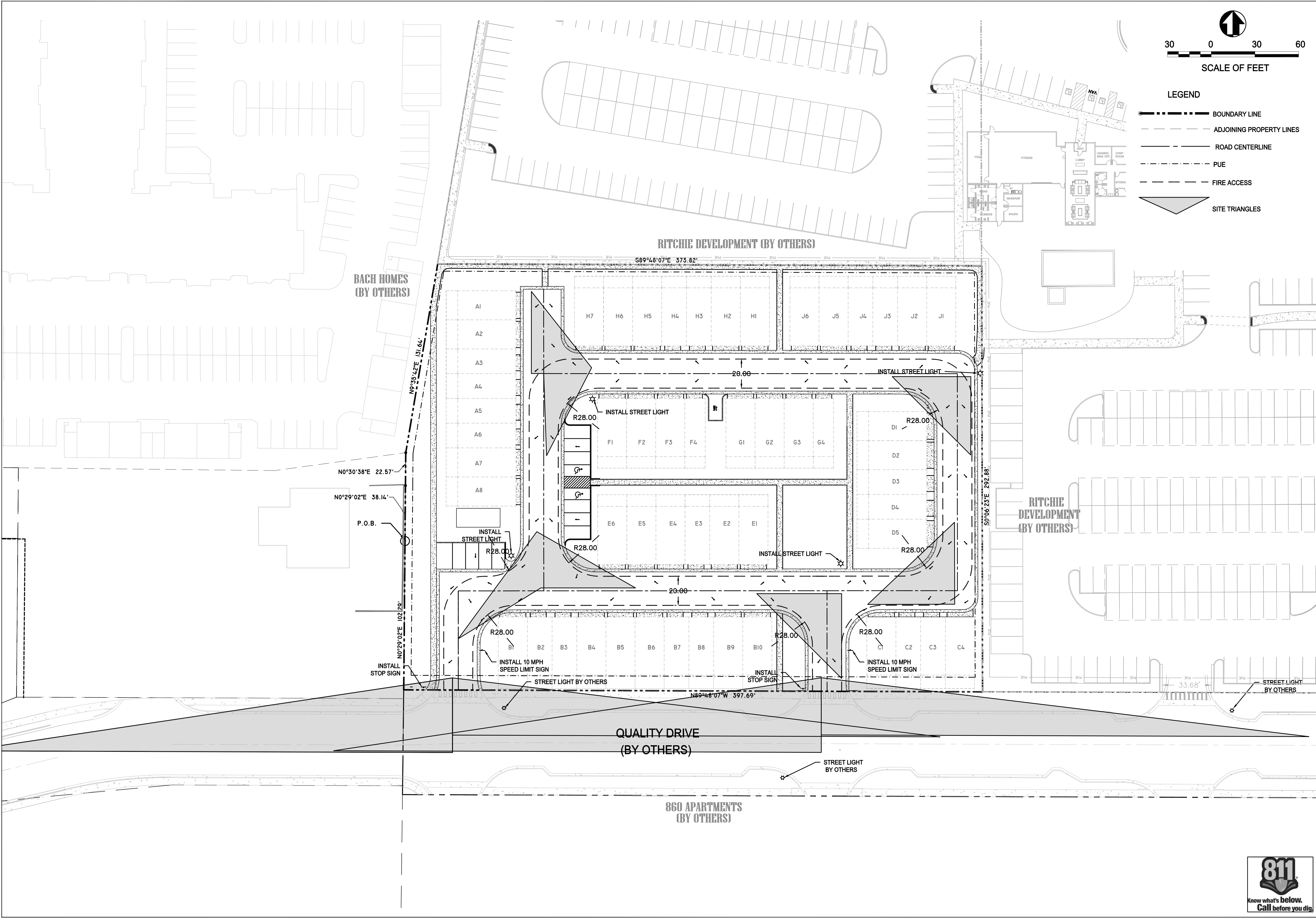
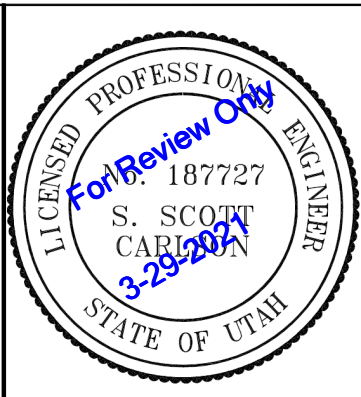
PLOT DATE: 20 May 2021

**SHEET**

3







WALTON TOWN HOMES  
FIRE ACCESS, SITE TRIANGLES,  
STREET LIGHTS AND SIGNAGE  
AMERICAN FORK, UTAH

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

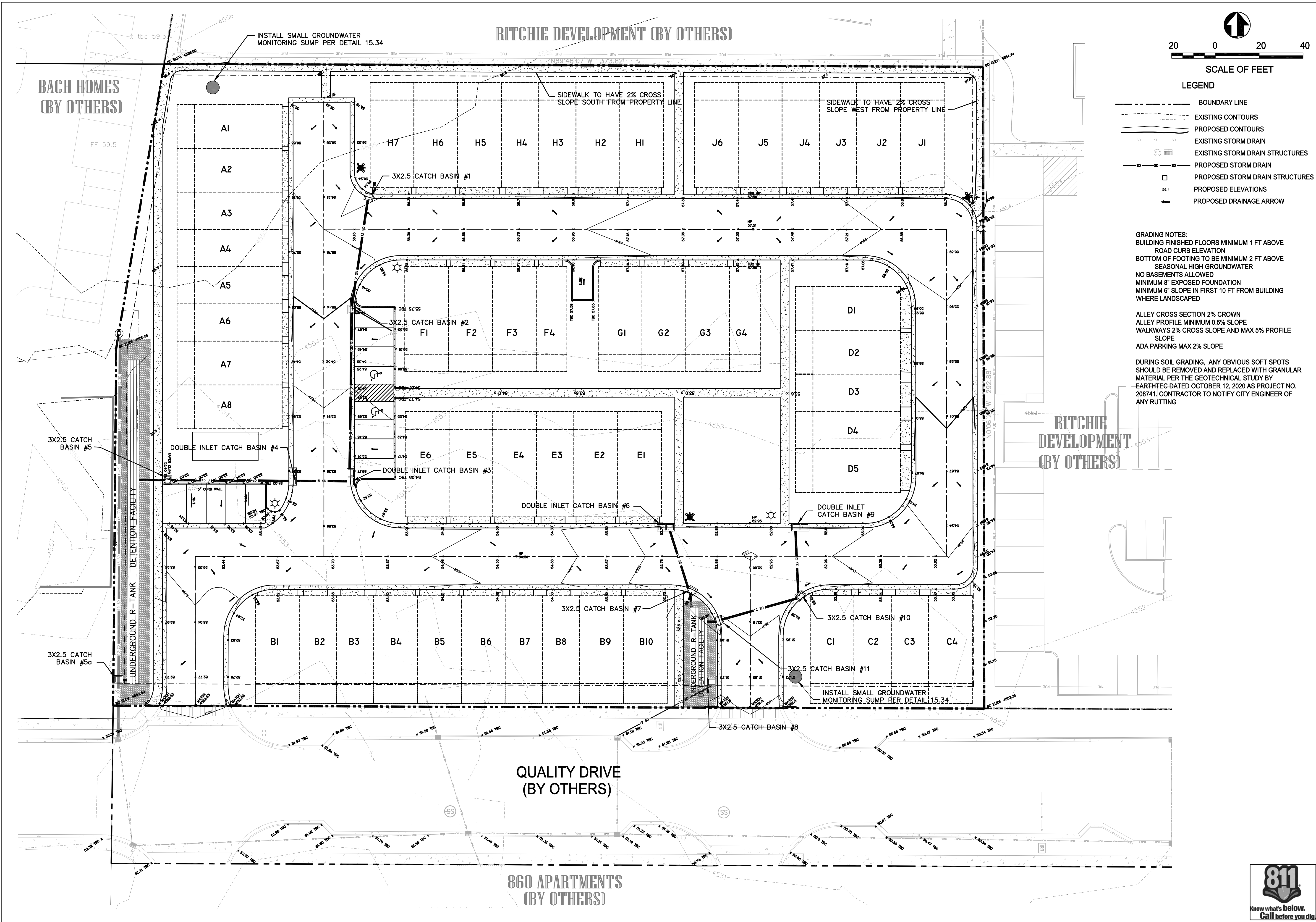
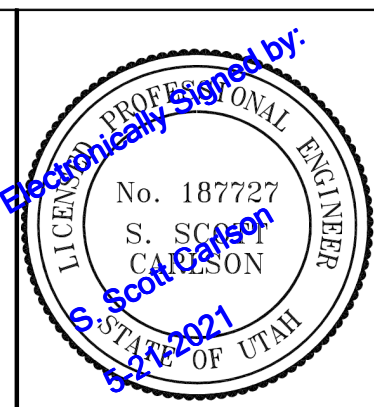
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| PLOT DATE: 28 March 2021 |
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| SHEET                    |
| 3a                       |



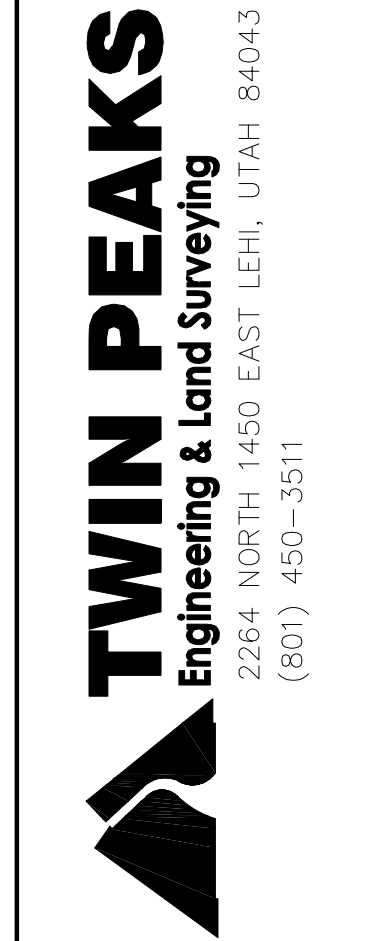








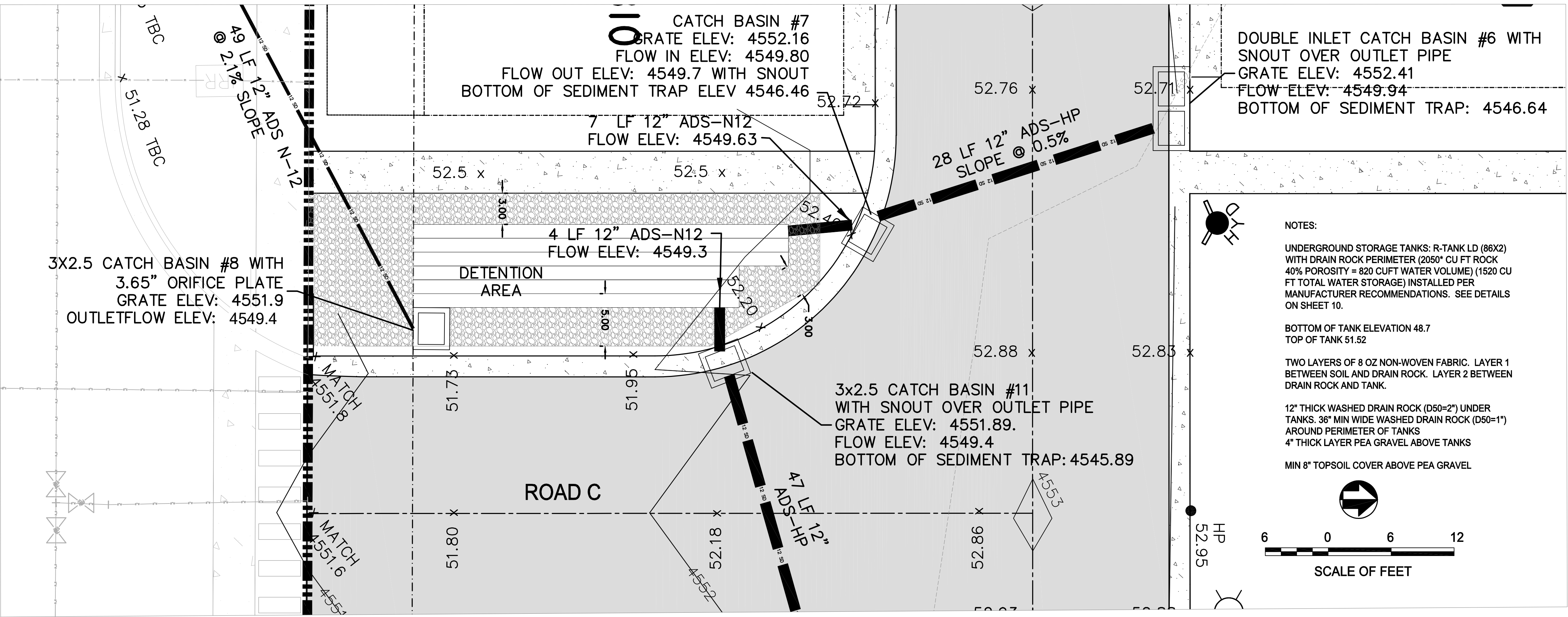
WALTON TOWN HOMES  
GRADING PLAN  
AMERICAN FORK, UTAH



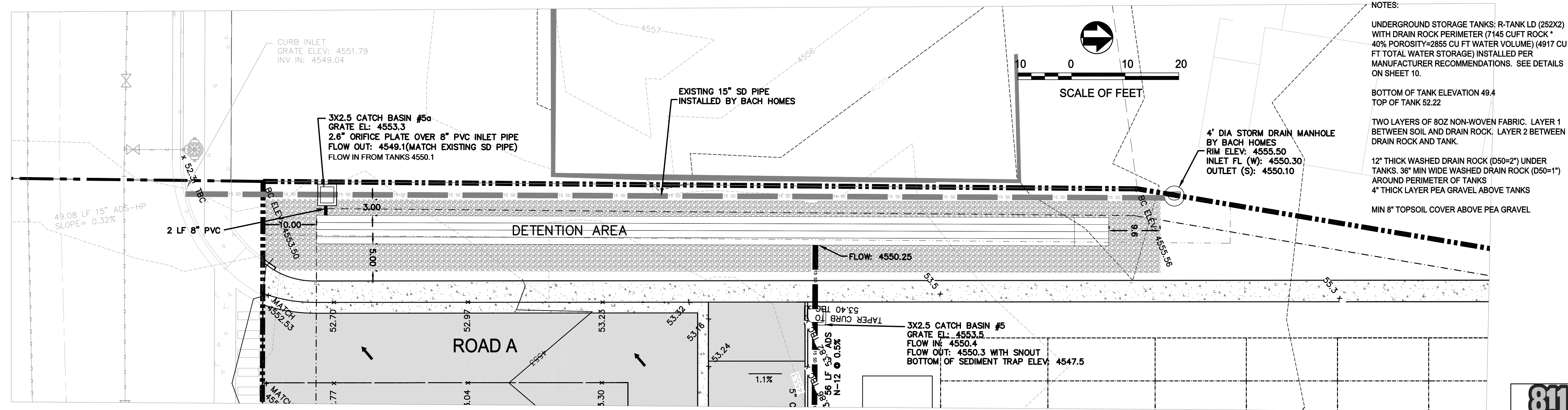
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| OWG DATE:              |   |
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| SHEET                  | 5 |



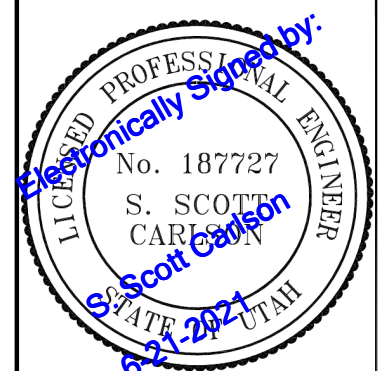




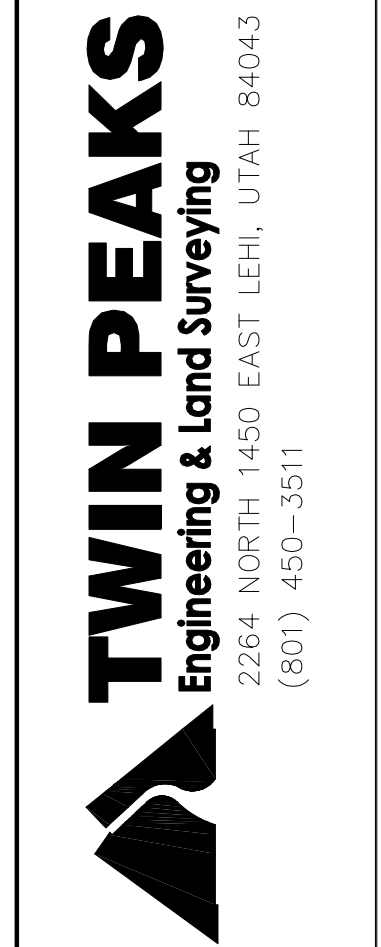
DETENTION FACILITY 2



DETENTION FACILITY 1



WALTON TOWN HOMES  
UNDERGROUND R-TANK DETENTION FACILITY  
AMERICAN FORK, UTAH



DWG DATE:

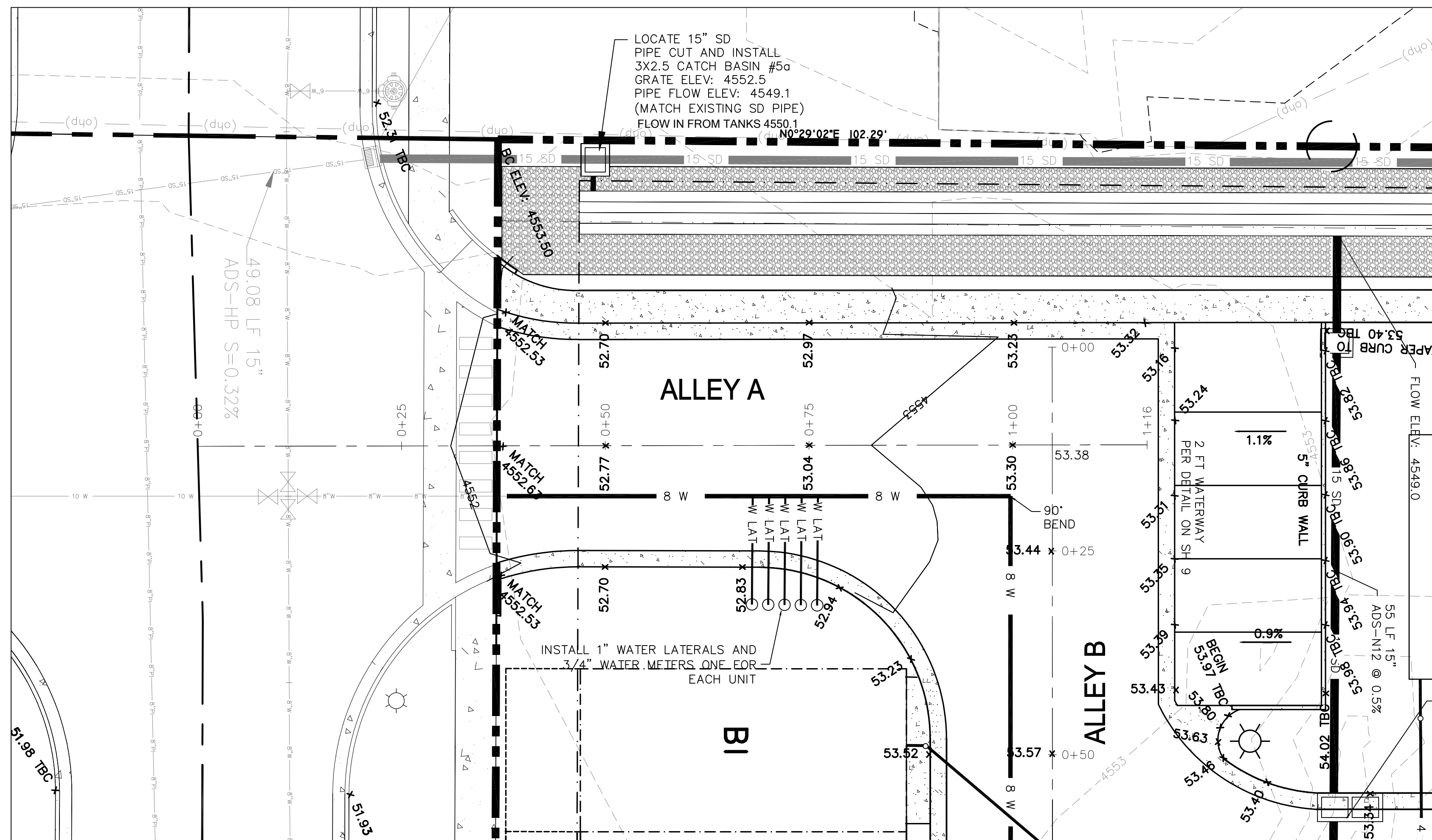
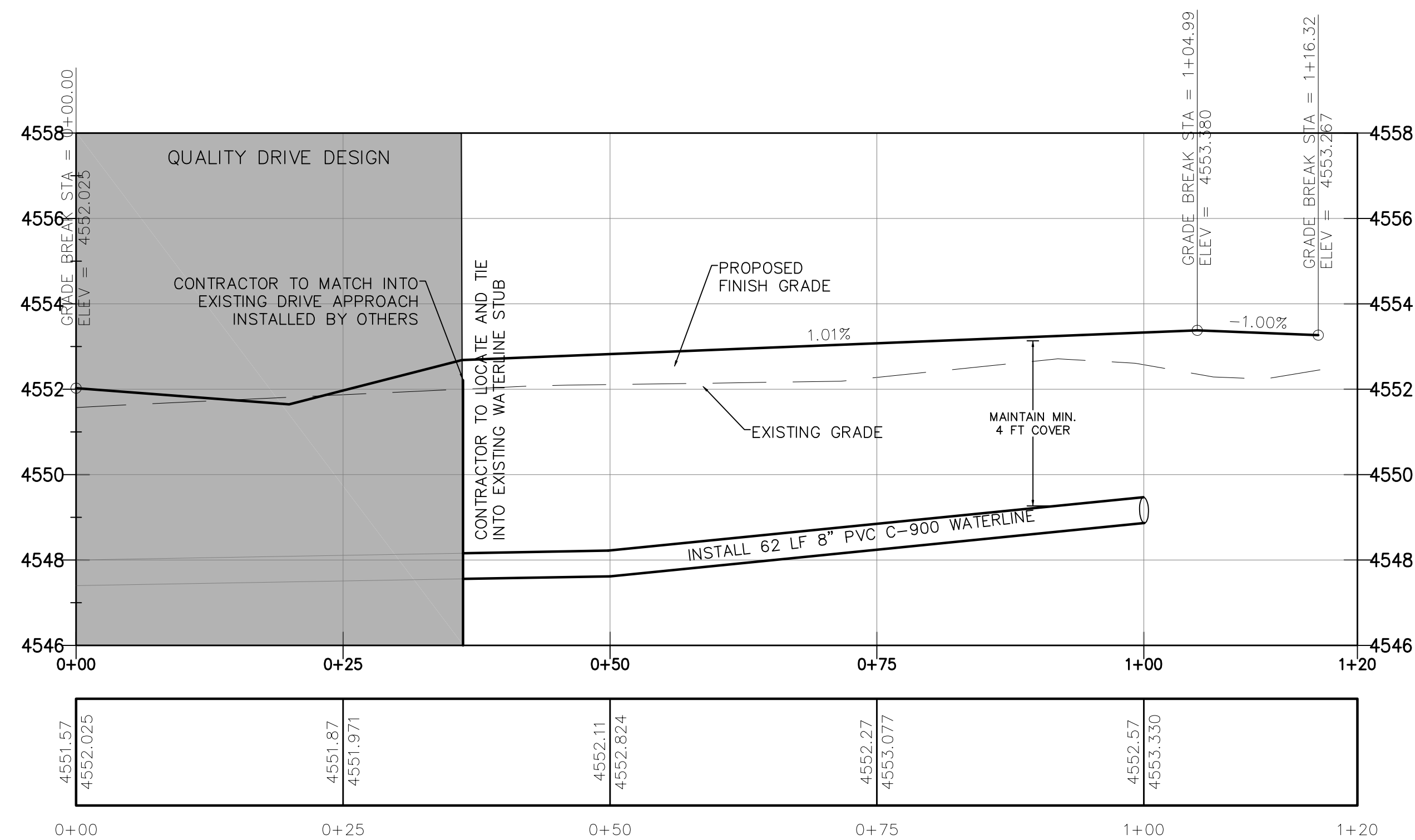
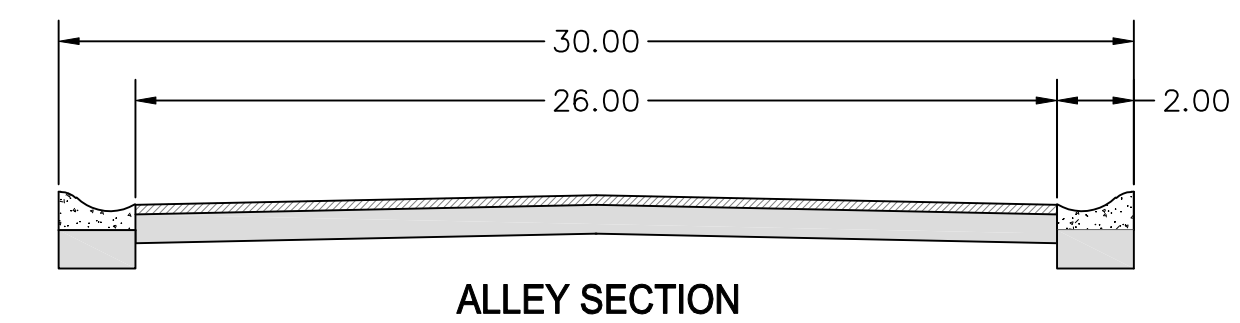
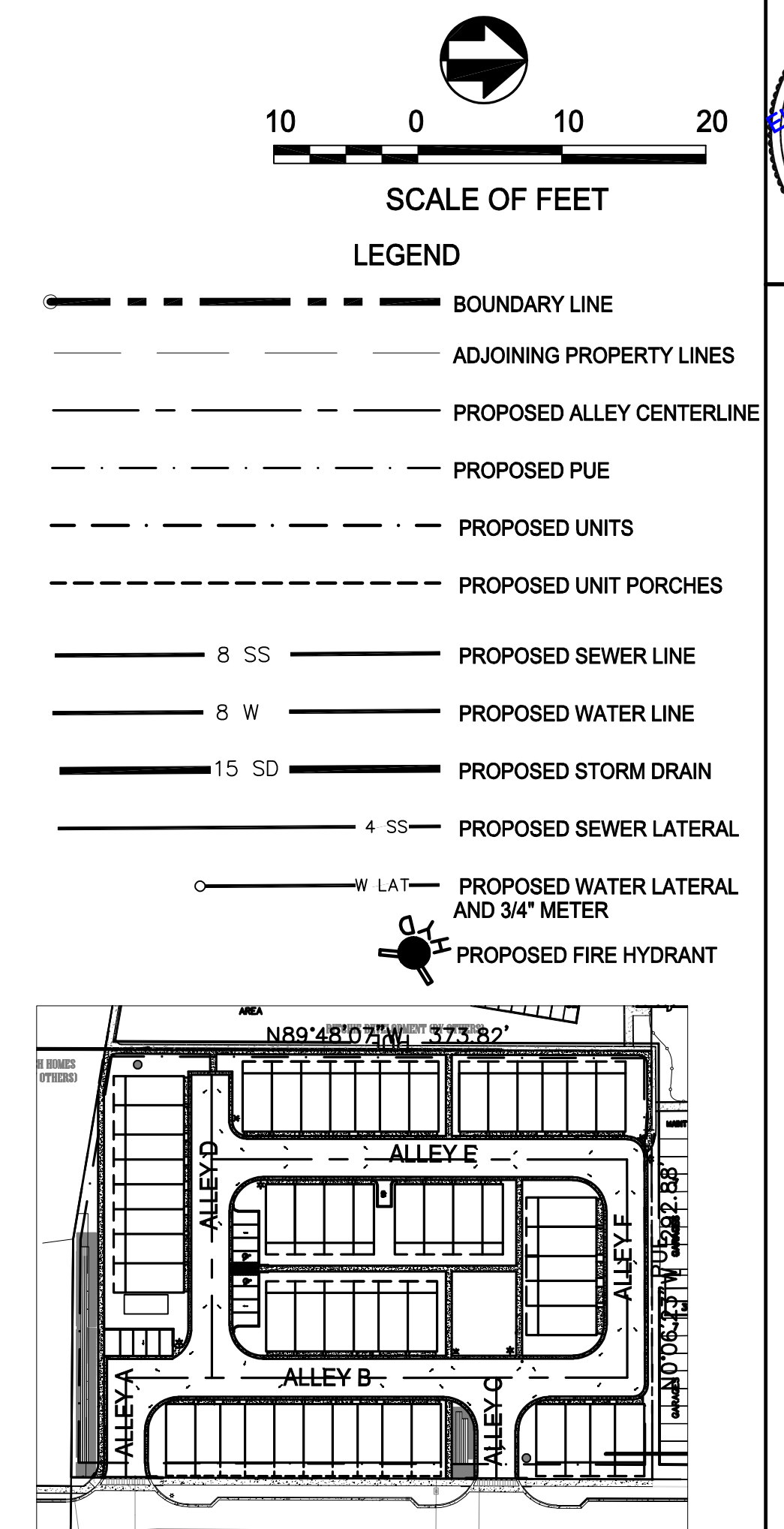
PLOT DATE: 21 May 2021

SHEET

5a







# WALTON TOWN HOMES ALLEY A PLAN AND PROFILE AMERICAN FORK, UTAH

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

**DWG DATE:**

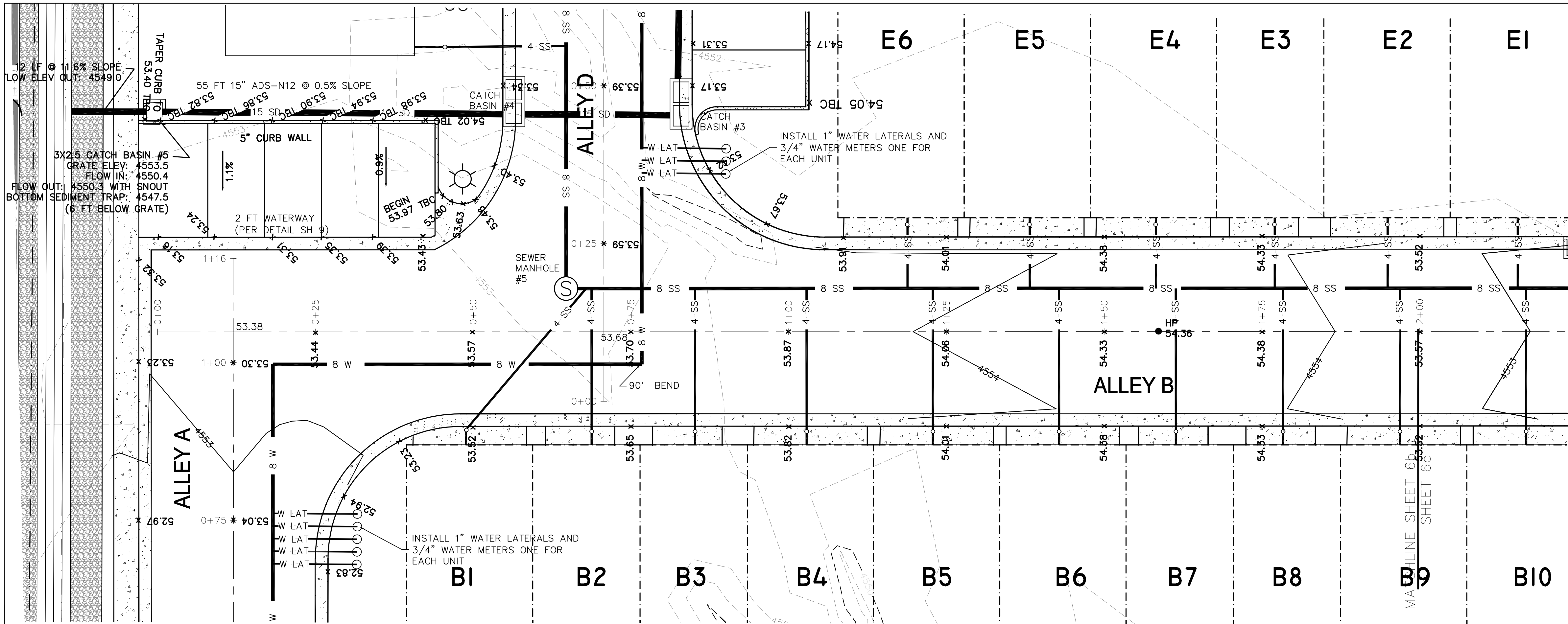
PLOT DATE: 21 May 2021

SHEET

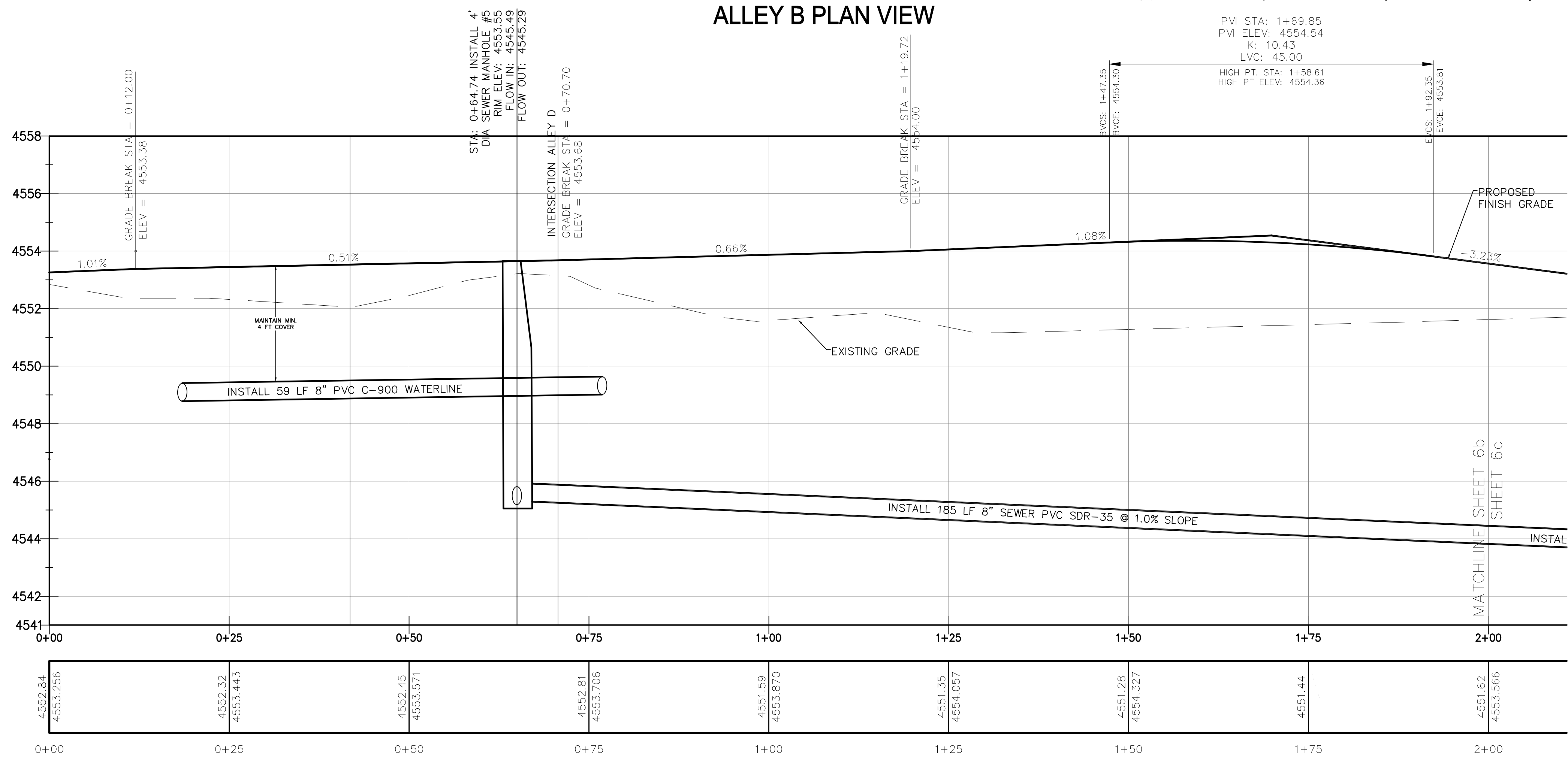
6a



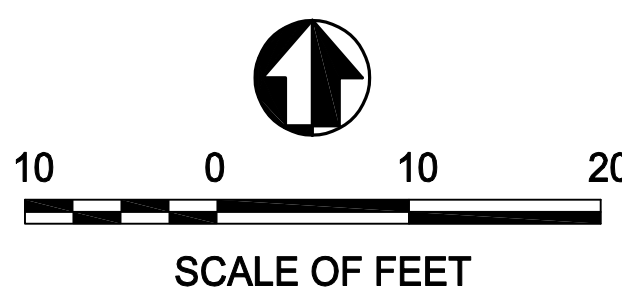




ALLEY B PLAN VIEW

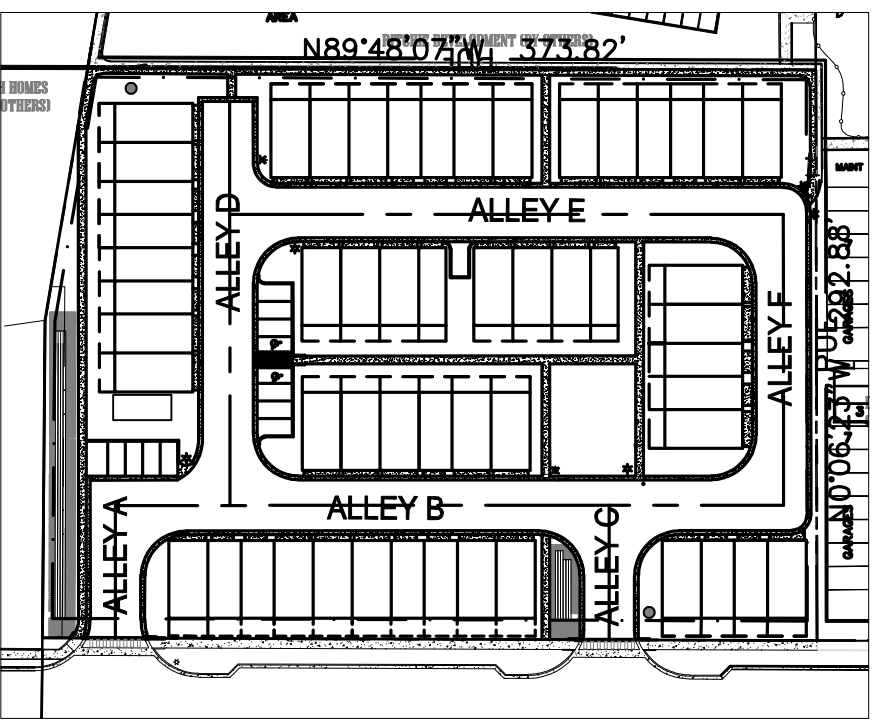
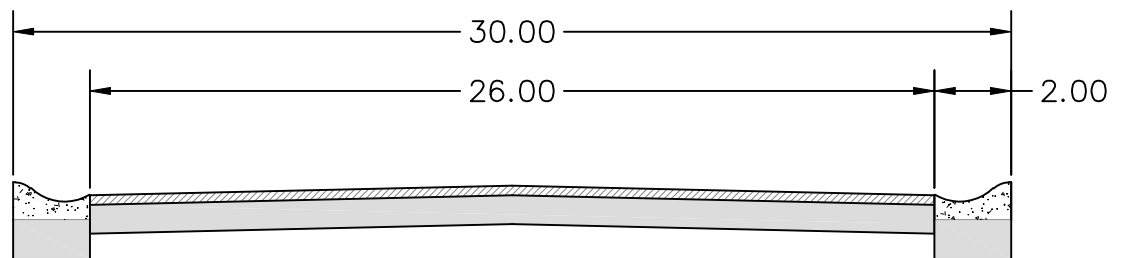


ALLEY B PROFILE VIEW



LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- PROPOSED ALLEY CENTERLINE
- PROPOSED PUE
- PROPOSED UNITS
- PROPOSED UNIT PORCHES
- 8 SS PROPOSED SEWER LINE
- 8 W PROPOSED WATER LINE
- 15 SD PROPOSED STORM DRAIN
- 4 SS PROPOSED SEWER LATERAL
- W LAT PROPOSED WATER LATERAL AND 3/4" METER
- PROPOSED FIRE HYDRANT



ALLEY SECTION



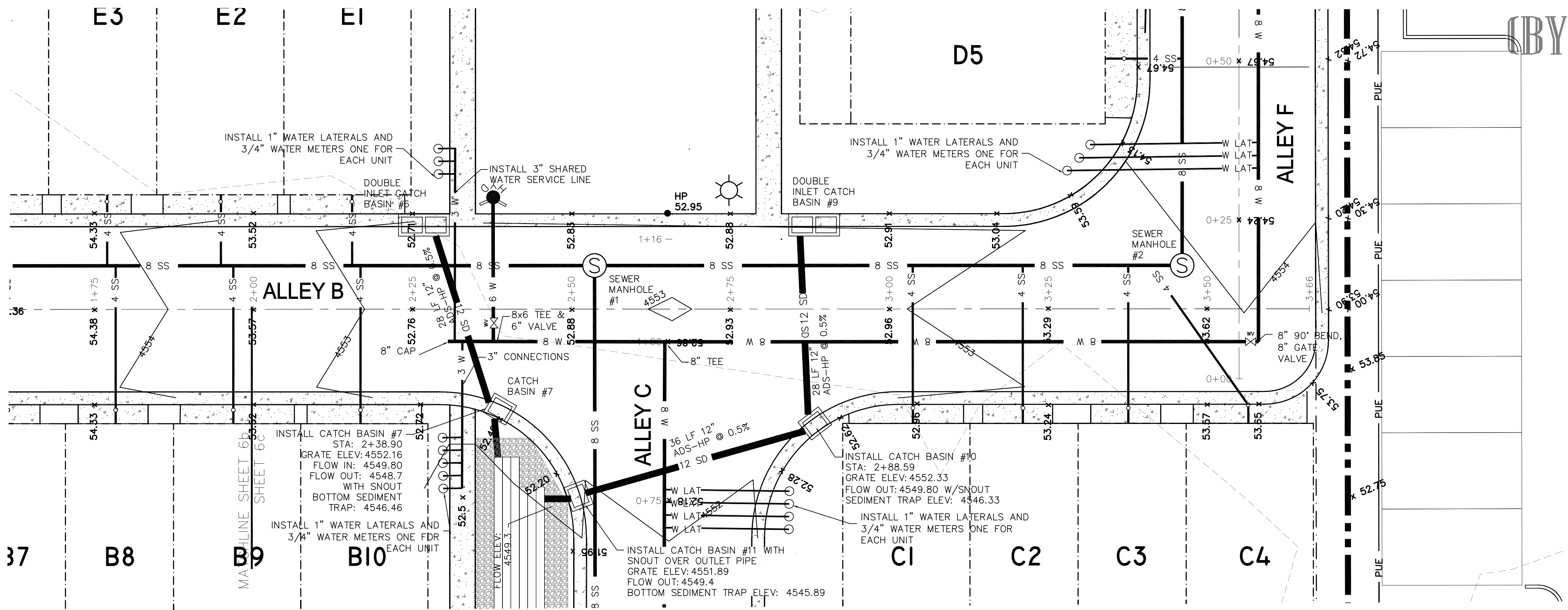
WALTON TOWN HOMES  
ALLEY B PLAN AND PROFILE  
AMERICAN FORK, UTAH



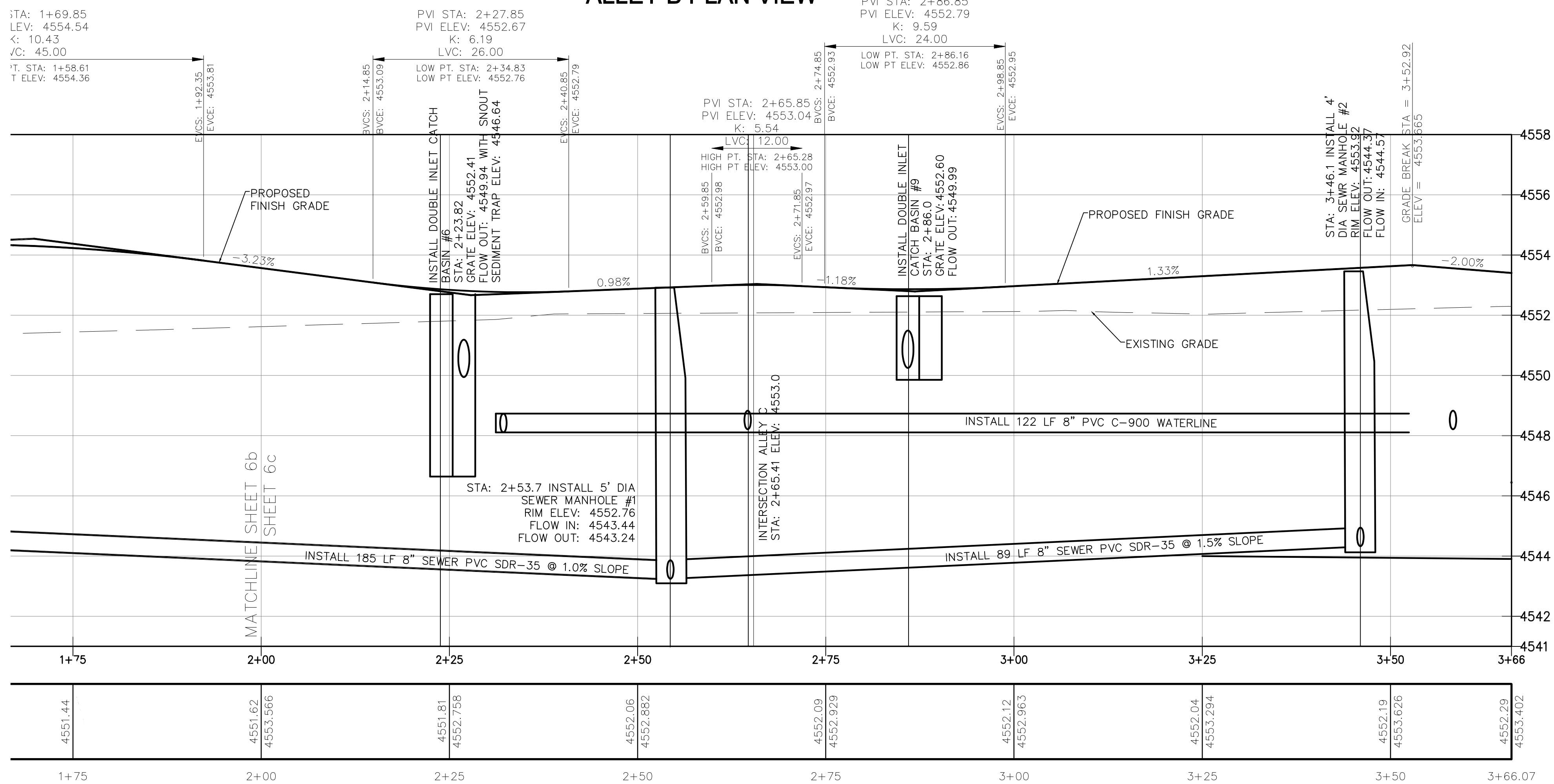
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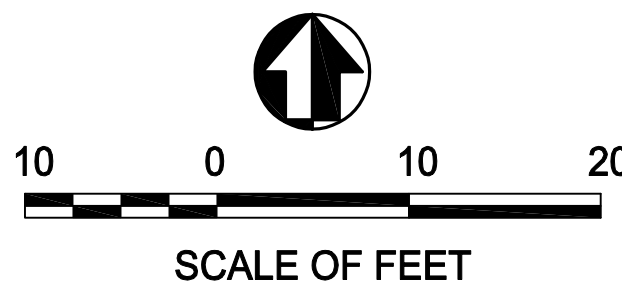




ALLEY B PLAN VIEW

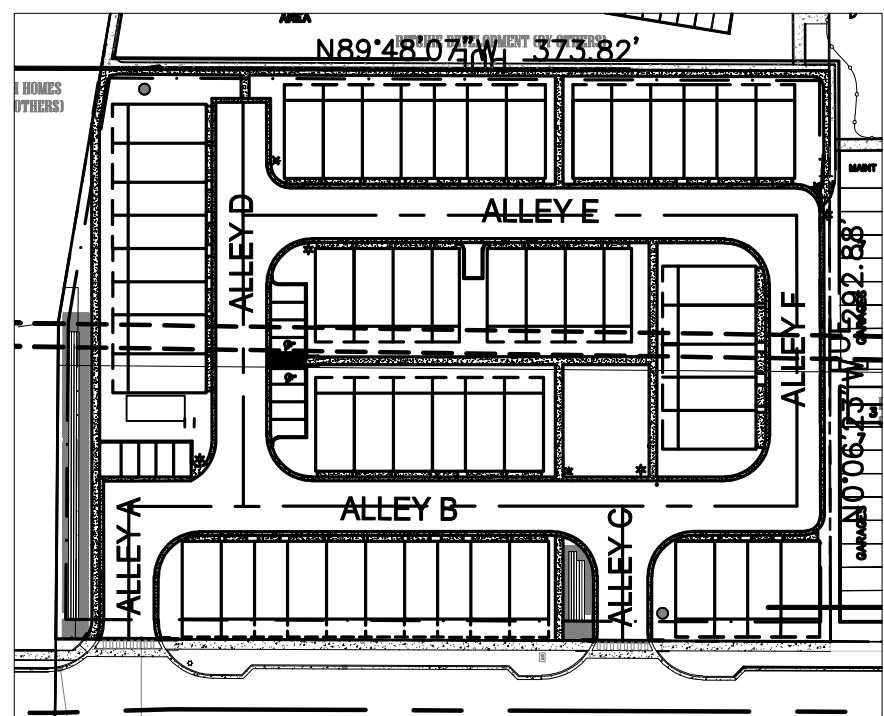


ALLEY B PROFILE VIEW



LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- PROPOSED ALLEY CENTERLINE
- PROPOSED PUE
- PROPOSED UNITS
- PROPOSED UNIT PORCHES
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED SEWER LATERAL
- PROPOSED WATER LATERAL AND 3/4\"/>



ALLEY SECTION



WALTON TOWN HOMES  
ALLEY B PLAN AND PROFILE  
AMERICAN FORK, UTAH



DWG DATE:

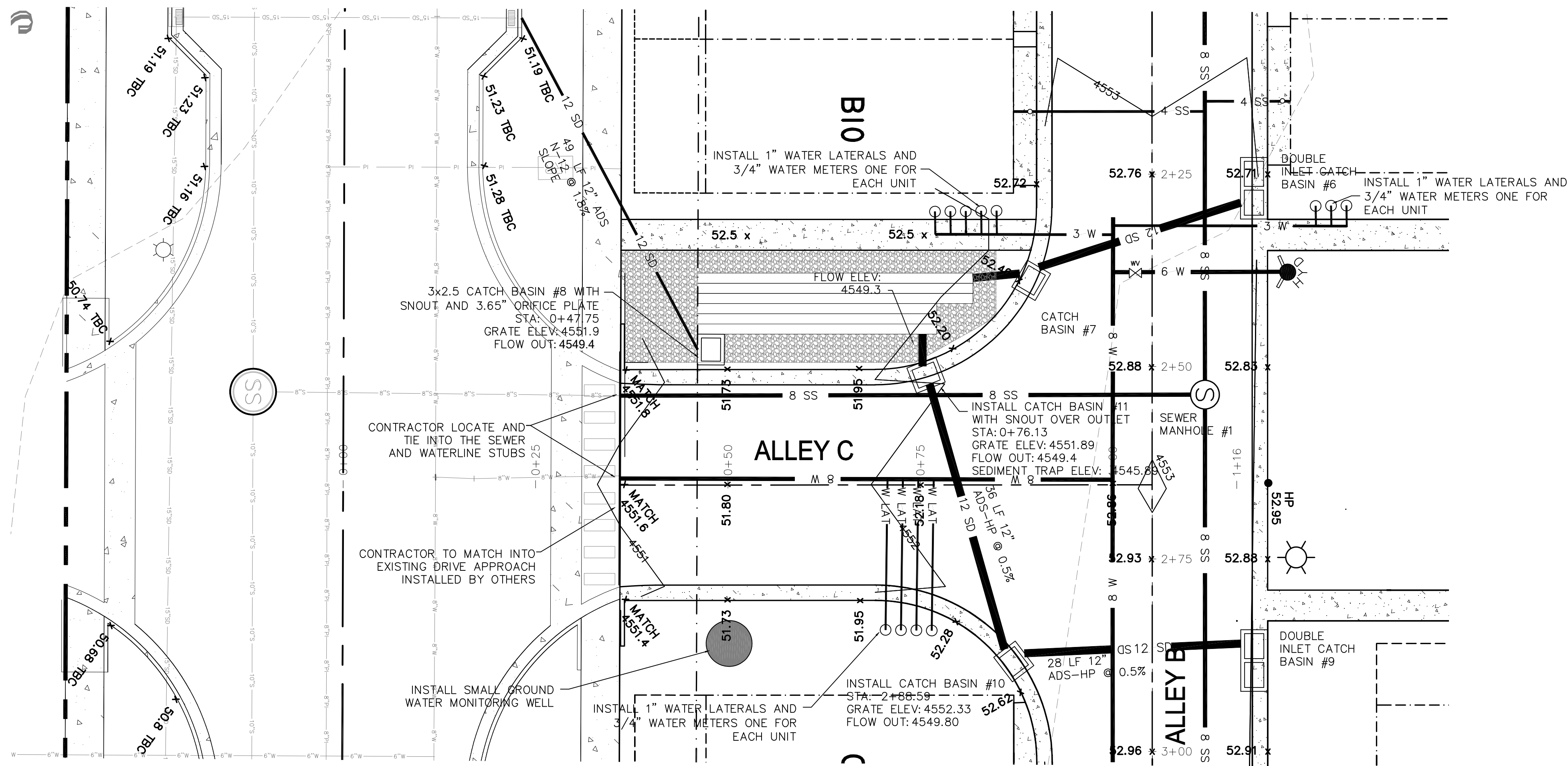
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SHEET

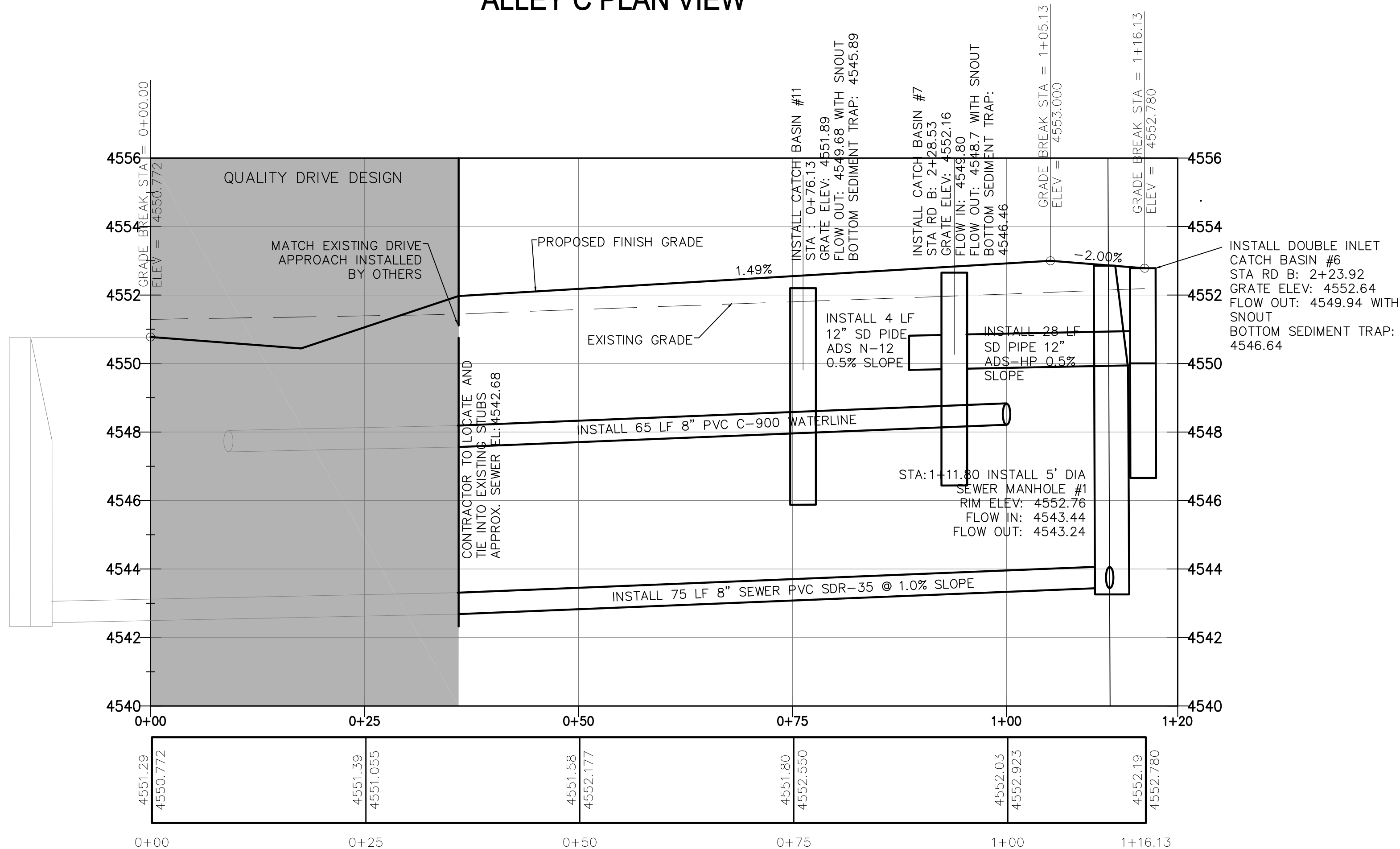
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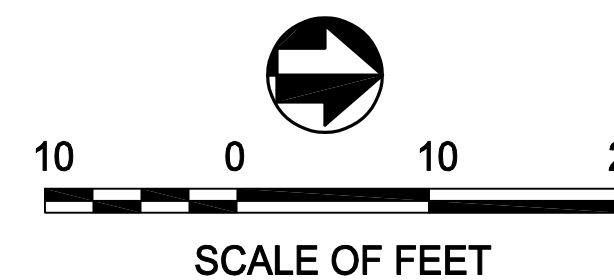




ALLEY C PLAN VIEW

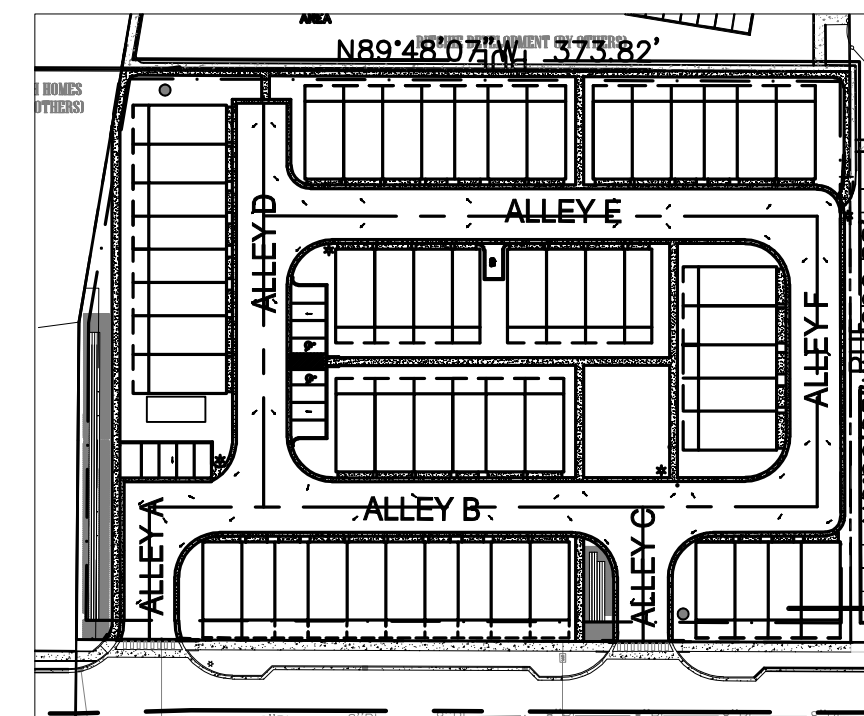


ALLEY C PROFILE VIEW

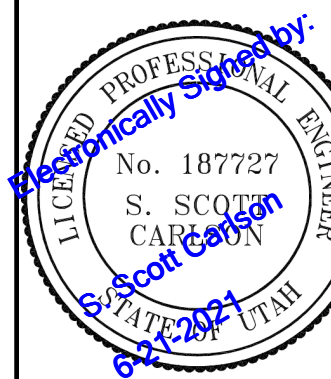


LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- PROPOSED ALLEY CENTERLINE
- PROPOSED PUE
- PROPOSED UNITS
- PROPOSED UNIT PORCHES
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED SEWER LATERAL
- PROPOSED WATER LATERAL AND 3/4" METER
- PROPOSED FIRE HYDRANT



ALLEY SECTION



WALTON TOWN HOMES  
ALLEY C PLAN AND PROFILE  
AMERICAN FORK, UTAH

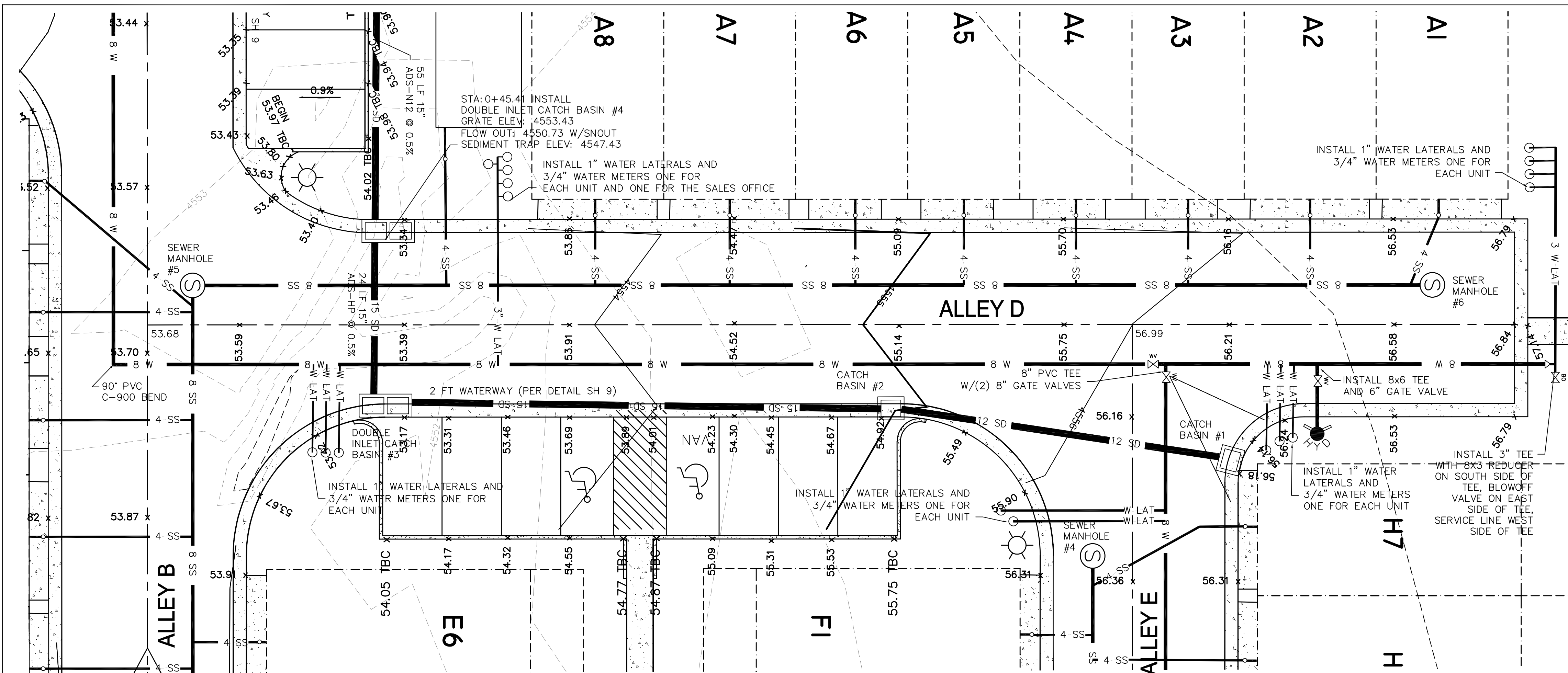


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| DWG DATE:              |
| PLOT DATE: 21 May 2021 |
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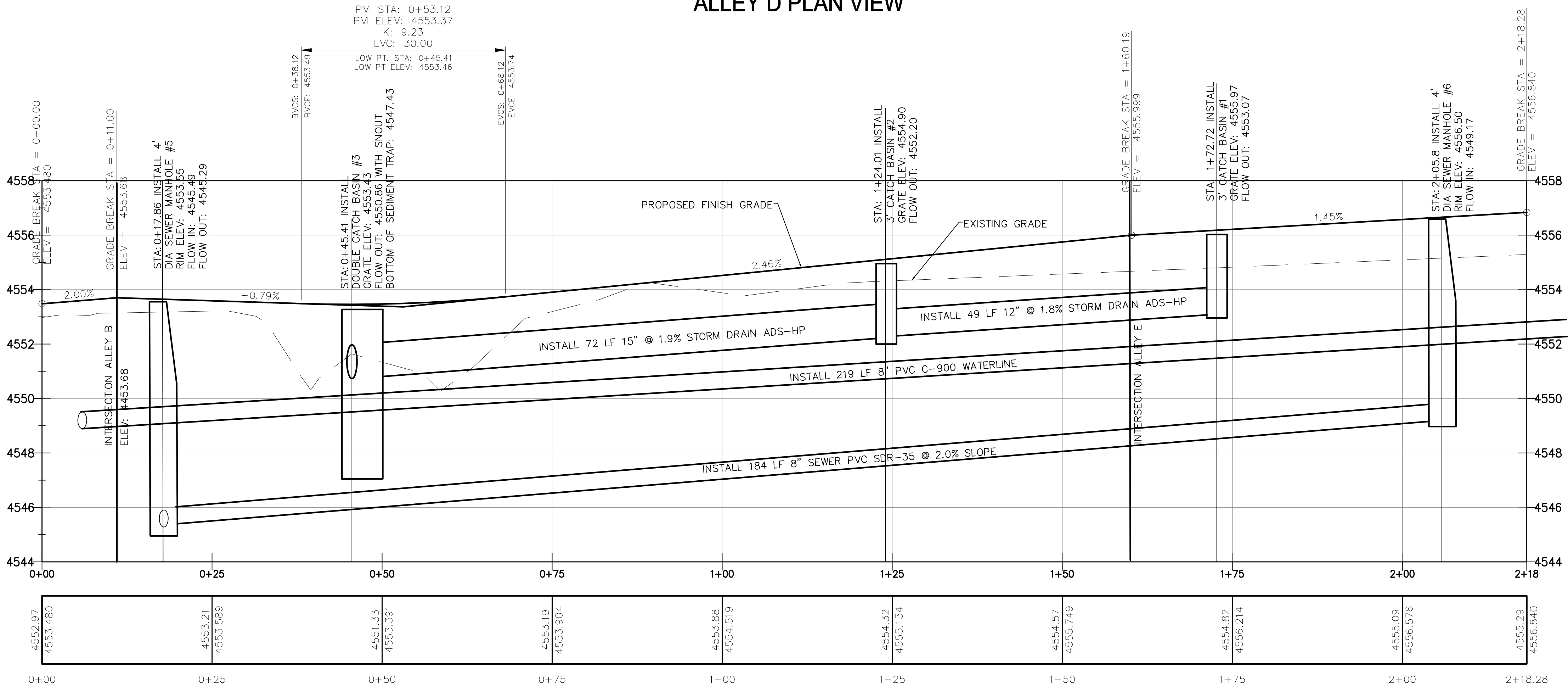
SHEET

6d

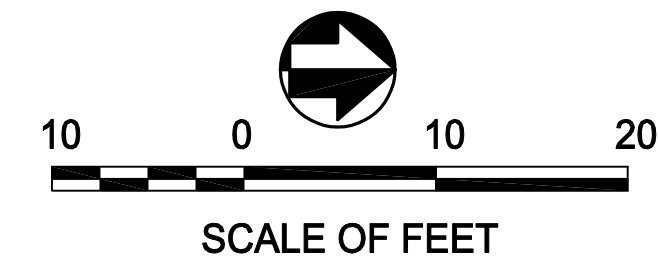




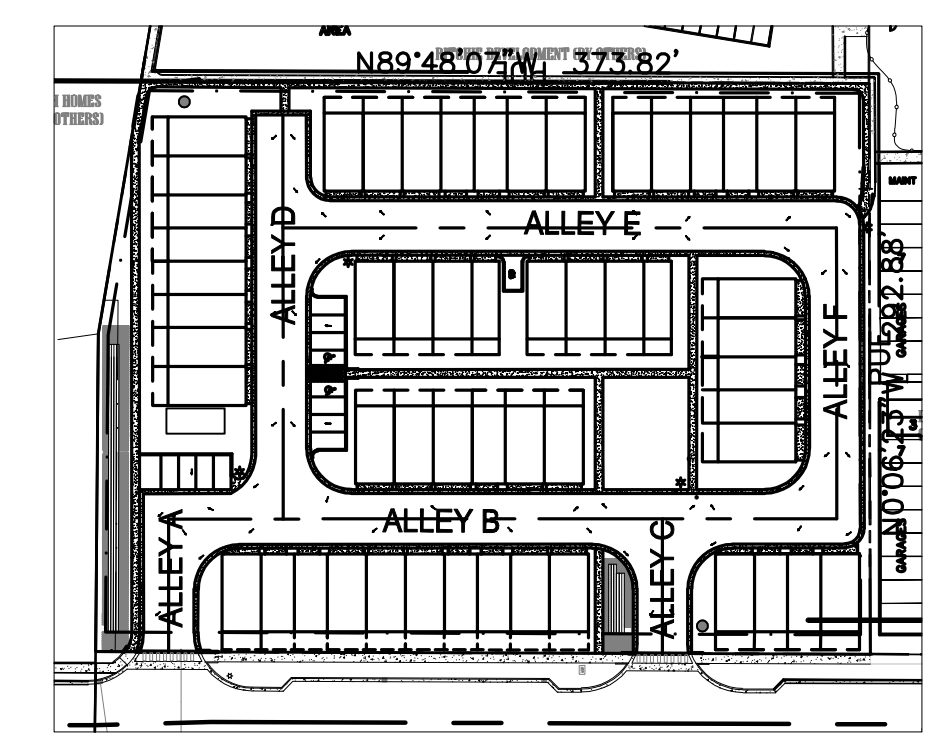
ALLEY D PLAN VIEW



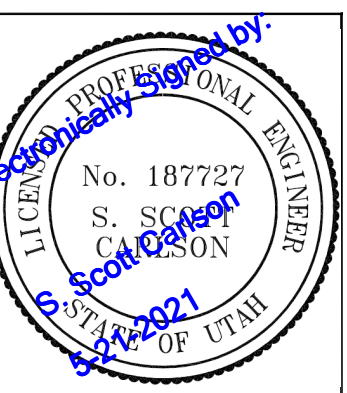
ALLEY D PROFILE VIEW



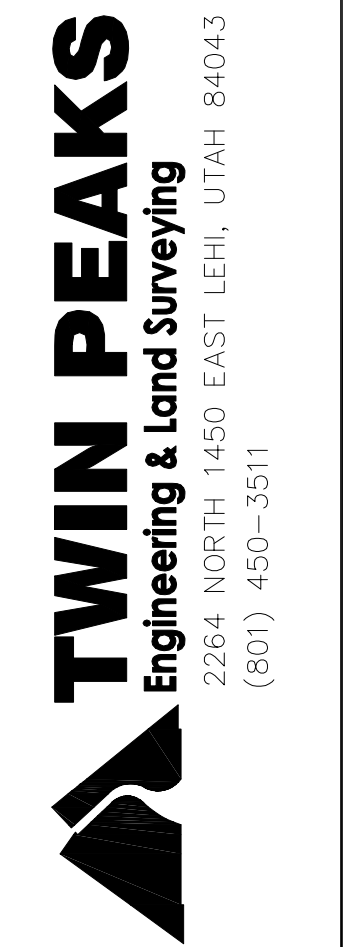
- LEGEND
- BOUNDARY LINE
  - ADJOINING PROPERTY LINES
  - PROPOSED ALLEY CENTERLINE
  - PROPOSED PUE
  - PROPOSED UNITS
  - PROPOSED UNIT PORCHES
  - 8 SS PROPOSED SEWER LINE
  - 8 W PROPOSED WATER LINE
  - 15 SD PROPOSED STORM DRAIN
  - 4 SS PROPOSED SEWER LATERAL
  - W LAT PROPOSED WATER LATERAL AND 3/4" METER
  - PROPOSED FIRE HYDRANT



ALLEY SECTION



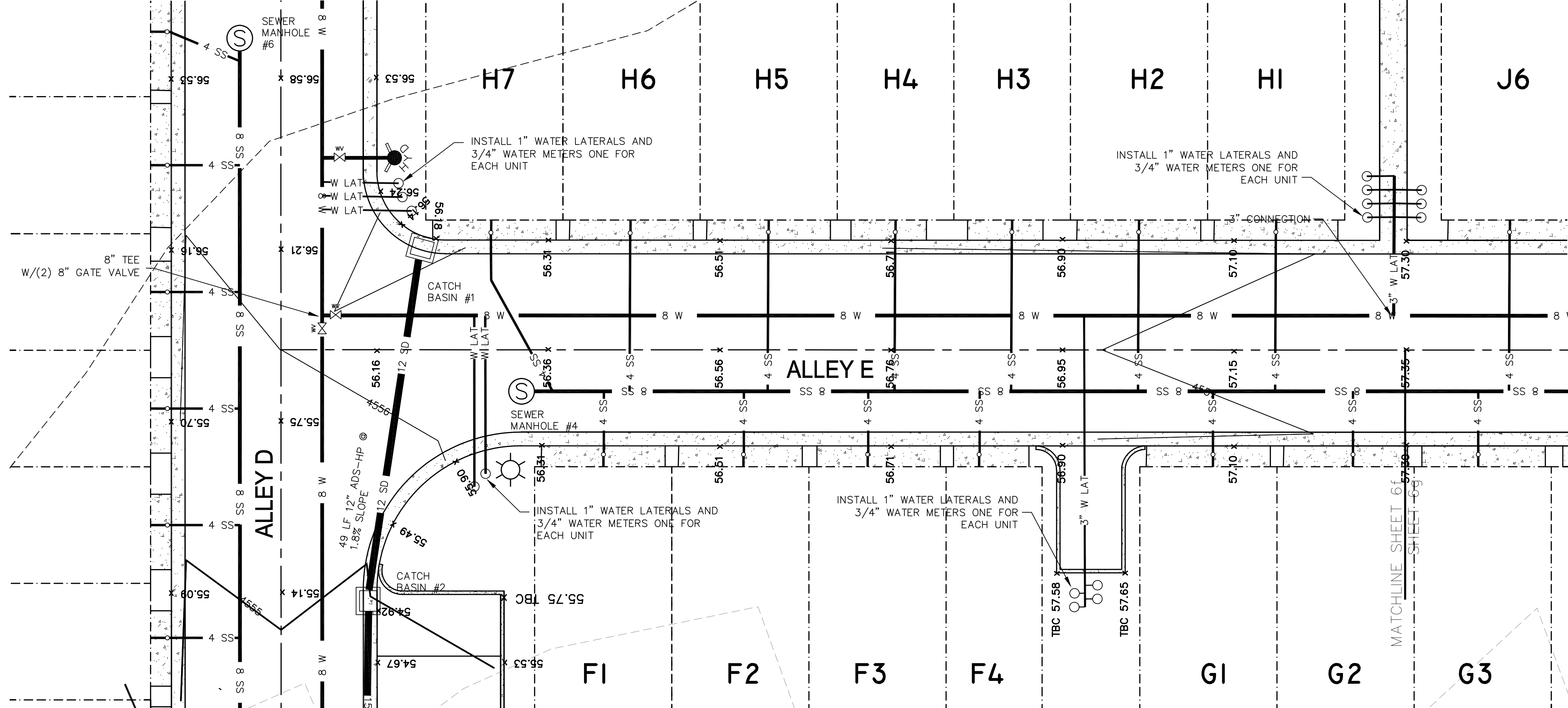
WALTON TOWN HOMES  
ALLEY D PLAN AND PROFILE  
AMERICAN FORK, UTAH



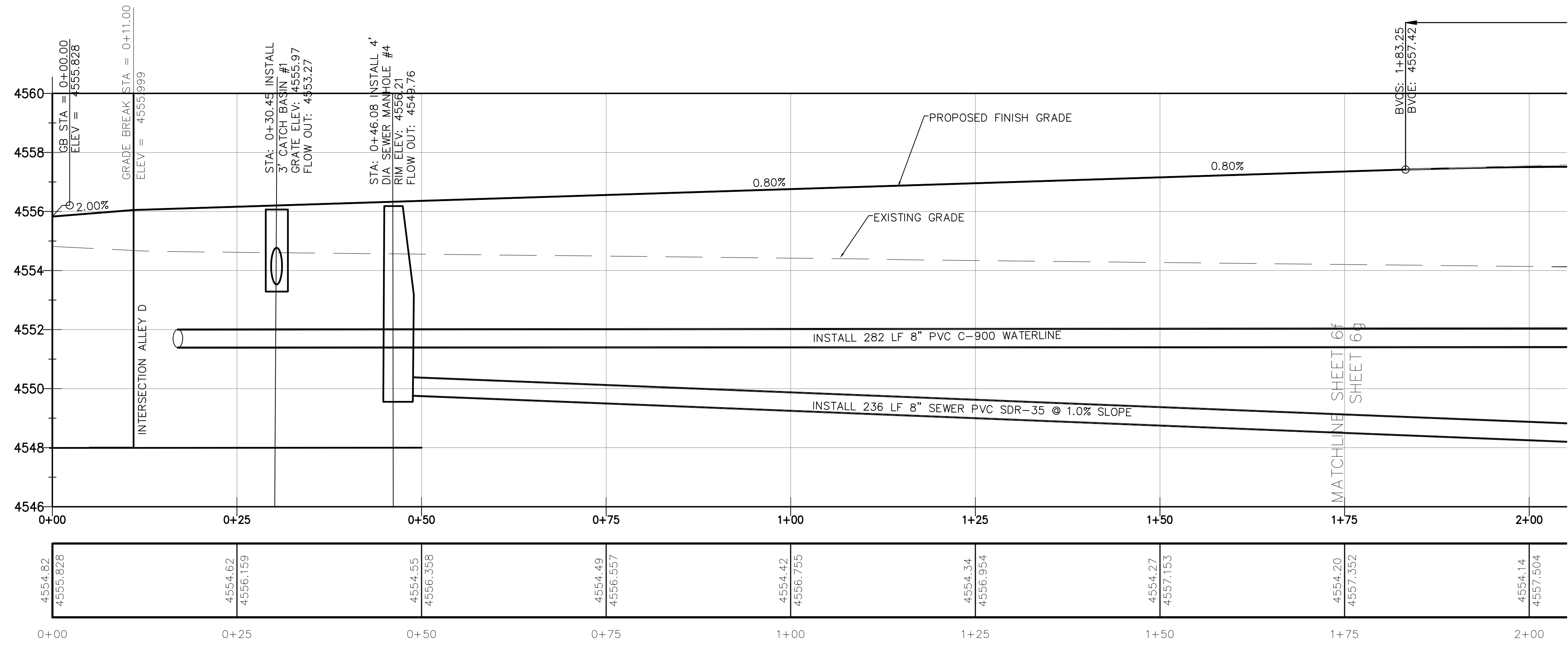
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| DWG DATE:              |
| PLOT DATE: 22 May 2021 |
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| SHEET                  |



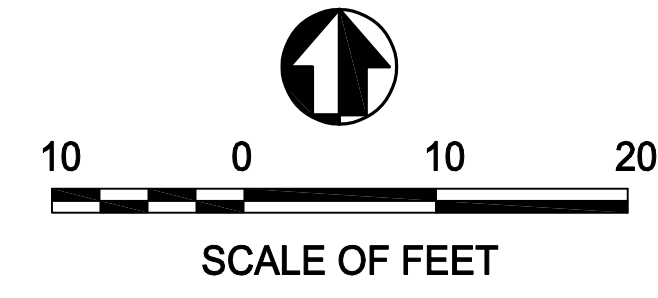




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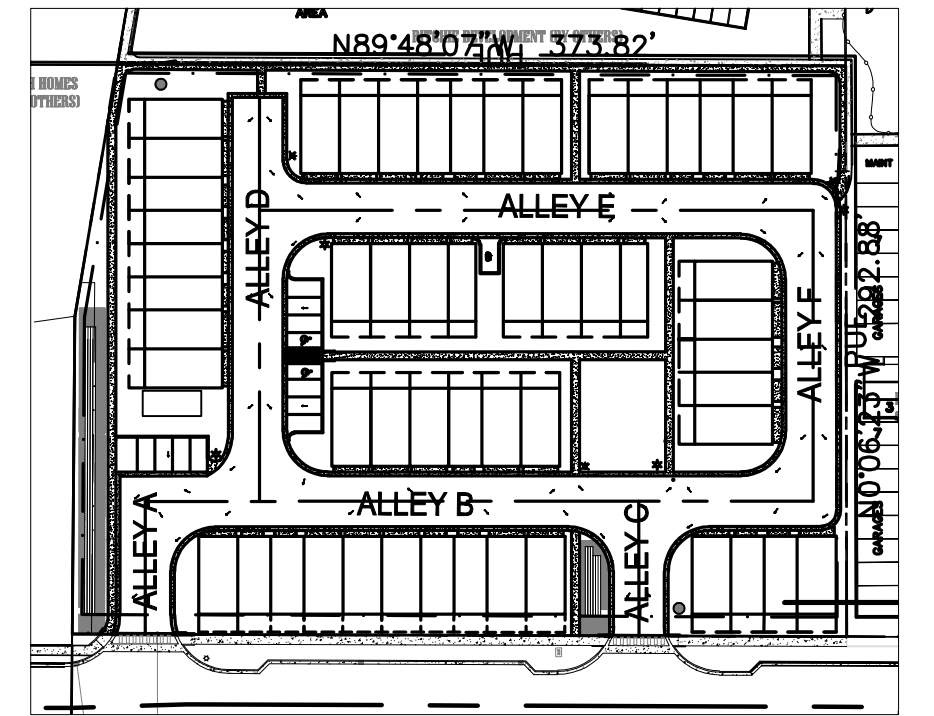
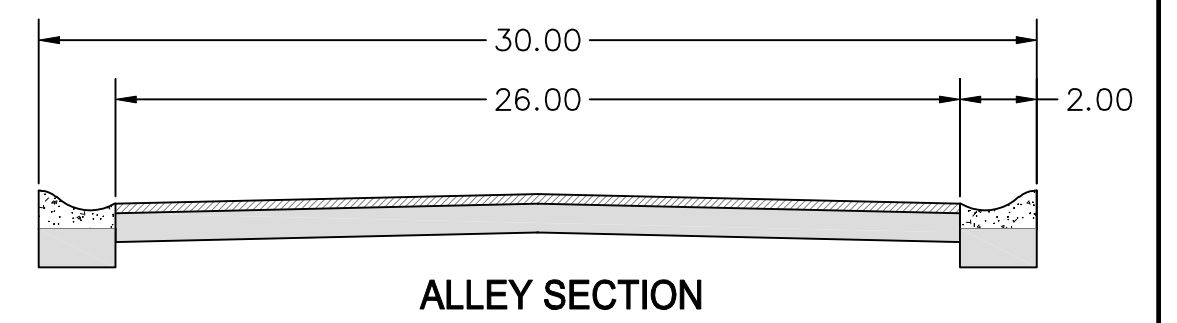
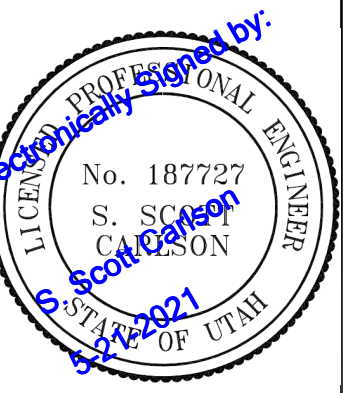


ALLEY E PROFILE VIEW

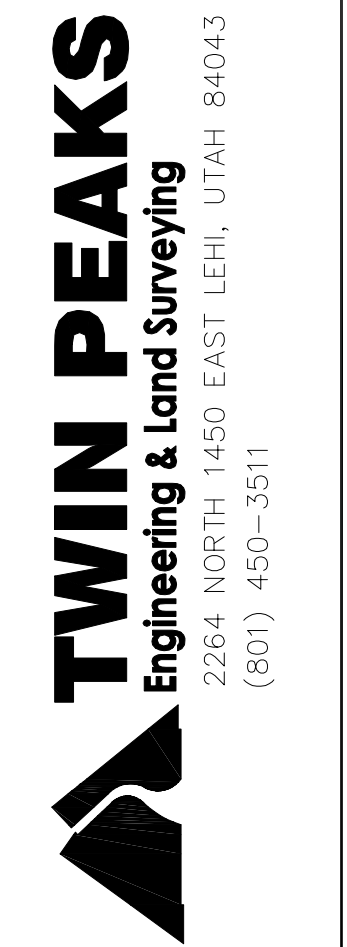


LEGEND

- BOUNDARY LINE
- ADJOINING PROPERTY LINES
- PROPOSED ALLEY CENTERLINE
- PROPOSED PUE
- PROPOSED UNITS
- PROPOSED UNIT PORCHES
- 8 SS PROPOSED SEWER LINE
- 8 W PROPOSED WATER LINE
- 15 SD PROPOSED STORM DRAIN
- 4 SS PROPOSED SEWER LATERAL
- W LAT PROPOSED WATER LATERAL AND 3/4\"/>
- PROPOSED FIRE HYDRANT



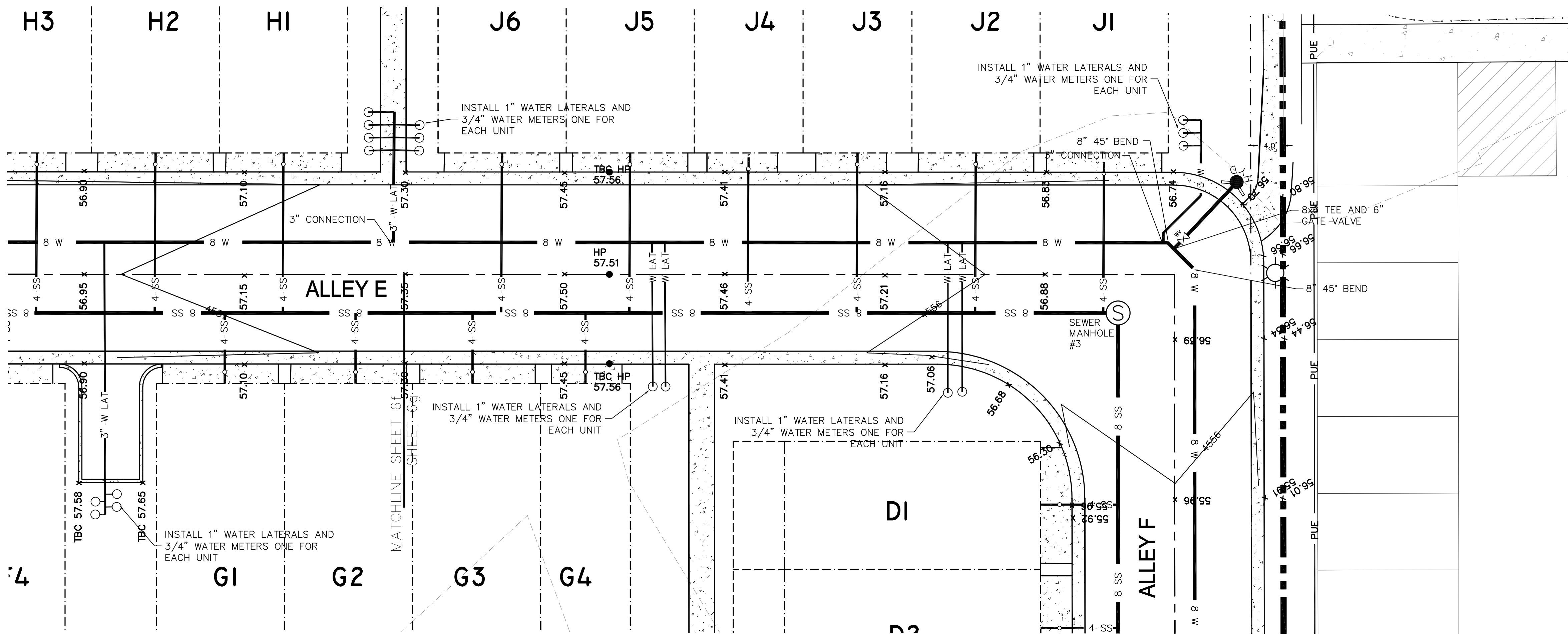
WALTON TOWN HOMES  
ALLEY E PLAN AND PROFILE  
AMERICAN FORK, UTAH



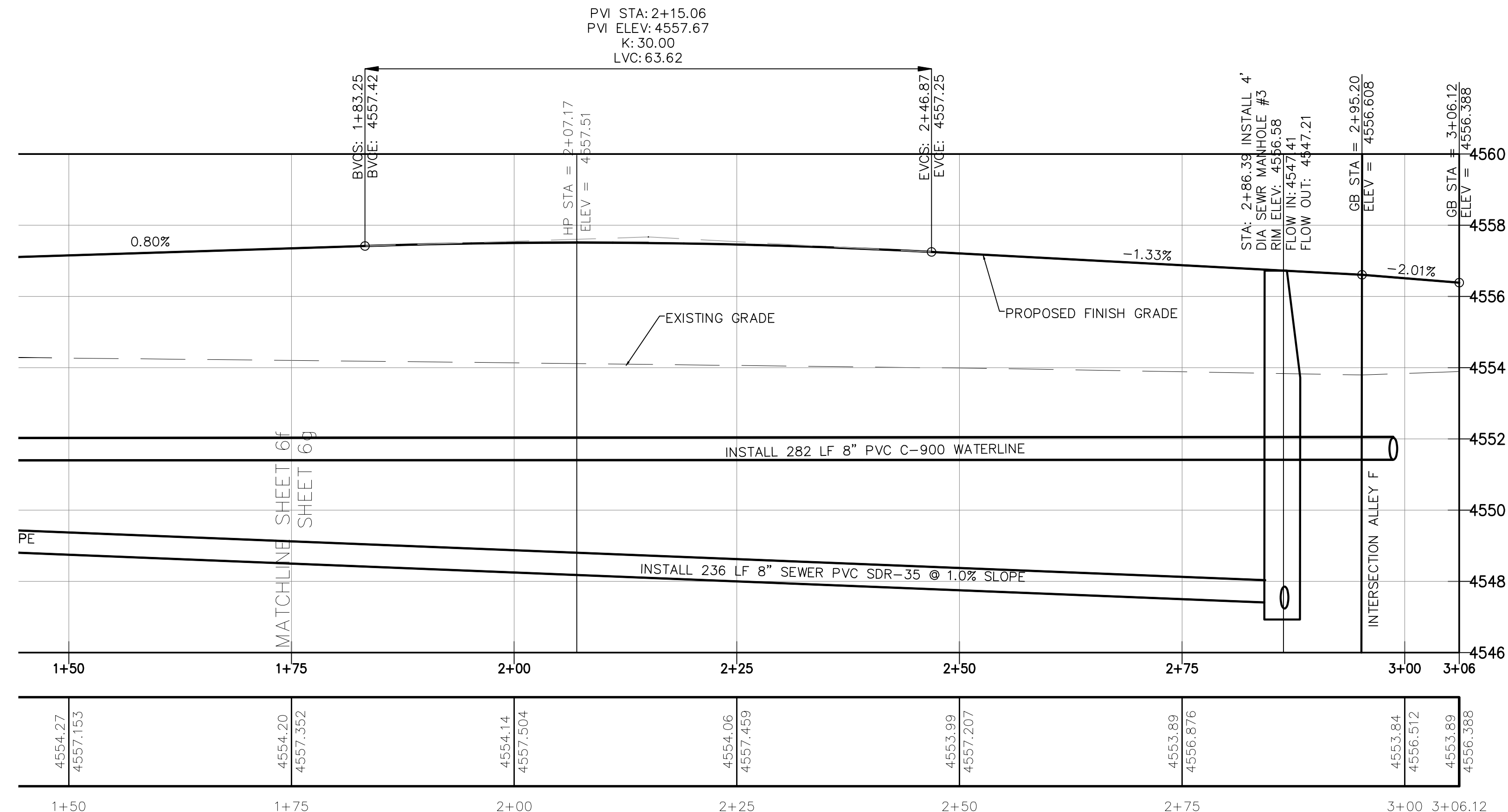
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| SHEET                  |
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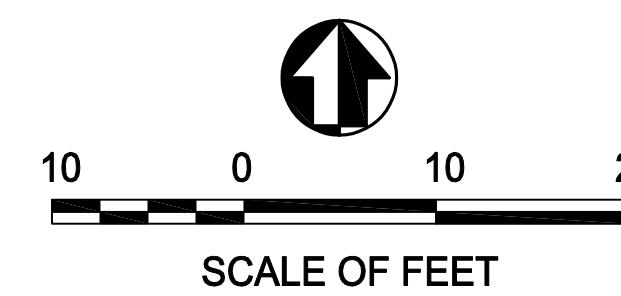




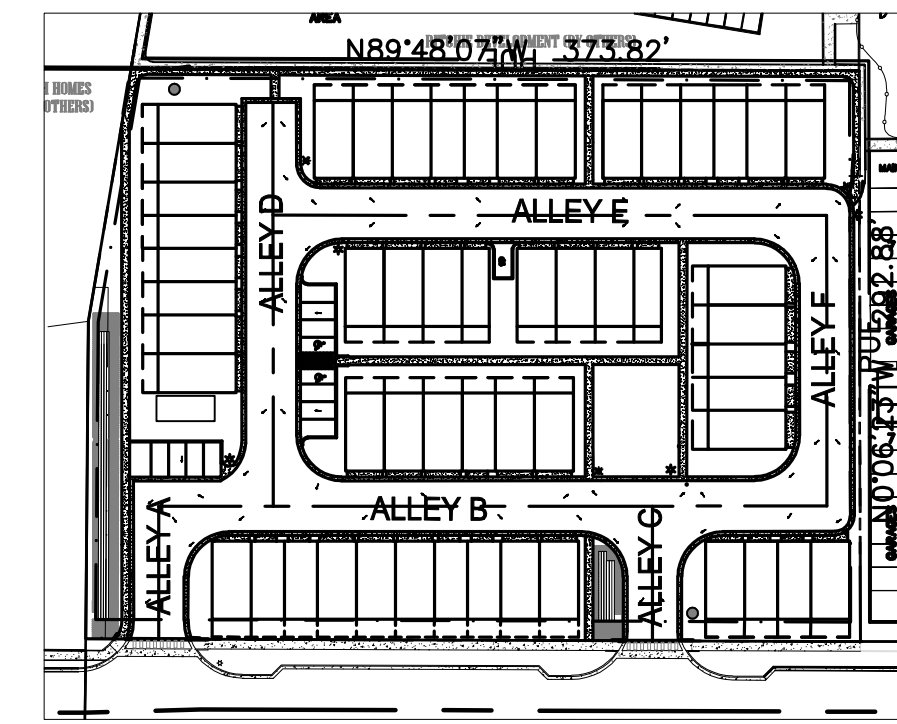
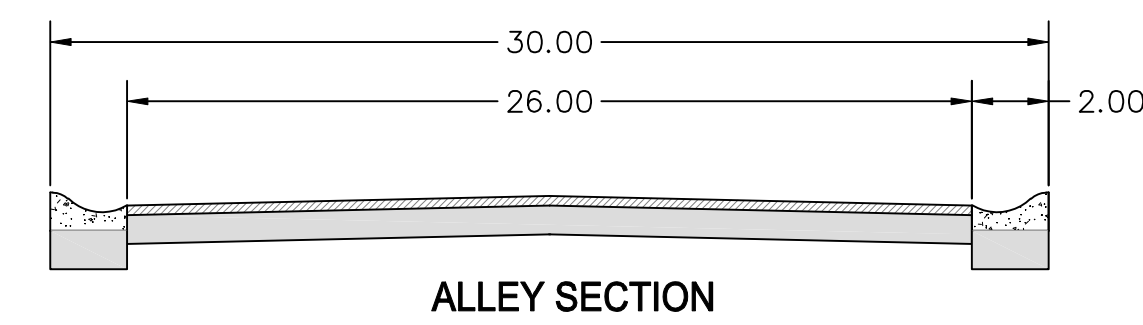
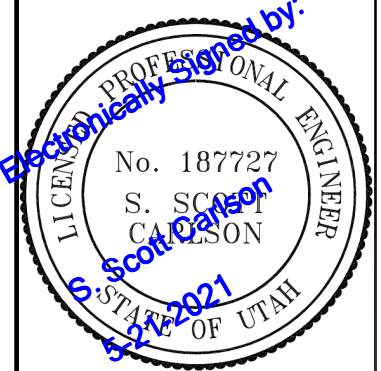
ALLEY E PLAN VIEW



ALLEY E PROFILE VIEW



- LEGEND
- BOUNDARY LINE
  - ADJOINING PROPERTY LINES
  - PROPOSED ALLEY CENTERLINE
  - PROPOSED PUE
  - PROPOSED UNITS
  - PROPOSED UNIT PORCHES
  - 8 SS PROPOSED SEWER LINE
  - 8 W PROPOSED WATER LINE
  - 15 SD PROPOSED STORM DRAIN
  - 4 SS PROPOSED SEWER LATERAL
  - W LAT PROPOSED WATER LATERAL AND 3/4" METER
  - PROPOSED FIRE HYDRANT



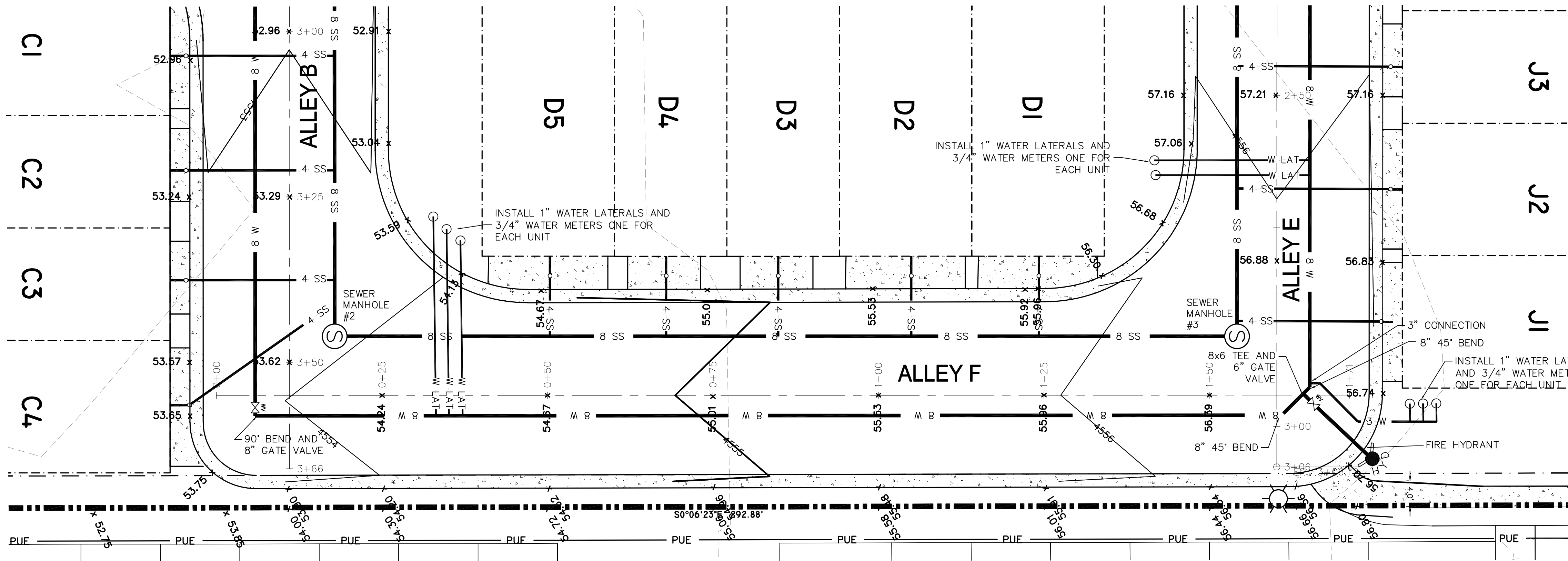
WALTON TOWN HOME  
ALLEY E PLAN AND PROFILE  
AMERICAN FORK, UTAH



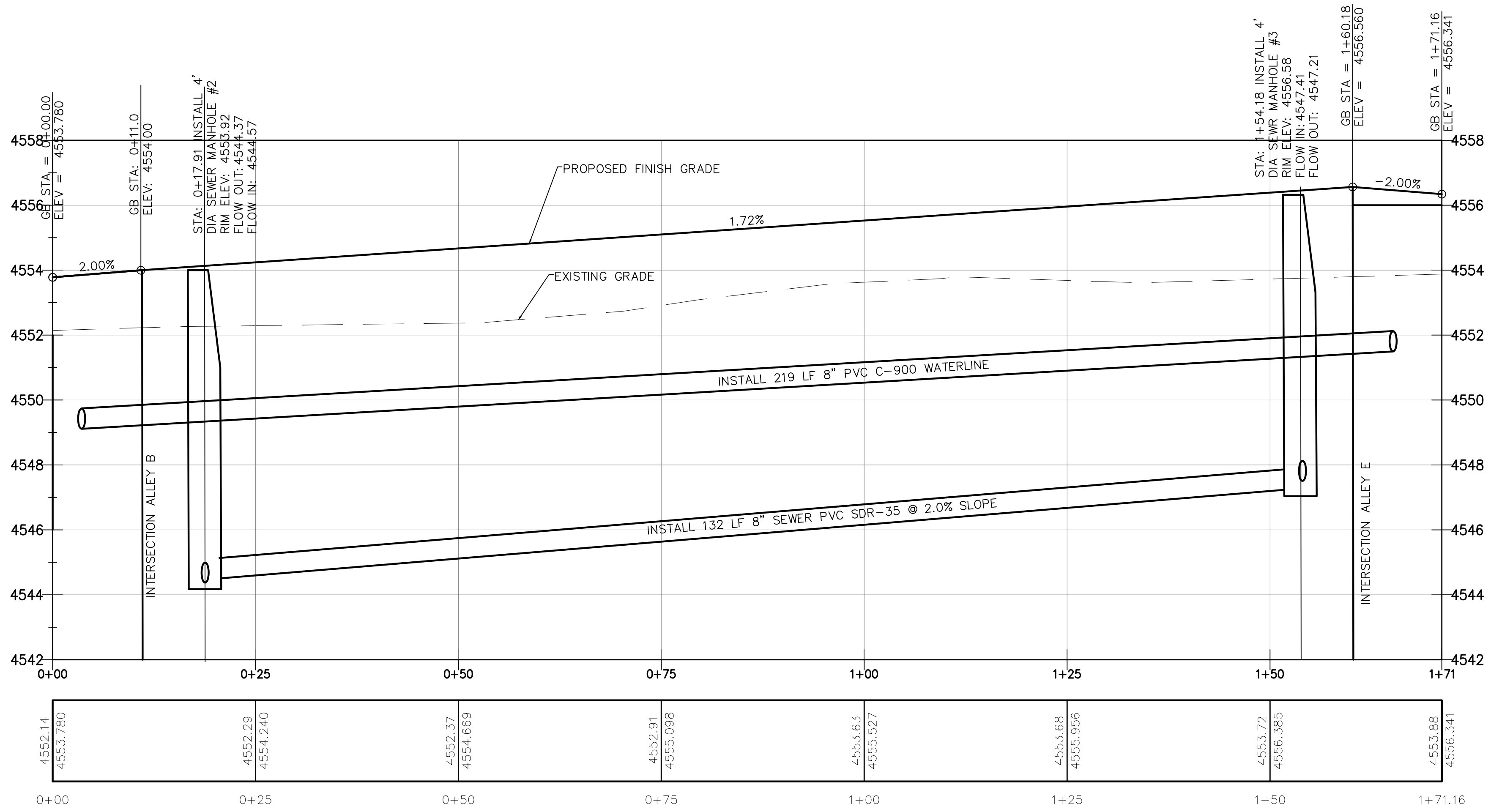
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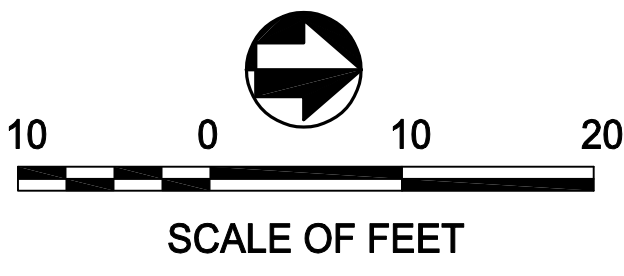




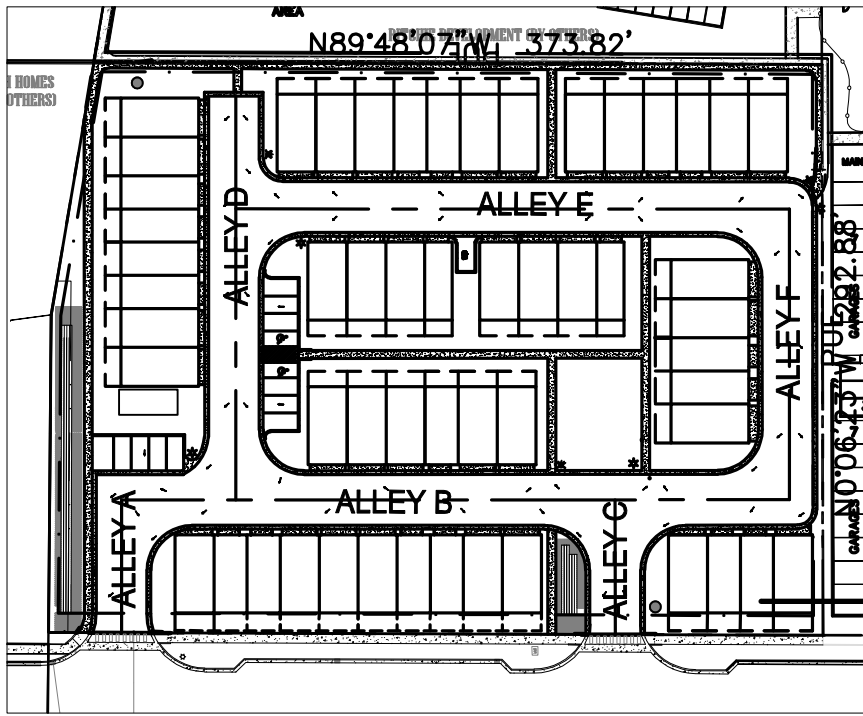
ALLEY F PLAN VIEW



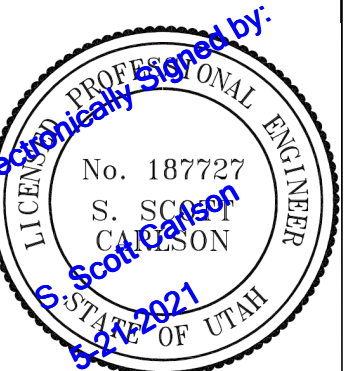
ALLEY F PROFILE VIEW



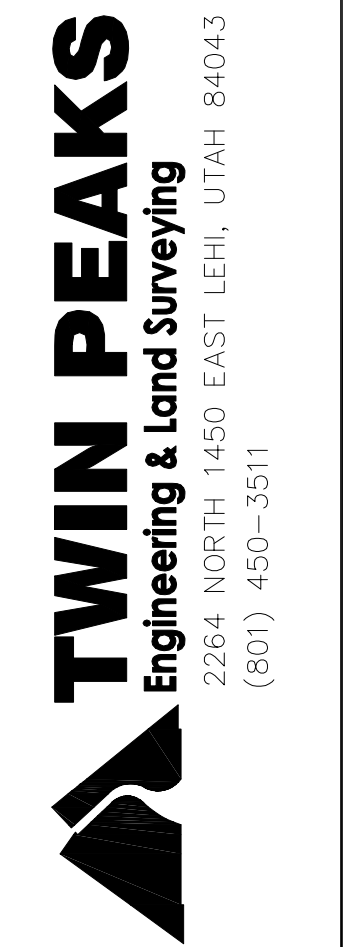
- LEGEND
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  - ADJOINING PROPERTY LINES
  - PROPOSED ALLEY CENTERLINE
  - PROPOSED PUE
  - PROPOSED UNITS
  - PROPOSED UNIT PORCHES
  - PROPOSED SEWER LINE
  - PROPOSED WATER LINE
  - PROPOSED STORM DRAIN
  - PROPOSED SEWER LATERAL
  - PROPOSED WATER LATERAL AND 3/4" METER
  - PROPOSED FIRE HYDRANT



ALLEY SECTION



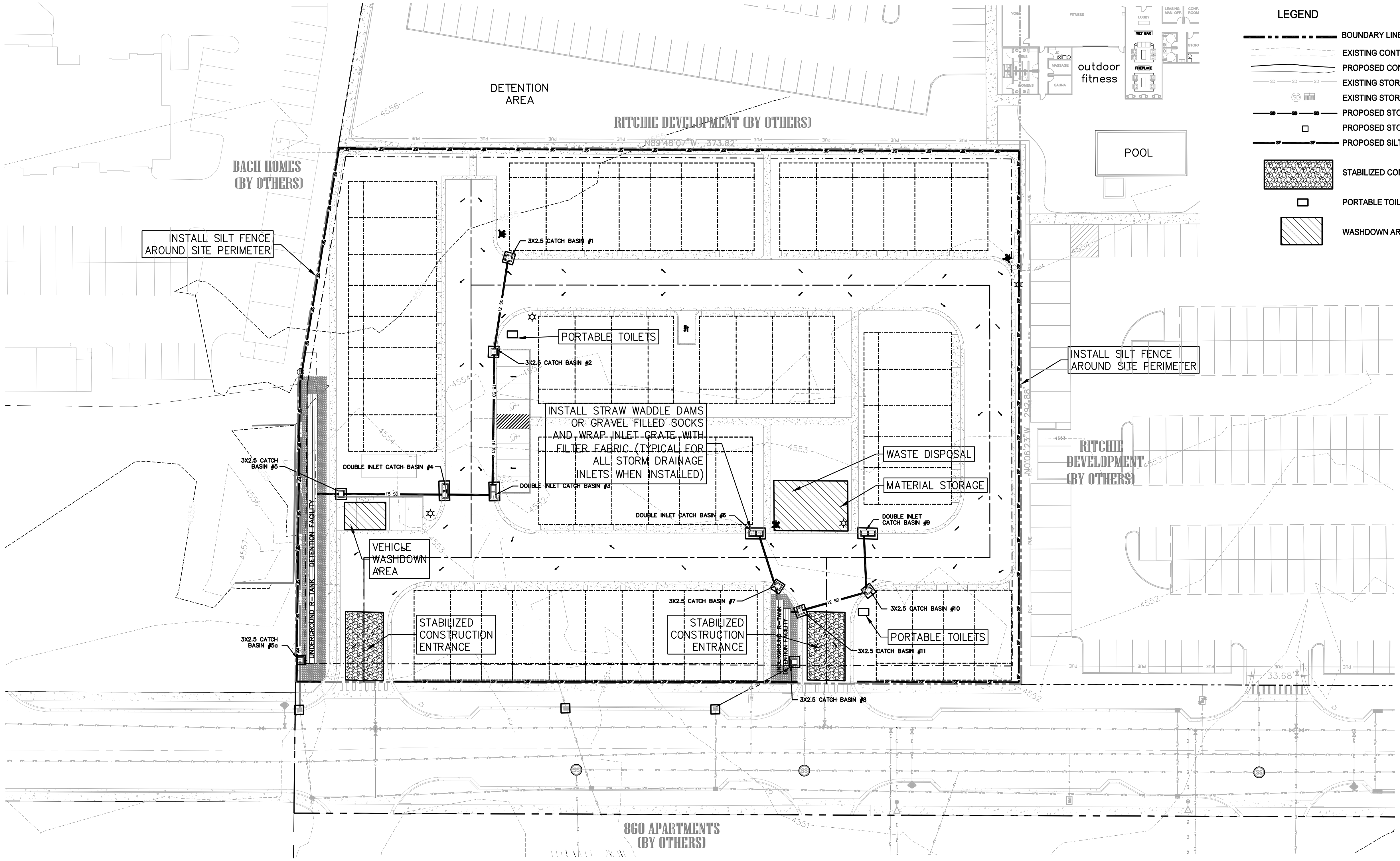
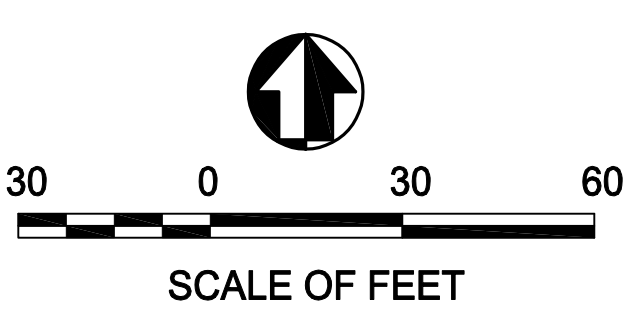
WALTON TOWN HOMES  
ALLEY F PLAN AND PROFILE  
AMERICAN FORK, UTAH



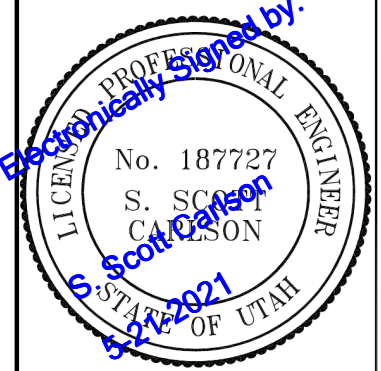
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| DWG DATE:              |
| PLOT DATE: 21 May 2021 |
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| SHEET                  |







- LEGEND**
- BOUNDARY LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - EXISTING STORM DRAIN
  - EXISTING STORM DRAIN STRUCTURES
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN STRUCTURES
  - PROPOSED SILT FENCE
  - STABILIZED CONSTRUCTION ENTRANCE
  - PORTABLE TOILETS
  - WASHDOWN AREAS/MATERIAL STORAGE



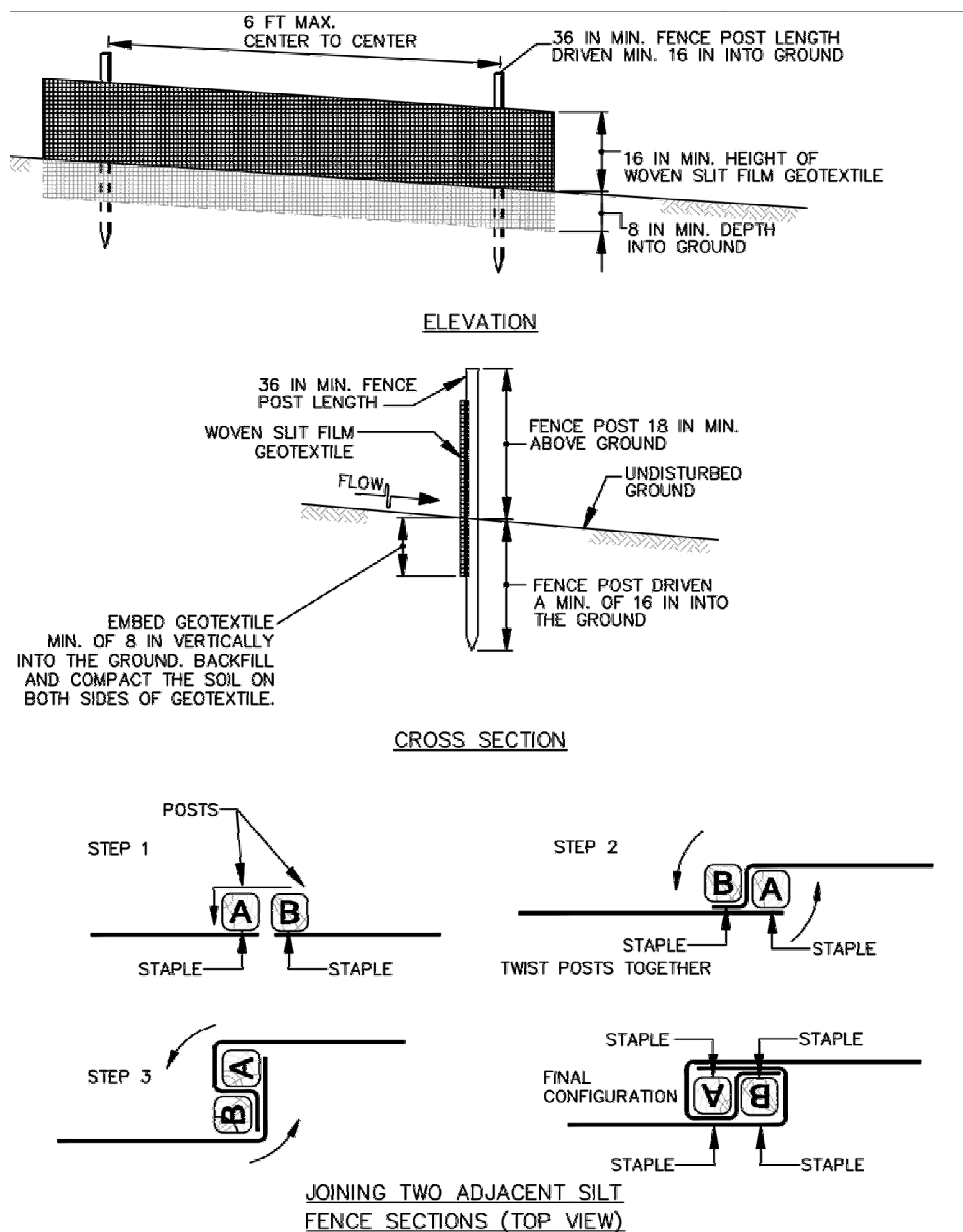
WALTON TOWN HOMES  
SWPPP  
AMERICAN FORK, UTAH



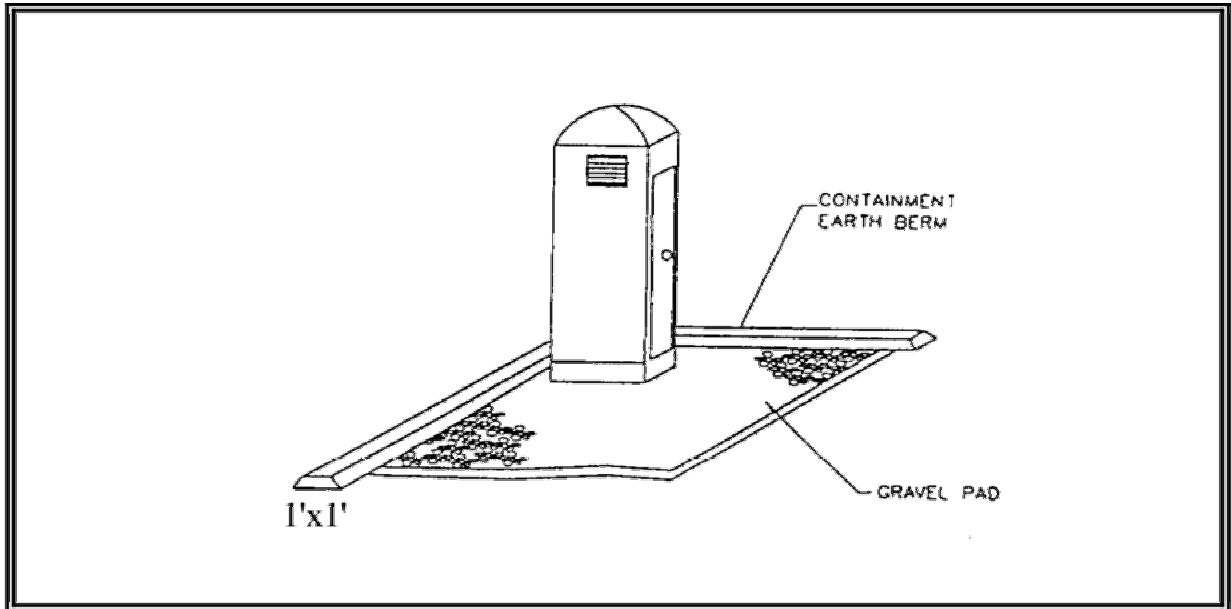
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| DWG DATE:              |
| PLOT DATE: 22 May 2021 |
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| SHEET                  |
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SILT FENCE DETAIL



**DESCRIPTION:**  
Temporary on-site sanitary facilities for construction personnel.

**APPLICATION:**  
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

**INSTALLATION/APPLICATION CRITERIA:**  
Locate portable toilets in convenient locations throughout the site. Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel. Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

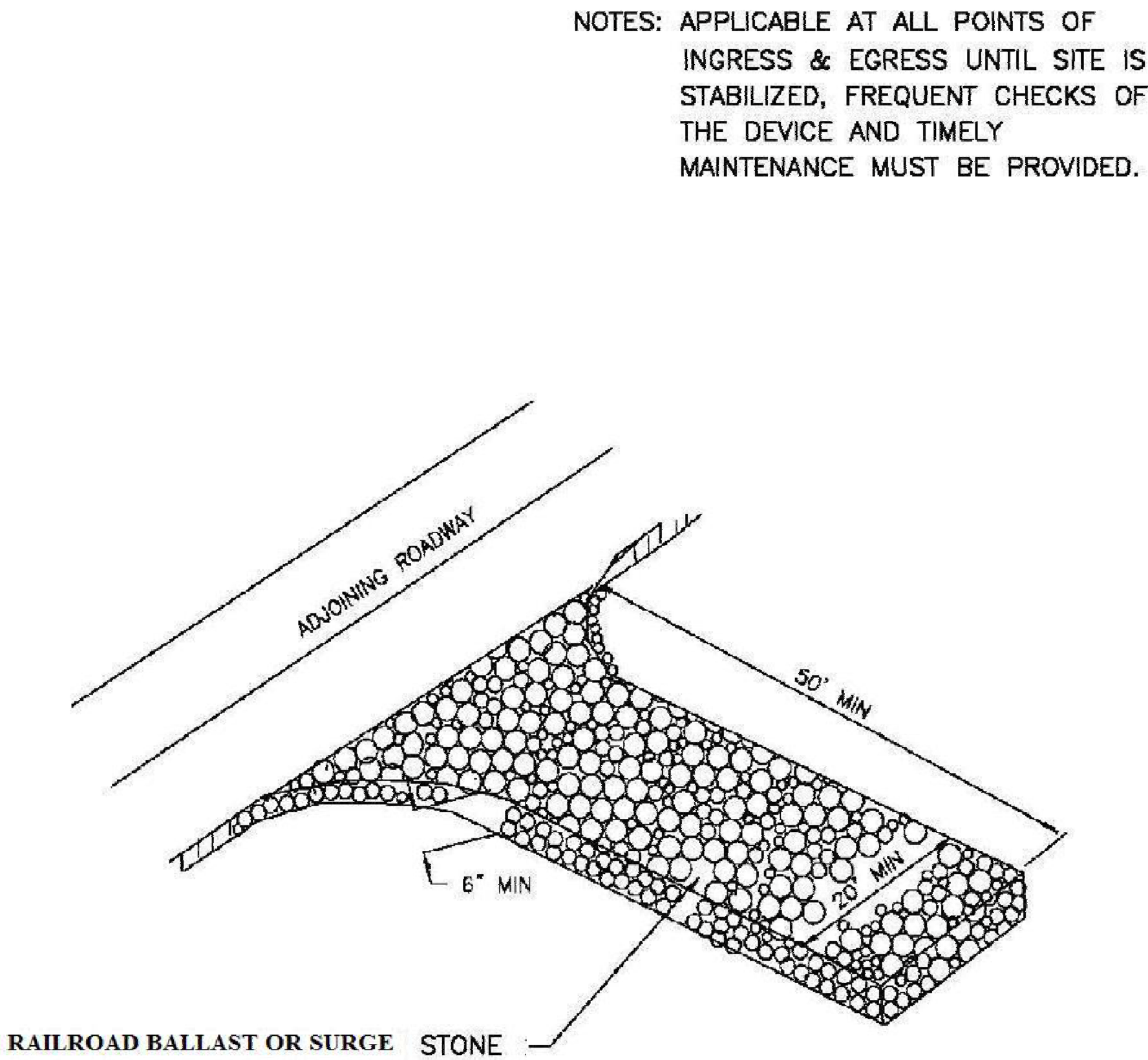
**LIMITATIONS:**  
No limitations.

**MAINTENANCE:**  
Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection. Regular waste collection should be arranged with licensed service. All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

PORTA-POTTIE DETAIL

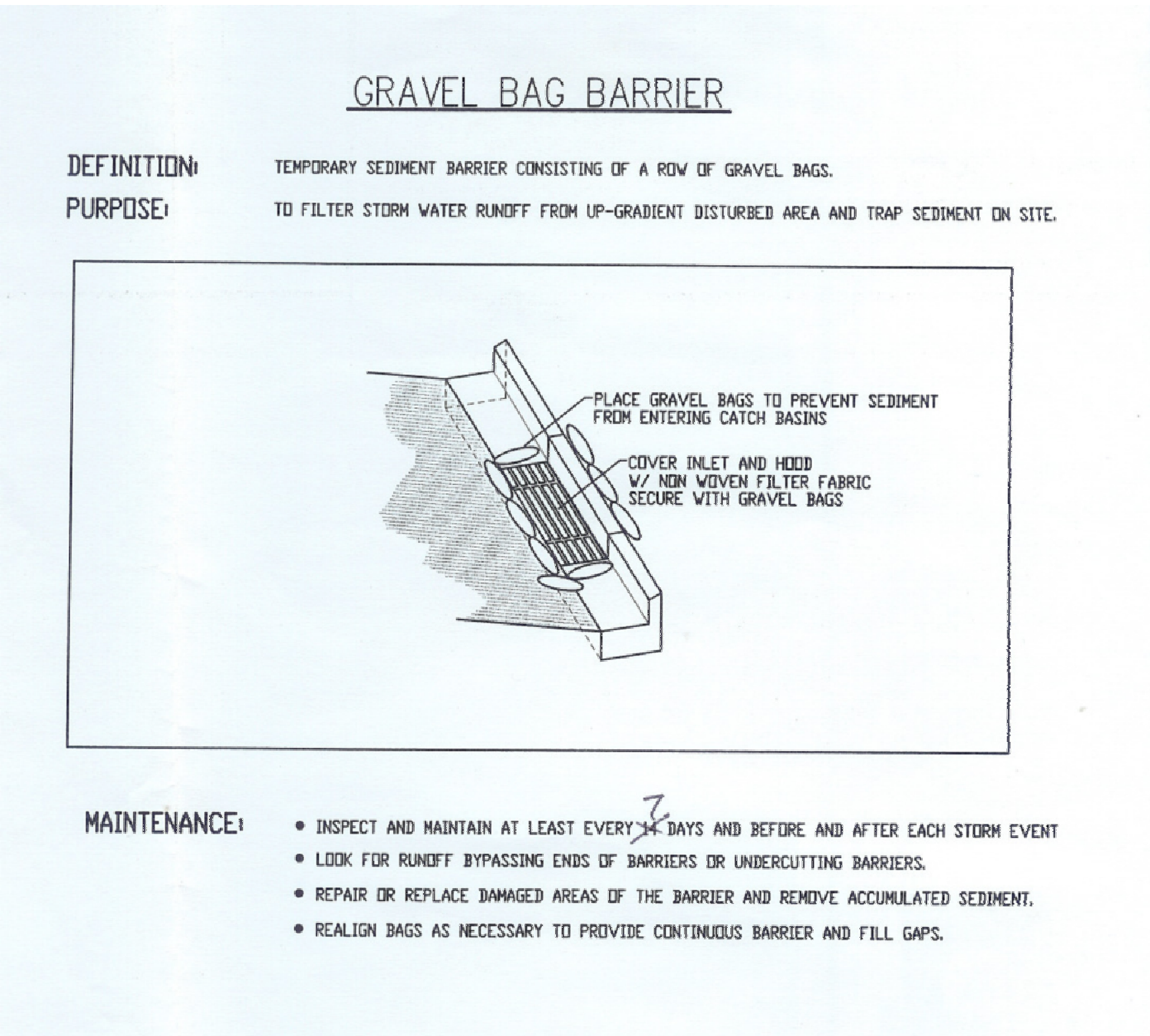
NOTES:

- a. RAILROAD BALLAST OR SURGE STONE SHALL BE USED. PAD TO BE 50'L X 20'W X 6" D AT A MINIMUM.
- b. TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS IS TO BE PROVIDED.
- c. ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.
- d. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOPDRESSING WITH STONE SILL BE NECESSARY; KEEP SOME HANDY.
- e. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.



STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOTES: APPLICABLE AT ALL POINTS OF INGRESS & EGRESS UNTIL SITE IS STABILIZED, FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.



GRAVEL BAG BARRIER DETAIL



WALTON TOWN HOMES  
SWPPP DETAIL SHEET  
AMERICAN FORK, UTAH

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

DWG DATE:

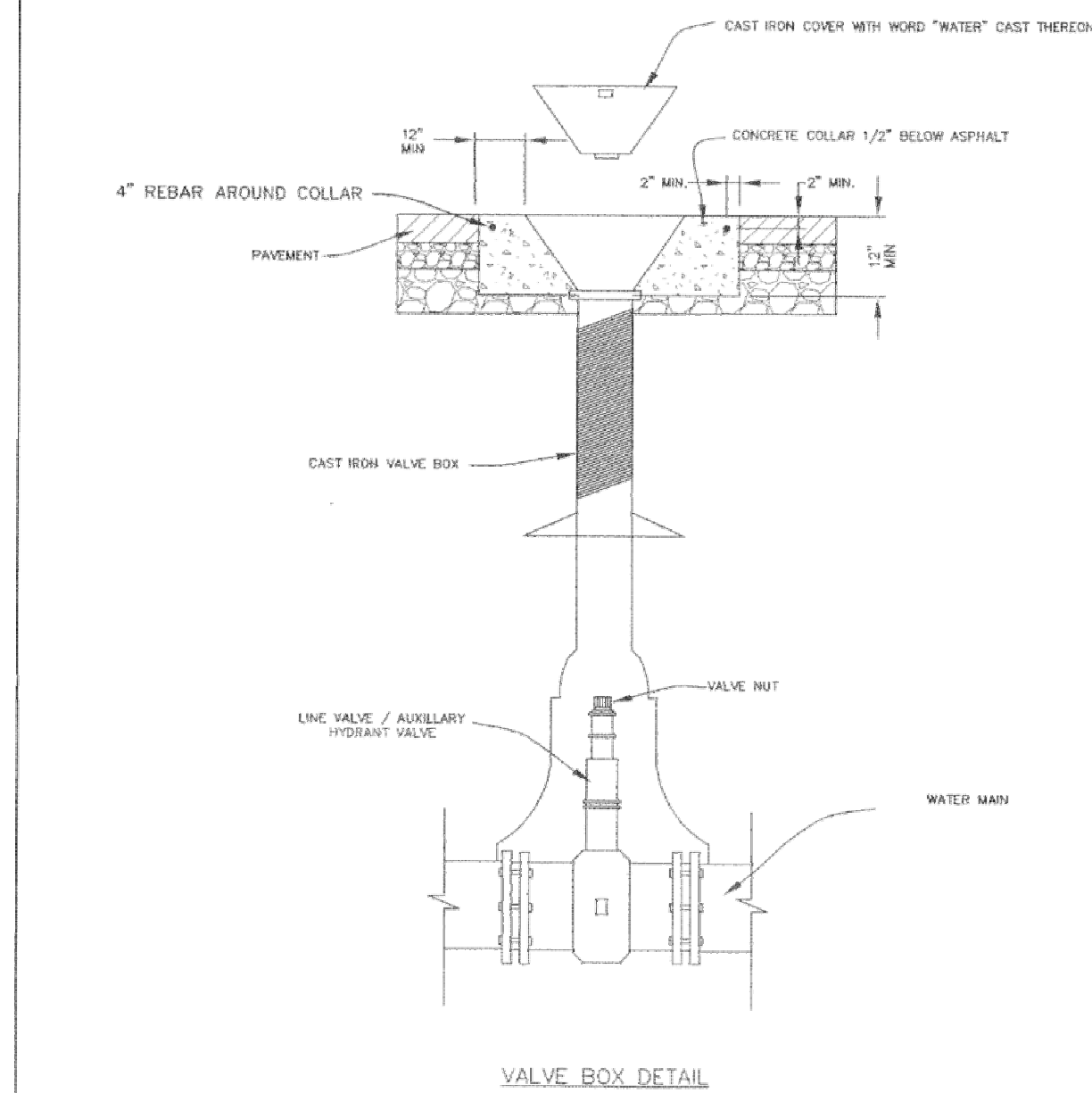
PLOT DATE: 14 November 2020

SHEET

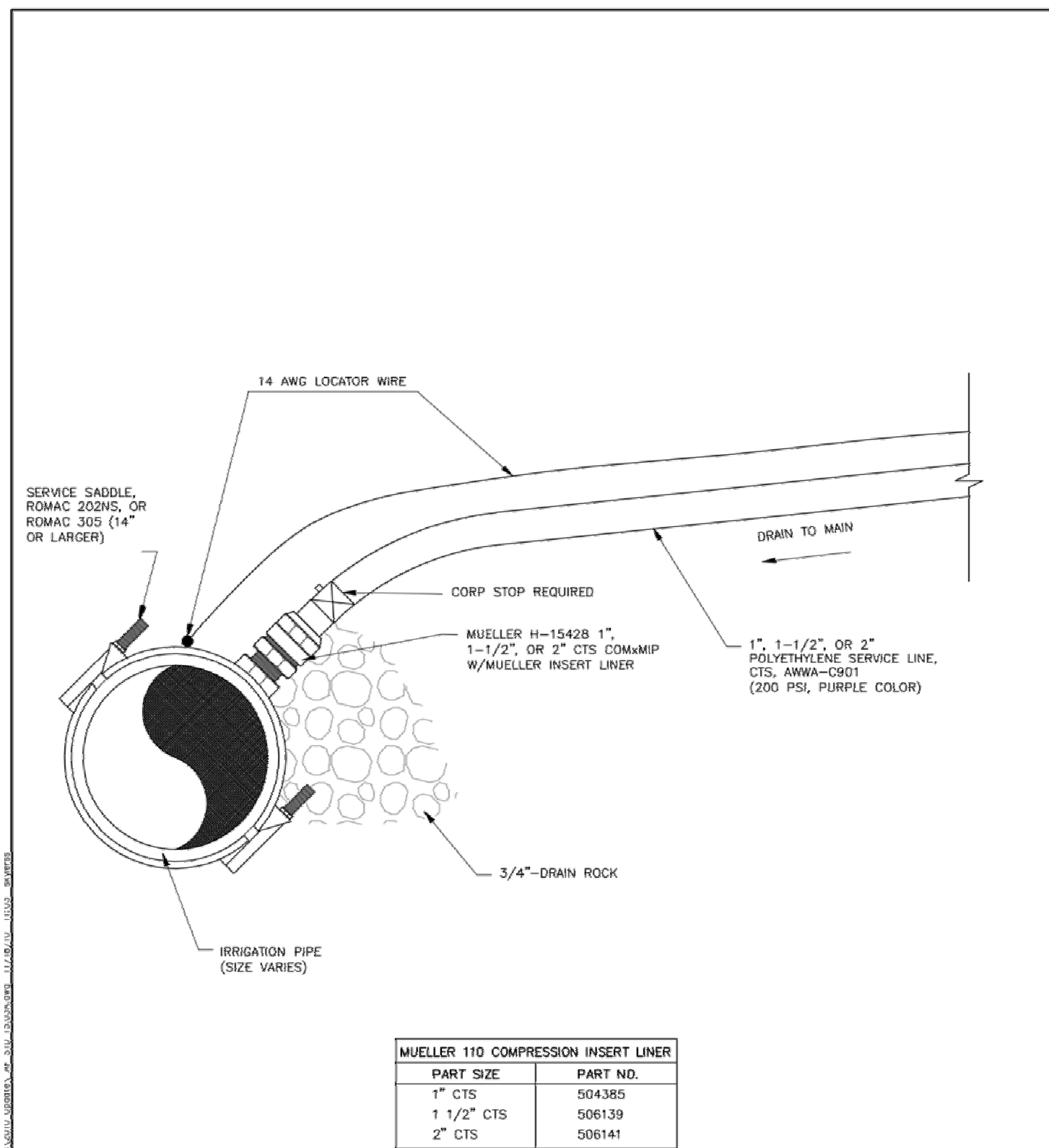


Know what's below.  
Call before you dig.

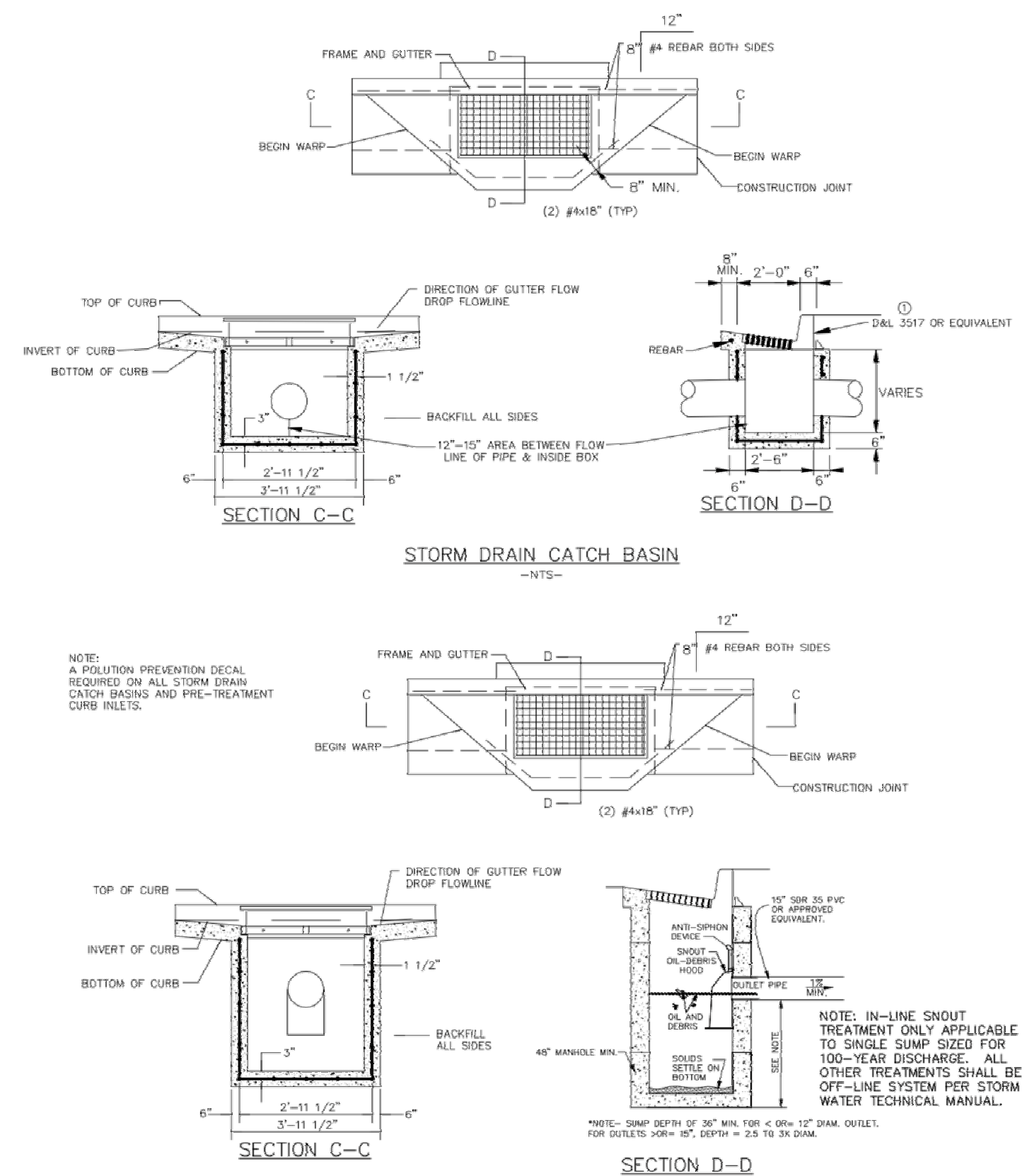




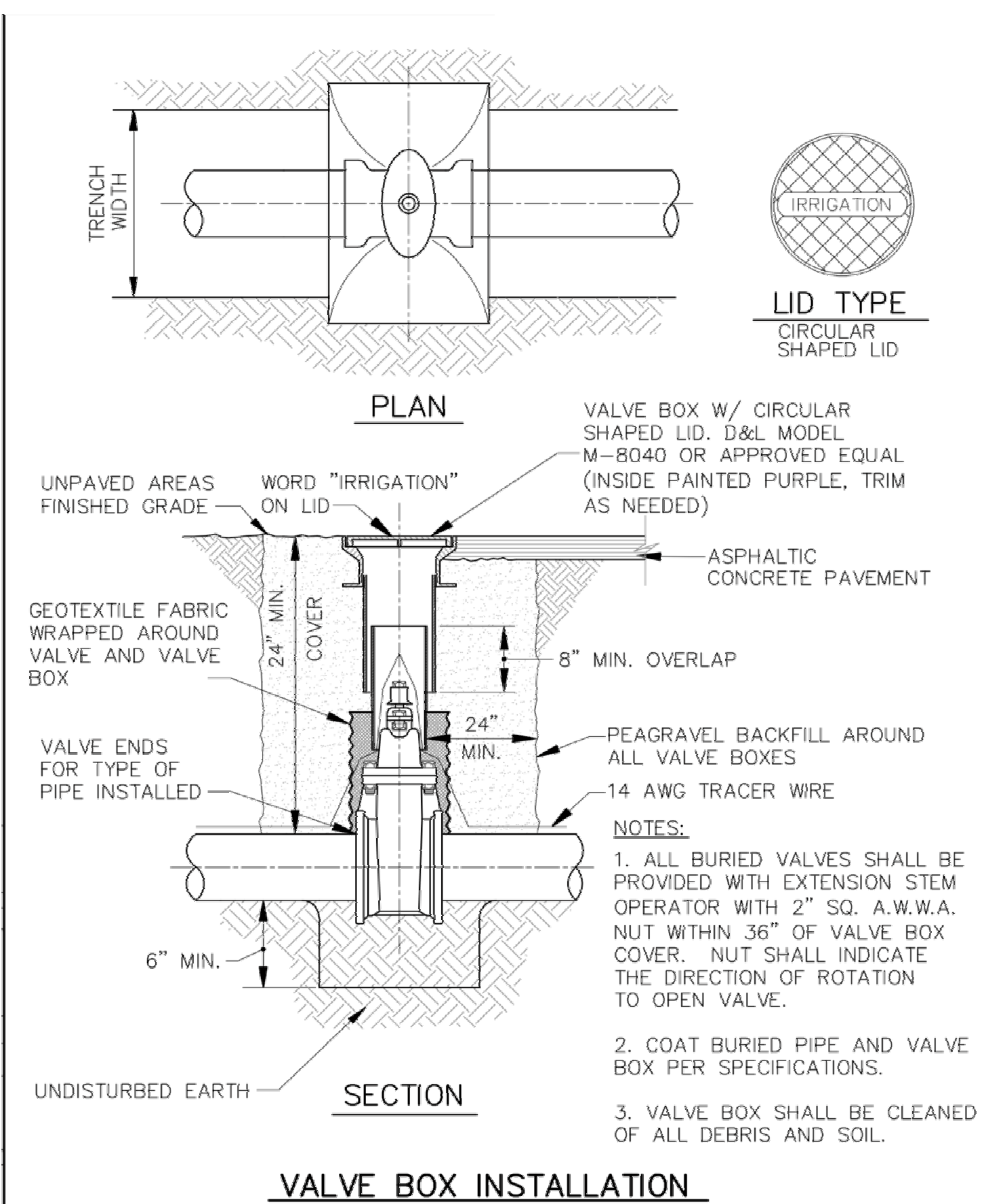
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|---------------------|------------------------------|---------------------|-------------|
| DRAWN: JRP          | <b>Northern</b><br>ENGINEERS | STANDARD DETAIL FOR | DRAWING NO. |
| REVISION: JULY 2002 |                              | VALVE BOX DETAIL    | 15.4        |
| SCALE: VARIES       |                              |                     |             |



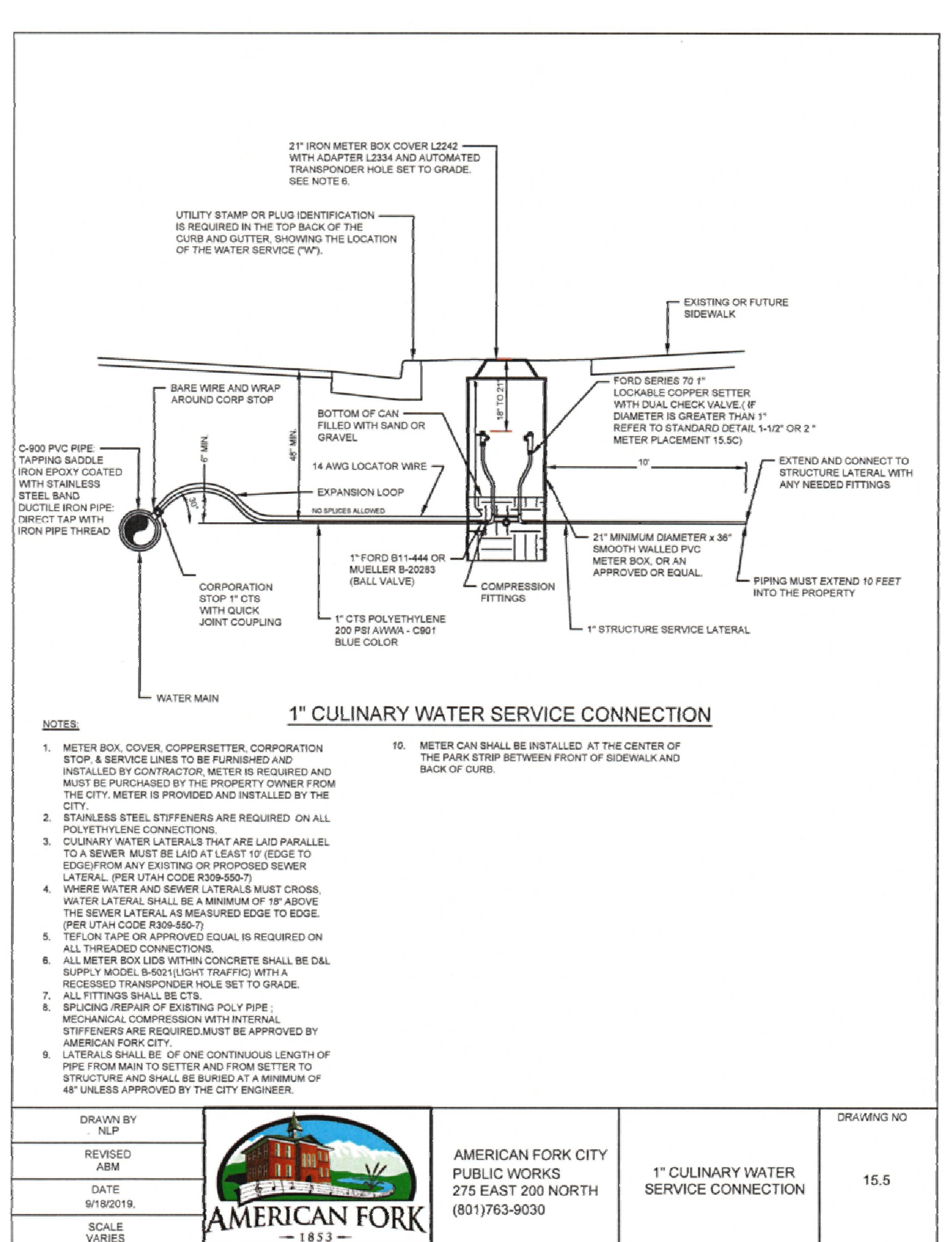
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| DRAWN: 11/2010    | <b>HORROCKS</b><br>ENGINEERS | STANDARD DETAIL FOR              | DRAWING NO. |
| REVISION: 11/2010 |                              | TYPICAL SECONDARY WATER MAIN TAP | 15.3A       |
| SCALE: NONE       |                              |                                  |             |



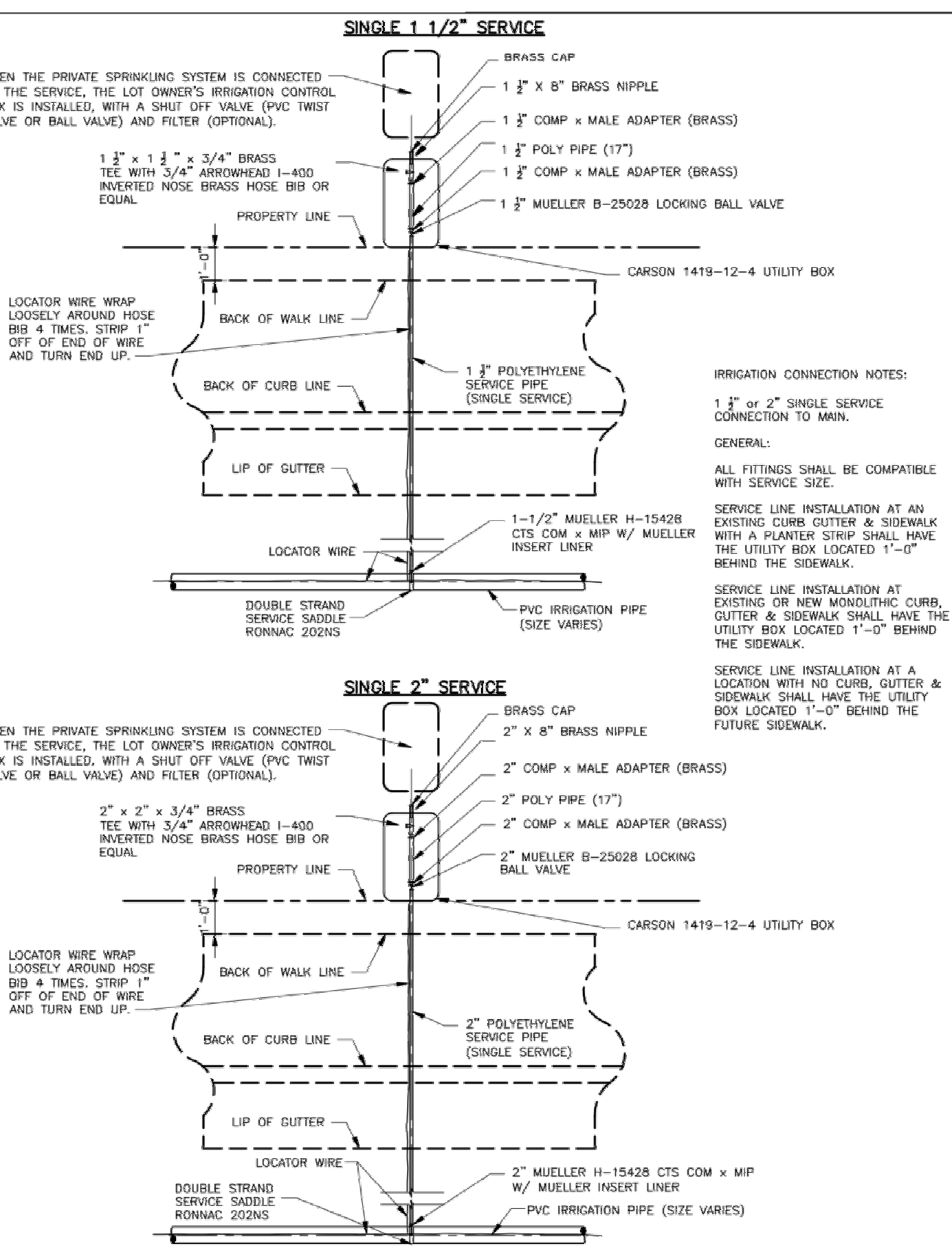
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|----------------------|---------------------------|---------------------|-------------|
| DRAWN: JRP           | <b>AMERICAN FORK CITY</b> | STANDARD DETAIL FOR | DRAWING NO. |
| REVISION: APRIL 2012 |                           | CATCH BASIN         | 15.2        |
| SCALE: VARIES        |                           |                     |             |



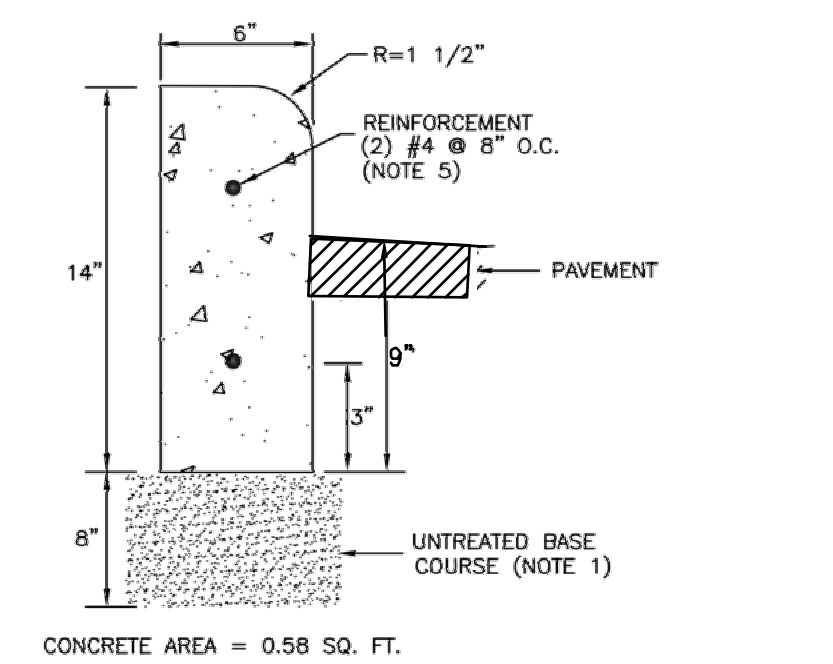
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| DRAWN: 11/2010    | <b>HORROCKS</b><br>ENGINEERS | STANDARD DETAIL FOR              | DRAWING NO. |
| REVISION: 11/2010 |                              | SECONDARY WATER VALVE BOX DETAIL | 15.4A       |
| SCALE: NONE       |                              |                                  |             |



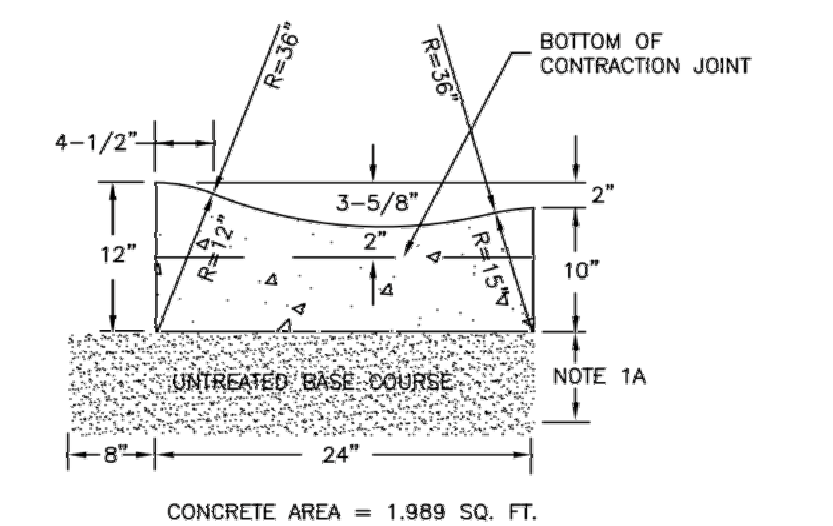
|                    |                                                                                     |                    |                    |             |
|--------------------|-------------------------------------------------------------------------------------|--------------------|--------------------|-------------|
| DRAWN BY<br>NLP    |  | AMERICAN FORK CITY |                    | DRAWINGS NO |
| REVISION<br>ABM    |                                                                                     | PUBLIC WORKS       | 1" CULINARY WATER  |             |
| DATE<br>9/18/2019. |                                                                                     | 275 EAST 200 NORTH | SERVICE CONNECTION | 15.5        |
| SCALE<br>N/A       |                                                                                     | (801)763-9030      |                    |             |



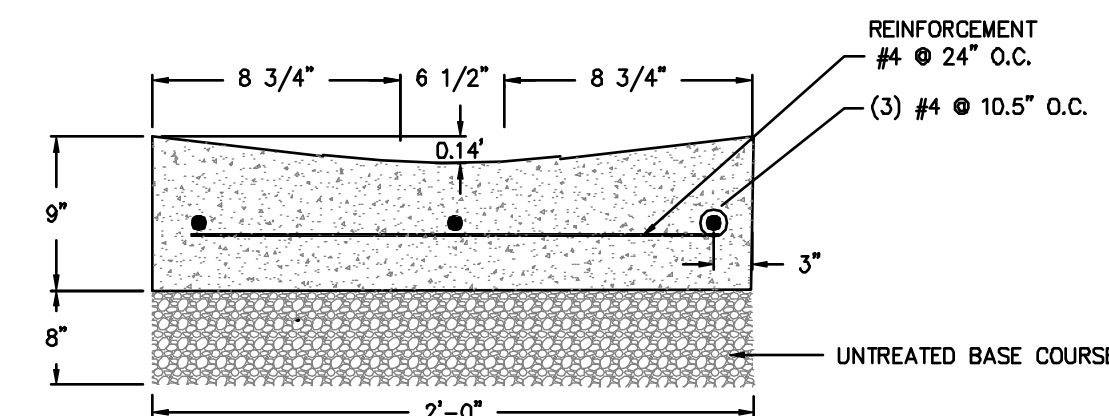
|                   |                              |                                              |             |
|-------------------|------------------------------|----------------------------------------------|-------------|
| DRAWN: 11/2010    | <b>HORROCKS</b><br>ENGINEERS | STANDARD DETAIL FOR                          | DRAWING NO. |
| REVISION: 11/2010 |                              | LARGE SERVICE CONNECTION FOR SECONDARY WATER | 15.5B       |
| SCALE: NONE       |                              |                                              |             |



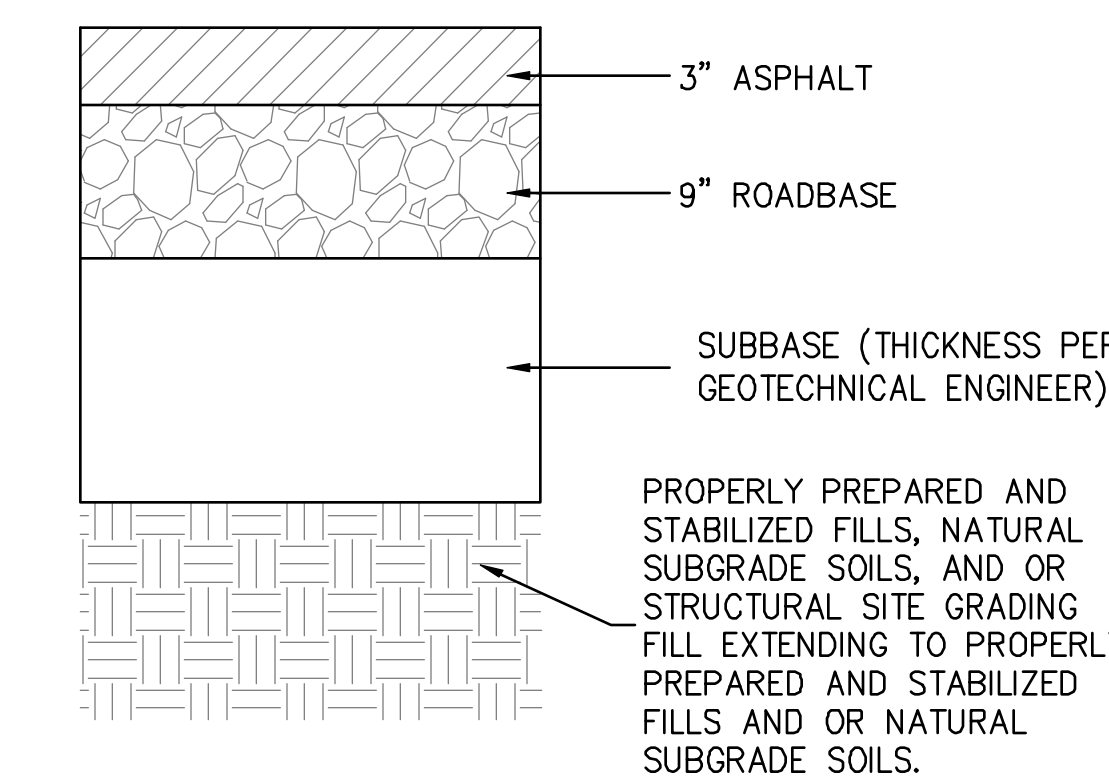
APWA TYPE "P" CURB WALL  
NTS



APWA 24" ROLLED GUTTER  
NTS



24" WATERWAY  
NTS



ASPHALT DETAIL FOR ALLEY AREAS  
N.T.S.



WALTON TOWN HOMES  
DETAIL SHEET  
AMERICAN FORK, UTAH



|            |                 |
|------------|-----------------|
| OWN DATE:  |                 |
| PLAT DATE: | 20 January 2021 |
| SHEET      | 9               |

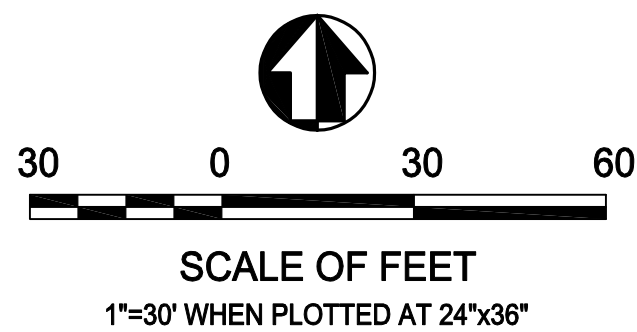












- LEGEND
- SECTION CORNER AND SECTION LINES
  - BOUNDARY LINE
  - RIGHT OF WAY LINES
  - PUBLIC UTILITY EASEMENT
  - ADJOINING PROPERTY LINES
  - DIMENSION LINES
  - STORM DRAIN EASEMENT
  - WATER LINE EASEMENT

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, WATER LINES, FIRE HYDRANTS, AND INLET BOXES COMPLETED AND TESTED BEFORE ANY BUILDING PERMITS WILL BE ISSUED.

FEMA FLOOD PLAIN INFORMATION:  
FIRM 49049C0307F, JUNE 19, 2020, PANEL 307 OF 1450  
FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

CURRENT ZONE:  
PC-PLANNED COMMUNITY

NUMBER OF LOTS: 1

NO BASEMENTS ALLOWED

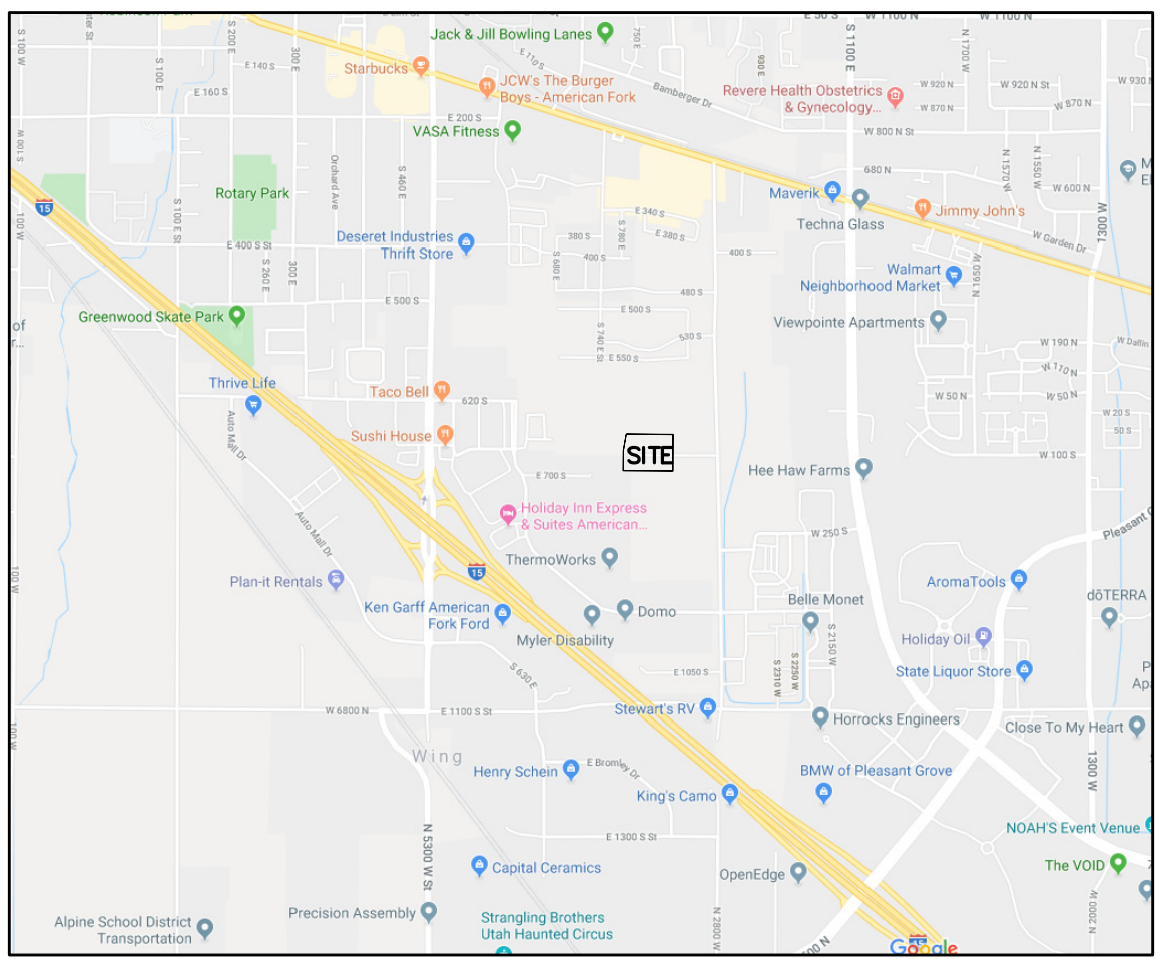
UTAH VALLEY BUSINESS PARK  
PLAT "W"  
ENTRY #336927 MAP #14337

**TWIN PEAKS**  
Engineering & Land Surveying  
2264 NORTH 1450 EAST LEHI, UTAH 84043

WALTON TOWN HOMES SUBDIVISION  
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24  
AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SMART TOWN LLC  
TAX PARCEL  
# 13:059:0129

VICINITY MAP



SURVEYORS CERTIFICATE

I, S. Scott Carlson, certify that I am a Professional Land Surveyor holding license number 187727 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 AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, COMPRISING 2.63 ACRES PER WARRANTY DEED RECORDED AS ENTRY 184739-2020 IN THE OFFICE OF THE UTAH COUNTY RECORDER. 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 1339.53 FEET TO A POINT ON A SURVEYED BOUNDARY (SURVEYING ASSOCIATES, FILE #91-65 AT THE UTAH COUNTY SURVEYOR'S OFFICE) AND THE TRUE POINT OF BEGINNING.

THENCE ALONG SAID SURVEY BOUNDARY LINE THE FOLLOWING 2 COURSES: 1) NORTH 00° 29' 02" EAST 38.14 FEET, 2) NORTH 00° 30' 38" EAST 22.57 FEET; THENCE NORTH 09° 35' 42" EAST 131.64 FEET; THENCE SOUTH 89° 48' 07" EAST 373.82 FEET; THENCE SOUTH 00° 06' 23" EAST 292.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF QUALITY DRIVE (PER VEST ROAD DEDICATION PLAT, ENTRY 54716-2019 UTAH COUNTY RECORDER); THENCE COINCIDENT WITH SAID R.O.W. NORTH 89° 48' 07" WEST 397.69 FEET TO SAID SURVEYED BOUNDARY LINE; THENCE COINCIDENT WITH SAID SURVEYED BOUNDARY LINE NORTH 00° 29' 02" EAST 102.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.63 ACRES 114,677 SQ. FT.

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 Public Areas as indicated hereon for perpetual use of the Public.

In witness hereof we have hereunto set our hand(s) this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

BY: \_\_\_\_\_  
Title: \_\_\_\_\_

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF }

On the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ 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., \_\_\_\_\_

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. \_\_\_\_\_, by the American Fork City Planning Commission.

Planner \_\_\_\_\_ Planning Commission Chair \_\_\_\_\_

WATER AND SEWER AUTHORITY APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_, by the Water and Sewer Authority.

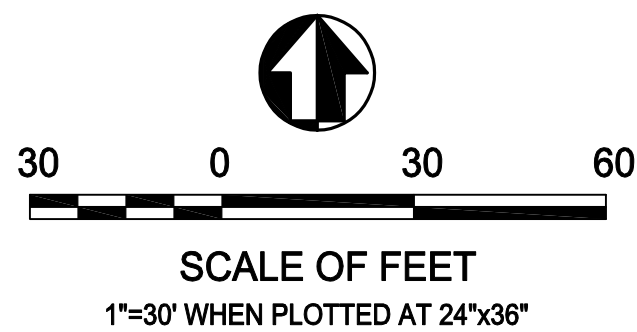
Public Works Director \_\_\_\_\_

WALTON TOWN HOMES SUBDIVISION  
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24  
AND NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
AMERICAN FORK CITY, UTAH COUNTY, UTAH

Surveyor  
No. 187727  
S. SCOTT CARLSON  
STATE OF UTAH

Clerk - Recorder





- LEGEND
- SECTION CORNER AND SECTION LINES
  - BOUNDARY LINE
  - RIGHT OF WAY LINES
  - PUBLIC UTILITY EASEMENT
  - ADJOINING PROPERTY LINES
  - DIMENSION LINES
  - STORM DRAIN EASEMENT
  - EASEMENT FOR AF CITY WATER, ROCKY MOUNTAIN POWER AND DOMINION ENERGY

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FEMA FLOOD PLAIN INFORMATION:

FIRM 49049C0307F, JUNE 19, 2020, PANEL 307 OF 1450

FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

CURRENT ZONE:

PC-PLANNED COMMUNITY

NUMBER OF LOTS: 1

NO BASEMENTS ALLOWED

UTAH VALLEY BUSINESS PARK  
PLAT "W"  
ENTRY #336927 MAP #14337

**TWIN PEAKS**  
Engineering & Land Surveying

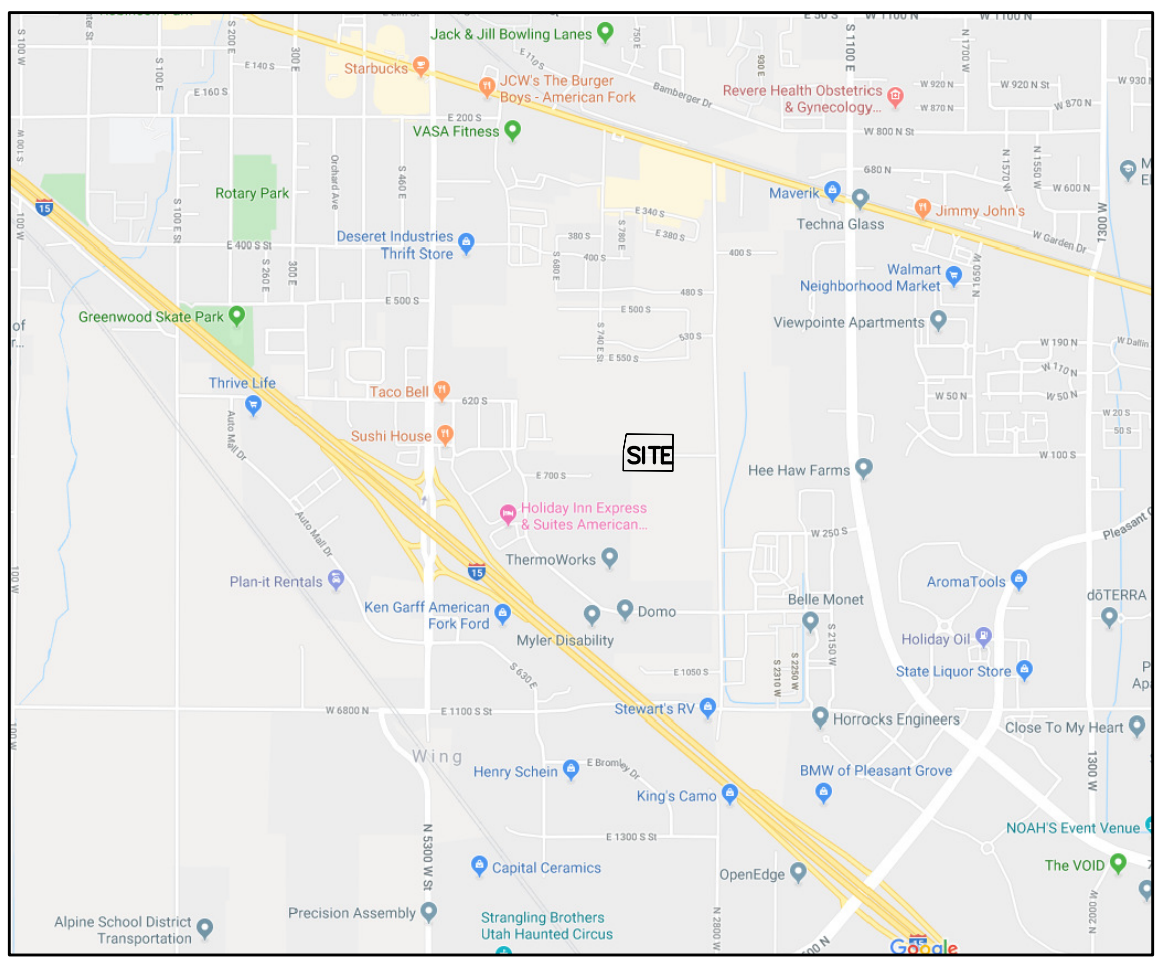
2264 NORTH 1450 EAST LEHI, UTAH 84043

WALTON TOWN HOMES SUBDIVISION

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24  
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SMART TOWN LLC  
TAX PARCEL  
# 13:059:0129

VICINITY MAP



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In witness hereof we have hereunto set our hand(s) this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

BY: \_\_\_\_\_  
Title: \_\_\_\_\_

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF } S.S.

On the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ 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., \_\_\_\_\_

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. \_\_\_\_\_, by the American Fork City Planning Commission.

Planner \_\_\_\_\_ Planning Commission Chair \_\_\_\_\_

WATER AND SEWER AUTHORITY APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_, by the Water and Sewer Authority.

Public Works Director \_\_\_\_\_

WALTON TOWN HOMES SUBDIVISION

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 24  
AND 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

No. 187727  
S. SCOTT CARLSON  
STATE OF UTAH



AGENDA TOPIC: Hearing, review and action on a commercial site plan for Key Bank/Crossroads at AF Phase 2, located in the area of 600 West Main Street in the SC-1 (Planned Shopping Center) zone.

ACTION REQUESTED: Recommendation of approval to the City Council.

| BACKGROUND INFORMATION              |       |                                |     |    |
|-------------------------------------|-------|--------------------------------|-----|----|
| Location:                           |       | 600 West Main Street           |     |    |
| Applicants:                         |       | Key Bank/Steve Tate            |     |    |
| Existing Land Use:                  |       | Vacant                         |     |    |
| Proposed Land Use:                  |       | Commercial                     |     |    |
| Surrounding Land Use:               | North | Commercial                     |     |    |
|                                     | South | Commercial                     |     |    |
|                                     | East  | Commercial                     |     |    |
|                                     | West  | I-15                           |     |    |
| Existing Zoning:                    |       | SC-1 (Planned Shopping Center) |     |    |
| Proposed Zoning:                    |       | N/A                            |     |    |
| Surrounding Zoning:                 | North | SC-1 (Planned Shopping Center) |     |    |
|                                     | South | PF (Public Facilities)         |     |    |
|                                     | East  | SC-1 (Planned Shopping Center) |     |    |
|                                     | West  | PF (Public Facilities)         |     |    |
| Land Use Plan Designation:          |       | Design Commercial              |     |    |
| Zoning within Land Use designation? |       | x                              | Yes | No |

### Background

The site plan covers the vacant space, directly west of Zupas and north of In-N-Out. Key Bank proposes a structure on the site. In addition, the drive-thru for In-N-Out will be reconfigured, adding additional stacking along the southwest and northwest periphery of the site. This will alleviate stacking that at times backs on to Main Street. No additional access to Main Street is proposed. The existing, signalized access will remain and provide access to the expanded site. Renderings of the proposed bank and landscape plans have been provided in the submittal materials. Additional landscape will be provided for the expanded drive-thru stacking for In-N-Out.

### Consistency with the Land Use Plan:



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

#### FINDING OF FACT

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

1. The site plan meets the criteria as found in Section 17.7.602 of the Development Code.

#### POTENTIAL MOTIONS:

##### APPROVAL

Mr. Chairman, I move that we recommend approval of the site plan for Key Bank/Crossroads at AF Phase 2, 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 site plan.

##### TABLE

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





# AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 7/21/2021

This report is a summary of the American Fork City Engineering Division recommendations regarding the Site Plan Approval for the Lake City Flats Development.:

Project Name: Key Bank – Crossroads at AF Phase 2

Project Address: 600 West Main Street

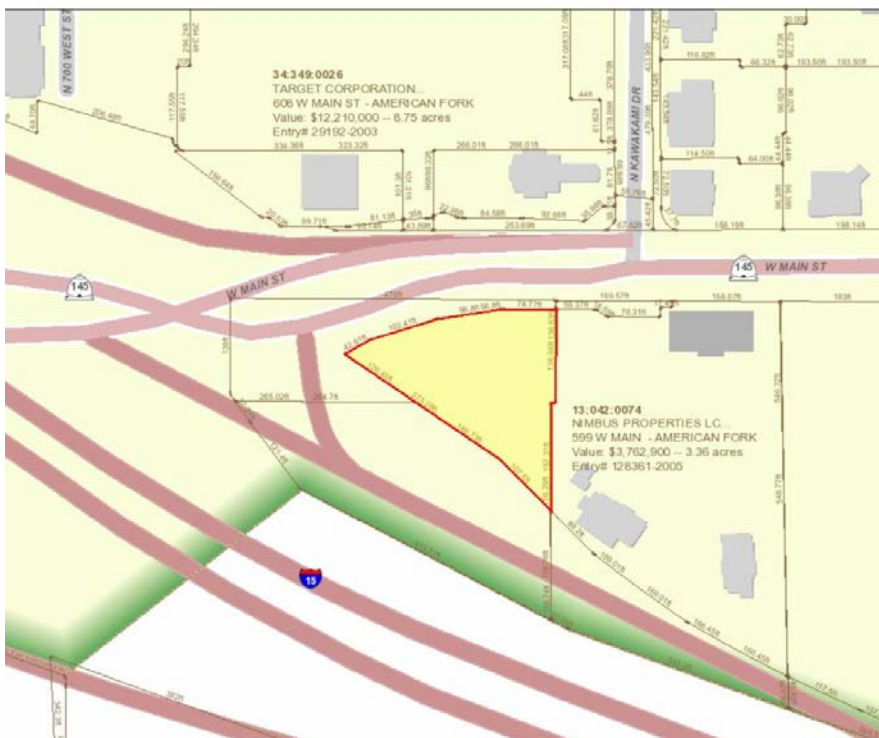
Developer / Applicant's Name: Steve Tate

Type of Application:

- |                                                          |                                                                    |                                      |
|----------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Subdivision Final Plat          | <input type="checkbox"/> Subdivision Preliminary Plan              | <input type="checkbox"/> Annexation  |
| <input type="checkbox"/> Code Text Amendment             | <input type="checkbox"/> General Plan Amendment                    | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Commercial Site Plan | <input type="checkbox"/> Residential Accessory Structure Site Plan |                                      |

**Engineering Division Recommendation:** The Engineering Division recommends that the Planning Commission TABLE the development until the developer has adequately addressed staff review comments.

## **Project Map:**





### **Commercial Site Plan Analysis:**

The proposed Key Bank has been under review for several months by City Staff which proposes to construct a Key Bank and improve the queueing length for the adjacent In N Out Burger. At the time of this writing there were some outstanding TRC comments which needed to be addressed. They have resubmitted updated plans and documents to address these comments. These updated documents are under review at this time. If after our review we find that all Engineering Division comments have been addressed, we could provide a recommendation for approval. Until that is confirmed, the Engineering Division recommends to TABLE the project.

### **STANDARD CONDITIONS OF APPROVAL**

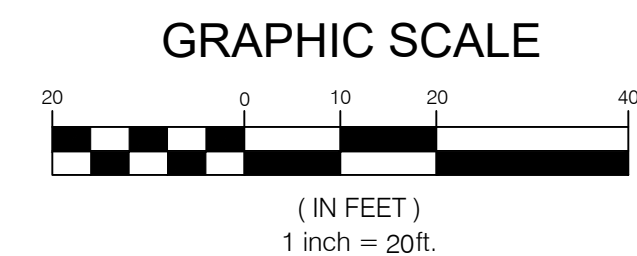
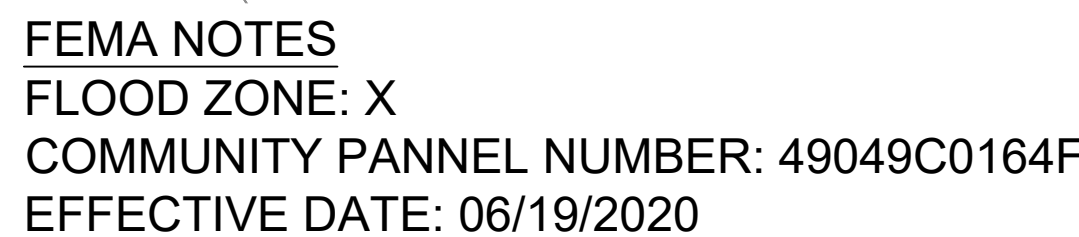
#### **Standard Conditions of Approval:**

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).

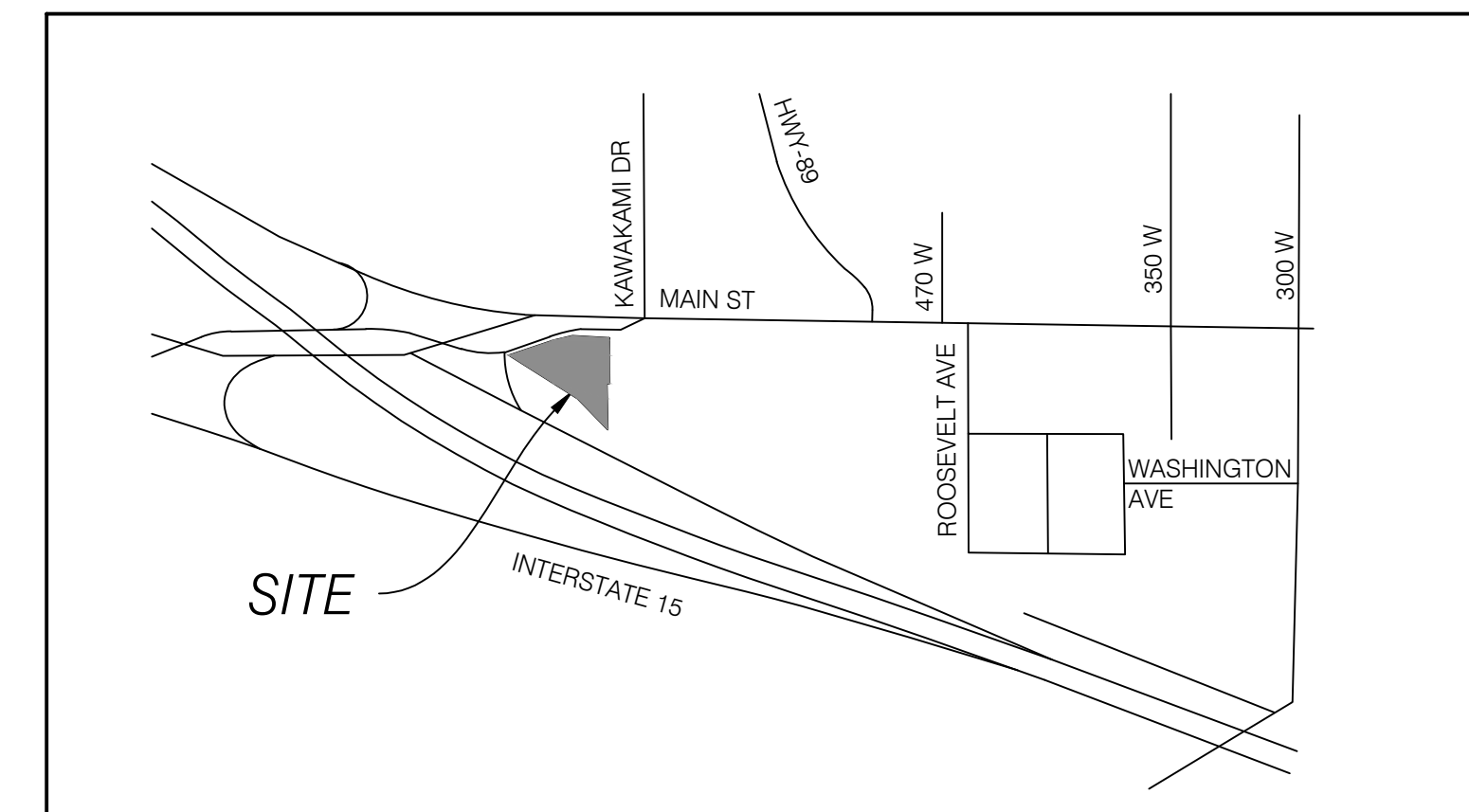


LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
AMERICAN FORK CITY, UTAH COUNTY, UTAH



BENCHMARK:  
THE FOUND BRASS CAP MARKING THE NORTHEAST  
CORNER, SECTION 22, TOWNSHIP 5 SOUTH, RANGE  
1 EAST, SALT LAKE BASE & MERIDIAN  
ELEVATION = 4561.77' (PER UTAH COUNTY  
SECTION TIE #44-18, NAVD88)

| COMPANY                               | CONTACT        | NUMBER        |
|---------------------------------------|----------------|---------------|
| AMERICAN FORK CITY PUBLIC WORKS       |                |               |
| CULINARY WATER/PRESSURIZED IRRIGATION | JAY BREMS      | (801)763-3060 |
| SEWER/STORM WATER                     | ASHTON HARDY   | (801)763-3060 |
| CITY INSPECTOR                        | DEE HOWARD     | (801)763-3060 |
| SWPPP INSPECTOR                       | HARLAN NIELSON | (801)763-3060 |
| AMERICAN FORK CITY FIRE MARSHAL       | MAT SACCO      | (801)763-3045 |
| AF FIBER                              | KYLE PETERSEN  | (801)400-2933 |
| AMERICAN FORK IRRIGATION COMPANY      | ERNIE JOHN     | (801)471-6576 |
| CENTURY LINK                          | BILL WESTFALL  | (435)623-4252 |
| COMCAST                               | ELYSIA VALDEZ  | (801)401-3017 |
| DOMINION ENERGY                       | TRENT JOHNSON  | (801)853-6548 |
| ROCKY MOUNTAIN POWER                  | TERIA WALKER   | (801)756-1310 |
| TIMPANOGOS SPECIAL SERVICE DISTRICT   | DAVID BARLOW   | (801)756-5231 |



VICINITY MAP  
N.T.S

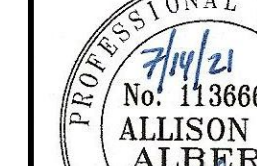
OWNER/DEVELOPER:  
WGT AMERICAN FORK HOLDINGS, LLC  
STEVE TATE - TATE PROPERTIES  
PO BOX 1153  
CENTERVILLE, UT 84014  
801-712-9524  
STEVE@TATEPROPERTIES.COM

## DRAWING INDEX

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## CIVIL CONSTRUCTION PLANS





# BENCHMARK ENGINEERING & LAND SURVEYING

9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
[www.benchmarkcivil.com](http://www.benchmarkcivil.com)

DW ASSOCIATES, LLC  
621 W MAIN ST  
AMERICAN FORK, UTAH

DRAFT  
MNU  
DATE: 08/14/2023

DESIGN  
MNU  
DATE: 02/26/2021

CHECK  
MCP  
DATE: 02/26/2021

| No. | DATE     | DESCRIPTION               |
|-----|----------|---------------------------|
| 1   | 06/21/21 | CHANGES PER CITY REDLINES |
| 2   | 07/4/21  | CHANGES PER CITY REDLINES |
|     |          |                           |
|     |          |                           |
|     |          |                           |
|     |          |                           |
|     |          |                           |
|     |          |                           |

PROJECT NO. 1909248

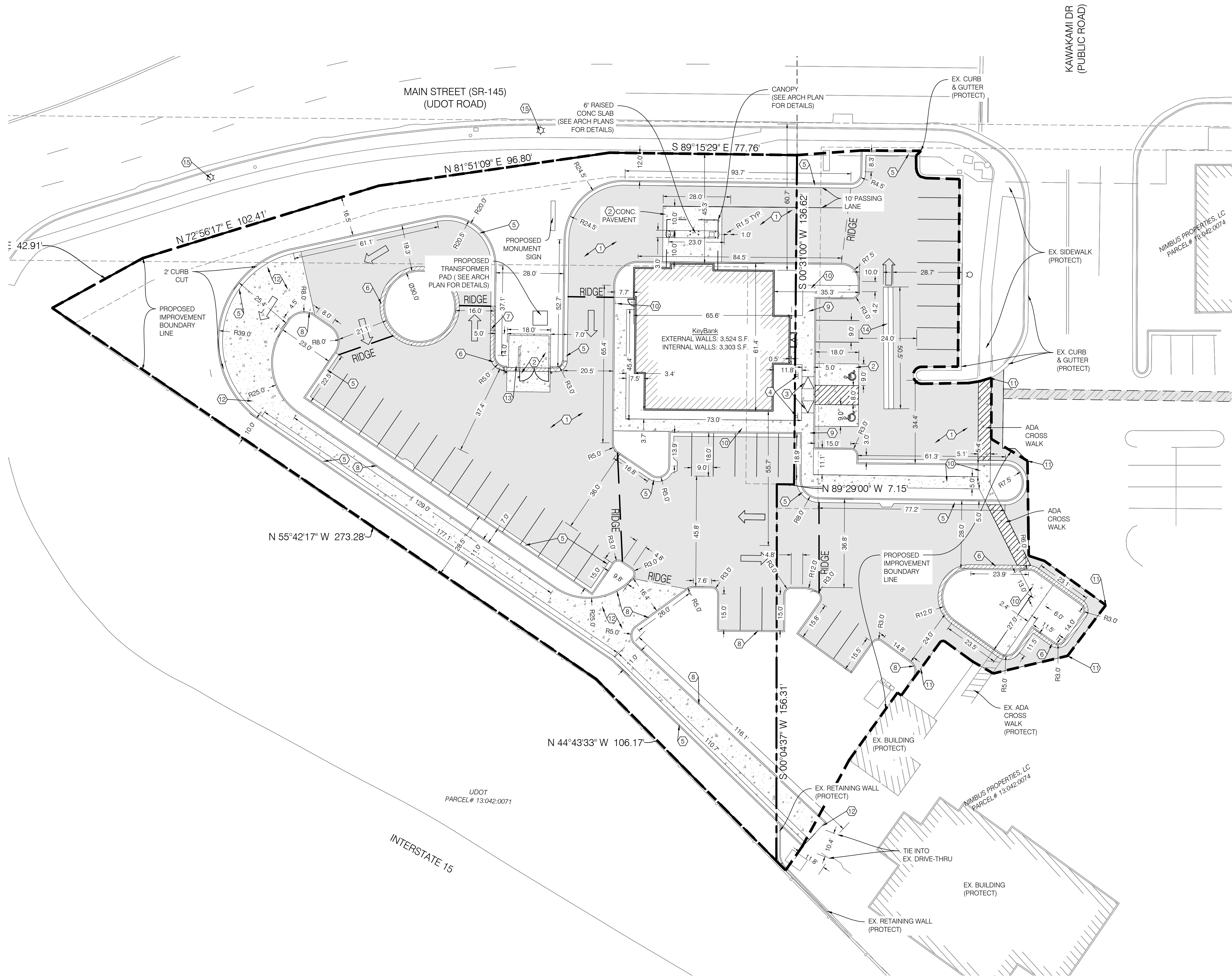
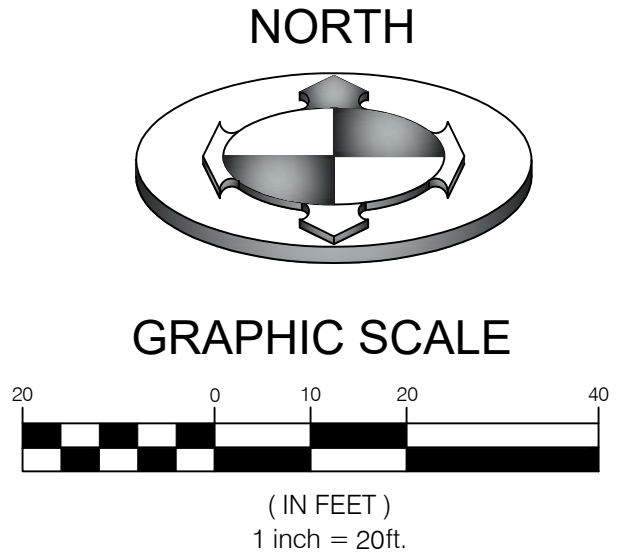
## COVER

# 1 OF 12









| CONSTRUCTION KEY NOTE REFERENCE |                                              |          |
|---------------------------------|----------------------------------------------|----------|
| NO.                             | DESCRIPTION                                  | DETAIL   |
| 1                               | ASPHALT PAVEMENT WITH GRANULAR BASE          | 1/CDT.01 |
| 2                               | CONCRETE PAVEMENT WITH GRANULAR BASE         | 1/CDT.01 |
| 3                               | ADA RAMP                                     | 1/CDT.02 |
| 4                               | ADA SIGN                                     | 1/CDT.02 |
| 5                               | CATCH CURB AND GUTTER PER APWA #205 (TYPE A) |          |
| 6                               | RELEASE CURB AND GUTTER                      | 2/CDT.01 |
| 7                               | TRANSITION CURB AND GUTTER                   |          |
| 8                               | CURB WALL                                    | 6/CDT.01 |
| 9                               | INTEGRAL SIDEWALK                            | 4/CDT.01 |
| 10                              | 5.0' SIDEWALK                                |          |
| 11                              | SAWCUT PER AMERICAN FROK CITY STDS DETAIL    |          |
| 12                              | CONCRETE PAVEMENT                            | 1/CDT.01 |
| 13                              | DUMPSTER PER AMF STD DETAIL                  | 3/CDT.03 |
| 14                              | 4' WATERWAY PER APWA #211                    |          |
| 15                              | NEW STREET LIGHT PER AF CITY STDS.           |          |

| PROPOSED IMPROVEMENTS AREA TABLE |        |       |
|----------------------------------|--------|-------|
| PARTICULARS                      | S.F.   | %     |
| BUILDING                         | 3,524  | 5.20  |
| HARDSCAPE                        | 40,476 | 59.76 |
| LANDSCAPE                        | 23,728 | 35.03 |
| TOTAL                            | 67,728 | 100   |

NOTE:  
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

| KEY BANK PARKING COUNT |          |     | ADDITIONAL PARKING COUNT |          |     |
|------------------------|----------|-----|--------------------------|----------|-----|
| PARTICULARS            | PROVIDED |     | PARTICULARS              | PROVIDED |     |
|                        | STANDARD | ADA |                          | STANDARD | ADA |
| PARKING STALLS         | 19       | 2   | PARKING STALLS           | 24       | 0   |
| TOTAL                  | 21       |     | TOTAL                    | 24       |     |

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:  
WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO ANY WORK IN ADJACENT PROPERTIES.

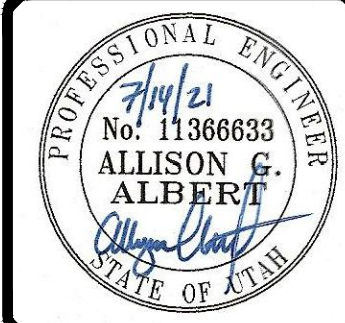
NOTE:  
CONTRACTOR TO FOLLOW GEOTECHNICAL RECOMMENDATIONS AS FOUND IN THE GEOTECHNICAL REPORT IF SOFT SOILS ARE ENCOUNTER DURING CONSTRUCTION

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| NO.                                             | DATE     | DESCRIPTION               |
|-------------------------------------------------|----------|---------------------------|
| 1                                               | 06/21/21 | CHANGES PER CITY REDLINES |
| 2                                               | 07/21/21 | CHANGES PER CITY REDLINES |
| DRAWN BY: MNJ                                   |          |                           |
| CHECKED BY: MCP                                 |          |                           |
| FIELD DRAWN: SURVEY                             |          |                           |
| DATE: 02/10/2021                                |          |                           |
| DWG FILE: 1909248 SITE                          |          |                           |
| SCALE: MEASURES 1"=20' ON FULL SIZE SHEETS      |          |                           |
| ADJUST FOR ACCURATE PORT REPRODUCED SIZE SHEETS |          |                           |



**BENCHMARK**

ENGINEERING &  
LAND SURVEYING

9138 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**DW ASSOCIATES, LLC**

621 West Main Street  
AMERICAN FORK, UT

PROJECT NO. 1909248

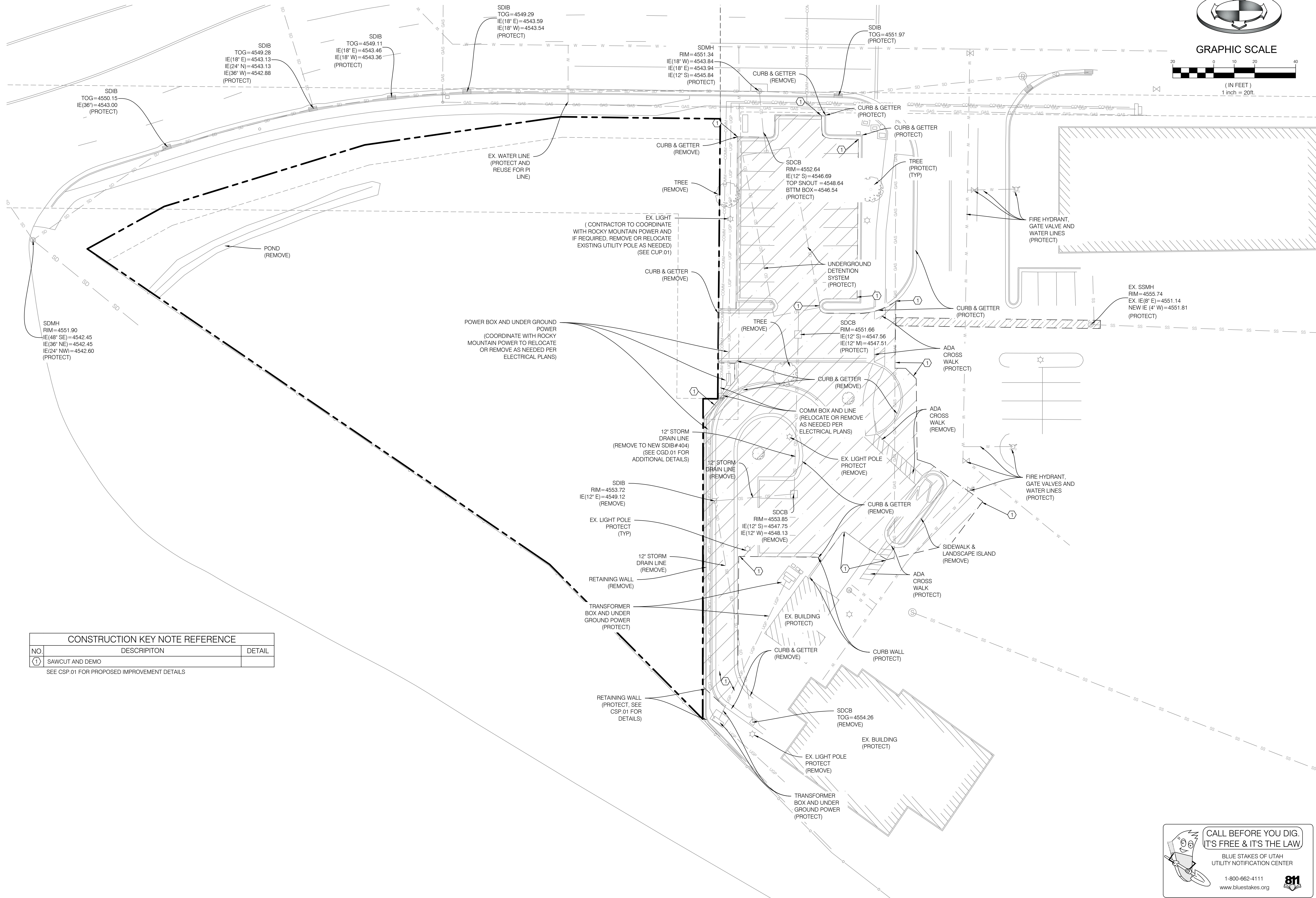
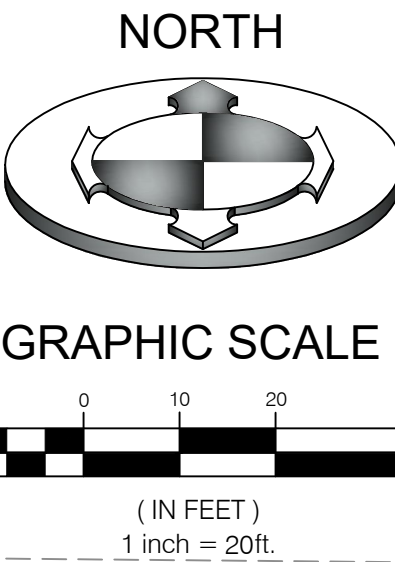
SITE  
PLAN

CSP.01  
3 OF 12





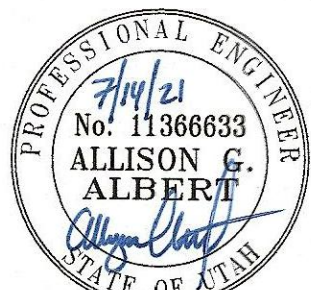




| CONSTRUCTION KEY NOTE REFERENCE |                 |        |
|---------------------------------|-----------------|--------|
| NO.                             | DESCRIPTION     | DETAIL |
| ①                               | SAWCUT AND DEMO |        |

SEE CSP.01 FOR PROPOSED IMPROVEMENT DETAILS

| DESCRIPTION                             |                           | DATE         |
|-----------------------------------------|---------------------------|--------------|
| 1                                       | CHANGES PER CITY REDLINES | 06/21/21     |
| 2                                       | CHANGES PER CITY REDLINES | 07/21/21     |
| DRAWN BY                                |                           | MMJ          |
| CHECKED BY                              |                           | MCP          |
| FIELD DRAW                              |                           | SURVEY       |
| DATE                                    |                           | 02/10/2021   |
| DWG FILE                                |                           | 1909248 SITE |
| SCALE MEASURES 1/4" ON FULL SIZE SHEETS |                           |              |
| ADJUST FOR CURVED FEATURES              |                           |              |



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AMERICAN FORK, UT

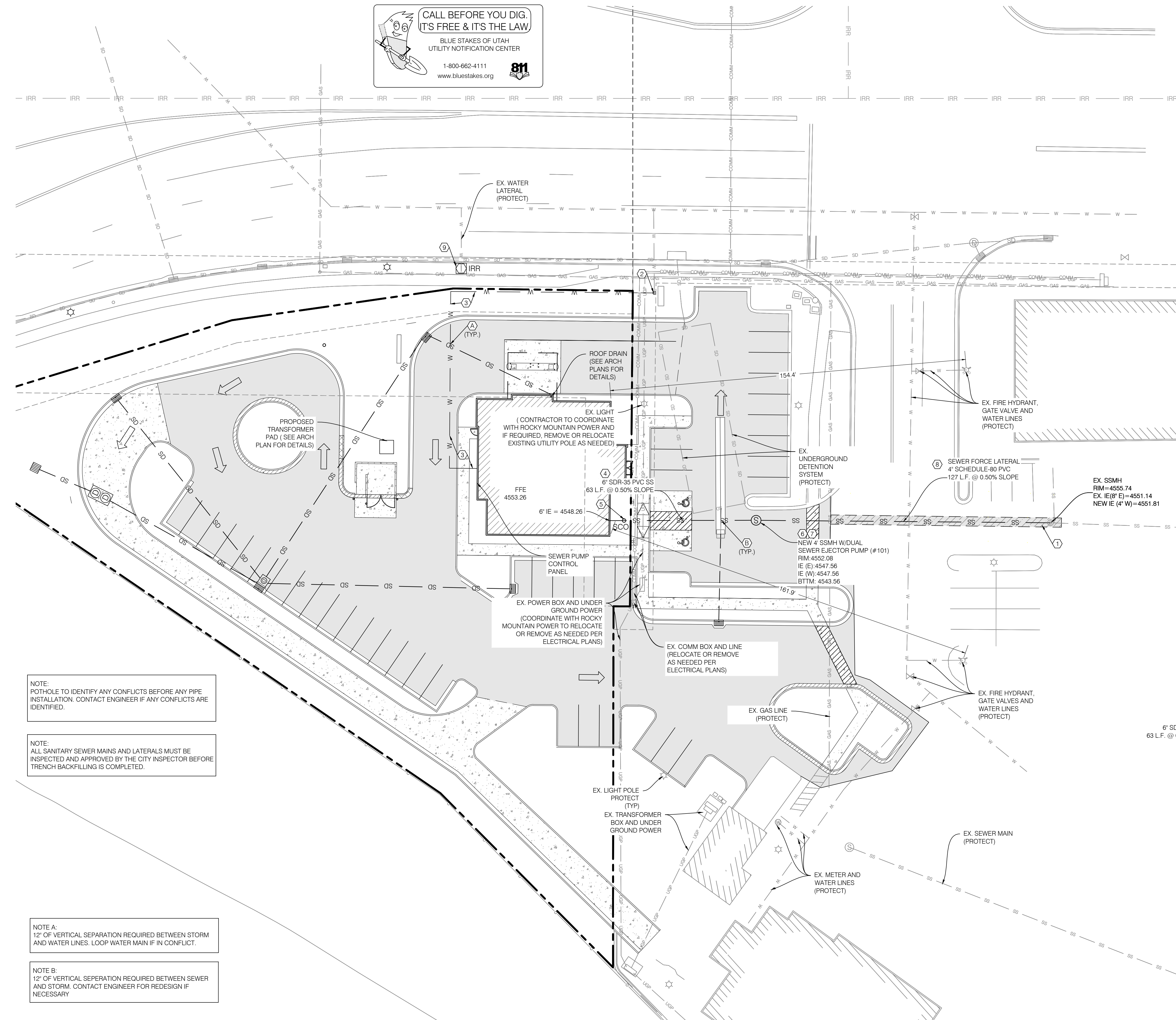
|                   |         |
|-------------------|---------|
| PROJECT NO.       | 1909248 |
| DEMO              |         |
| PLAN              |         |
| CDP.01<br>5 OF 12 |         |

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811

NORTH

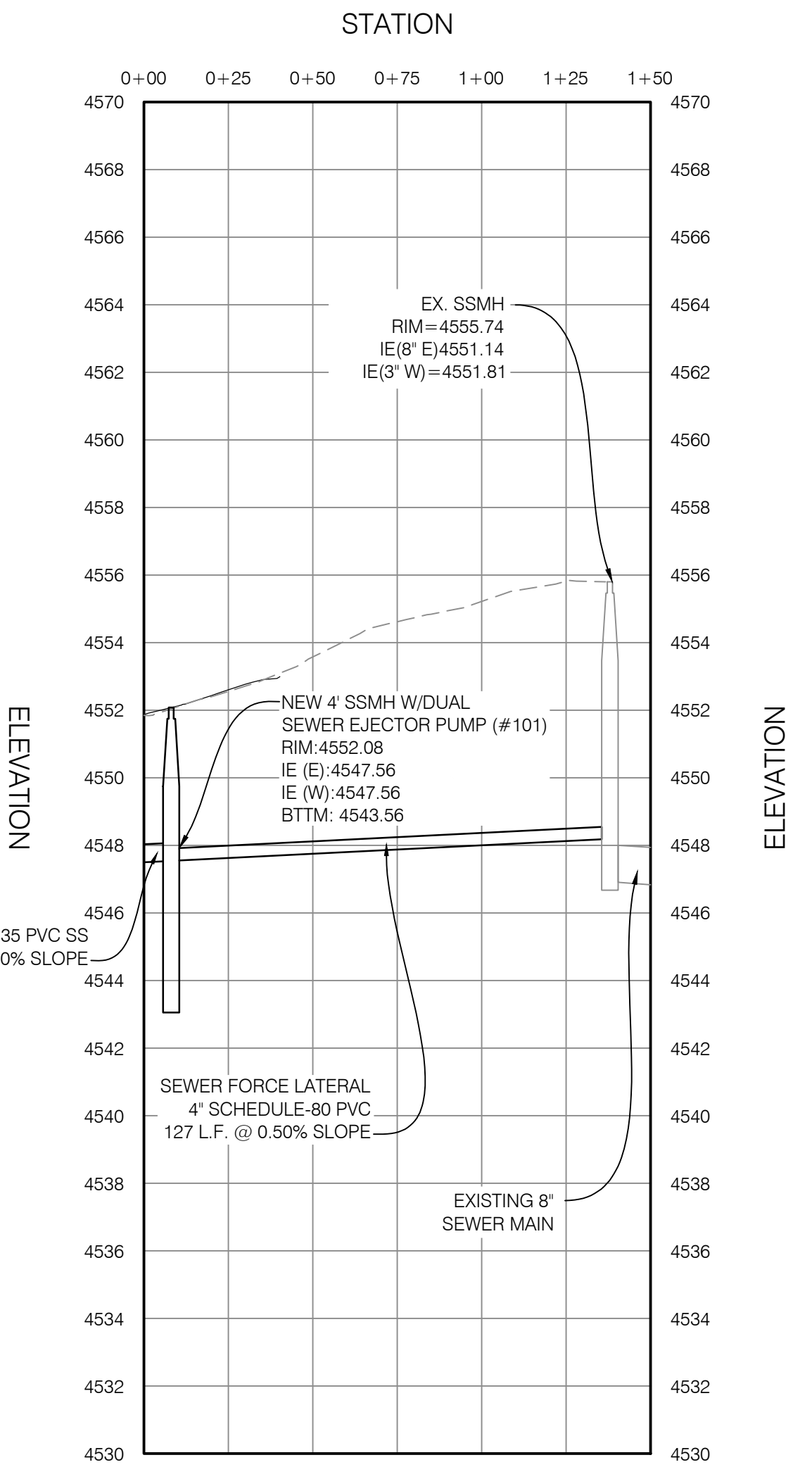
GRAPHIC SCALE

(IN FEET)  
1 inch = 20ft.

| CONSTRUCTION KEY NOTE REFERENCE |                                                         |          |
|---------------------------------|---------------------------------------------------------|----------|
| NO.                             | DESCRIPTION                                             | DETAIL   |
| 1                               | SAWCUT FOR UTILITY ACCESS PER AMF STD DETAILS           |          |
| 2                               | 1" WATER METER & VAULT PER AMF STD                      |          |
| 3                               | 1" POLY WATER SERVICE LINE                              |          |
| 4                               | 6" PVC SDR-35 SEWER LATERAL                             |          |
| 5                               | SEWER CLEAN OUT CENTERED @ 75' PER AMF STD              | 2/CDT.03 |
| 6                               | 60" FIBERGLASS BASIN W/ANTI FLOAT AND TRAFFIC RATED LID | 5/CDT.03 |
| 7                               | DUAL SEWER PUMP (MAKE: CONERY, MODEL: S4SD/SB4SD)       | 5/CDT.03 |
| 8                               | 4" SCH. AD PVC FORCE LATERAL                            |          |
| 9                               | 1" PI METER PER AMF STD                                 | 4/CDT.03 |

\*ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT 10'O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.

NOTE:  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.



Force Lateral PROFILE

GRAPHIC SCALE

(IN FEET)  
1 inch = 40ft.

NOTE:  
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:  
ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED.

NOTE A:  
12" OF VERTICAL SEPERATION REQUIRED BETWEEN STORM AND WATER LINES. LOOP WATER MAIN IF IN CONFLICT.

NOTE B:  
12" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND STORM. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

PROJECT NO. 1909248

UTILITY PLAN

CUP.01  
6 OF 12

BENCHMARK ENGINEERING & LAND SURVEYING

CIVIL

621 West Main Street  
AMERICAN FORK, UT

PROFESSIONAL ENGINEER

7/1/21 No. 11366633

ALLISON ALBERT

STATE OF UTAH

SCALE MEASURES 1 INCH ON FULL SIZE SHEETS

ADJUST ACCORDING FOR REDUCED SIZE SHEETS

DATE 06/21/21

DESCRIPTION CHANGES PER CITY REDLINES

NO. 1

DATE 07/21/21

DESCRIPTION CHANGES PER CITY REDLINES

NO. 2

DATE 02/10/2021

DESCRIPTION SURVEY

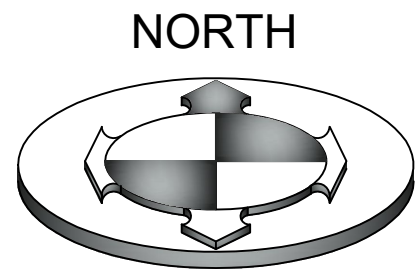
NO. 1

DATE 10/02/2018

DESCRIPTION SITE

NO. 1





GRAPHIC SCALE

( IN FEET )

1 inch = 20ft.

### GRADING AND DRAINAGE KEY NOTE REFERENCE

| NO. | DESCRIPTION                                     | DETAIL   |
|-----|-------------------------------------------------|----------|
| 1   | GRADE SITE TO ELEVATIONS SHOWN ON PLAN          |          |
| 2   | 12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE     |          |
| 3   | STORM DRAIN INLET BOX                           | 5/COT.01 |
| 4   | PERFORATED CONCRETE SUMP                        | 2/COT.02 |
| 5   | OIL/WATER SEPERATOR PER OLD CASTLE (OR SIMILAR) | 4/COT.01 |
| 6   | GROUND WATER MONITORING STATION                 | 1/COT.03 |
| 7   | STORM DRAIN COMBO BOX PER APWA #316             | 4/COT.03 |

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

NOTE:  
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE  
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE  
IDENTIFIED.

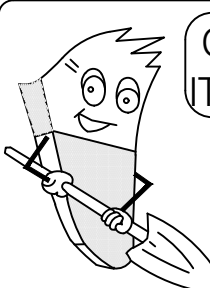
NOTE:  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY  
UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION.  
NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR  
IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO  
BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

SURVEY CONTROL NOTE:  
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION  
SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT  
PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE  
RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY  
MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS  
SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC  
DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING.  
THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE  
PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD  
IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON  
ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND  
SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR  
SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE  
DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION  
SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY  
ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED  
PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN  
EXISTING HARDSCAPE ARE APPROXIMATE, CONTRACTOR TO  
FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING  
PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF  
REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR  
FURTHER DETAIL.

EXISTING DRAINAGE NOTE:  
THE EXISTING UNDERGROUND DETENTION SYSTEM WILL  
NOT BE OVERBURDENED WITH ADDITIONAL STORM WATER  
DUE TO THE PROPOSED SITE DESIGN IMPROVEMENTS. THE  
PRE-CONSTRUCTION EXISTING DRAINAGE AREA TO THE  
EXISTING UNDERGROUND DETENTION SYSTEM IS 18,893 SF,  
WHEREAS THE POST-CONSTRUCTION DRAINAGE AREA IS  
17,155 SF. STORM WATER FROM THE SUBTRACTED  
DRAINAGE AREA (1,738 SF) WILL BE RETAINED ONSITE WITHIN  
THE PROPOSED RETENTION POND.

BENCHMARK:  
THE FOUND BRASS CAP MARKING THE NORTHEAST  
CORNER, SECTION 22, TOWNSHIP 5 SOUTH, RANGE  
1 EAST, SALT LAKE BASE & MERIDIAN  
ELEVATION = 4561.77' (PER UTAH COUNTY  
SECTION TIE #44-18, NAVD88)



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### STORM DRAINAGE CALCULATIONS

#### Rational Method (Q=CIA)

| Area Identification (A) | Rational Coefficient (C) | C*A             |
|-------------------------|--------------------------|-----------------|
| Roof = 3,524            | 0.9                      | 3171.6 S.F.     |
| Pavement = 28,074       | 0.9                      | 25267 S.F.      |
| Landscaping = 21,235    | 0.2                      | 4247 S.F.       |
| Sum: 52833 S.F.         |                          | Sum: 32685 S.F. |

| NOAA ATLAS 14 (100 YEAR STORM) |                   |                   |                          |                            | Percolation Discharge = 0.33 cfs |
|--------------------------------|-------------------|-------------------|--------------------------|----------------------------|----------------------------------|
| Time (min)                     | Intensity (in/hr) | Rainfall (inches) | Rainfall Excess (cu.ft.) | Allowed Discharge (cu.ft.) | Volume to Detain (cu.ft.)        |
| 15                             | 3.95              | 0.988             | 2690                     | 294                        | 2396                             |
| 30                             | 2.66              | 1.330             | 3623                     | 587                        | 3036                             |
| 60                             | 1.65              | 1.650             | 4494                     | 1174                       | 3320                             |
| 120                            | 0.89              | 1.780             | 4848                     | 2348                       | 2500                             |
| 180                            | 0.60              | 1.800             | 4903                     | 3522                       | 1381                             |
| 360                            | 0.32              | 1.920             | 5230                     | 7044                       | 0                                |
| 720                            | 0.21              | 2.520             | 6864                     | 14089                      | 0                                |
| 1440                           | 0.10              | 2.400             | 6537                     | 28178                      | 0                                |

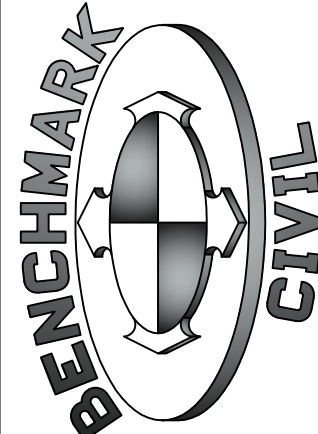
#### Detention Calculations

Volumes  
Pond 1 Civil 3D = 2,508 cf  
Sump (See 2/COT.02 for details) 864 cf

Discharge  
Percolation rate (P)\* 18.24 min/in  
Pond Percolation surface area (S) 3547 S.F.  
Sump Percolation surface area (S) 736 S.F.  
Allowed Discharge from Pond & Sump(Q) 0.33 cfs  
Percolation per Geotech

Is there adequate storage? Storage Provided = 3,372 cf  
Req. Storage = 3,320 cf YES

BENCHMARK  
ENGINEERING &  
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DW ASSOCIATES, LLC

621 West Main Street  
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GRADING &  
DRAINAGE  
PLAN

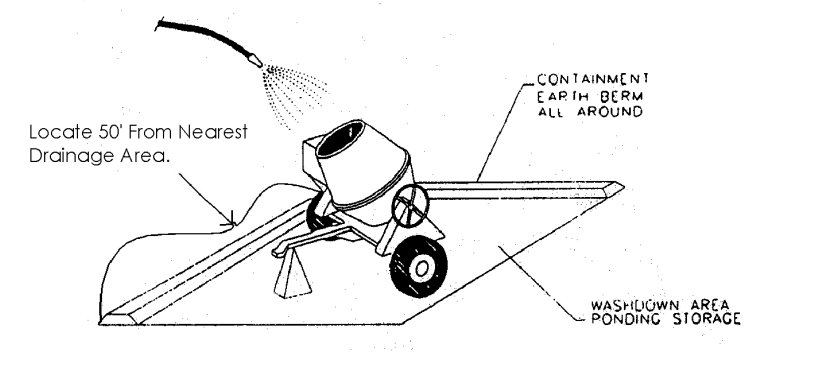
CGD.01  
7 OF 12







BMP: Concrete Waste Management



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

**APPLICATIONS:**  
This technique is applicable to all types of sites.

**INSTALLATION/APPLICATION CRITERIA:**

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

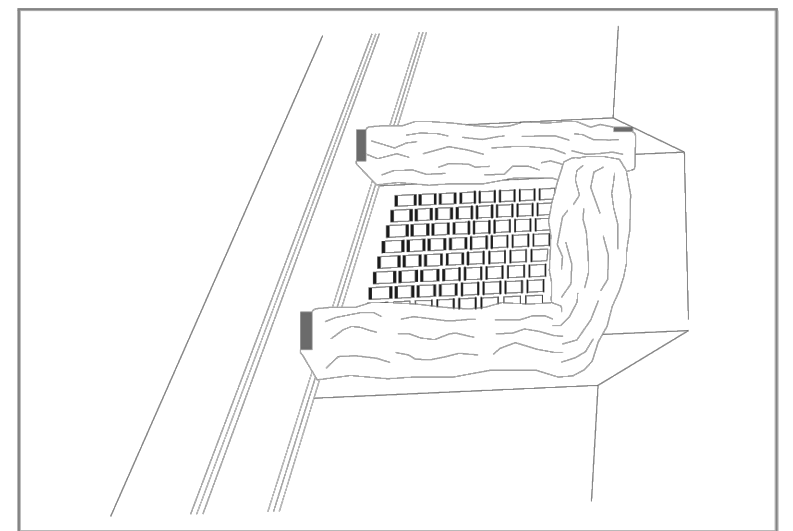
**LIMITATIONS:**

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

**MAINTENANCE:**

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

BMP: Inlet Protection – Wattle



**DESCRIPTION:**  
Sediment barrier erected around storm drain inlet.

**APPLICATION:**  
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

**INSTALLATION/APPLICATION CRITERIA:**

- ◆ Provide up-gradient sediment controls, such as silt fence during construction of inlet
- ◆ When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

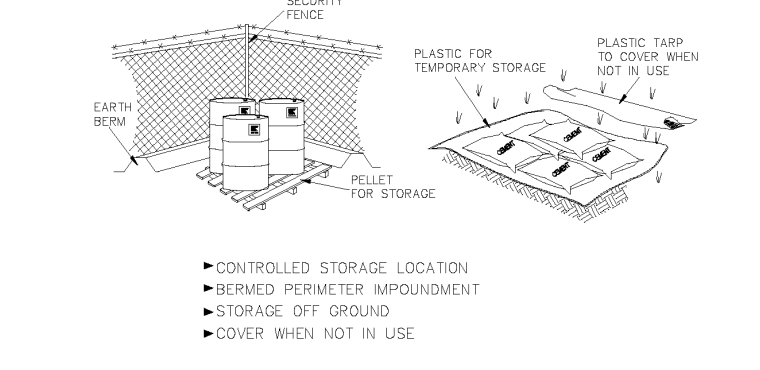
**LIMITATIONS:**

- ◆ Recommended maximum contributing drainage area of one acre
- ◆ Requires shallow slopes adjacent to inlet

**MAINTENANCE:**

- ◆ Inspect inlet protection following storm event and at a minimum of once every 14 days.
- ◆ Remove accumulated sediment when it reaches 4 inches in depth.
- ◆ Look for bypassing or undercutting and repair or realign as needed.

BMP: Materials Storage



**DESCRIPTION:**  
Controlled storage of on-site materials.

**APPLICATION:**

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

**INSTALLATION/APPLICATION CRITERIA:**

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

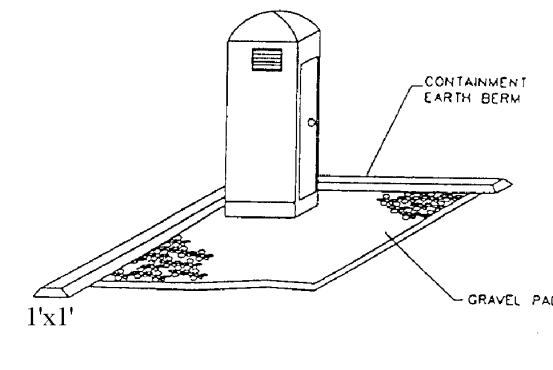
**LIMITATIONS:**

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

**MAINTENANCE:**

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, lightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets



**DESCRIPTION:**  
Temporary on-site sanitary facilities for construction personnel.

**APPLICATION:**  
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

**INSTALLATION/APPLICATION CRITERIA:**

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

**LIMITATIONS:**  
No limitations.

**MAINTENANCE:**

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Spill Clean-Up



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

**APPLICATION:**  
All sites

**GENERAL:**

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

**METHODS:**

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

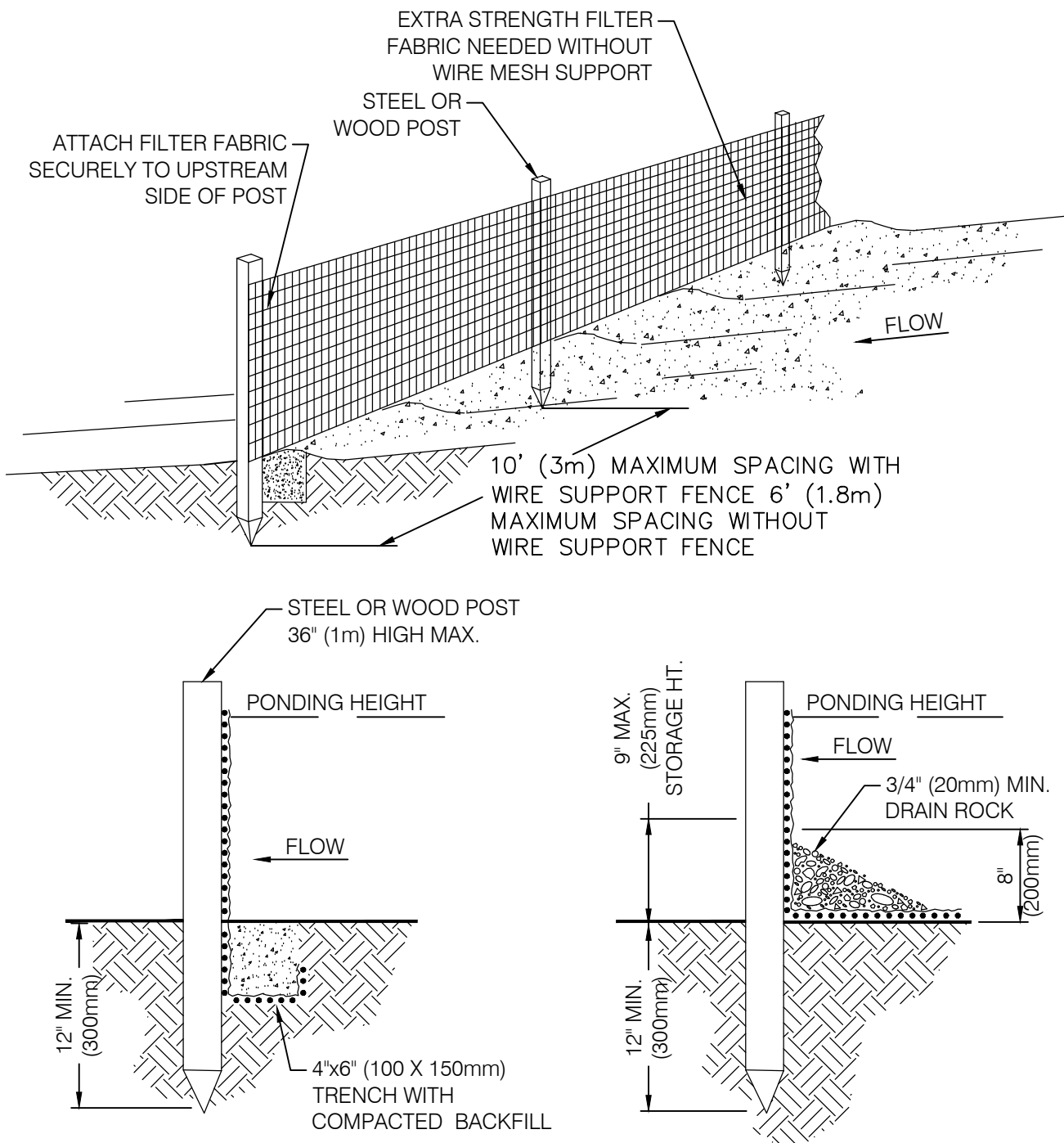
CONCRETE WASTE MANAGEMENT  
SCALE: NTS

INLET PROTECTION WATTLE  
SCALE: NTS

MATERIALS STORAGE  
SCALE: NTS

PORTABLE TOILETS  
SCALE: NTS

SPILL CLEAN UP  
SCALE: NTS

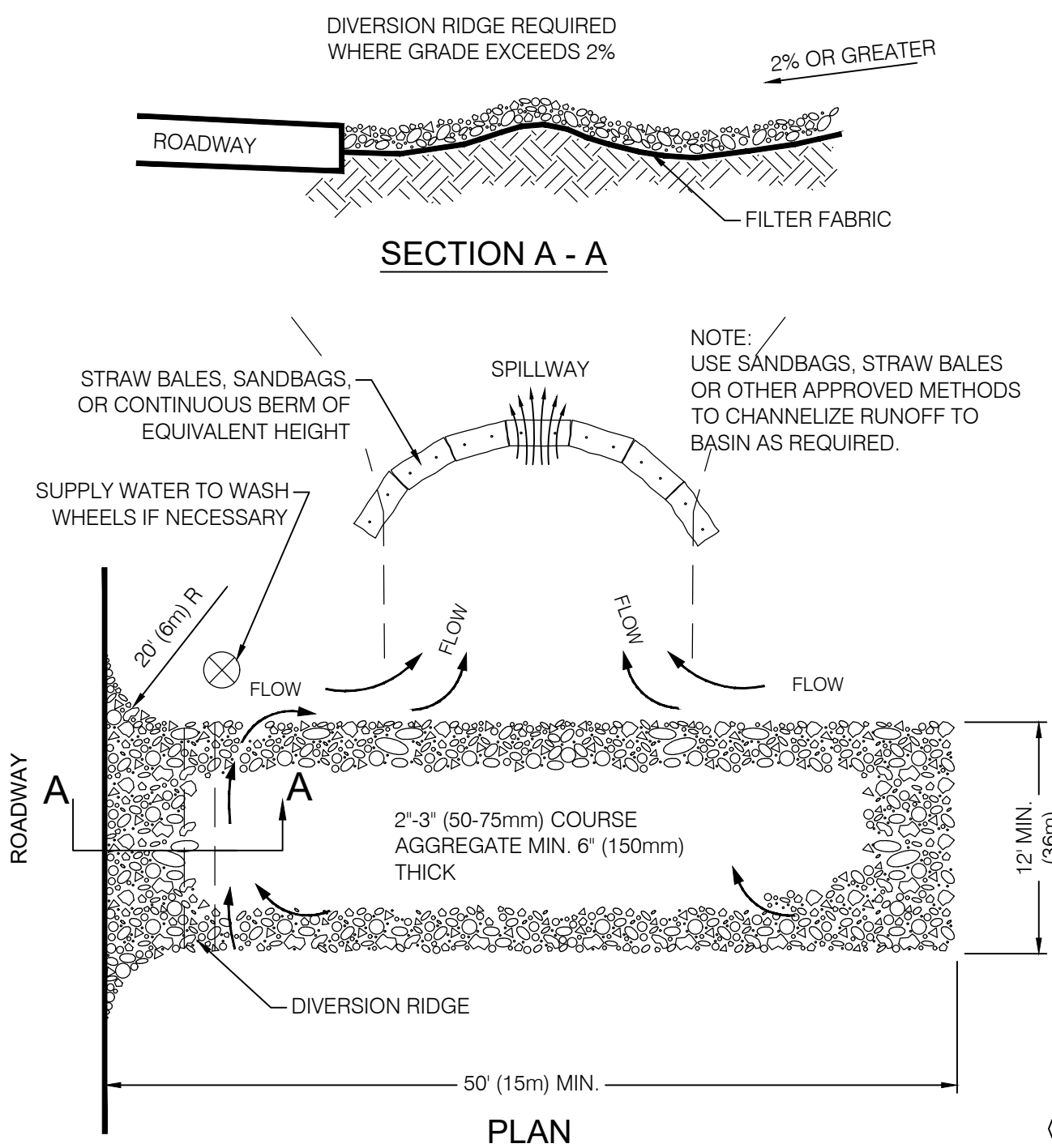


The diagram illustrates two methods of silt fence installation. The 'TRENCH DETAIL' shows a cross-section of a trench with a 4'x6" (100 X 150mm) trench with compacted backfill, a 12" (300mm) minimum depth, and a 9" (225mm) maximum storage height. The 'INSTALLATION WITHOUT TRENCHING' shows a cross-section of a silt fence with a 36" (914mm) maximum height, a 12" (300mm) minimum depth, and a 9" (225mm) maximum storage height. Both methods use a steel or wood post and a wire support fence with a maximum spacing of 10' (3m) and a maximum spacing of 6' (1.8m) without wire support fence. The diagram also shows a diversion ridge required where the grade exceeds 2% or greater.

NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE  
SCALE: NTS



The diagram illustrates the construction of a temporary gravel entrance/exit. The 'SECTION A - A' shows a cross-section of the entrance/exit with a diversion ridge required where the grade exceeds 2% or greater. The 'PLAN' view shows the entrance/exit with a 2'-3" (50-75mm) course aggregate, a minimum thickness of 6" (150mm), and a minimum width of 50' (15m). The diagram also shows a spillway, a supply water to wash wheels if necessary, and a diversion ridge. The diagram includes a note: 'NOTE: USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.'

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL  
CONSTRUCTION ENTRANCE/EXIT  
SCALE: NTS



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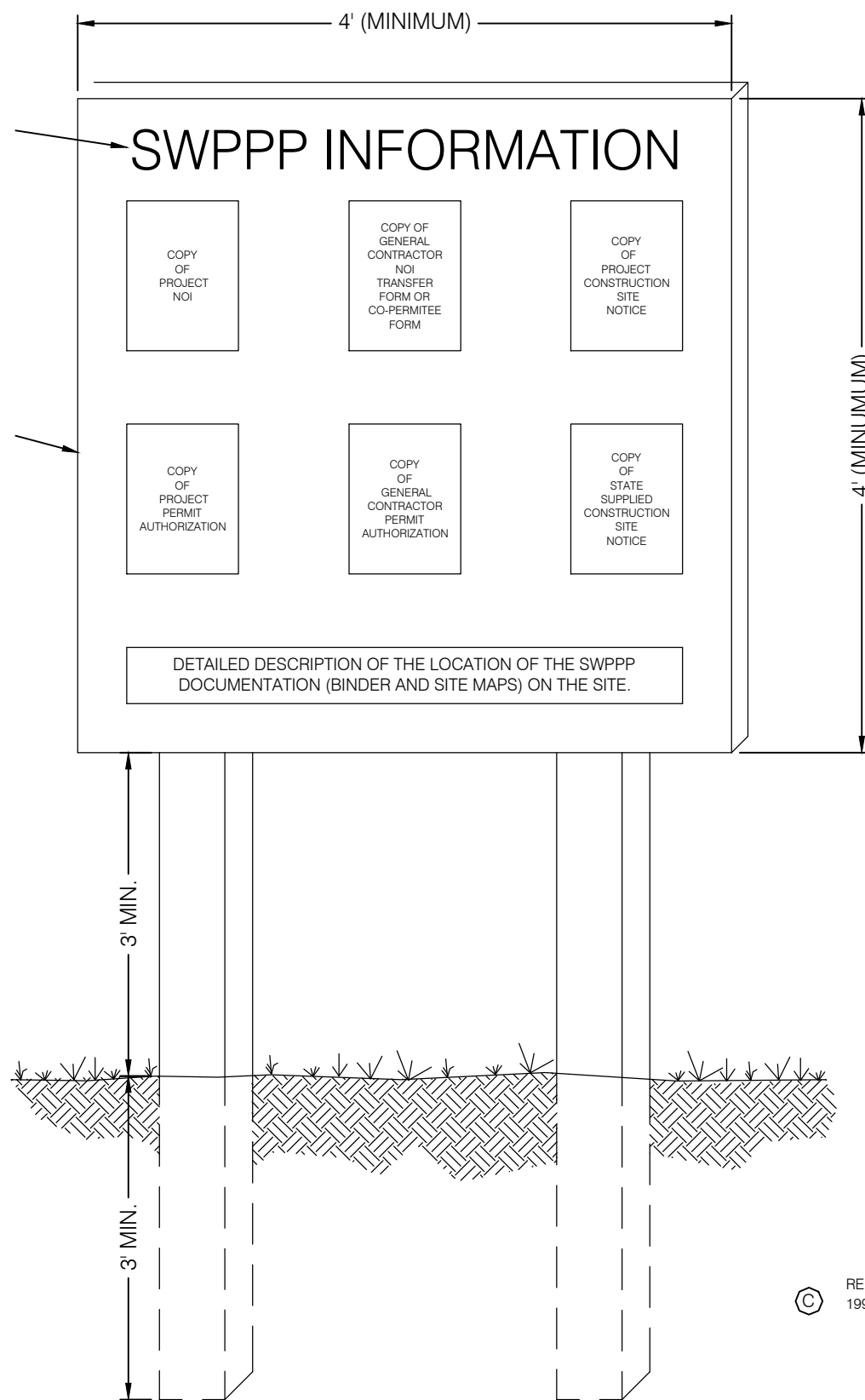
811

"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)

NOTES:

- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
- 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO-TERMINATION (NOT) IS FILED FOR THE PERMIT.
- 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

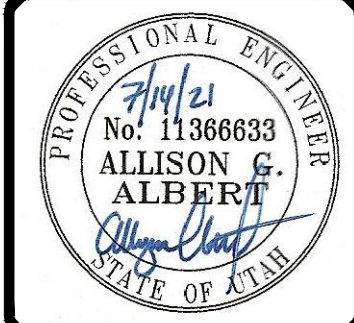


The diagram shows a sign layout for SWPPP information. The sign is 4' (MINIMUM) wide and 4' (MINIMUM) high. It contains six sections: 'COPY OF GENERAL CONTRACTOR NO. TRANSFER FORM OR CORRESPONDING FORM', 'COPY OF PROJECT CONSTRUCTION SITE NOTICE', 'COPY OF PROJECT PERMIT AUTHORIZATION', 'COPY OF GENERAL CONTRACTOR PERMIT AUTHORIZATION', 'COPY OF STATE SUPPLIED CONSTRUCTION SITE NOTICE', and 'DETAILED DESCRIPTION OF THE LOCATION OF THE SWPPP DOCUMENTATION (BINDER AND SITE MAPS) ON THE SITE'. The sign is supported by two posts, each 3' MIN. high. The diagram also shows a cross-section of the sign foundation with a 3' MIN. depth and a 12" (300mm) width.

SWPPP INFORMATION SIGN  
SCALE: NTS

| NO. | DATE       | DESCRIPTION               |
|-----|------------|---------------------------|
| 1   | 06/21/21   | CHANGES PER CITY REQUIRES |
| 2   | 07/21/21   | CHANGES PER CITY REQUIRES |
| 1   | 02/10/2021 | SURVEY                    |
| 1   | 02/10/2021 | FIELD DRAW                |
| 1   | 02/10/2021 | DATE                      |
| 1   | 02/10/2021 | FILE                      |
| 1   | 02/10/2021 | SITE                      |

SCALE MEASURES: 1"=100' ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



PROFESSIONAL ENGINEER  
No. 11366633  
ALLISON G. ALBERT  
STATE OF UTAH

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PROJECT NO. 1909248

EROSION CONTROL DETAILS

CEP.02  
9 OF 12



The diagram illustrates a cross-section of a pavement structure. It consists of four distinct layers:

- ASPHALT:** The top layer, indicated by a stippled pattern, with a thickness of 10 units.
- UNTREATED BASE COURSE:** The middle layer, indicated by a brick pattern, with a thickness of 10 units.
- GRANULAR BORROW:** The bottom layer, indicated by a diagonal hatched pattern, with a thickness of 10 units.
- COMPACTED:** The subgrade below the granular borrow layer, indicated by a cross-hatched pattern.

Vertical dimension lines on the right side of the diagram mark the boundaries and thicknesses of the three main layers, each labeled with the number 10.

NOTE:  
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER  
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

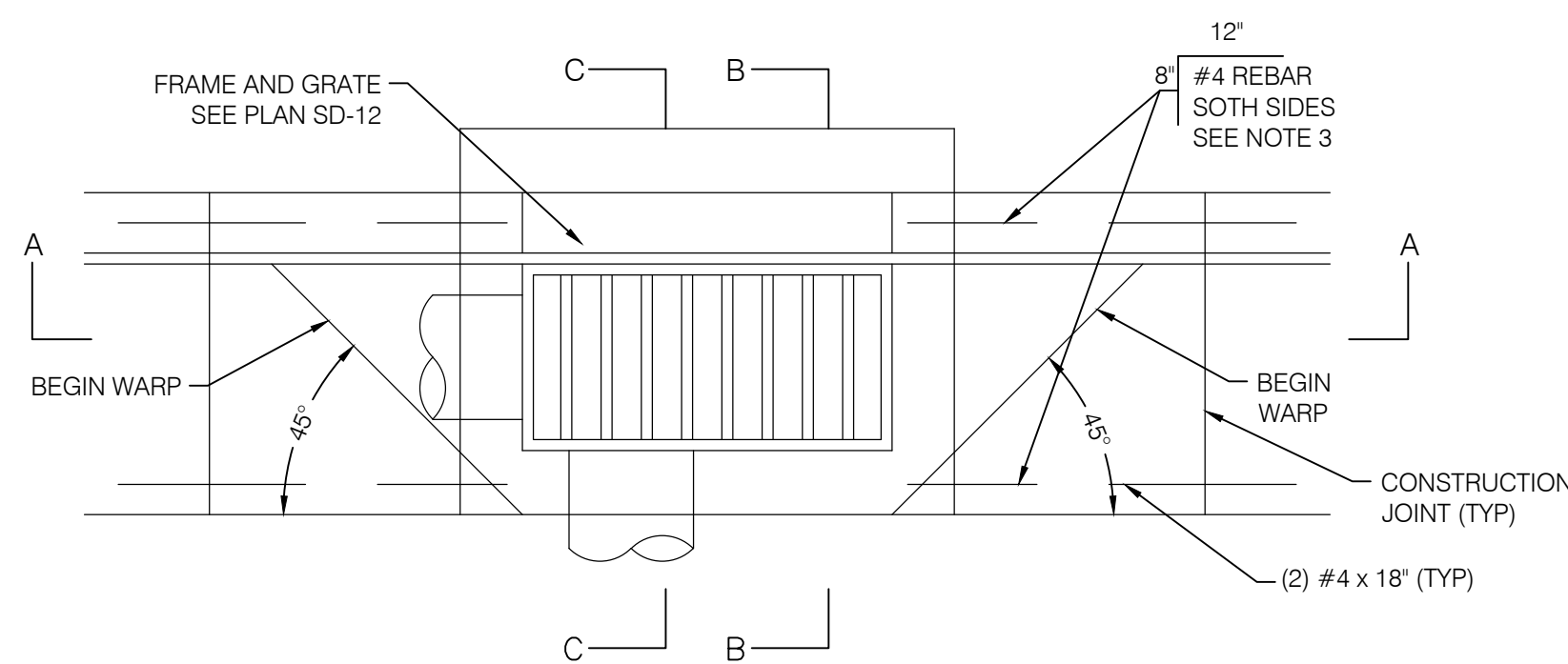
ASPHALT PAVING  
SEE SITE PLAN

SEE SITE PLAN FOR WIDTH

15

(2) #4 BARS  
CONTINUOUS

6"



CURB FACE OPENING  
SEE NOTE 6

GROUND SURFACE

5" MAX.

12"

6"

#4 @ 12" O.C.  
EACH WAY  
SEE NOTE 3

2'-0"

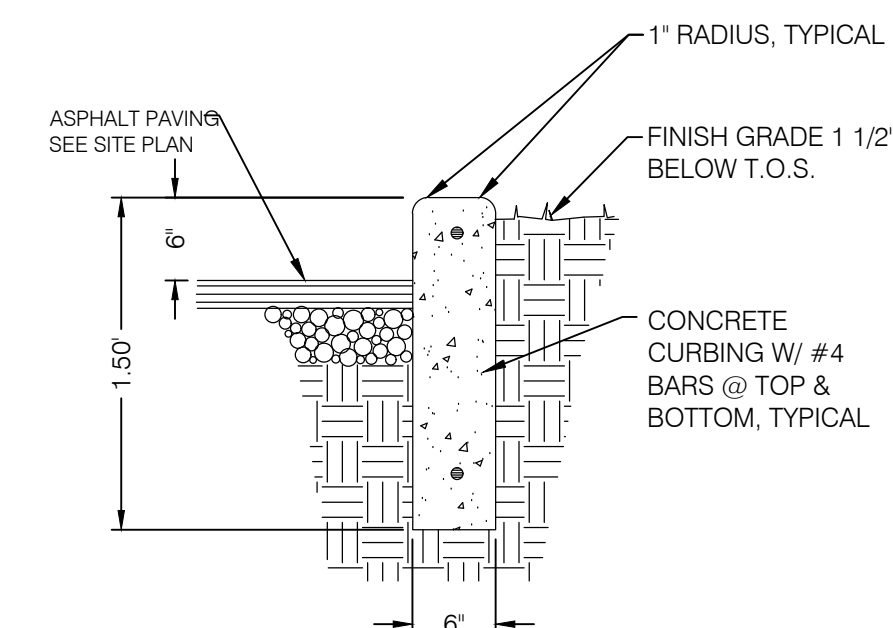
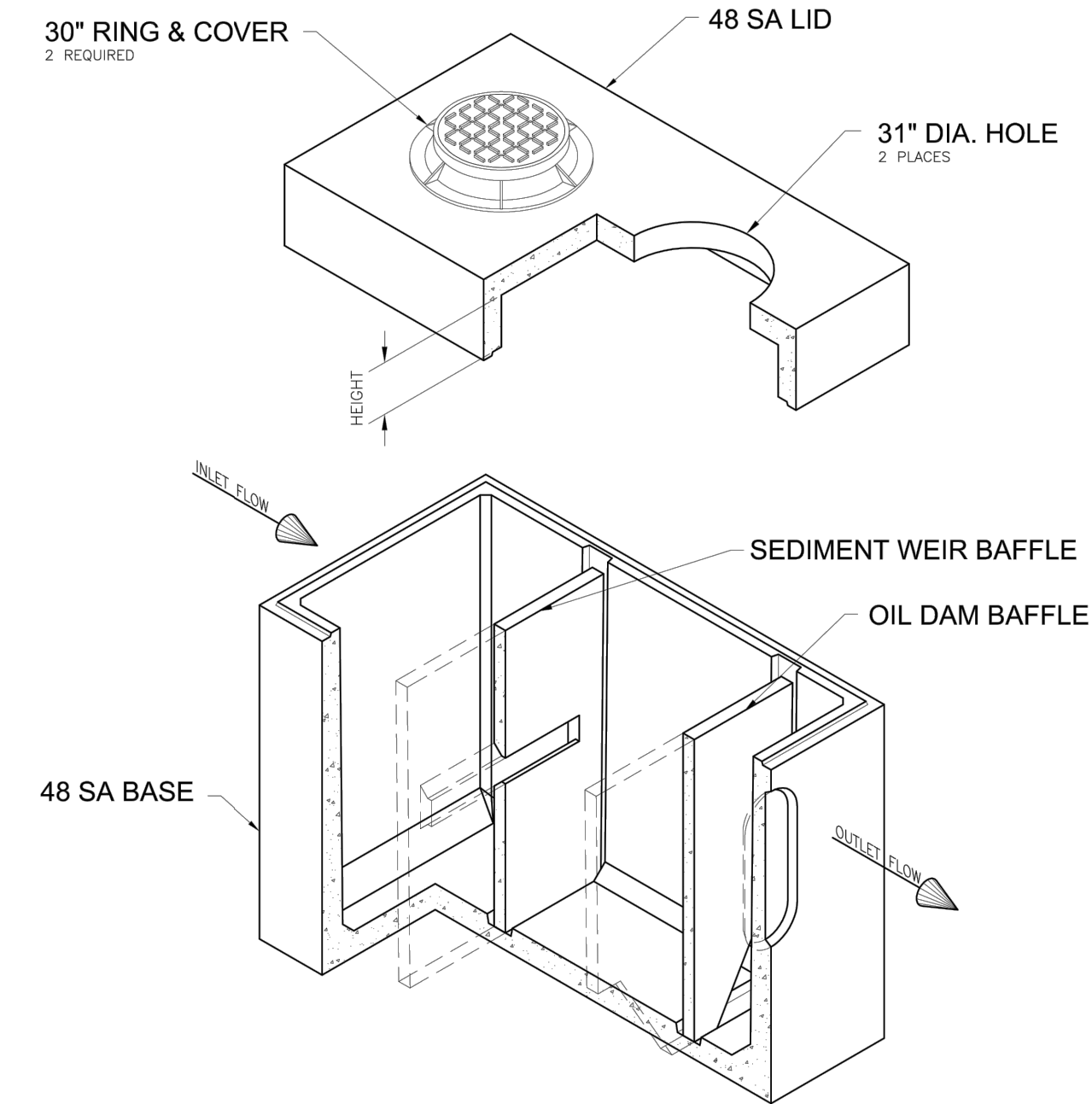
6"

3'-0"

Diagram illustrating the cross-section of a gutter installation. Key components and dimensions are labeled:

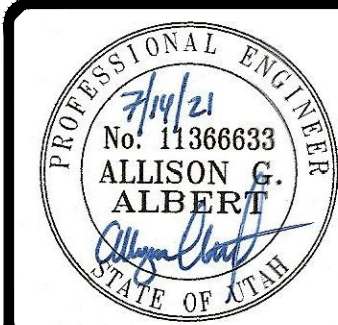
- TOP OF CURB**: Indicated by a horizontal line at the top left.
- INVERT OF GUTTER**: Indicated by a horizontal line below the curb top.
- BOTTOM OF CURB**: Indicated by a horizontal line at the base of the curb.
- #4 REBAR (TYP) SEE NOTE 3**: Points to the vertical reinforcement bar in the concrete.
- DIRECTION OF GUTTER FLOW DROP FLOWLINE PER NOTE 6**: Indicated by an arrow pointing right along the gutter bottom.
- CONCRETE SEE NOTE 4**: Points to the vertical wall of the gutter.
- BACKFILL ALL SIDES SEE NOTE 2**: Points to the area behind the gutter wall.
- SELECT FILL SEE NOTE 1 & 2**: Points to the material at the base of the gutter.
- Dimensions**:
  - Vertical dimension: 1 1/2"
  - Horizontal dimension: 6"
  - Horizontal dimension: 2'-11 1/2"
  - Horizontal dimension: 3'-11 1/2"
  - Horizontal dimension: 6"
  - Horizontal dimension: 6"

1. SELECT FILL: USE UNTREATED BASE COARSE GRADE 1 OR GRADE 3/4 PER APWA SECTION 02060. USE OF SEWER ROCK OR RECYCLED AGGREGATE REQUIRES ENGINEER'S WRITTEN APPROVAL.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 02321.
3. REINFORCEMENT: USE ASTM A 615, GRADE 60, DEFORMED STEEL REBAR PER APWA SECTION 03200.
4. CONCRETE: CLASS 4,000 PER APWA SECTION 03304. PLACE PER APWA SECTION 03310. APPLY SEALING/CURING COMPOUND PER APWA SECTION 03390.
5. PIPE LATERALS: THE DRAWING SHOWS ALTERNATE CONNECTIONS TO THE INLET BOX. REFER TO CONSTRUCTION DRAWINGS FOR CONNECTION LOCATIONS.
6. CURB FACE OPENING: MAKE OPENING 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE GUTTER FLOWLINE TO THE INVERT OF THE CURB FACE OPENING.

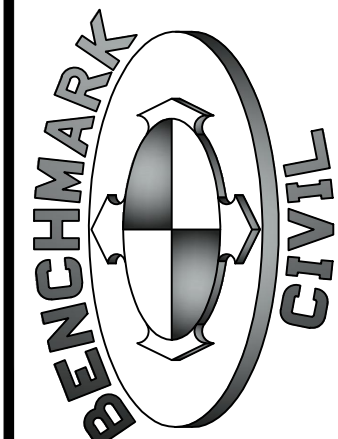


NOTES:

1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an ASTM HS-20 loading.
2. 1,250 Gallon capacity is at a 5' water depth.
3. Contractor to grout baffles in place.
4. Contractor to fill all lift insert recesses with grout prior to backfill.
5. Contractor must fill the Separator unit with clean water before it is put into service.
6. Lifting insert type and location may change without notice.

[illegible]

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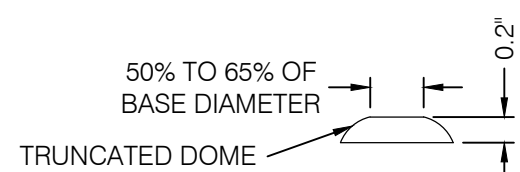
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AMERICAN FORK, UT

CDT.01  
10OF 12





SECTION B-B



1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.

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

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

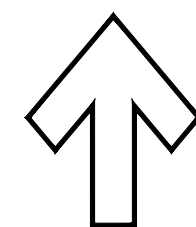
\* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

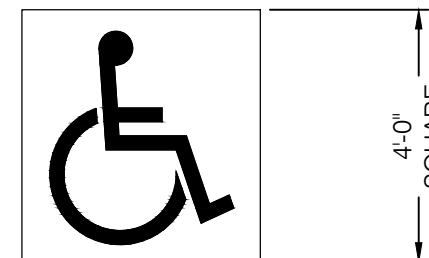
(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS  
CONTACT THE ENGINEER.

(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.



THIS DRAWING PRODUCED BY  
THE U.S. ACCESS BOARD



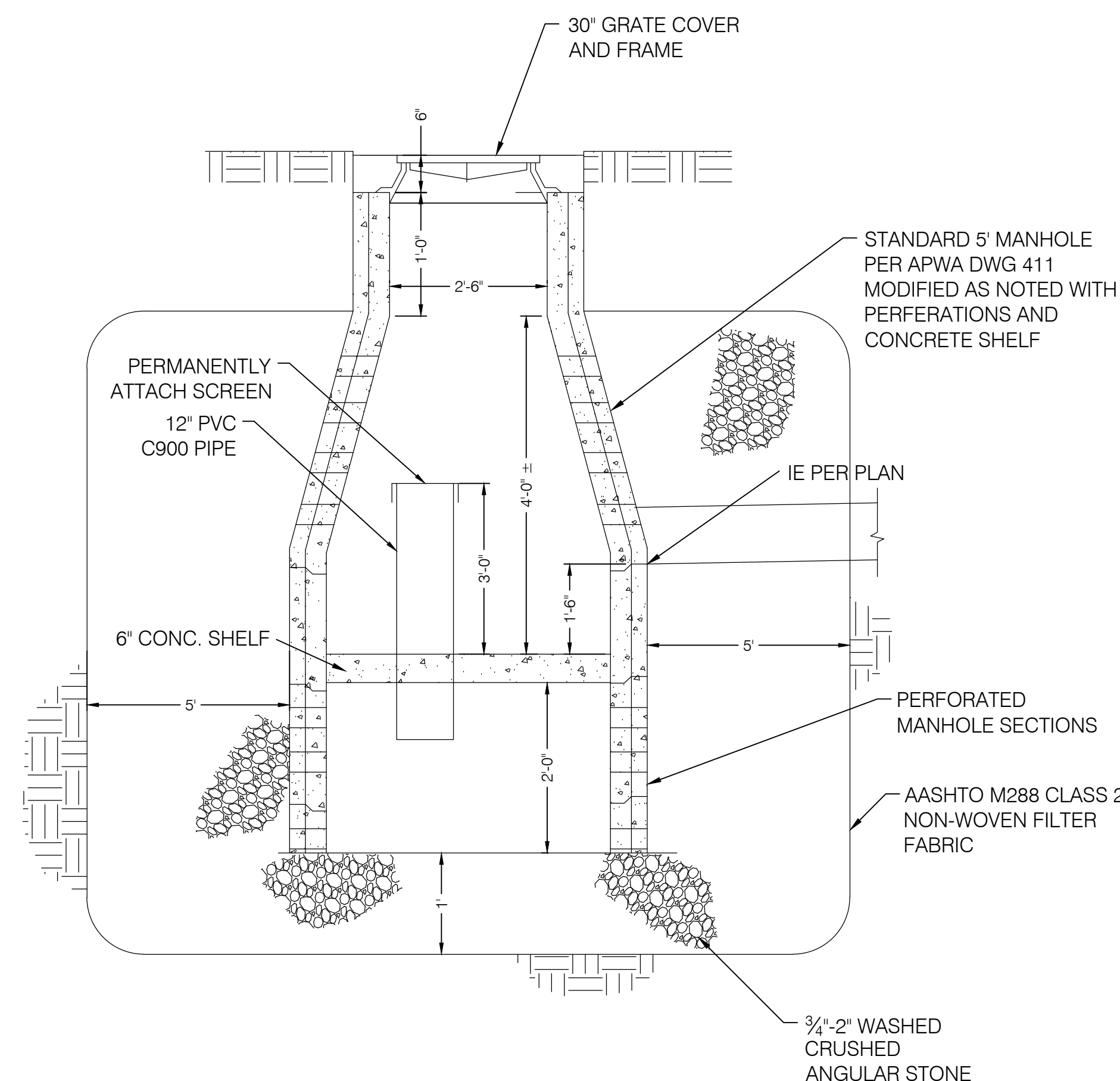
THIS DRAWING PRODUCED BY  
THE U.S. ACCESS BOARD

# STANDARD ACCESS RAMP

SCALE: NTS

1

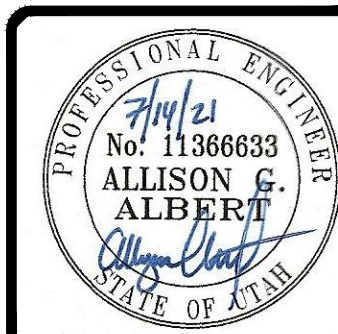
|                                                                               |  |                               |
|-------------------------------------------------------------------------------|--|-------------------------------|
| <b>CALCULATED DISCHARGE INTO GROUND:</b>                                      |  | $Q = \frac{S(sf)}{P(sec/ft)}$ |
| <u>Percolation surface area</u>                                               |  |                               |
| Concrete sump with rectangular gravel wrap                                    |  |                               |
| Sump inner diameter                                                           |  | 5.00 ft                       |
| Sump wall thickness                                                           |  | 0.50 ft                       |
| Sump outer diameter                                                           |  | 6.00 ft                       |
| Sump inner depth                                                              |  | 6.00 ft                       |
| Width of gravel wrap                                                          |  | 5.00 ft                       |
| Length of gravel wrap                                                         |  | 5.00 ft                       |
| Depth of gravel wrap                                                          |  | 1.00 ft                       |
| Effective sump width (W)                                                      |  | 16.00 ft                      |
| Effective sump length (L)                                                     |  | 16.00 ft                      |
| Effective sump depth (H)                                                      |  | 7.50 ft                       |
| Percolation surface area per sump (S)                                         |  | 736.00 sf                     |
| Sumps provided                                                                |  | 1                             |
| Total percolation surface area                                                |  | 736.00 sf                     |
| <u>Discharge</u>                                                              |  |                               |
| Percolation rate (P)                                                          |  | 18.24 min/in                  |
| Percolation surface area (S)                                                  |  | 736.00 sf                     |
| <b>Allowed Discharge (Q)</b>                                                  |  | <b>0.06 cfs</b>               |
| <u>Sump retention volume</u>                                                  |  |                               |
| $V = \left( W/LH - \frac{\pi D^2}{4} (h + t) \right) e + \frac{\pi d^2}{4} h$ |  |                               |
| Sump inner depth (h)                                                          |  | 6.00 ft                       |
| Sump inner diameter (d)                                                       |  | 6.00 ft                       |
| Sump volume                                                                   |  | 169.65 cf                     |
| Sump outer diameter (D)                                                       |  | 6.00 ft                       |
| Sump wall thickness (t)                                                       |  | 0.50 ft                       |
| Wrap width (W)                                                                |  | 16.00 ft                      |
| Wrap length (L)                                                               |  | 16.00 ft                      |
| Wrap depth (H)                                                                |  | 7.50 ft                       |
| Void area (e)                                                                 |  | 40%                           |
| Wrap gravel volume                                                            |  | 694.49 cf                     |
| Total volume per sump (V)                                                     |  | 864.13 cf                     |
| Sumps provided                                                                |  | 1                             |
| Total sump volume                                                             |  | <b>864.13 cf</b>              |



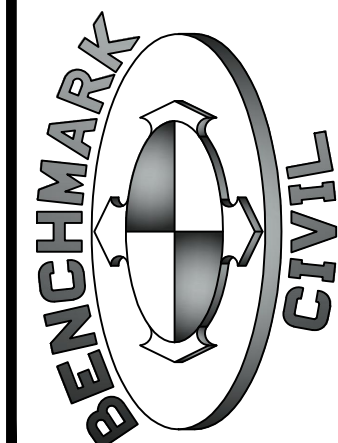
## PERFORATED CONCRETE SUMP

SCALE: N.T.S.

|              |            |     |          |                                         |
|--------------|------------|-----|----------|-----------------------------------------|
| GRANDPRIX    | MNJ        | NO. | DATE     | DESCRIPTION                             |
| CHECKED BY   | MCP        | 1   | 06/21/21 | CHANGES PER CITY REQUINS                |
| FIELD DROW   | SURVEY     | 2   | 07/12/21 | CHANGES PER CITY REQUINS                |
| DATE         | 02/10/2021 |     |          |                                         |
| DWG FILE     |            |     |          |                                         |
| 1903248 SITE |            |     |          |                                         |
| 0            | USE        |     |          |                                         |
|              |            |     |          | SCALE MEASURES 1"=100' FULL SIZE SHEETS |
|              |            |     |          | 1"=100' FULL SIZE SHEETS                |



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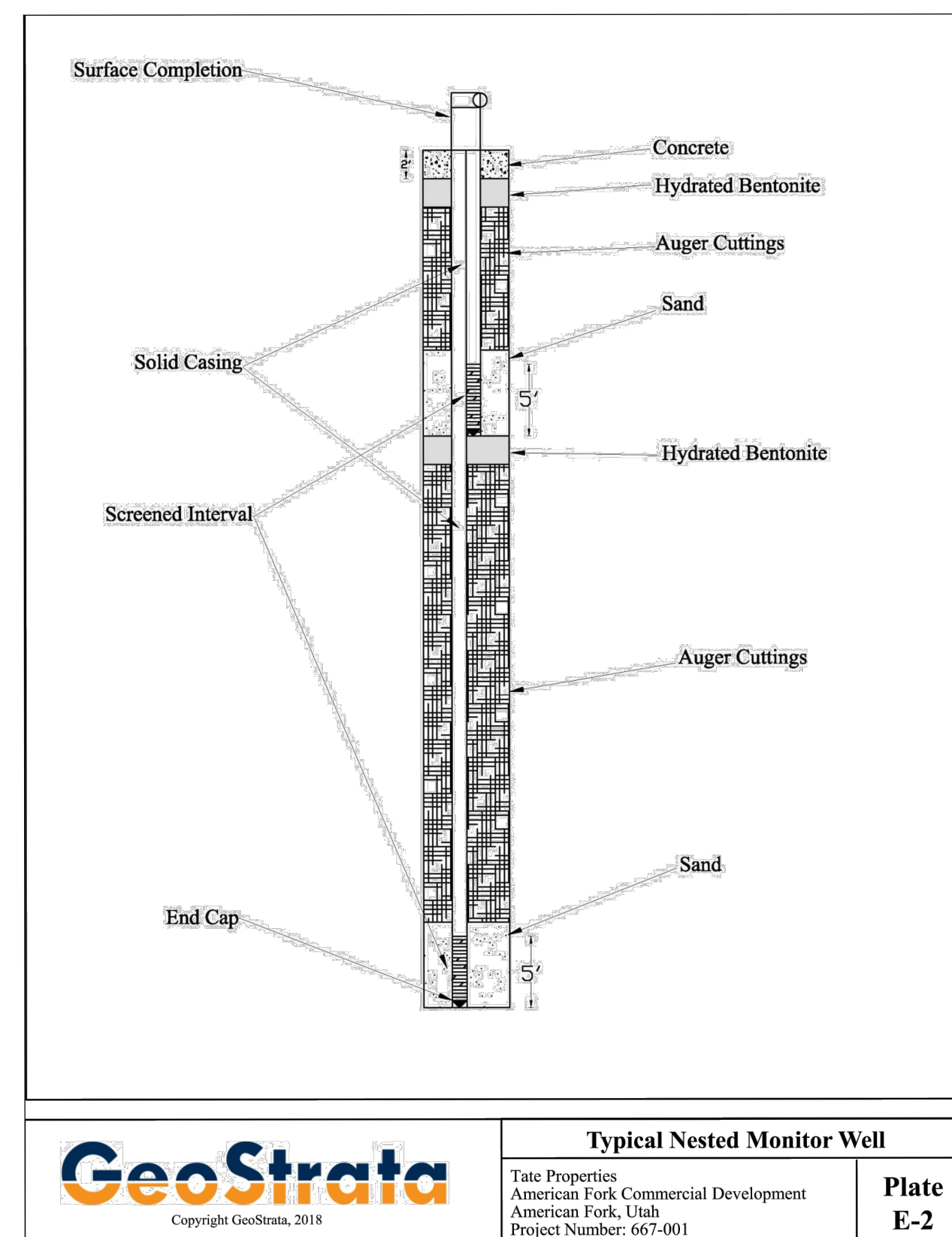
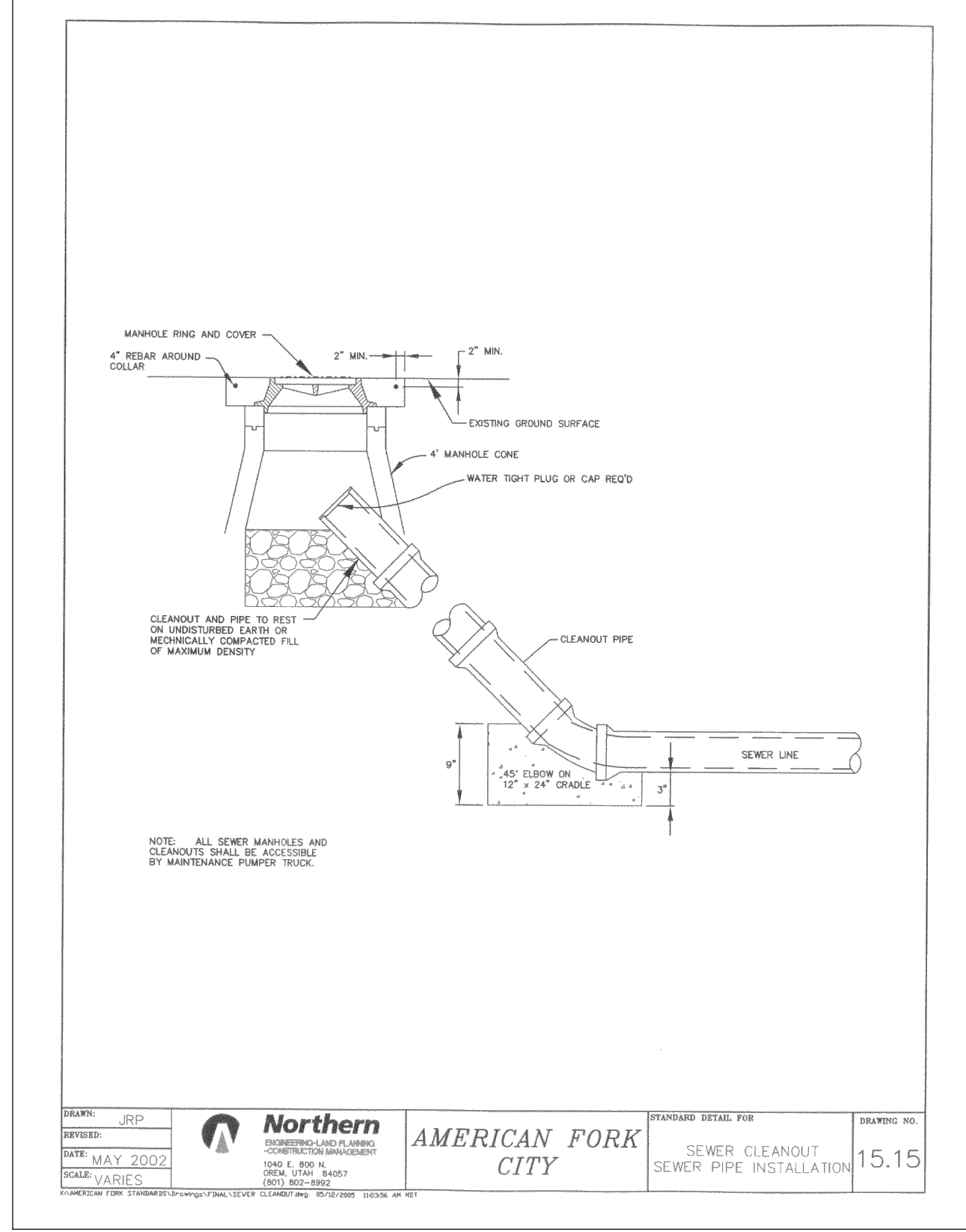
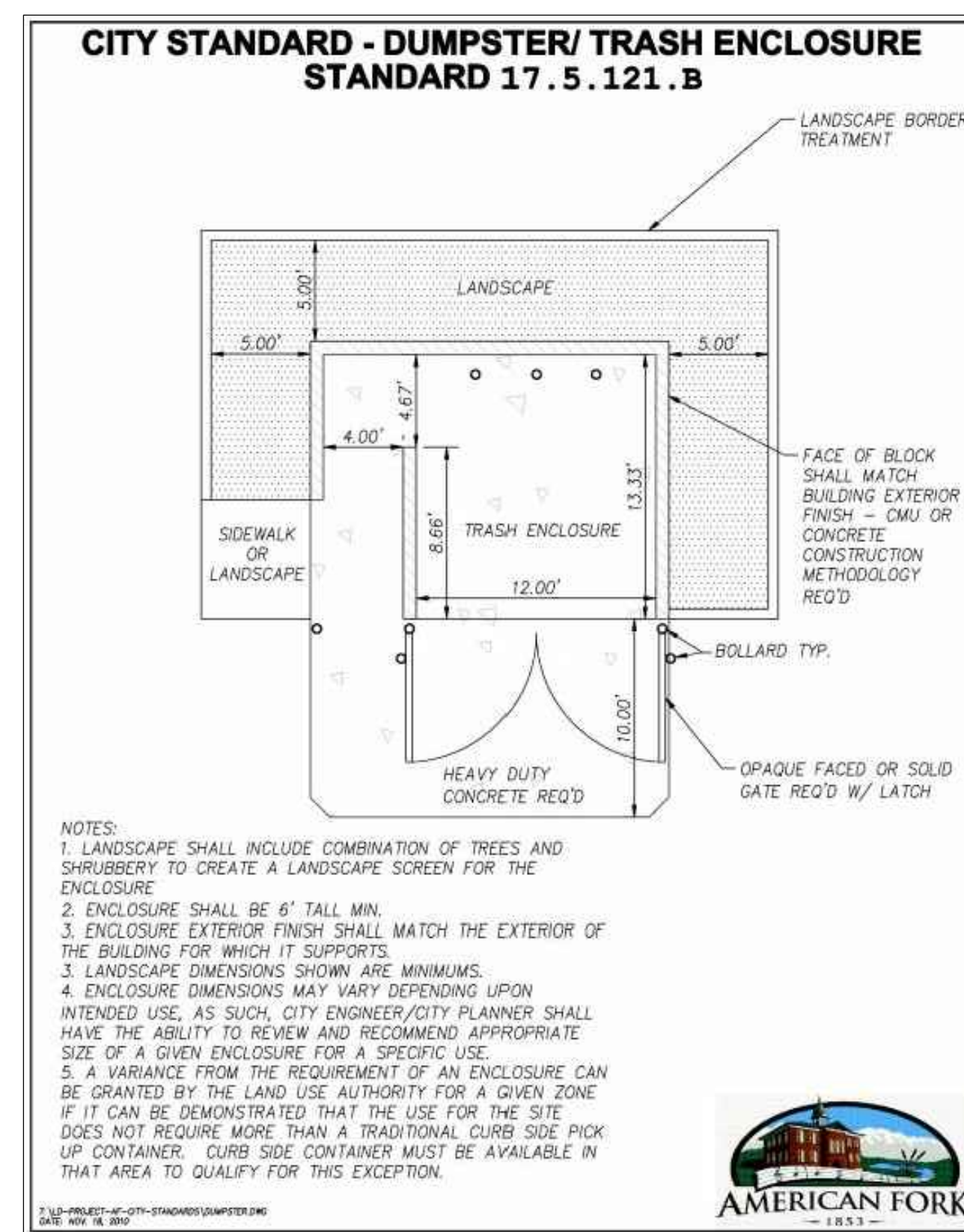
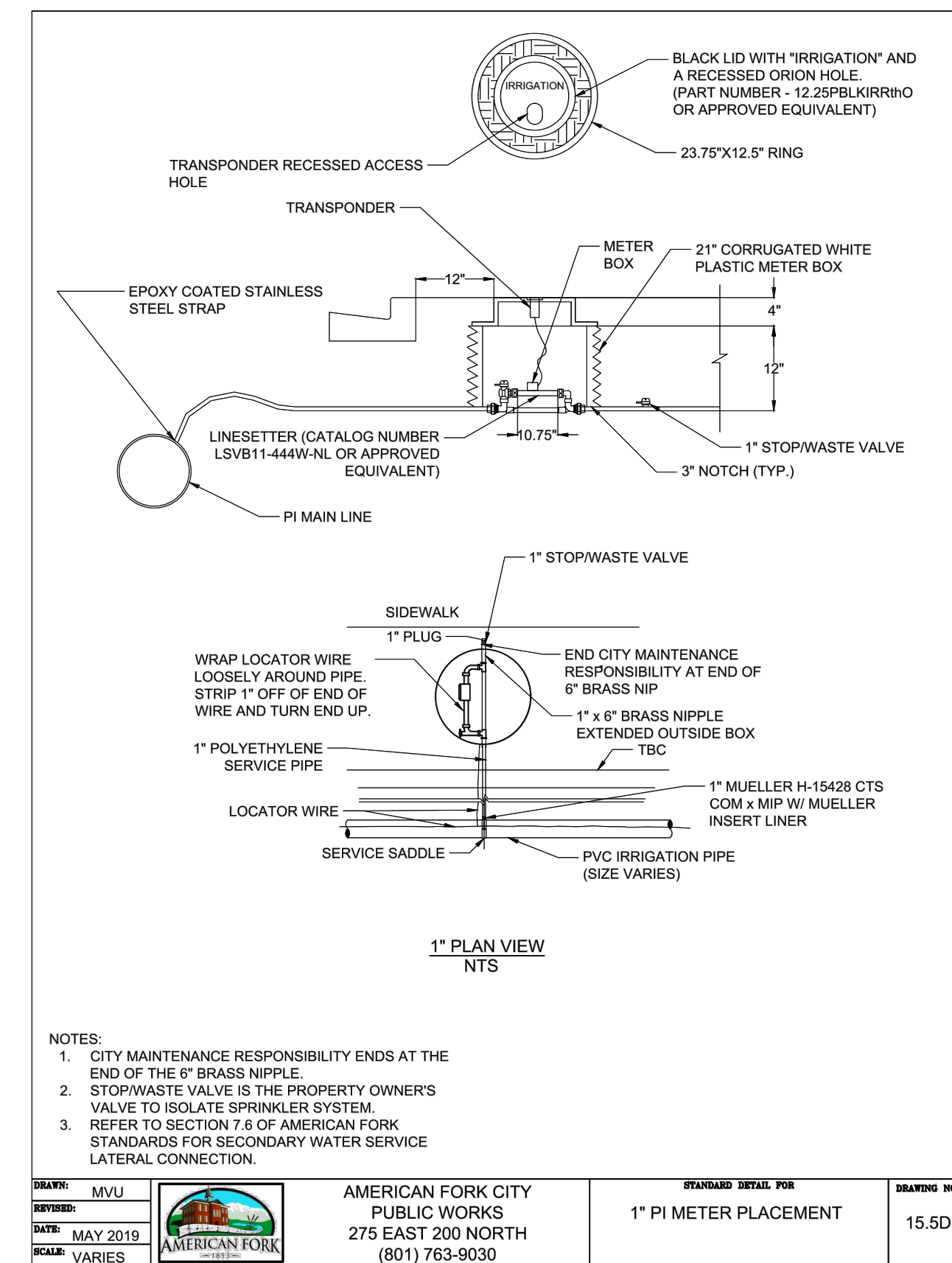
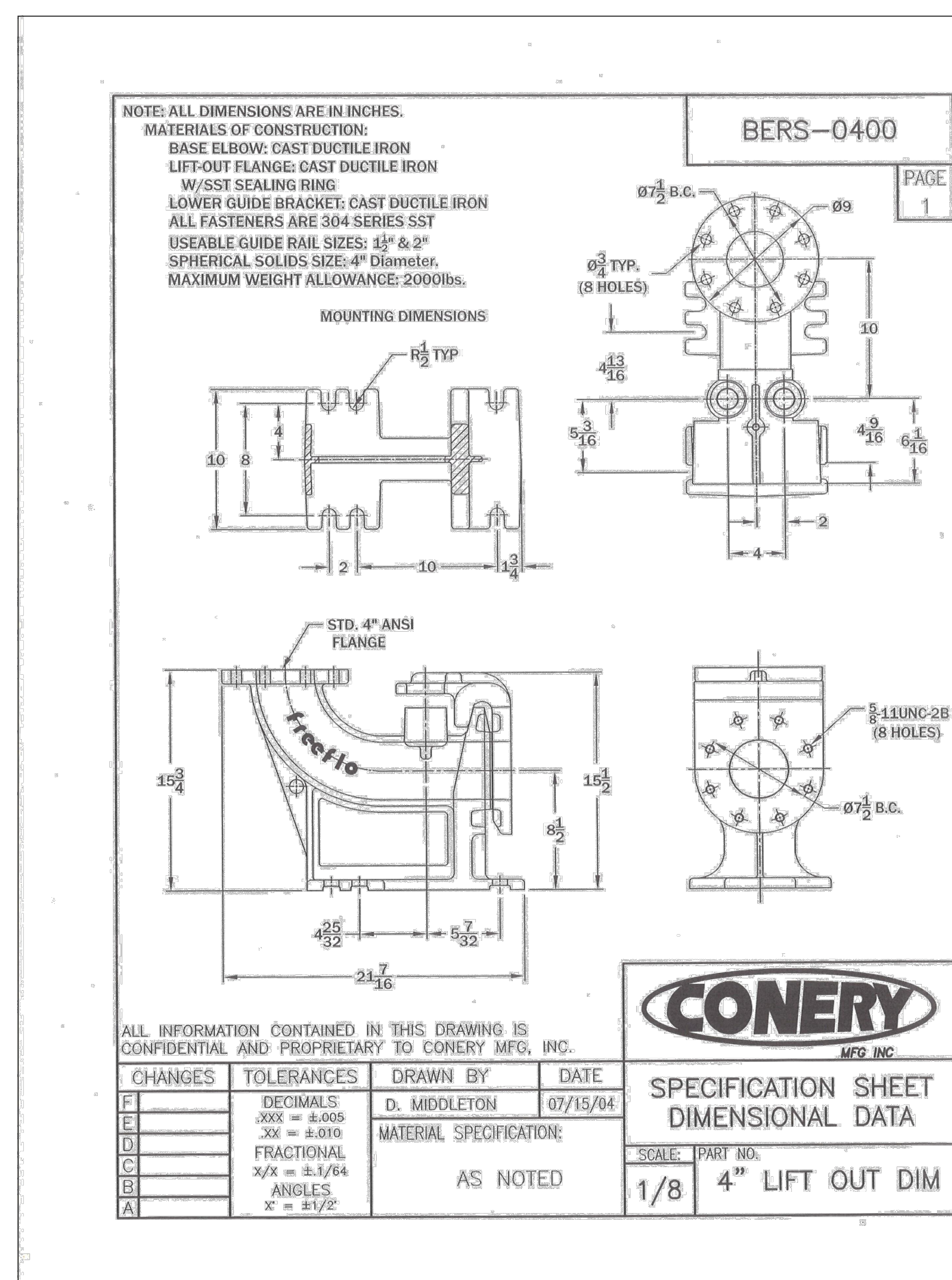
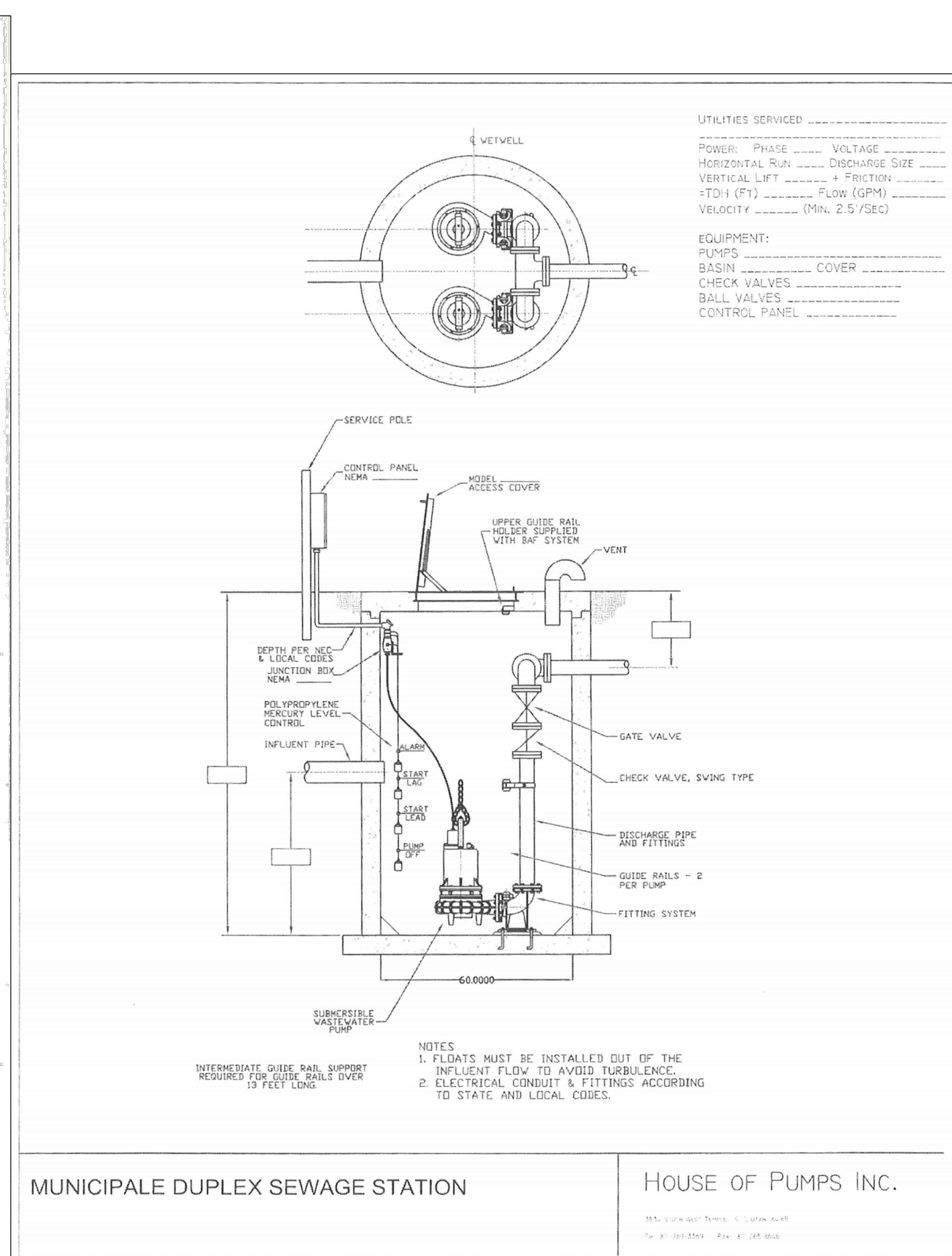
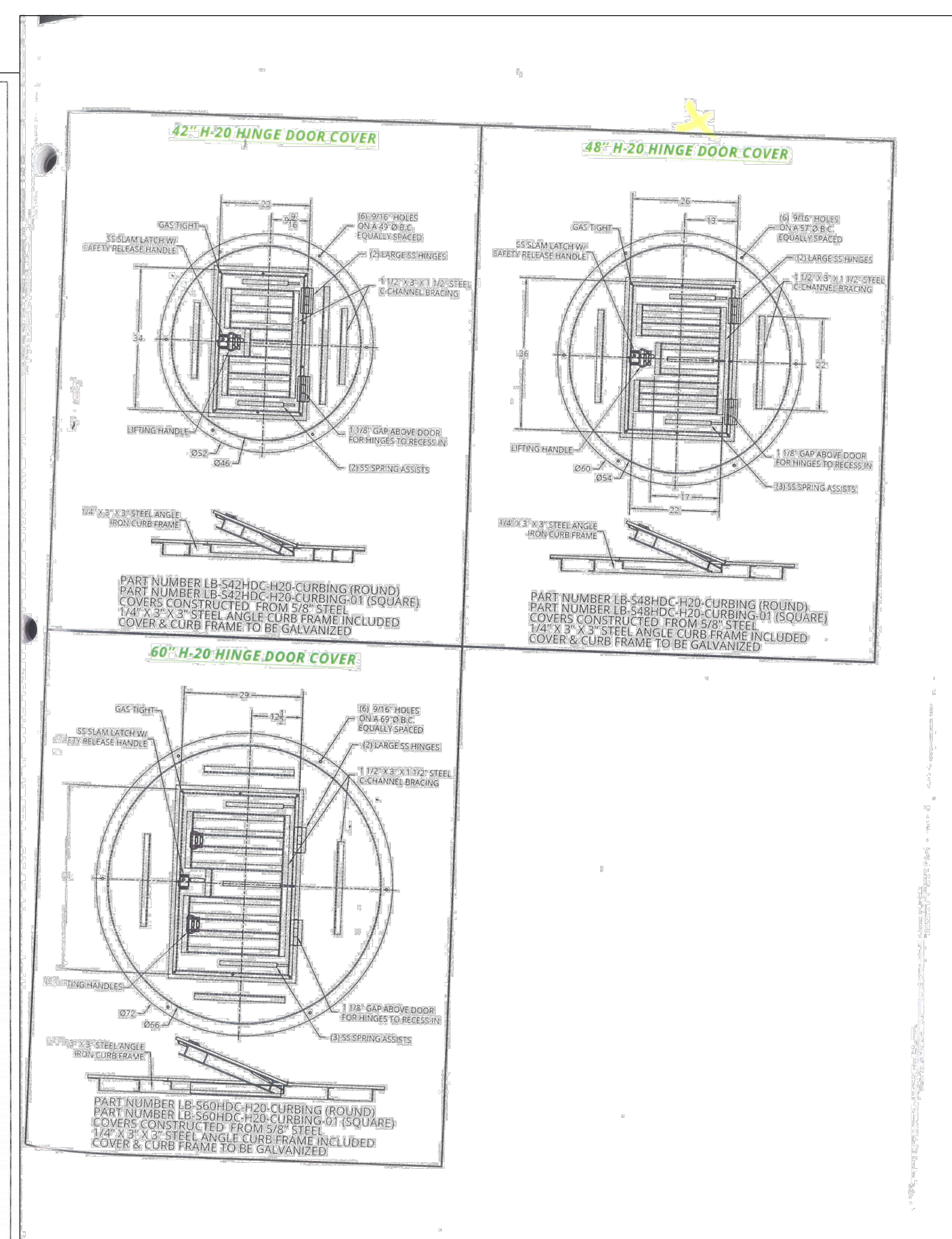
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AMERICAN FORK, UT

PROJECT NO. 1909248

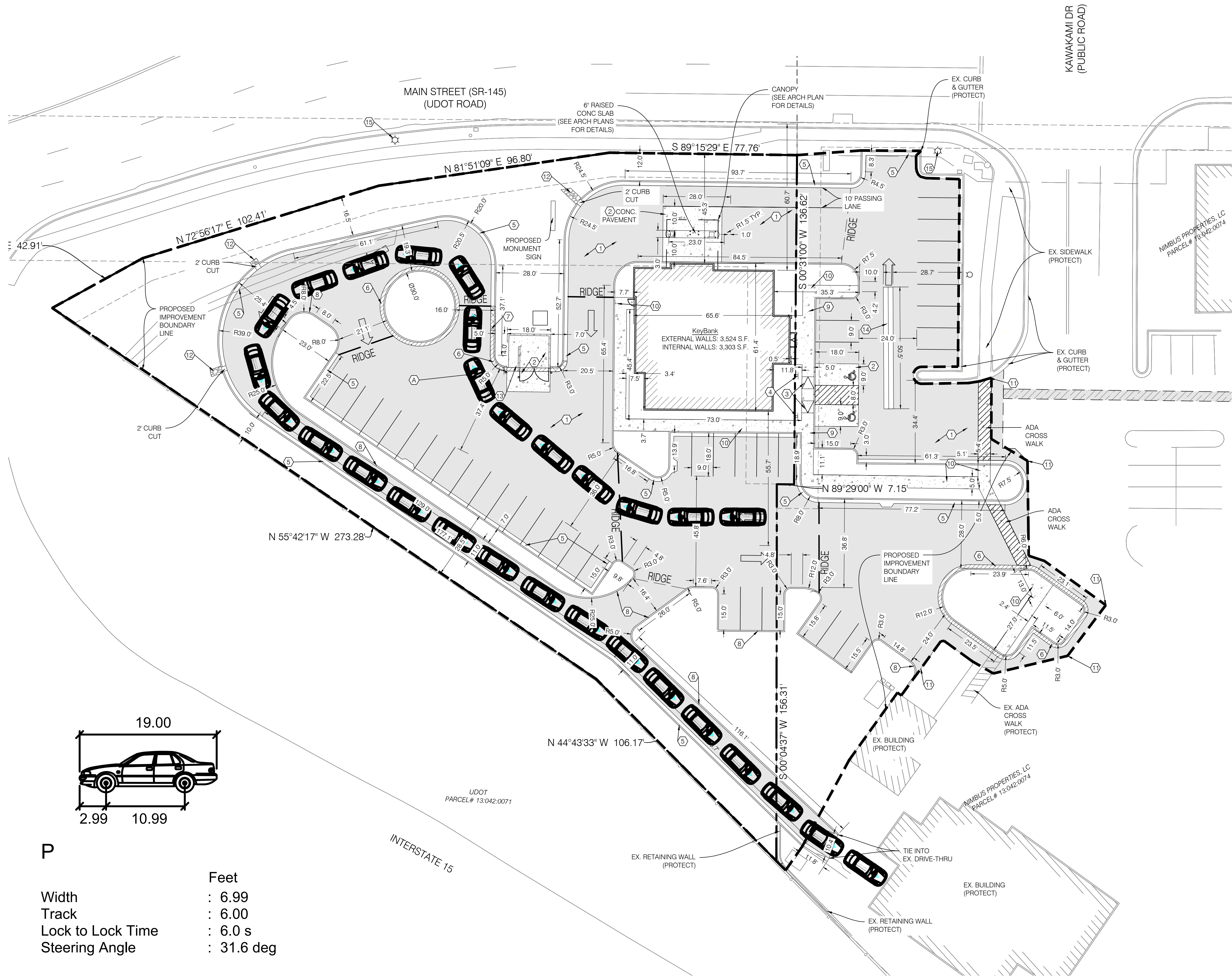
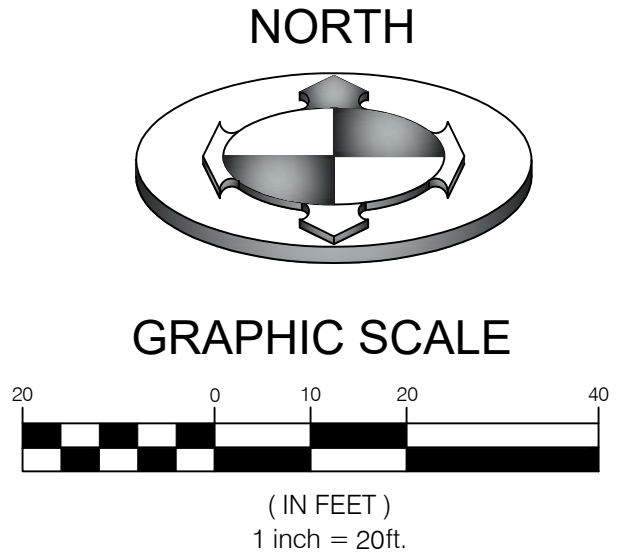
DETAIL  
SHEET

CDT.02  
11 OF 12









| CONSTRUCTION KEY NOTE REFERENCE |                                              |          |
|---------------------------------|----------------------------------------------|----------|
| NO.                             | DESCRIPTION                                  | DETAIL   |
| 1                               | ASPHALT PAVEMENT WITH GRANULAR BASE          | 1/CDT.01 |
| 2                               | CONCRETE PAVEMENT WITH GRANULAR BASE         | 1/CDT.01 |
| 3                               | ADA RAMP                                     | 1/CDT.02 |
| 4                               | ADA SIGN                                     | 1/CDT.02 |
| 5                               | CATCH CURB AND GUTTER PER APWA #205 (TYPE A) |          |
| 6                               | RELEASE CURB AND GUTTER                      | 2/CDT.01 |
| 7                               | TRANSITION CURB AND GUTTER                   |          |
| 8                               | CURB WALL                                    | 6/CDT.01 |
| 9                               | INTEGRAL SIDEWALK                            | 5/CDT.01 |
| 10                              | 5.0' SIDEWALK                                |          |
| 11                              | SAWCUT PER AMERICAN FROK CITY STDS DETAIL    |          |
| 12                              | RIP-RAP                                      | A/CSP.01 |
| 13                              | DUMPSTER PER AMF STD DETAIL                  | 3/CDT.03 |
| 14                              | 4' WATERWAY PER APWA #211                    |          |
| 15                              | NEW STREET LIGHT (DESIGNED BY OTHERS)        |          |

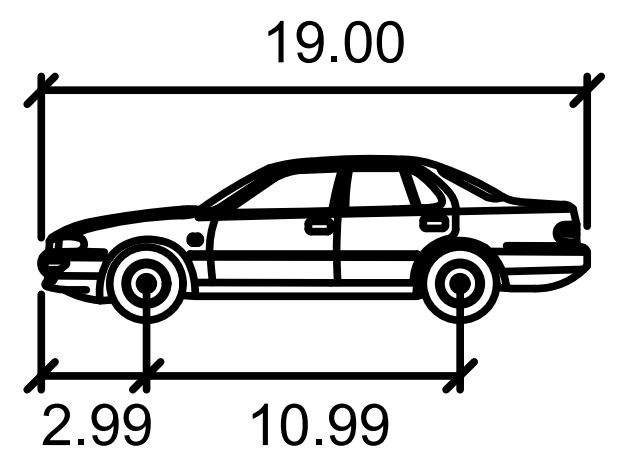
| PROPOSED IMPROVEMENTS AREA TABLE |        |       |
|----------------------------------|--------|-------|
| PARTICULARS                      | S.F.   | %     |
| BUILDING                         | 3,524  | 5.20  |
| HARDSCAPE                        | 40,476 | 59.76 |
| LANDSCAPE                        | 23,728 | 35.03 |
| TOTAL                            | 67,728 | 100   |

NOTE:  
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE. THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

| KEY BANK PARKING COUNT |          |     | ADDITIONAL PARKING COUNT |          |     |
|------------------------|----------|-----|--------------------------|----------|-----|
| PARTICULARS            | PROVIDED |     | PARTICULARS              | PROVIDED |     |
|                        | STANDARD | ADA |                          | STANDARD | ADA |
| PARKING STALLS         | 19       | 2   | PARKING STALLS           | 24       | 0   |
| TOTAL                  | 21       |     | TOTAL                    | 24       |     |

NOTE:  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:  
WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO ANY WORK IN ADJACENT PROPERTIES.



P

|                   |            |
|-------------------|------------|
|                   | Feet       |
| Width             | : 6.99     |
| Track             | : 6.00     |
| Lock to Lock Time | : 6.0 s    |
| Steering Angle    | : 31.6 deg |

STACKING VEHICAL DIAGRAM  
SCALE: NTS

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|                  |         |
|------------------|---------|
| PROJECT NO.      | 1909248 |
| SITE PLAN        |         |
| CSP.01 (No Plot) | 3 OF 11 |

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|     |            |             |
|-----|------------|-------------|
| NO. | DATE       | DESCRIPTION |
| 1   | 02/10/2021 | SURVEY      |
| 2   | 1909248    | SITE        |

SCALE MEASURES 1/4" ON FULL SIZE SHEETS  
ADJUST ACCORDING TO REDUCED SIZE SHEETS







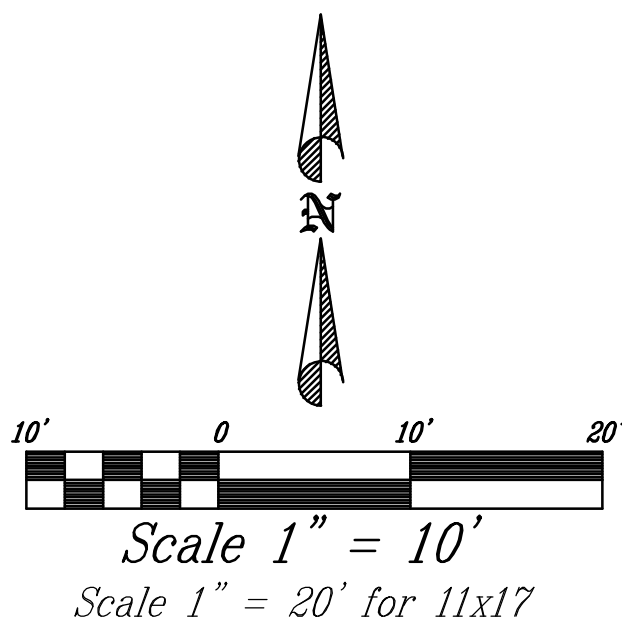






PLANT SCHEDULE

| TREES                                                                               | QTY      | COMMON / BOTANICAL NAME                                                                                                                     | CONT  | CA |
|-------------------------------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------|-------|----|
|  | 2        | Chanticleer Pear / Pyrus calleryana 'Chanticleer'                                                                                           | B&B   | 2" |
|  | 3        | Sawleaf Zelkova / Zelkova serrata                                                                                                           | B&B   | 2" |
| SHRUBS                                                                              | QTY      | COMMON / BOTANICAL NAME                                                                                                                     | CONT  |    |
|  | 15       | Compact Burning Bush / Euonymus alatus 'Compactus'                                                                                          | 5 gal |    |
|  | 20       | Hidcote Blue English Lavender / Lavandula angustifolia 'Hidcote Blue'                                                                       | Flat  |    |
|  | 70       | Red Leaf Japanese Barberry / Berberis thunbergii 'Atropurpurea'                                                                             | 5 gal |    |
| EVERGREEN SHRUBS                                                                    | QTY      | COMMON / BOTANICAL NAME                                                                                                                     | CONT  |    |
|  | 30       | Mugo Pine / Pinus mugo 'Slowmound'                                                                                                          | 5 gal |    |
| GRASSES                                                                             | QTY      | COMMON / BOTANICAL NAME                                                                                                                     | CONT  |    |
|  | 59       | Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'                                                                             | 1 gal |    |
| PERENNIALS                                                                          | QTY      | COMMON / BOTANICAL NAME                                                                                                                     | CONT  |    |
|  | 12       | Russian Sage / Perovskia atriplicifolia 'Filigran'                                                                                          | 1 gal |    |
|  | 122      | Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'                                                                                      | 1 gal |    |
| GROUND COVERS                                                                       | QTY      | COMMON / BOTANICAL NAME                                                                                                                     | CONT  |    |
|  | 444 sf   | Kentucky Bluegrass / Poa pratensis                                                                                                          | sod   |    |
| MULCH                                                                               | QTY      | COMMON / BOTANICAL NAME                                                                                                                     | CONT  |    |
|  | 4,961 sf | Cobble Rock w/Dewitt Pro-5 Weed Barrier / match existing rock<br>2-4" rock around perimeters of planters<br>4-6" rock in center of planters | mulch |    |



KEY BANK  
717 W MAIN ST, AMERICAN FORK

LANDSCAPE PLAN

  
380 E Main St, Suite 204  
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: CNB  
DRAWN BY: CNB

DATE: 26 FEB 2021  
REV:

SHEET  
L1

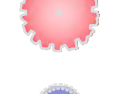
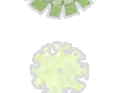
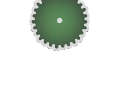
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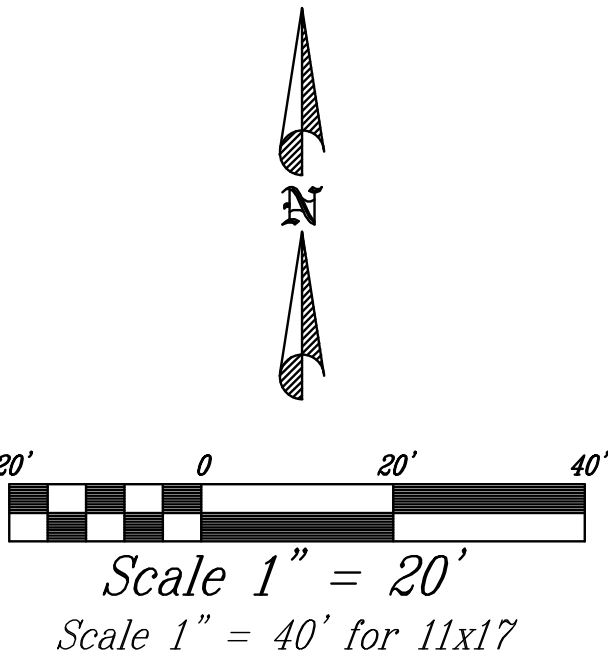
CARL N. BERG L.A.  
SERIAL NO. 7162790  
DATE: 26 FEB 2021





PLANT SCHEDULE

| TREES                                                                                 | QTY       | COMMON / BOTANICAL NAME                                                                                                                                   | CONT  | CAL    |
|---------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|
|    | 7         | Canada Red Chokecherry / Prunus virginiana 'Canada Red'                                                                                                   | B4B   | 2" Cal |
|    | 3         | Chanticleer Pear / Pyrus calleryana 'Chanticleer'                                                                                                         | B4B   | 2" Cal |
|    | 8         | Connthian Littleleaf Linden / Tilia cordata 'Corzam' TM                                                                                                   | B # B | 2" Cal |
|    | 2         | Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'                                                                                          | B4B   | 2" Cal |
|    | 3         | Sawleaf Zelkova / Zelkova serrata                                                                                                                         | B4B   | 2" Cal |
|    | 5         | Silver Linden / Tilia tomentosa                                                                                                                           | B4B   | 2" Cal |
| SHRUBS                                                                                | QTY       | COMMON / BOTANICAL NAME                                                                                                                                   | CONT  |        |
|    | 33        | Compact Burning Bush / Euonymus alatus 'Compactus'                                                                                                        | 5 gal |        |
|    | 47        | Hidcote Blue English Lavender / Lavandula angustifolia 'Hidcote Blue'                                                                                     | Flat  |        |
|    | 5         | Mallow Ninebark / Physocarpus malvaceus                                                                                                                   | 5 gal |        |
|    | 14        | McKay's White Bush Cinquefoil / Potentilla fruticosa 'McKay's White'                                                                                      | 5 gal |        |
|    | 53        | Peking Cotoneaster / Cotoneaster lucidus                                                                                                                  | 5 gal |        |
|    | 7         | Red Leaf Japanese Barberry / Berberis thunbergii 'Atropurpurea'                                                                                           | 5 gal |        |
|    | 14        | Shrubby Cinquefoil / Potentilla fruticosa 'Mango Tango'                                                                                                   | 5 gal |        |
|    | 42        | Spirea / Spiraea japonica 'Goldmound'                                                                                                                     | 5 gal |        |
|    | 47        | Tallhedge Buckthorn / Rhamnus frangula columnaris                                                                                                         | 5 gal |        |
| EVERGREEN SHRUBS                                                                      | QTY       | COMMON / BOTANICAL NAME                                                                                                                                   | CONT  |        |
|   | 10        | Mugo Pine / Pinus mugo 'Slowmound'                                                                                                                        | 5 gal |        |
| GRASSES                                                                               | QTY       | COMMON / BOTANICAL NAME                                                                                                                                   | CONT  |        |
|  | 23        | Blue Oat Grass / Helictotrichon sempervirens                                                                                                              | 2 gal |        |
|  | 36        | Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'                                                                                           | 1 gal |        |
|  | 25        | Prairie Dropseed / Sporobolus heterolepis                                                                                                                 | 2 gal |        |
| PERENNIALS                                                                            | QTY       | COMMON / BOTANICAL NAME                                                                                                                                   | CONT  |        |
|  | 19        | Russian Sage / Perovskia atriplicifolia 'Filigran'                                                                                                        | 1 gal |        |
|  | 23        | Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'                                                                                                    | 1 gal |        |
| MULCH                                                                                 | QTY       | COMMON / BOTANICAL NAME                                                                                                                                   | CONT  |        |
|  | 17,777 sf | Cobble Rock w/Dewitt Pro-5 Weed Barner / Cobble Rock<br>match existing rock<br>2-4" rock around penimeters of planters<br>4-6" rock in center of planters | mulch |        |



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CARL N. BERG \_\_\_\_\_ L.A.  
SERIAL NO. 7162790  
DATE: 08 JULY 2021

In-N-Out  
AMERICAN FORK

LANDSCAPE PLAN

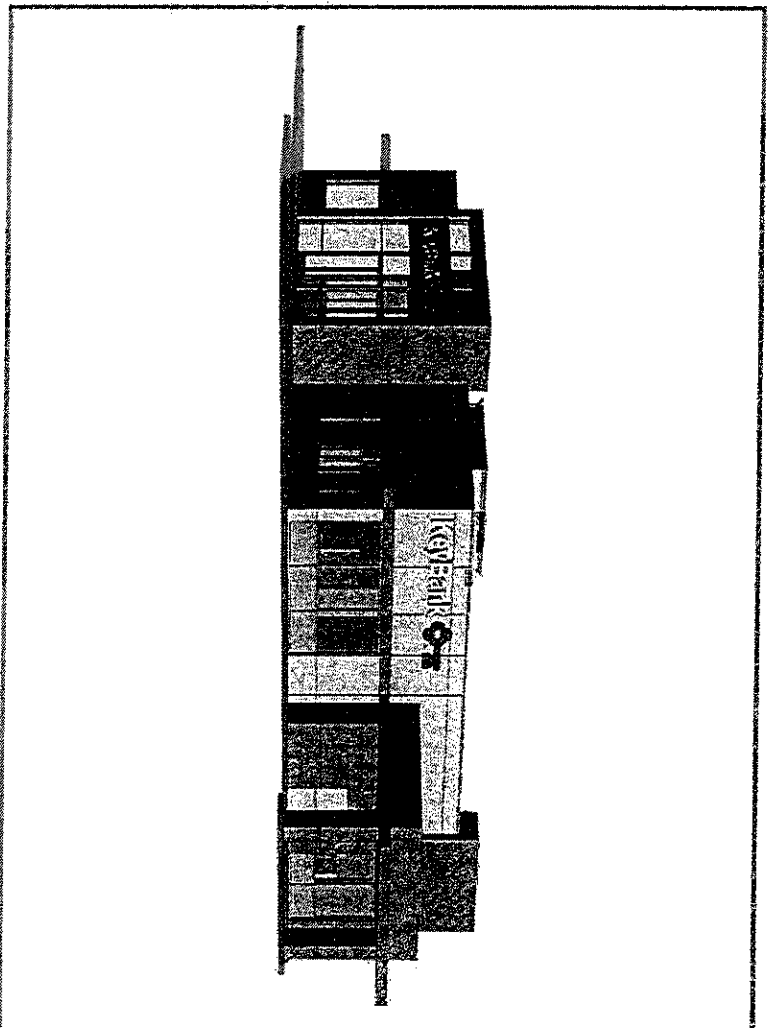
  
380 E Main St, Suite 204  
Midway, Ut 84049 ph. (801) 723-2000

|                |                    |             |
|----------------|--------------------|-------------|
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| DRAWN BY: CNB  | REV:               |             |



# KeyBank

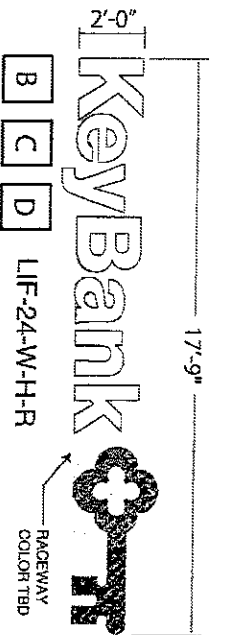
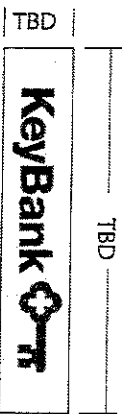
KeyBank - American Fork  
American Fork, UT



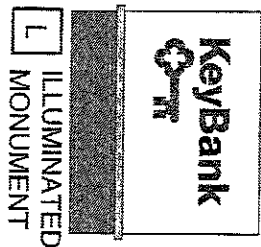
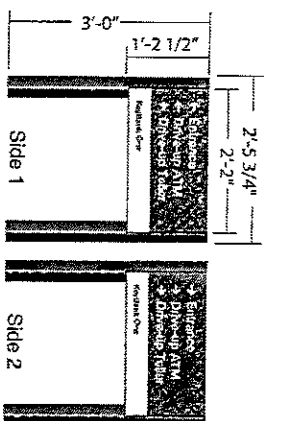
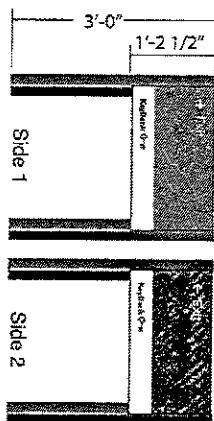
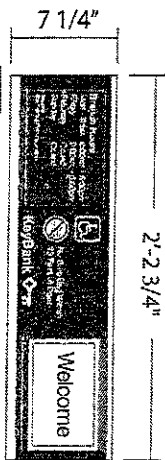
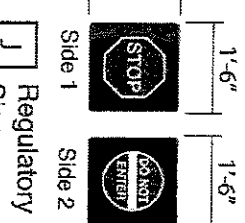
## American Fork, UT *Branding Survey*







A CUSTOM ILLUM SIGN



| Sign Name | Existing Signage | Q | Proposed Part Number         | Description                                                                                            |
|-----------|------------------|---|------------------------------|--------------------------------------------------------------------------------------------------------|
| A         | N/A              | 1 | CUSTOM                       | Illuminated Letterset on Backer with Downlighting                                                      |
| B         | N/A              | 1 | LIF-24-W-H-R                 | Illuminated White Channel Letterset -- Horizontal layout 56SF Raceway color TBD                        |
| C         | N/A              | 1 | LIF-24-W-H-R                 | Illuminated White Channel Letterset -- Horizontal layout 56SF Raceway color TBD                        |
| D         | N/A              | 1 | LIF-24-W-H-R                 | Illuminated White Channel Letterset -- Horizontal layout 56SF Raceway color TBD                        |
| E         | N/A              | 2 | D-1                          | Freestanding directional with copy: entrance, drive-up ATM, drive-up teller                            |
| F         | N/A              | 1 | D-1-IL                       | Illuminated ATM canopy sign copy: drive-up ATM (in the first lane) Entrance to drive thru on east side |
| G         | N/A              | 1 | DU-3-NL                      | non-Illuminated clearance panel copy: clearance 9' 0"                                                  |
| H         | N/A              | 1 | DU-2-IL                      | Illuminated overhead open/closed panel                                                                 |
| I         | N/A              | 1 | V-1                          | Door vinyl with hours insert                                                                           |
| J         | N/A              | 1 | Freestanding Regulatory Sign | Freestanding regulatory sign: Side 1: Standard stop sign / Side 2: DO NOT ENTER                        |
| K         | N/A              | 1 | AD-42-H                      | ATM with surround                                                                                      |
| L         | N/A              | 1 | CUSTOM MONUMENT              | Illuminated monument with solid base to match building                                                 |

KeyBank

Site: American Fork

Address:  
American Fork, UT

File Name: Sweet Home KeyBank Brandbook\_052120  
Page: 2 of 6  
Drawn By: HW

Creation Date: 11/06/20

Rev 1: 11/11/20  
Rev 2: 11/30/20  
Rev 3: 02/23/21

Rev 4:  
Rev 5:  
Rev 6:  
Rev 7:  
Rev 8:  
Rev 9:  
Rev 10:

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RECOMMENDED SIGNAGE.

Authorized Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

☐ Approved As Shown  
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Site: American Fork

Address:  
American Fork, UT

File Name: Sweet Home KeyBank Breadbrook\_052120  
Page: 3 of 5  
Drawn By: HW

Creation Date: 11/06/20

Rev 1: 11/11/20

Rev 2: 11/30/20

Rev 3: 02/23/21

Rev 4:

Rev 5:

Rev 6:

Rev 7:

Rev 8:

Rev 9:

Rev 10:

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Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

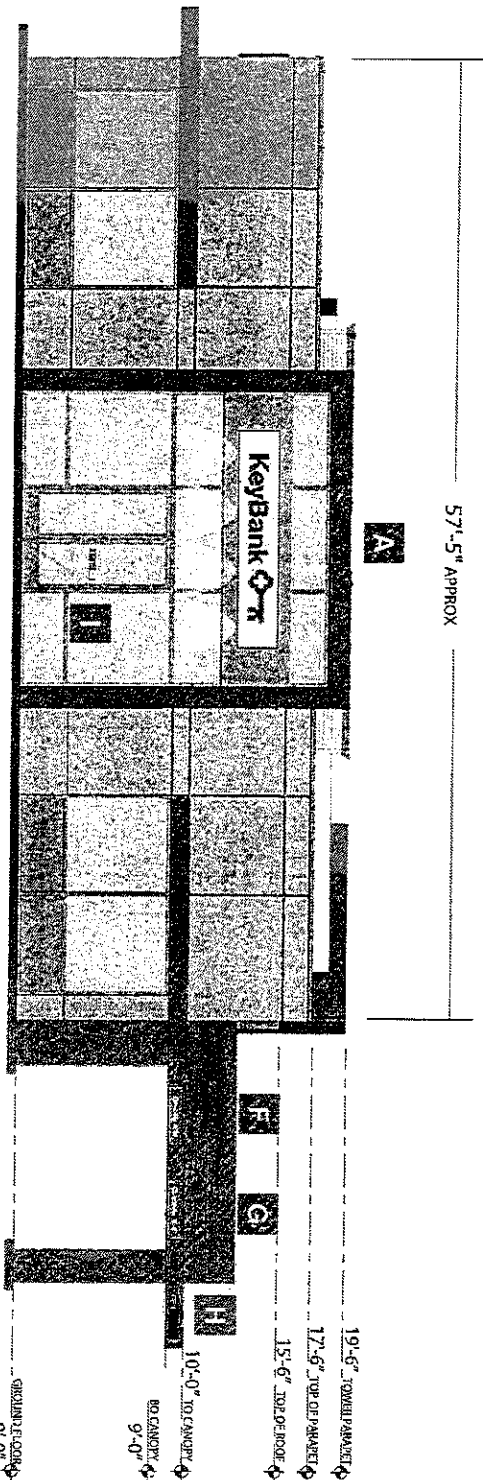
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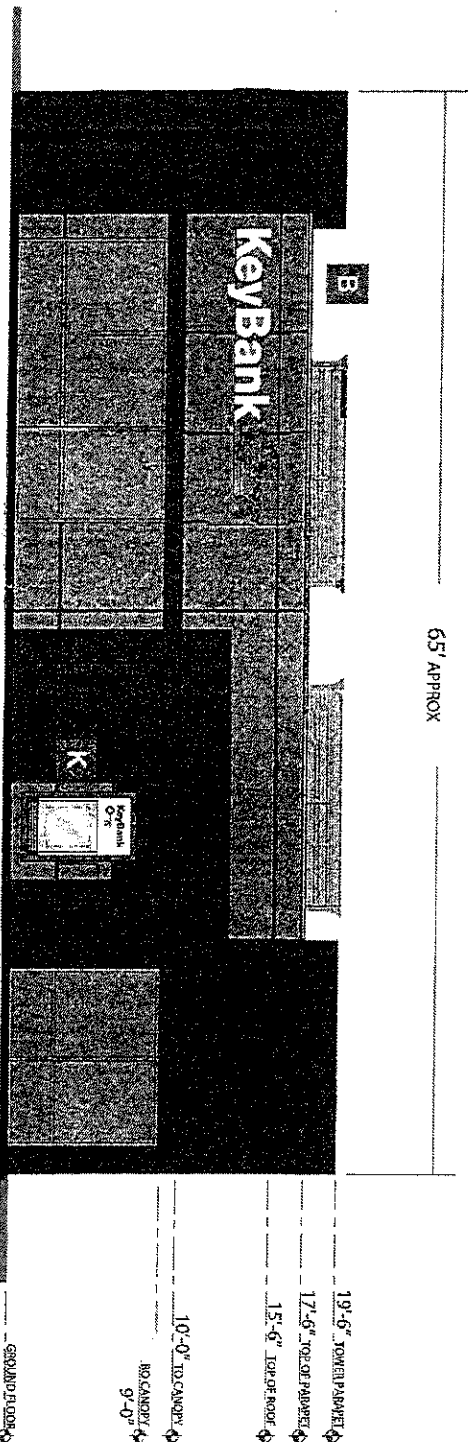
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### EAST ELEVATION

SCALE: 3/32" = 1'

A - Install new internally-illuminated channel letterset on backer panel with downlighting



### NORTH ELEVATION

SCALE: 3/32" = 1'

B - Install new 66 SqFt internally-illuminated white channel letterset on raceway (raceway color TBD)





Site: American Fork

Address:  
American Fork, UT

File Name: Sweet Home KeyBank Blankbook\_052120  
Page: 4 of 5

Drawn By: HW

Creation Date: 11/06/20

Rev 1: 11/11/20

Rev 2: 11/30/20

Rev 3: 02/23/21

Rev 4:

Rev 5:

Rev 6:

Rev 7:

Rev 8:

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Authorized Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

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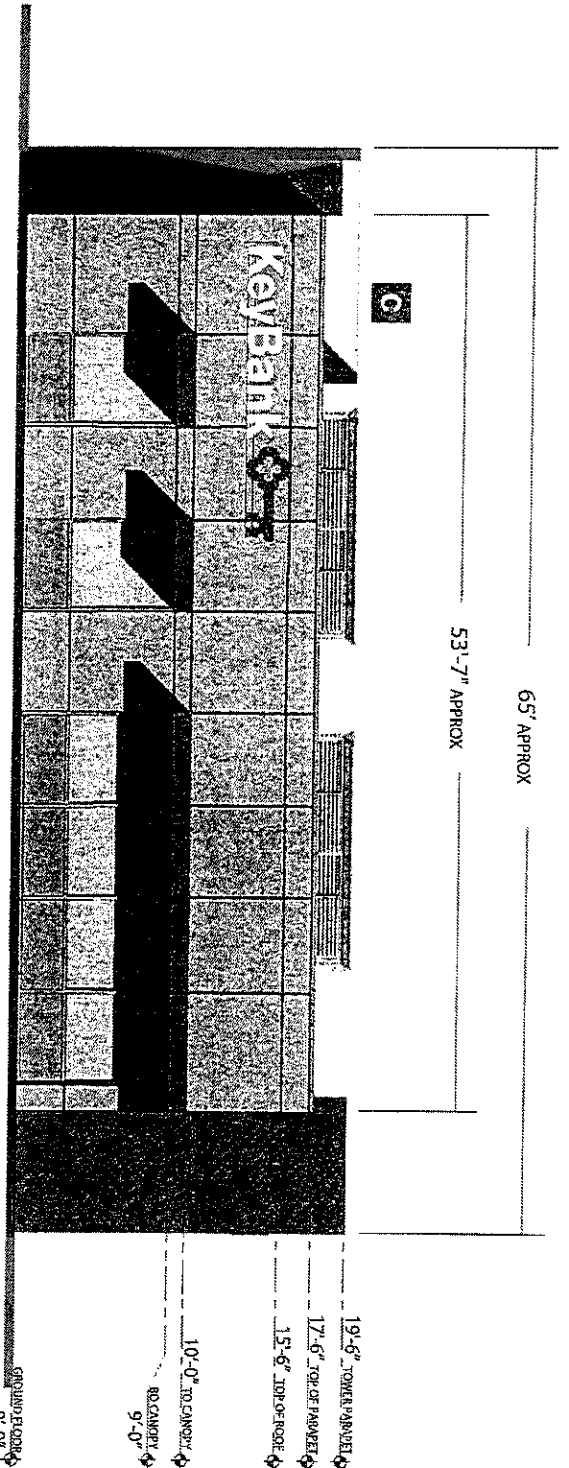
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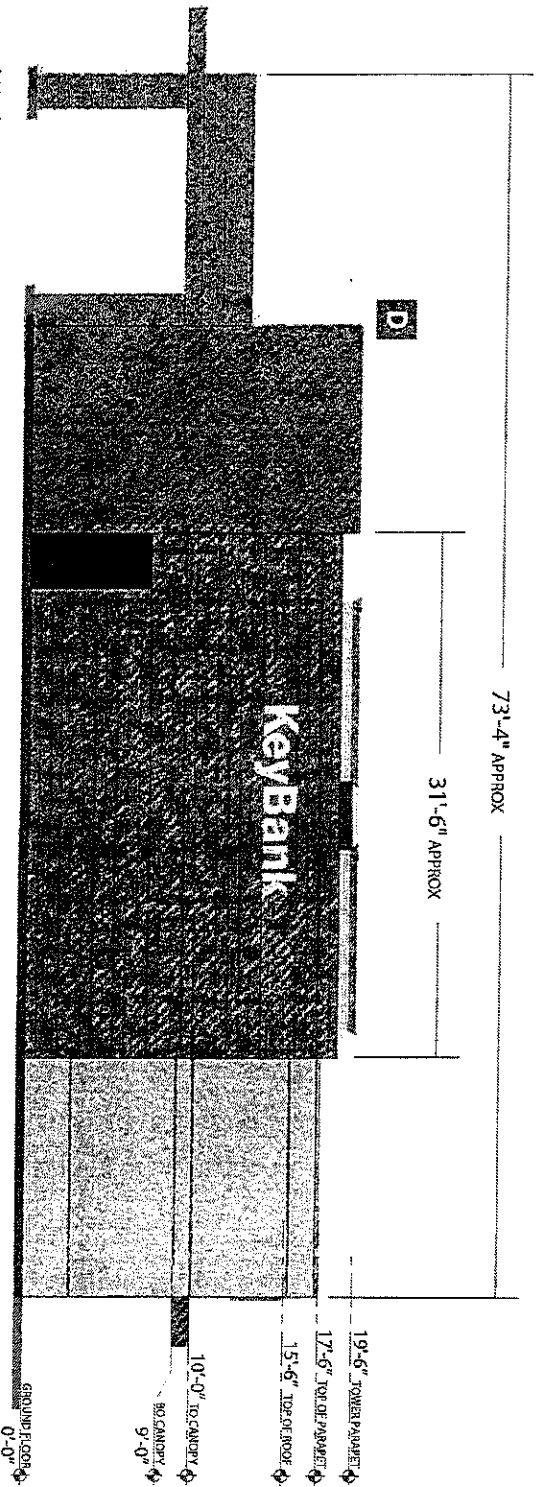
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PHONE: (757) 427-1900 - Fax (757) 430-1297  
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**SOUTH ELEVATION**

SCALE: 3/32" = 1'

C - Install new 56 SqFt internally-illuminated white channel letterset on raceway (raceway color TBD)



**WEST ELEVATION**

SCALE: 3/32" = 1'

D - Install new 56 SqFt internally-illuminated white channel letterset on raceway (raceway color TBD)





Site: American Fork

Address:  
American Fork, UT

File Name: Sweet Home KeyBank Branchbook\_082120  
Pages: 5 of 5

Drawn By: HM

Creation Date: 11/06/20

Rev 1: 11/11/20

Rev 2: 11/20/20

Rev 3: 02/23/21

Rev 4:

Rev 5:

Rev 6:

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Rev 8:

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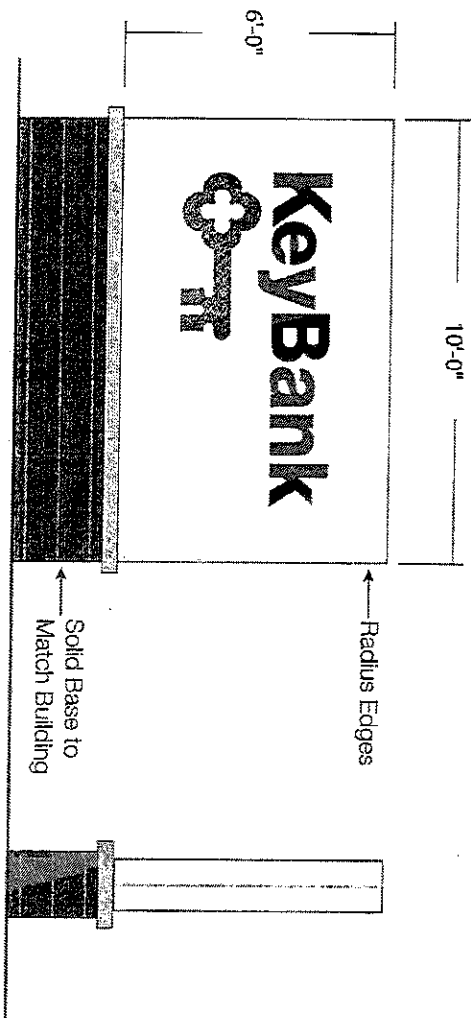
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**1** CUSTOM ILLUMINATED MONUMENT - 60 SqFt



Site: American Fork

Address:  
American Fork, UT

File Name: Sweet Home KeyBank Brandbook\_052120

Page: 6 of 6

Drawn By: HW

Creation Date: 11/06/20

Rev 1: 11/11/20

Rev 2: 11/20/30

Rev 3: 02/23/21

Rev 4:

Rev 5:

Rev 6:

Rev 7:

Rev 8:

Rev 9:

Rev 10:

## IMPORTANT APPROVAL NOTIFICATION

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Authorized Signature: \_\_\_\_\_

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Date: \_\_\_\_\_

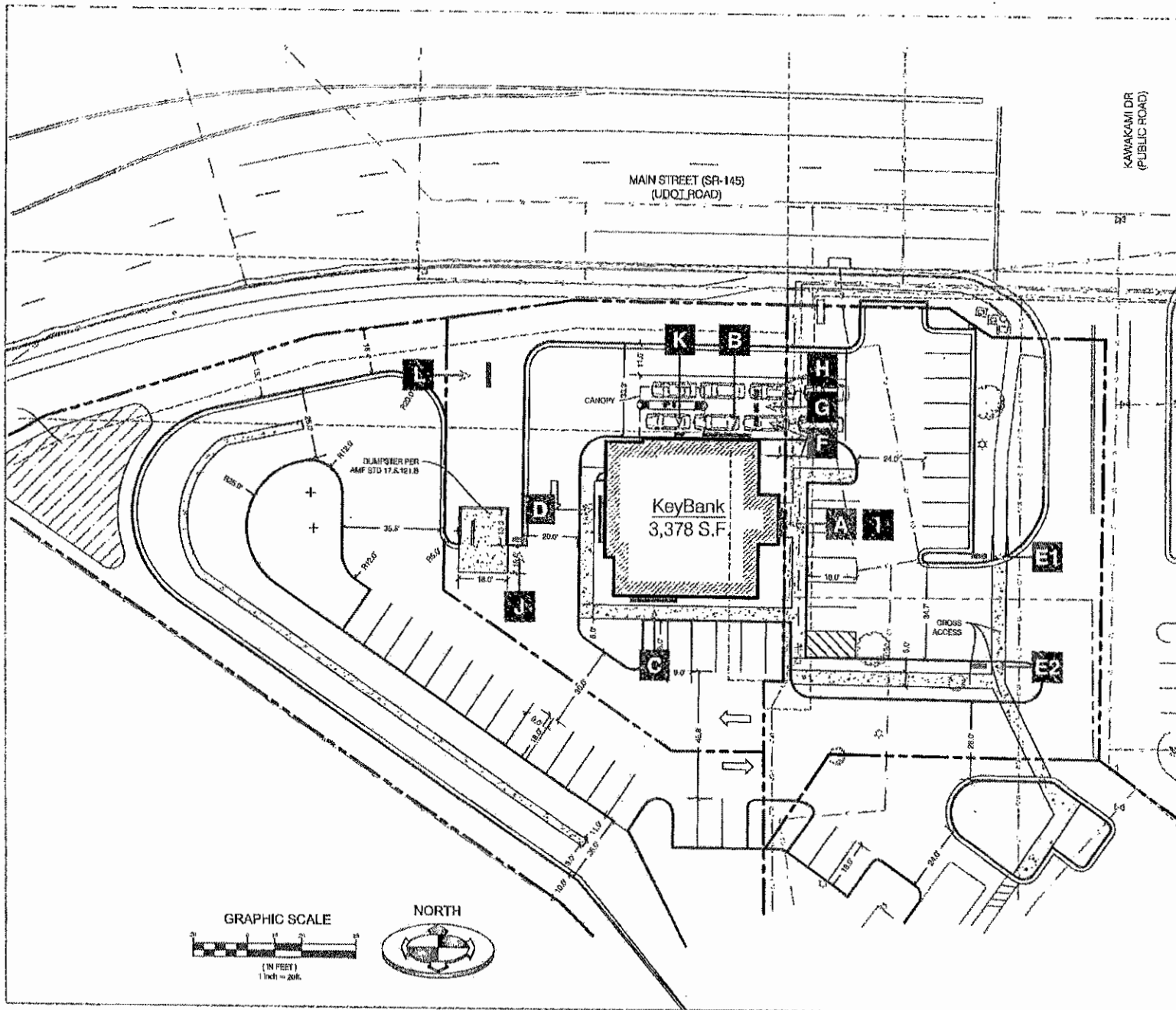
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**Hearing, review and action on an agreement for the Silverado Annexation, consisting of 26 acres and located at approximately 1000 West 150 South**

The Silverado Annexation consists of approximately 26.04 acres and located in the area of 1000 West 150 South, directly west of the Front Runner station. The parcels lie within the TOD Mixed-Use Core sub-district. The property is slated to be zoned "TOD" and will develop under the parameters of the Mixed-Use Core sub-district. This area is intended to have the highest densities and intensities of use within the TOD area; a component of mixed-use being required for higher density residential projects.

**Potential Motions:**

**APPROVAL**

Mr. Chairman, I move that we recommend approval of the Silverado Annexation Agreement.

**DENIAL**

Mr. Chairman, I move that we recommend denial of the Annexation Agreement.

**TABLE**

Mr. Chairman, I move that we table action on the Annexation Agreement.



# AMERICAN FORK CITY ENGINEERING DIVISION STAFF REPORT

Planning Commission Meeting Date: 7/21/2021

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: Silverado Annexation

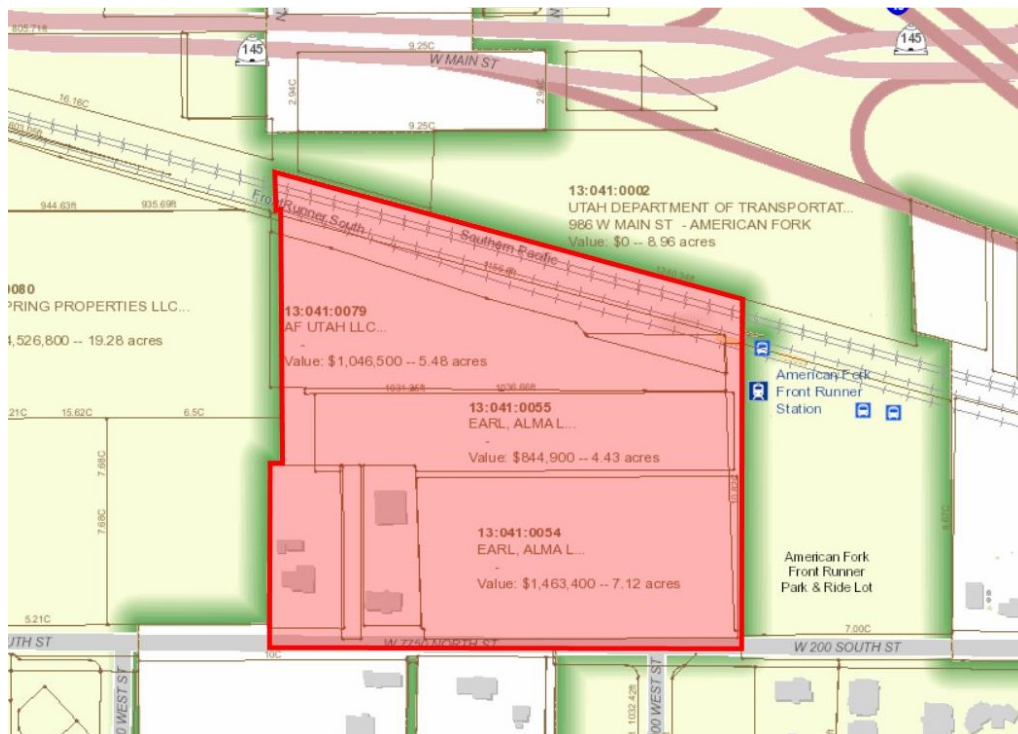
Project Address: 1000 West 150 South

Developer / Applicant's Name: AF Utah, LLC, Silverado Partners, LLC and CBAM Properties, LLC

Type of Application:

- |                                                 |                                                                    |                                                |
|-------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Subdivision Final Plat | <input type="checkbox"/> Subdivision Preliminary Plan              | <input checked="" type="checkbox"/> Annexation |
| <input type="checkbox"/> Code Text Amendment    | <input type="checkbox"/> General Plan Amendment                    | <input type="checkbox"/> Zone Change           |
| <input type="checkbox"/> Commercial Site Plan   | <input type="checkbox"/> Residential Accessory Structure Site Plan |                                                |

## **Project Map:**



**Engineering Division Recommendation:** The Engineering Division recommends APPROVAL of the proposed annexation agreement subject to the following conditions:



## **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. **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.
4. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
5. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
6. **Mylar:** Updated annexation plat and roadway dedication plat shall be submitted to the city staff for review and approval addressing any comments from the Engineering Division prior to the Annexation Agreement and all related attachments moving forward for review or action by City Council. 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).



## ANNEXATION AGREEMENT (Silverado)

This Agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and Silverado Partners LLC, CBAM Properties LLC, Alma Earl, and AF Utah LLC, (hereafter referred to as "Applicants"), is based on the following:

### RECITALS

**WHEREAS**, Applicants are the owners of parcels of privately-owned real property constituting the entirety of the Silverado Annexation, which annexation is located within the unincorporated territory of Utah County and contiguous to the corporate boundary of the City. A "Request to Initiate Annexation" (Attachment 1), together with a plat (Attachment 2) prepared by the Applicants showing the real property proposed for annexation (hereafter referred to as "Annexation Area");

**WHEREAS**, the Annexation Area constitutes a portion of an existing island, as defined by Utah State law;

**WHEREAS**, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted on January 12, 2021 Resolution No. 2021-01-02R indicating its intent to annex the entire Annexation Area. Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held.

**WHEREAS**, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) enact an ordinance of annexation relating thereto, subject to the prior execution of this Agreement, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to the terms and conditions of this Agreement.

### TERMS AND CONDITIONS

**NOW THEREFORE**, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

**SECTION 1 - Applicability of Agreement:** The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified on Attachment 2. Attachment 2 is hereby made part of this Agreement.

**SECTION 2 - Annexation a benefit to Applicants:** Applicants and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicants hereby acknowledge and agree that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth under the terms of the City's



Development Code and Impact Fee Ordinance and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.

**SECTION 3 - Authority of Applicants:** Applicants hereby affirm that they are the current owners of the majority of the total private land area within the Annexation Area and have complete authority to enter into this Agreement and bind the property hereto.

**SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification:** The Land Use Element of the General Plan shows the Annexation Area classified as Transit Oriented Development. Therefore, the zone classification attached to the parcel shall be TOD. A map illustrating the zone classification has been prepared by the City and is made part of this agreement (Attachment 3).

**SECTION 5 - Right-of-way to be Conveyed:** The City's Transportation Element of the General Plan provides for the development of 200 South as a Transit-Oriented Development Business Arterial and the development of the Transit-Oriented Development Business Core Loop. As a condition of annexation, Applicants hereby agree to convey to the City the right-of-way necessary for 200 South and the Business Core Loop in the location shown on the street dedication map prepared by the Applicant and approved the City (Attachment 4). Applicants shall have no obligation to construct any right-of-way improvements unless and until any improvement or development occurs within the Annexation Area, subject to the provisions as outlined in the American Fork City Development Code Section 17.5.126 (Minimum Level of Improvements Required). Applicants shall be responsible for the cost of all right-of-way improvements necessary to service their development or the Minimum Level of Improvements, whichever is greater, at the time of improvement or development. All right-of-way improvements along 200 South shall conform to all Design and Construction Plan documents as generated by the City. Applicant shall provide a cul-de-sac turnaround, subject to the American Fork City Standards and Specifications, at the location where the Transit-Oriented Development Business Core Loop terminates at their western boundary. Applicant shall provide a 10' wide public utility easement along the north right-of-way line of 200 South as shown on the street dedication map prepared by the Applicant and approved the City (Attachment 4).

The City's Transit-Oriented Development Zone requires all blocks to be circumscribed by thoroughfares. With the constraints created by the existing railroad tracks, as a condition of annexation, Applicants hereby agree to convey to the City a 20-foot-wide right-of-way necessary for a pedestrian thoroughfare running parallel with the railroad tracks along the north boundary of the Annexation Area in the location shown on the street dedication map prepared by the Applicant and approved the City (Attachment 4). If conditions arise wherein the alignment of the dedicated pedestrian thoroughfare need to be modified or adjusted, Applicant shall provide a 20-foot-wide alternative for review and approval by the City. Applicants shall have no obligation to construct the pedestrian thoroughfare improvements unless and until any improvement or development occurs within the Annexation Area, subject to the American Fork City Standards and Specifications. Applicants shall be responsible for the cost of all pedestrian thoroughfare improvements at the time of improvement or development.

**SECTION 6 - Conveyance of Water Right:** American Fork City Code 17.1.400, Conveyance of Water, requires conveyance of water shares/rights at the time of annexation unless



the City determines that there is good and sufficient reason to delay the time of the conveyance. City and Applicants acknowledge and agree that the parties are unable to determine the quantity of shares/rights required for the Annexation Area at the present time and therefore, the City authorizes a delay in the time of conveyance of water shares/rights until the time of development. A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as Attachment 5.

**SECTION 7 - Open Ditches to be Piped:** Applicants acknowledge that it is their burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders as part of any forthcoming development project.

**SECTION 8 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way Dedicated to City:** Applicants agree to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as right-of-way to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

**SECTION 9 - Impact Fees:** No impact fees are required to be paid at this time as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicants or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicants acknowledge that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

**SECTION 10 - Default:** In the event either party seeks to enforce the terms hereof in a lawsuit or other proceeding, the prevailing party shall be entitled to an award of the costs incurred, including reasonable attorney fees.

**SECTION 11 - Notice:** Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

- a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003
- b. If to Applicants, to \_\_\_\_\_.

**SECTION 12 - Entire Agreement:** This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties.

**SECTION 13 – Severability:** The provisions of this Agreement shall be deemed to be severable, and if any provision of this Agreement is determined to be invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect or limit the validity or enforceability of the remaining provisions hereof.

**SECTION 14 - Binding Effect:** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.



**IN WITNESS WHEREOF**, the parties have signed this agreement on the date first mentioned above.

\_\_\_\_\_  
*Silverado Partners, LLC*

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
*Applicants signature*

\_\_\_\_\_  
ATTEST:

*CBAM Properties, LLC*

\_\_\_\_\_  
*Applicants signature*

\_\_\_\_\_  
City Recorder



*Alma Earl*

---

*Applicants signature*

*AF Utah, LLC*

---

*Applicants signature*



## **LIST OF ATTACHMENTS**

|                     |                                     |
|---------------------|-------------------------------------|
| <b>Attachment 1</b> | Request to Initiate Annexation      |
| <b>Attachment 2</b> | Plat describing the Annexation Area |
| <b>Attachment 3</b> | Zone Classification map             |
| <b>Attachment 4</b> | Street Dedication Map               |
| <b>Attachment 5</b> | Water Delay Agreement               |



## Exhibit "A"

4.5.a

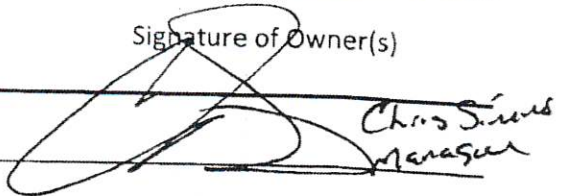
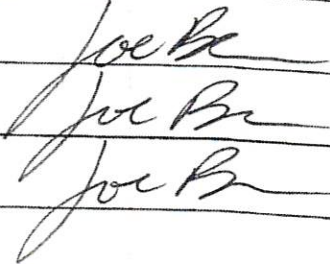
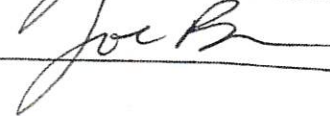
REQUEST TO INITIATE ANNEXATION  
OF LAND WITHIN AN ISLAND OR PENINSULA

DATE: \_\_\_\_\_

We the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of American Fork, Utah, to annex the parcel(s) identified on the attached map, in accordance with the procedures for "Annexation Without Petition" as set forth under Section 10-2-418(1)(a)(ii) of the Utah State Code.

We hereby further acknowledge and affirm as follows:

- A. The area to be annexed is contiguous to the municipality and has fewer than 800 residents, and
- B. The municipality has provided one or more municipal type services to the area for at least one year.

| Tax I.D. No. | Name(s) of Owner        | Signature of Owner(s)                                                                                         |
|--------------|-------------------------|---------------------------------------------------------------------------------------------------------------|
| 13:041:0079  | AF Utah, LLC            | <br>Chris Simms<br>Manager |
| 13:041:0054  | Alma Earl               |                                                                                                               |
| 13:041:0055  | Alma Earl               |                                                                                                               |
| 13:041:0029  | Silverado Partners, LLC |                          |
| 13:041:0052  | CBAM Properties, LLC    |                          |
| 13:041:0053  | CBAM Properties, LLC    |                          |
|              |                         |                                                                                                               |
|              |                         |                                                                                                               |
|              |                         |                                                                                                               |
|              |                         |                                                                                                               |

Attachment: Notice of Intent to Annex (Silverado Annexation NOI)



REQUEST TO INITIATE ANNEXATION  
OF LAND WITHIN AN ISLAND OR PENINSULA

DATE: 10/28/2020

We the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of American Fork, Utah, to annex the parcel(s) identified on the attached map, in accordance with the procedures for "Annexation Without Petition" as set forth under Section 10-2-418(1)(a)(ii) of the Utah State Code.

We hereby further acknowledge and affirm as follows:

- A. The area to be annexed is contiguous to the municipality and has fewer than 800 residents, and
- B. The municipality has provided one or more municipal type services to the area for at least one year.

| Tax I.D. No. | Name(s) of Owner        | Signature of Owner(s)                                                                                                             |
|--------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 13:041:0079  | AF Utah, LLC            |                                                                                                                                   |
| 13:041:0054  | Alma Earl               | <div>DocuSigned by:<br/>Nathan Earl</div> <div>DocuSigned by:<br/>Pamela Spier</div> <div>DocuSigned by:<br/>Kimberly Gauer</div> |
| 13:041:0055  | Alma Earl               | <div>DocuSigned by:<br/>Nathan Earl</div> <div>DocuSigned by:<br/>Pamela Spier</div> <div>DocuSigned by:<br/>Kimberly Gauer</div> |
| 13:041:0029  | Silverado Partners, LLC |                                                                                                                                   |
| 13:041:0052  | CBAM Properties, LLC    |                                                                                                                                   |
| 13:041:0053  | CBAM Properties, LLC    |                                                                                                                                   |
|              |                         |                                                                                                                                   |
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|              |                         |                                                                                                                                   |

Attachment: Notice of Intent to Annex (Silverado Annexation NOI)







Packet Pg. 201



**Hearing, review and action on an agreement for the AF Utah LLC  
Annexation, consisting of 19.4 acres and located at approximately 1000  
West 200 South**

The AF Utah LLC Annexation consists of approximately 19.4 acres and located in the area of 1000 West 200 South. The parcels lie within the TOD Mixed-Use Core sub-district. The property is slated to be zoned "TOD" and will develop under the parameters of the Mixed-Use Core sub-district. This area is intended to have the highest densities and intensities of use within the TOD area; a component of mixed-use being required for higher density residential projects.

**Potential Motions:**

**APPROVAL**

Mr. Chairman, I move that we recommend approval of the AF Utah LLC Agreement.

**DENIAL**

Mr. Chairman, I move that we recommend denial of the Annexation Agreement.

**TABLE**

Mr. Chairman, I move that we table action on the Annexation Agreement.







## **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. **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.
4. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
5. **Fees:** Payment of all development, inspection, recording, street light, and other project related fees.
6. **Mylar:** Updated annexation plat and roadway dedication plat shall be submitted to the city staff for review and approval addressing any comments from the Engineering Division prior to the Annexation Agreement and all related attachments moving forward for review or action by City Council. 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).



## **ANNEXATION AGREEMENT (AF Utah, LLC Addition)**

This Agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between The City of American Fork, Utah, a Utah Municipal Corporation (hereafter referred to as "City") and AF Utah, LLC, (hereafter referred to as "Applicant"), is based on the following:

### **RECITALS**

**WHEREAS**, Applicant is the owner of a parcels of privately-owned real property constituting the entirety of the AF Utah, LLC Addition, which annexation is located within the unincorporated territory of Utah County and contiguous to the corporate boundary of the City. A "Request to Initiate Annexation" (Attachment 1), together with a plat (Attachment 2) prepared by the Applicant showing the real property proposed for annexation (hereafter referred to as "Annexation Area");

**WHEREAS**, the Annexation Area constitutes a portion of an existing island, as defined by Utah State law;

**WHEREAS**, in accordance with the provisions of UCA 10-2-418, the American Fork City Council has heretofore adopted on January 12, 2021 Resolution No. 2021-01-01R indicating its intent to annex the entire Annexation Area. Further, notice of hearing regarding the proposed annexation has been published and the public hearing thereon held.

**WHEREAS**, the City Council has determined that annexation of the Annexation Area is in the best interest of the City and has indicated an intent to: (1) enact an ordinance of annexation relating thereto, subject to the prior execution of this Agreement, and (2) authorize the recording of the annexation plat at the office of the Utah County Recorder, subject to the terms and conditions of this Agreement.

### **TERMS AND CONDITIONS**

**NOW THEREFORE**, based on the above recitals and in consideration of the annexation of the Annexation Area to the City, the parties covenant and agree as follows:

**SECTION 1 - Applicability of Agreement:** The real property to which the terms of this Agreement apply shall be the parcels of private property within the Annexation Area, identified on Attachment 2. Attachment 2 is hereby made part of this Agreement.

**SECTION 2 - Annexation a benefit to Applicant:** Applicant and City acknowledge that the City is not required to approve the annexation and that the terms and conditions of annexation, as set forth herein, are reasonable and entered into freely and voluntarily. Further, Applicant hereby acknowledges and agrees that the benefit received from annexation of the property is equal to or greater than the requirements and conditions of annexation as set forth in this Agreement and the conditions of the development as set forth under the terms of the City's Development Code and Impact Fee Ordinance and does not constitute a taking as defined pursuant to the terms of UCA 10-9a-103(6), 1953, as amended.



**SECTION 3 - Authority of Applicant:** Applicant hereby affirms that they are the current owner of the majority of the total private land area within the Annexation Area and have complete authority to enter into this Agreement and bind the property hereto.

**SECTION 4 - Compatibility with Land Use Plan and Initial Zone Classification:** The Land Use Element of the General Plan shows the Annexation Area classified as Transit Oriented Development. Therefore, the zone classification attached to the parcel shall be TOD. A map illustrating the zone classification has been prepared by the City and is made part of this agreement (Attachment 3).

**SECTION 5 - Right-of-way to be Conveyed:** The City's Transportation Element of the General Plan provides for the development of 200 South as a Transit-Oriented Development Business Arterial and the City's Transit-Oriented Development Overlay identifies 250 South as a local thoroughfare. As a condition of annexation, Applicant hereby agrees to convey to the City any right-of-way necessary for 200 South and 250 South in the location shown on the street dedication map prepared by the Applicant and approved the City (Attachment 4). Applicant shall have no obligation to construct any right-of-way improvements unless and until any improvement or development occurs within the Annexation Area, subject to the provisions as outlined in the American Fork City Development Code Section 17.5.126 (Minimum Level of Improvements Required). Applicant shall be responsible for the cost of all right-of-way improvements at the time of improvement or development.

The Transit-Oriented Development Overlay identifies placement of a pedestrian thoroughfare connecting at approximately 100 West between 200 South and 250 South through the Annexation Area. As a condition of annexation, Applicants hereby agree to convey to the City any right-of-way necessary for the pedestrian thoroughfare in the locations shown on the plat prepared by the Applicant and approved by the City (Attachment 4). Applicants shall have no obligation to construct any right-of-way improvements unless and until any improvement or development occurs within the Annexation Area, subject to the provisions as outlined in the American Fork City Development Code Section 17.5.126 (Minimum Level of Improvements Required). Applicant shall be responsible for the cost of all right-of-way improvements at the time of improvement or development.

**SECTION 6 - Conveyance of Water Right:** American Fork City Code 17.1.400, Conveyance of Water, requires conveyance of water shares/rights at the time of annexation unless the City determines that there is good and sufficient reason to delay the time of the conveyance. City and Applicant acknowledge and agree that the parties are unable to determine the quantity of shares/rights required for the Annexation Area at the present time and therefore, the City authorizes a delay in the time of conveyance of water shares/rights until the time of development. A Water Delay Agreement is hereby entered into by the parties and is incorporated into this Agreement as Attachment 5.

**SECTION 7 - Open Ditches to be Piped:** Applicant acknowledges that it is their burden in full to pipe any and all gravity irrigation conveyances (ditches), to the standards of the City and to the standards of the applicable irrigation company or private ditch easement holders as part of any forthcoming development project.



**SECTION 8 - Property Taxes and Rollback Taxes to be Paid on any Right-of-Way Dedicated to City:** Applicant agrees to pay any outstanding property taxes on the Annexation Area including any and all rollback taxes if the subject area is classified as "Greenbelt" with the Utah County Tax Assessor, for any areas identified as right-of-way to be dedicated to City. Proof of payment of these taxes shall be required prior to recording of this Agreement.

**SECTION 9 - Impact Fees:** No impact fees are required to be paid at this time as a condition of annexation. However, nothing in this Agreement constitutes a waiver of any obligation that Applicant or any successor may have for the payment of impact fees required as a condition of development of the Annexation Area or any portion thereof. Applicant acknowledges that no development approval or building permit shall be issued until all applicable fees required by City ordinance have been paid at the amount then in effect.

**SECTION 10 - Default:** In the event either party seeks to enforce the terms hereof in a lawsuit or other proceeding, the prevailing party shall be entitled to an award of the costs incurred, including reasonable attorney fees.

**SECTION 11 - Notice:** Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

- a. If to the City, to the City of American Fork, 51 East Main Street, American Fork Utah, 84003
- b. If to Applicant, to \_\_\_\_\_.

**SECTION 12 - Entire Agreement:** This Agreement constitutes the entire agreement between the parties and may be changed only in writing signed by all parties.

**SECTION 13 – Severability:** The provisions of this Agreement shall be deemed to be severable, and if any provision of this Agreement is determined to be invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect or limit the validity or enforceability of the remaining provisions hereof.

**SECTION 14 - Binding Effect:** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.



**IN WITNESS WHEREOF**, the parties have signed this agreement on the date first mentioned above.

---

*AF Utah LLC*

---

MAYOR

---

*Applicant Signature*

---

ATTEST

---

City Recorder



## **LIST OF ATTACHMENTS**

|                     |                                     |
|---------------------|-------------------------------------|
| <b>Attachment 1</b> | Request to Initiate Annexation      |
| <b>Attachment 2</b> | Plat describing the Annexation Area |
| <b>Attachment 3</b> | Zone Classification map             |
| <b>Attachment 4</b> | Street Dedication Map               |
| <b>Attachment 5</b> | Water Delay Agreement               |



## Exhibit "A"

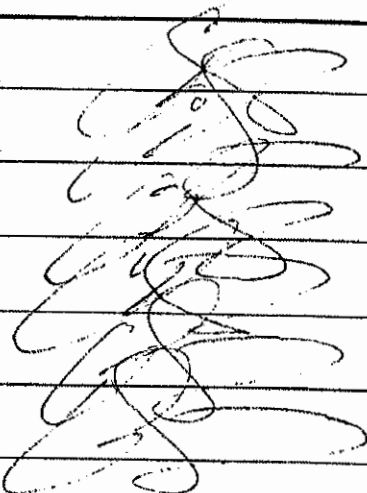
REQUEST TO INITIATE ANNEXATION  
OF LAND WITHIN AN ISLAND OR PENINSULA

DATE: 12-21-20

We the undersigned, by virtue of our signatures affixed hereto, do hereby request the City of American Fork, Utah, to annex the parcel(s) identified on the attached map, in accordance with the procedures for "Annexation Without Petition" as set forth under Section 10-2-418(1)(a)(ii) of the Utah State Code.

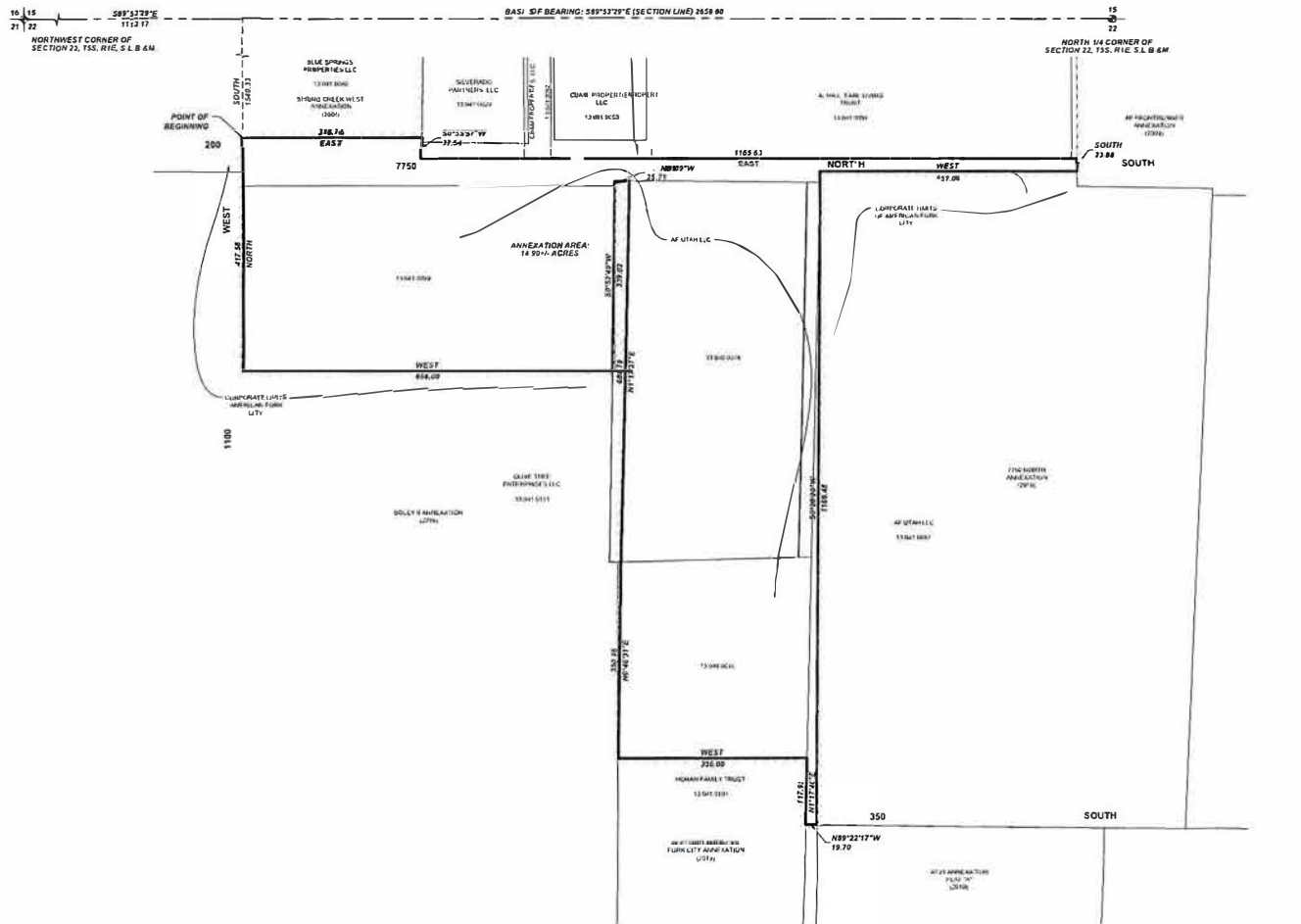
We hereby further acknowledge and affirm as follows:

- A. The area to be annexed is contiguous to the municipality and has fewer than 800 residents, and
- B. The municipality has provided one or more municipal type services to the area for at least one year.

| Tax I.D. No. | Name(s) of Owner | Signature of Owner(s)                                                               |
|--------------|------------------|-------------------------------------------------------------------------------------|
| 13-041-0089  | AF Utah, LLC     |  |
| 13-041-0011  | AF Utah, LLC     |                                                                                     |
| 13-041-0078  | AF Utah, LLC     |                                                                                     |
| 13-041-0091  | AF Utah, LLC     |                                                                                     |
| 13-041-0076  | AF Utah, LLC     |                                                                                     |
| 13-041-0087  | AF Utah, LLC     |                                                                                     |

AMERICAN FORK, UTAH COUNTY, UTAH

Exhibit "B"



### SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 32675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO AMERICAN FORK, UTAH.

### BOUNDARY DESCRIPTION

A portion of the NW 1/4 and the SW 1/4 of Section 22, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the current Corporate Limits of American Fork City located  
 309°35'27", along the Section line, 1,113.17 feet and Section 2, 1,181.33 feet from the Northwest  
 corner of Section 22, T8S, 10E, S.1/4, S.1/4, M. 1/4, thence East and Corporate Limits, N15°10'  
 West, thence S93°53'17" W 17.5 feet thence East, N105°40' West and on the Corporate Limits of  
 American Fork City, thence along the current Corporate Limits the following line: (1) East  
 and distances, S20°13'45" E 23.83 feet, thence West 45°14" E feet, thence S9°20'20" W 1,100.45 feet,  
 thence S20°22'17" W 17.70 feet, thence N81°17'40" E 117.95 feet, thence West 334.00 feet,  
 thence N40°47'15" E 350.26 feet, thence S1°17'27" E 400.79 feet, thence N39°17'00" W 25.71 feet,  
 thence S1°42'40" W 330.02 feet, thence West 401.61 feet, thence North 41°15' East 11.00 feet,  
 at Beginning.

Citation: 14, 92-100 (2000)

SURVEYOR'S SEAL

DENNIS P. CAREWILE  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 372675

DATE

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAN HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY  
CERTIFIED AS A FINAL LOCAL ENTITY PLAN PURSUANT TO ETHA CODE  
ANNOTATED (7.27.20 AMENDED).

COUNTY SURVEYOR

DATE \_\_\_\_\_

## ACCEPTANCE OF LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE AMERICAN FORD CITY COUNCIL HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT OF LANDS NOW HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SARASOTA SPRINGS AND THAT A COPY OF THE ORDINANCE HAS BEEN FORWARDED TO THE FLORIDA DEPARTMENT OF REVENUE AND THE FLORIDA STATE ANNOTATED STATUTES, 1976, 19-104 AND 19-25-20, THROUGHOUT 25 AS REVISED) AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE APICAL LLC ADDITION.

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ATTES

RECORDED

UTAH COUNTY RECORDER

## ANNEXATION PLAT

**AF UTAH, LLC  
ADDITION**

AMERICAN FURK, VTAH COUNTY, UTAH



